

Date: July 15, 2025

Mr. Russell W. Bunim
City of Orange – Community Development Department
300 E. Chapman Avenue
Orange, CA 92866

Subject: Request for Extension of Land Use Entitlements – 534 Struck Avenue

Dear Mr. Bunim,

On behalf of Prologis, we respectfully submit this letter to formally request a two-year extension of the land use entitlements associated with our property located at 534 Struck Avenue. The entitlements include:

- Conditional Use Permit No. CUP 3137-21
- Major Site Plan Review No. 1039-21
- Design Review No. 5028-21
- Certified Environmental Impact Report No. 1870-20 (SCH No. 2021090399)

We understand that, pursuant to Section 17.08.060 of the City of Orange Municipal Code, the Planning Commission has the authority to approve an extension for a period of up to two years. We respectfully request that the Planning Commission approve this extension to ensure the continued progress of the project. We further acknowledge that an additional one-year extension may be granted by the Community Development Director upon further request.

We encountered a delay in project execution due to the unexpected collapse of lease negotiations with a prospective tenant for a truck terminal use. In response, Prologis is now actively pursuing a new entitlement package for the site, consisting of Conditional Use Permit No. CUP 3221, Major Site Plan Review No. 1166, Design Review No. 5140, and Environmental Review No. 1889. This revised project has successfully completed the Development Review Committee (DRC) process and is scheduled for Planning Commission review on July 21, 2025. The updated application reflects a shift in development strategy based on current market conditions and aims to deliver a project that is more economically viable.

However, in the event the new entitlements are not approved or the project does not move forward, we seek to preserve the flexibility to proceed under the existing entitlements for the previously proposed truck terminal use. Maintaining both paths forward will help ensure we can deliver a viable project that meets both community and operational goals.

As there are no proposed changes to the scope or conditions of approval for the existing entitlements, we respectfully request that this extension be granted.

Should you require any further information or documentation to process this request, please do not hesitate to contact:



Nicole Torstvet

Email: ntorstvet@prologis.com

Mobile: (909) 489-6079

Office: (909) 673-8727

Thank you for your consideration of this request and for your continued support and partnership.

Sincerely,

Keatten Smith

Prologis