

1. PROJECT SETTING

1.1 PROJECT LOCATION

The Batavia Street Self-Storage Project proposes to develop three self-storage buildings totaling 133,372 square feet of self-storage located at 630 N Batavia (APN 386-542-01) in the City of Orange. Regional access to the site is provided via the W Orangewood Avenue offramp to the State Route 57 (SR-57) which runs in a north-south direction and is located to the west of the Project site as seen in Figure 1, *Regional Location*. Local access to the Project site is provided via two ingress and egress points on Batavia Street. The project site and surrounding area are shown in Figure 2, *Aerial*.

1.2 EXISTING PROJECT SITE

The project is located on a 3.06-acre parcel that abuts industrial uses to the north, south, east, and west.

The Project site is developed with two existing light manufacturing buildings located on the south end of the property. The southeastern portion of the site is developed with 26,078 square feet building and the southwestern portion of the site is developed with 21,854 square feet building, which measure 34' and 24' in height. The northern portion of the property is paved, generally flat, and is striped for parking. The north, south, and west side of the property are fenced with chain link fence. The site is also located south of an active railroad as seen in Figure 2, *Aerial*.

1.3 EXISTING LAND USES AND REGULATORY SETTING OF THE PROJECT SITE

The Project site has a land use designation of Light Industrial and zoning designation of Industrial Manufacturing (M-2) within the jurisdiction of the City of Orange. This land use category allows for manufacturing, processing, and distribution of goods. Wholesale activities associated with industrial operations, as well as small-scale, support retail, service commercial and office uses may also be established in areas with ready access to major circulation routes. A 3-story building height limit applies within Light Industrial designated areas.

1.4 SURROUNDING LAND USES

The site is bound by the following land uses:

	Existing Land Use	General Plan and Zoning
NORTH	Light industrial use (Auto body shop warehouse)	General Plan: Light Industrial Zoning: Industrial Manufacturing
SOUTH	Light industrial use (Auto repair shop-Warehouse) (Residential Neighborhood Use)	General Plan: Light Industrial Zoning: Industrial Manufacturing
EAST	Light industrial use (Mattress Factory-Warehouse)	General Plan: Light Industrial Zoning: Industrial Manufacturing
WEST	Light industrial use (Bottled Water Supplier-Warehouse)	General Plan: Light Industrial Zoning: Industrial Manufacturing

2 PROJECT DESCRIPTION

2.1 PROJECT OVERVIEW

The proposed Project will consist of demolishing the existing buildings and other site improvements and construction of three S-1-11B & B-type-11B self-storage buildings with a total building area of 133,372 square feet. Building A will consist of a 1-story building approximately 8,693 square feet of self-storage, Building B will consist of a 3-story building approximately 104,667 square feet with office area totaling 1,044; and Building C will consist of a 1-story building approximately 18,968 square feet. Table 2-1 summarizes the proposed development. The project site and surrounding area are shown in Figure 3, Site Plan.

Table 2-1: Building Summary

Buildings	Footprint (SF)
Building A	8,693
Building B	104,667
Building B Office	1,044
Building C	18,968
Total (SF)	133,372

Landscaping and Screening

The Project would include ornamental landscaping along the street frontage and along the northern perimeter of the site. The site would include a total of 7,952 square feet within the landscaping area and 3,479 square feet of parking area totaling 43.8 percent of landscape. Landscaping would include a total

of 11 trees consisting of 24-inch box trees and 36-inch box trees, 1 to 15-gallon shrubs, and groundcover. The Project would include a minimum of 20 feet of landscaping setback along the Batavia Street frontage.

Much of the landscaping will be located east of the property's frontage near Batavia Street. The proposed self-storage project will include limited landscaping within the west portion of the site due to the RV parking stalls and contaminated soiled located within the area. Landscape is unable to be provided on the northern portion of the site due to the potential encroachment of the railroad location. The proposed storage area has limited area for landscaping and will be provided on the frontage.

Fencing and Walls

The Project would construct a 6-foot-high concrete masonry unit (CMU) wall along the northwest corner of the site around the drainage equipment. To secure the storage units, 7-foot-high metal swing gates would be located near the eastern ends of Buildings A and C. The gates would include a Knox padlock to allow access for emergency vehicles.

Access and Circulation

The project site will be accessed via two driveways along North Batavia Street. Ingress and egress to the project site would be providing via two 30' drive aisles located along Batavia Street, while internal drive aisles provide connectivity throughout the site. The entrances will have 14'-0" clear entry and exit metal swing gates with Knox key box and exit keypad.

2.2 PROJECT FEATURES

Development & Operational Summary

The Project is anticipated to provide a total of 46 parking stalls, inclusive of 4 standard stalls, 1 van accessible stall, 1 ADA stall, 2 clean air stalls, 1 evcs stall, 6 loading stalls, 20 parallel parking, and 14 RV parking stalls. The vehicle parking stalls would be located around the perimeter of Building B.

Type of Parking Provided	Proposed No. of Stalls
Self-storage	46 parking spaces
Office	4 parking spaces
Standard Parking	4
Van Accessible	1
ADA	1
Clean Air	2
EVCS	1
Loading Zone	6
Total parking	15
Parallel Parking	20
RV Parking	14

As shown below in Table 2, the proposed project complies with City of Orange Municipal Code standards within the Industrial zone.

Table 2: Industrial District Development Standards

Development Standard	Required	Provided
Office	3/ 1,000 SF Total (40)	4 parking spaces
Storage	0.3/1,000 SF Total (4)	46 parking spaces
<u>Total</u>	<u>44 Total</u>	<u>Total parking 15</u>
FAR	1.0 FAR	FAR 0.999
Minimum Structure Height	<u>45-feet</u> (Standard) <i>20-feet*within residential district.</i>	Building A: 15'2" Building B: 41'4" Building C: 15'-2"
Front setback	20 ft	47'-10"
Side	0 ft	1'-9" & 7'-3"
Rear	0 ft	1'-0" & 1'-10"
Landscaping		3,479 SF 43.8%

CONSTRUCTION

Project construction would include demo, site preparation, grading, building construction, and paving.

Construction would occur within the hours allowed by City of Orange Municipal Code Section 8.24.050, which states that construction shall occur only between the hours of 7:00 AM and 8:00 PM Monday through Saturday, or between the hours of 9:00 AM and 8:00 PM on Sunday or a Federal holiday.

OPERATION

The Project would be operated as three self-storage buildings with ancillary office use. Typical operational characteristics include employees traveling to and from the site and lessees traveling to and from the site to deliver and retrieve belongings from their storage units. In order to provide a conservative environmental analysis, storage operations were assumed to be 24 hours a day, 7 days a week.

2.3 DISCRETIONARY APPROVALS, PERMITS, AND STUDIES

The following discretionary approvals, permits, and studies are anticipated to be necessary for implementation of the proposed Project:

City of Orange

- Major Site Plan Review/ Design Review Permits
- Adoption of Appropriate CEQA Compliance Document

- Building & Grading Permits

Figure 1, Regional Location

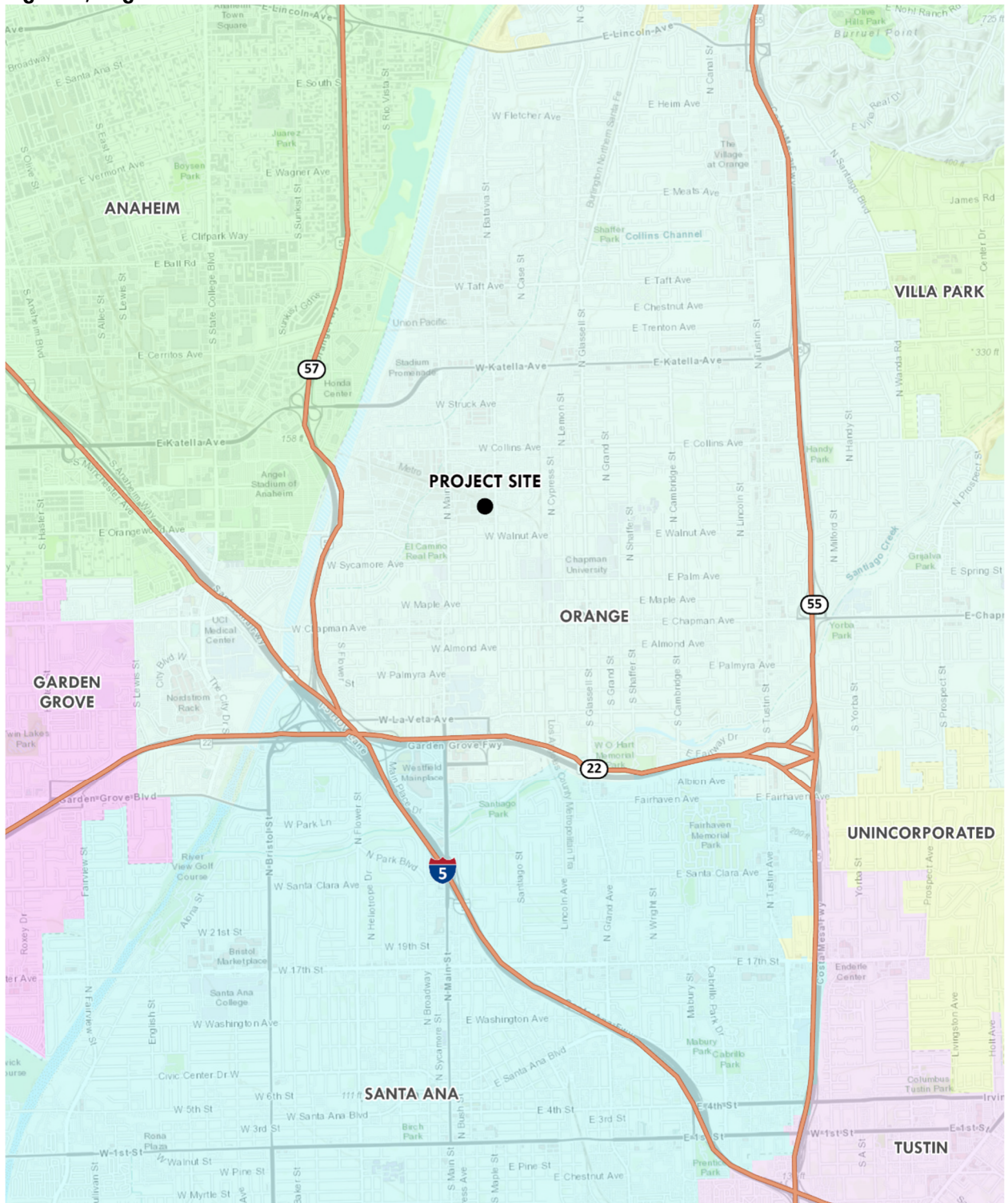
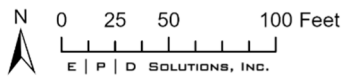


Figure 2, Aerial



 PROJECT SITE

Figure 3, Site Plan

