

**CITY OF ORANGE**  
**NOTICE OF INTENT TO ADOPT INITIAL**  
**STUDY/MITIGATED NEGATIVE DECLARATION NO. 1884-22**

- TO:** All Interested Parties
- SUBJECT:** Initial Study/Mitigated Negative Declaration (IS/MND) No. 1884-22, Major Site Plan Review No. 1089-22 and Design Review No. 1089-22 – SCIND Batavia Point, LLC Batavia Self-Storage Project.
- PROJECT LOCATION:** **630 N Batavia Street**  
(Northeast of N Batavia Street and W Angus Avenue intersection)  
Assessor’s Parcel Number (APN) 386-542-01
- SCHEDULED PUBLIC MEETING/HEARING/DATE/TIME/LOCATION:** To be determined. Separate noticing will be given for public meetings/hearings.
- PROJECT DESCRIPTION:** A request to allow for the demolition of two existing, vacant light manufacturing buildings and a covered storage area totaling a combined 47,932 square feet and related onsite improvements to redevelop the existing 3.22-acre industrial site with three self-storage buildings totaling 133,372 square feet. The new development would include related onsite improvements including a surface parking lot, ornamental landscaping, and associated infrastructure. Building A would total 8,693 square feet, Building B would total 105,711 square feet, and Building C would total 18,968 square feet. Each building would contain a mix of non-climate-controlled and climate-controlled storage units ranging from 5 feet by 4 feet to 20 feet by 21 feet and lockers ranging from 5 feet by 5 feet to 5 feet by 7 feet. The proposed development would be consistent with the existing Light Industrial (LI) General Plan land use designation and Industrial Manufacturing (M-2) zoning designation.
- PROJECT APPLICANT:** SCIND Batavia Point, LLC, 11150 Santa Monica Boulevard, STE 700, Los Angeles, CA 90025
- LEAD AGENCY:** City of Orange, 300 E. Chapman Avenue, Orange, CA 92866
- ENVIORNMENTAL INFORMATION:** Initial Study/Mitigated Negative Declaration No. 1884-22 was prepared to evaluate the potential impacts of the proposed Project in accordance with the provisions of the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15072, the Project Site is not listed on the state’s EnviroStor database for a recognized hazardous waste environmental condition. Initial Study/Mitigated Negative Declaration No. 1884-22 is based on the finding that, by implementing the identified Project Design Features and Mitigation Measures, the project’s potentially significant environmental effects would be reduced to levels that are less than significant.

**PUBLIC REVIEW & COMMENT:** The City invites you to comment on Initial Study/Mitigated Negative Declaration No. 1884-22. The public review period begins November 17, 2023 and ends on December 7, 2023. Written comments must be received in the office of the City of Orange Community Development Department, Planning Division located at 300 East Chapman Avenue, Orange, CA, 92866, Attention: Arlen Beck, or via email at [abeck@cityoforange.org](mailto:abeck@cityoforange.org) by 5:30 P.M. on December 7, 2023. Copies of the Initial Study/Mitigated Negative Declaration are available for public review at the following locations:

- Orange City Hall, Offices of the City Clerk and Community Development Department, 300 East Chapman Avenue, Orange, CA 92866
- City of Orange Official Website: <https://www.cityoforange.org/our-city/departments/community-development/planning-division/current-projects>

**FURTHER INFORMATION:** To obtain further information about the Project, please contact Arlen Beck, Associate Planner at the City of Orange, Planning Division at (714) 744-7272 or via e-mail at [abeck@cityoforange.com](mailto:abeck@cityoforange.com).