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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Batavia Self-Storage Project

Lead Agency: City of Orange

Contact Name: Arlen Beck

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Project Location: Orange (*City*) Orange (*County*)

Project Description (Proposed actions, location, and/or consequences).

The Project site is located northwest of the intersection of Walnut Avenue and Batavia Street and a railroad runs along the northern perimeter of the site. The Project is requesting to demolish the existing, vacant light manufacturing buildings and a covered storage area totaling a combined 47,932 SF and related onsite improvements to redevelop the site with three self-storage buildings totaling 133,372 SF. Building A would be approximately 8,693 SF, Building 2 would be approximately 105,711 SF inclusive of 1,044 SF of office space, and Building C would be approximately 18,968 SF. The new development would include related onsite improvements including a surface parking lot, ornamental landscaping, and associated infrastructure. The Project would be consistent with the General Plan land use designation of Light Industrial (LI) and zoning designation of Industrial Manufacturing (M-2).

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

To avoid impacts to any nesting birds within existing onsite vegetation, the project would implement MM BIO-1 which would require a pre-construction nesting bird survey if project activities are scheduled to occur during breeding season between February through August for raptors and March through August for most migratory bird species. Implementation of MM BIO-1 would result in impacts being less than significant for nesting birds. As alluvial fan soil was discovered on the site, there is a potential for unique archaeological resources to be discovered during ground disturbing activities. CUL-1 was included which provides procedures to be followed in the unlikely event that an incidental discovery occurs. With implementation of CUL-1, impacts would be less than significant. The project will be excavating soil onsite which can potentially lead to incidental discoveries of paleontological resources. PAL-1 has been included which would require the retention of a paleontologist and the preparation of a PRIMP. Therefore, impacts would be less than significant. The site contains PCB concentrations exceeding the TSCA screening threshold. Therefore, MM HAZ-1 through MM HAZ-3 has been included for remediation for the PCBs as well as MM HAZ-4 which would implement a Health & Safety Plan during construction. With implementation of MM HAZ-1 through MM HAZ-4, impacts would be less than significant. During project construction, the project would have the potential to exceed vibration thresholds at the nearest structures to the south and west. To ensure that activities would not exceed the threshold, MM NOI-1 would be implemented which would require vibration monitoring for structures within 15-feet of the project boundary. With implementation of MM NOI-1, impacts would be less than significant. The project site is located within an area where Native American tribes are known to have a cultural affiliation and therefore, there is a possibility that archaeological resources, including tribal cultural resources could be encountered during ground disturbing activities. Therefore, MM TCR-1 through MM TCR-3 have been included to require tribal monitoring and proper steps to take in the event that incidental discoveries are made. With implementation of MM TCR-1 through MM TCR-3, impacts would be less than significant.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

N/A

Provide a list of the responsible or trustee agencies for the project.

N/A