

CITY OF ORANGE
NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE
DECLARATION NO. 1883-22

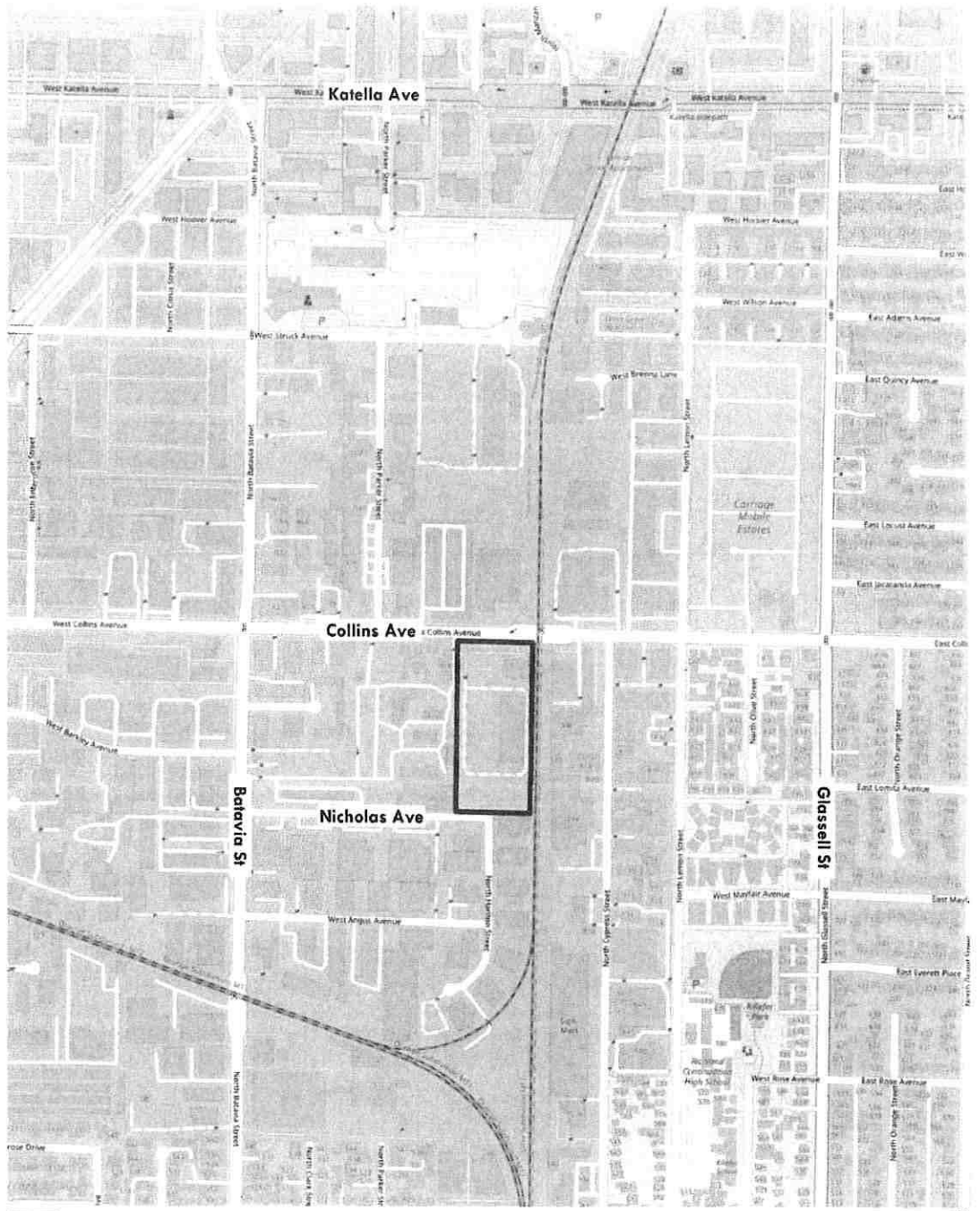
- TO:** All interested Parties
- SUBJECT:** Notice of Intent to adopt a Mitigated Negative Declaration (MND) for the proposed Collins Logistics Center Project (Project) consisting of Major Site Plan Review (MJSP) No. 1121-22, Design Review (DRC) No. 5101-22, and Environmental Review (ENV) No. 1883-22.
- PROJECT LOCATION:** The Project site (Assessor Parcel Numbers 386-581-18 and 386-561-02) is located at 500 W. Collins Avenue in the City of Orange, Orange County, California, generally located south of W. Collins Avenue, west of the Metrolink railway, north of N. Nicholas Avenue, and east of N. Batavia Street.
- PROJECT DESCRIPTION:** Approval of Project entitlements would allow for redevelopment of the 6.0-acre site with a warehouse building totaling 128,953 SF. The building would be composed of approximately 119,953 SF of warehouse space, 4,500 SF of ground floor office, and 4,500 SF of mezzanine office space. A maximum of 10 percent of the warehouse may be used for cold storage. The Project would be built out to a floor area ratio (FAR) of 0.49.
- PROJECT APPLICANT:** Pisces 500 W Collins Avenue LLC, 2101 Rosecrans Avenue Ste. 6250, El Segundo, CA 90245
- LEAD AGENCY** City of Orange, 300 East Chapman Avenue, Orange, CA 92866
- ENVIORNMENTAL INFORMATION:** The purpose of this MND is to identify any potential environmental impacts from the implementation of the Project in the City of Orange, California. According to the California Environmental Quality Act (CEQA) Guidelines Section 15367, the City of Orange is the Lead Agency in the preparation of this MND and any additional documentation required for the Project. The City has discretionary authority over the Project. Pursuant to CEQA Guidelines Section 15072, the Project site is listed on the EnviroStor database for a historic recognized environmental condition; however, a no further action was recommended as remediation of soil was completed by Orange County. The MND includes mitigation measures related to biological resources, cultural resources, paleontological resources, hazardous materials, noise, and tribal cultural resources.
- PUBLIC REVIEW & COMMENT:** The City invites you to comment on the Mitigated Negative Declaration. The public review period begins November 20, 2023 and ends on December 11, 2023. Written comments must be received in the office of the City of Orange Community Development Department located at 300 East Chapman Avenue, Orange, CA, 92866. Attn: Ryan Agbayani, or via email at ragbayani@cityoforange.org by 5:30 P.M. on December 11, 2023. Copies of the Mitigated Negative Declaration are available for public review at the following locations:
- Orange City Hall, City Clerk Office 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>

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ORANGE COUNTY CLERK/RECORDER DEPARTMENT

BY:  DEPUTY



 Project Site

LOCAL VICINITY MAP

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