



CITY OF ORANGE NOTICE OF INTENT TO ADOPT AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

This serves as the City of Orange Community Development Department's Notice of Intent to Adopt an Initial Study/Mitigated Negative Declaration for the 2411 North Glassell Street Warehouse Project, which has been prepared in accordance with the California Environmental Quality Act (CEQA), CEQA Guidelines, and local implementation procedures.

PROJECT TITLE: 2411 North Glassell Street Warehouse Project

PROJECT ENTITLEMENTS: Initial Study/Mitigated Negative Declaration No. ENV25-0002,
Conditional Use Permit No. 25-0013,
Major Site Plan Review No. 1180,
Design Review No. 5154,
Lot Line Adjustment No. 2025-03

PROJECT LOCATION: The Project site is located at 2411 North Glassell Street in the City of Orange in Orange County, California. The Project site is located at the southeast corner of the intersection of North Glassell Street and Fletcher Avenue. (APN: 374-381-01, -02)

LEAD AGENCY: City of Orange, 300 E. Chapman Avenue, Orange, CA 92866

PROJECT APPLICANT: Rexford Industrial Realty, Inc.
11620 Wilshire Blvd Suite 1000
Los Angeles, CA 90025

PROJECT DESCRIPTION: Rexford Industrial Realty (Project Applicant) is requesting approval from the City of Orange for a Conditional Use Permit, Major Site Plan Review, Design Review, and a Lot Line Adjustment in order 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.

NOTICE IS HEREBY GIVEN THAT the City proposes to adopt a Mitigated Negative Declaration for the above-cited project. Such Mitigated Negative Declaration is based on the finding that the project would not have a significant effect on the environment. The reasons to support such a finding are documented by an Initial Study prepared by the City. The Mitigated Negative Declaration, Initial Study, and other supporting environmental documents are available for public review on the City website at <https://www.cityoforange.org/our-city/departments/community-development/planning-division/current-projects>, at City Hall's Community Development Department or Clerk's Office, located at 300 E. Chapman Avenue, or at the Orange Public Library, located at 407 E. Chapman Avenue. City Hall hours: Monday – Thursday: 7:30am – 5:30pm; every other Friday: 7:30am – 4:30pm; closed alternating Fridays. Public Library hours: Monday – Saturday: 10:00am – 6:00pm; closed Sundays.

For questions regarding the Mitigated Negative Declaration, please contact Arlen Beck, Senior Planner, via email at abeck@cityoforange.org.

PUBLIC REVIEW PERIOD: Begins **Thursday, April 16, 2026**, and ends **Wednesday, May 6, 2026**

In accordance with the CEQA Guidelines, any comments concerning the findings of the proposed Initial Study/Mitigated Negative Declaration must be submitted in writing and received by the City of Orange Community Development Department no later than 5:30 p.m. on May 6, 2026. Should you decide to challenge this project, you may be limited to the issues raised during the public review period. Please mail or email your written comments to Arlen Beck, Senior Planner, at the address listed above or via e-mail at abeck@cityoforange.org.