

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: 2411 North Glassell Street Warehouse Project

Lead Agency: City of Orange Contact Person: Arlen Beck
 Mailing Address: 300 East Chapman Avenue Phone: (714) 744-7272
 City: Orange Zip: 92866 County: Orange

Project Location: County: Orange City/Nearest Community: Orange
 Cross Streets: N Glassell St & E Fletcher Ave Zip Code: 92865

Longitude/Latitude (degrees, minutes and seconds): 33 ° 49 ' 42.24 " N / 117 ° 51 ' 3.96 " W Total Acres: 12.1

Assessor's Parcel No.: 374-381-01 and 374-381-02 Section: _____ Twp.: 4 S Range: 9 W Base: San Bernardino

Within 2 Miles: State Hwy #: SR-55, SR-57, SR-91 Waterways: Santa Ana River
 Airports: _____ Railways: Metrolink Inland Empire-Orange County Schools: Rio Vista ES, Olive ES, Taft ES, Nohl Canyon ES

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Design Review, Lot Line Adjustment

Development Type:

Residential: Units _____ Acres _____ Transportation: Type _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Industrial: Sq.ft. 298,988 Acres 12.1 Employees 570 Waste Treatment: Type _____ MGD _____
 Educational: _____ Hazardous Waste: Type _____
 Recreational: _____ Other: _____
 Water Facilities: Type _____ MGD _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

Three office buildings; Industrial Manufacturing (M-2); Light Industrial (LI)

Project Description: (please use a separate page if necessary)

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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date April 16, 2026 Ending Date May 6, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>EPD Solutions, Inc.</u>	Applicant: <u>Rexford Industrial Realty</u>
Address: <u>3333 Michelson Dr Ste 500</u>	Address: <u>11620 Wilshire Blvd Ste 1000</u>
City/State/Zip: <u>Irvine, CA 92612</u>	City/State/Zip: <u>Los Angeles, CA 90025</u>
Contact: <u>Tanya Kalaskar</u>	Phone: <u>310-966-1680</u>
Phone: <u>(949) 794-1180</u>	

Signature of Lead Agency Representative: Arlen Beck Digitally signed by Arlen Beck
DN: cn=Arlen Beck, ou=Civic Users
Date: 2026.04.09 08:20:55 -07'00' Date: 04-09-2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.