

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: 2411 North Glassell Street Warehouse Project

Lead Agency: City of Orange

Contact Name: Arlen Beck

Email: abeck@cityoforange.org

Phone Number: (714) 744-7272

Project Location: 2411 North Glassell Street

Orange County

City

County

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

The Project proposes to construct and operate an industrial building on APNs 374-381-01 and 374-381-02. The Project would demolish the existing three buildings on-site and redevelop the 12.1-acre site with a one-story (plus mezzanine), 298,988 SF industrial building with manufacturing and warehousing uses. The proposed building would result in a FAR of 0.57. Additional improvements would include landscaping, utility connections, stormwater facilities, and fencing, as well as pavement of parking areas, loading areas, and driveways. The Project requires the approval of a Major Site Plan Review, Conditional Use Permit, Design Review, and Lot Line Adjustment.

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

The Project's significant combined construction and operational health risk would be mitigated to a less than significant level by implementing MM AQ-1, which requires use of Tier 4 Construction Equipment. Implementation of MM BIO-1, which requires pre-construction nesting bird surveys, would reduce potential impacts related to nesting birds to a less than significant level. Potential impacts related to conflicts with a tree preservation policy would be reduced with implementation of MM BIO-2, which requires the Project to establish a Tree Protected Zone (TPZ) to preserve existing trees during construction. Implementation of MM CUL-1, which requires Project grading and construction plans include requirement to halt construction activity and contact an archaeologist in the event of inadvertent discovery, would reduce potential impacts related to inadvertent discovery of archaeological resources to a less than significant level. Project grading and excavation activities have the potential to disturb previously unknown paleontological resources if earthmoving activities occur at substantial, undisturbed depths. With implementation of MM GEO-1, which requires preparation of a Paleontological Resources Impact Mitigation Plan (PRIMP), impacts to paleontological resources would be less than significant. Project site has the potential for uncovering previously unidentified subsurface tribal cultural resources (TCRs) during ground disturbing activities. MMs TCR-1 through TCR-3 require the applicant to retain a Native American monitor and require implementation of procedures in the event of the inadvertent discovery of TCR objects, human remains and associated funerary or ceremonial items. With the implementation of MMs TCR-1 through TCR-3, impacts to TCRs 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.

NA

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

South Coast Air Quality Management District