

**Notice of Determination**

**To:**

Office of Planning and Research  
[CEQA Submit](#) :

**From:**

Department of Fish and Wildlife (CDFW)  
 South Coast Region 5  
 3883 Ruffin Road, San Diego, CA 92123  
 Contact: Steve Gibson  
 Phone: (562) 252-2362

Lead Agencies

City of Orange, Community Development Department  
 300 East Chapman Avenue  
 Orange, CA 92866  
 Contact: Edward Knight, Project Manager  
 Phone: (714) 744-7236

County of Orange, Environmental Mgt. Agency  
 300 North Flower  
 Santa Ana, CA 92702  
 Contact: James Sulentic  
 Phone: (714) 973-6654

**SUBJECT:** Filing of Notice of Determination pursuant to Public Resources Code § 21108

State Clearinghouse Numbers: 2000041122 (City of Orange) & 1996104279 (County of Orange)

**Project Title:** Orange Heights Project (Project) (California Endangered Species Act (CESA) Incidental Take Permit No. 2081-2024-044-05 (ITP))

**Project Location (Orange County):** The Project is located at the eastern edge of the City of Orange (City) on a roughly triangular site. It is generally bordered by Irvine Regional Park to the north, residential development to the south, State Route 241/261 toll roads to the east, and residential development/Peters Canyon Regional Park to the west. Major roadways adjoining the Project site include Santiago Canyon Road (which bisects the Project) and Jamboree Road to the west. The onsite wetlands and coastal sage scrub restoration will occur within in the southerly portion of the Project site.

**Project Description:** The Project consists of development of up to 1,180 residential units and associated street improvements (including existing streets), utilities, parks, trails, landscaping, fuel modification, and open space areas on approximately 416.67 acres, and is separated into “North” (Tract Map 17995) and “South” (Tract Map 16199) by Santiago Canyon Road. The Project will require surveying, staking and flagging, clearing and removing vegetation; grading; excavating; blasting; handling of stockpiles and stored materials; compacting soils; trenching; backfilling; staging and operating heavy equipment; constructing and paving roads; pouring concrete; vehicle and foot traffic; and habitat restoration, enhancement, and monitoring. The areas where authorized take of the Covered Species could occur include the entire 416.67-acre Project site. The Project will result in impacts to 392.75 acres of Crotch’s bumble bee (*Bombus crotchii*) habitat including temporary impacts to 27.50 acres; the Project will permanently remove 365.25 acres of Crotch’s bumble bee habitat. The Project is expected to result in incidental take of Crotch’s bumble bee, which is a species designated as candidate for listing as endangered pursuant to CESA. The ITP referenced above as issued by CDFW authorizes incidental take of species listed under CESA that may occur as a result of Project implementation.

This is to advise that CDFW, acting as [ the lead agency /  a responsible agency] approved the above-described project on the date signed below and made the following determinations regarding the above-described project:

1. The project [ will /  will not] have a significant effect [on the environment (This determination is limited to effects within CDFW’s permitting jurisdiction as a responsible agency).
2. [ Two environmental impact reports /  A negative declaration] were prepared, one by each of the two lead agencies for the original project.
3. Additional mitigation measures [ were /  were not] made a condition of CDFW’s approval of the project.
4. A mitigation reporting or monitoring plan [ was /  was not] adopted by CDFW for this project.
5. A Statement of Overriding Considerations [ was /  was not] adopted by CDFW for this project.
6. Findings [ were /  were not] made by CDFW pursuant to Public Resources Code § 21081(a).

**Notice of Determination**

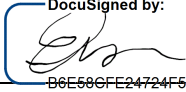
7. Compliance with the environmental filing fee requirement at Fish and Game Code § 711.4 (check one):

Payment is submitted with this notice.

A copy of a receipt showing prior payment was submitted to CDFW.

Responsible Agency statement: The EIRs prepared by the lead agencies for the Project are available to the general public at the office locations listed above for the respective lead agency. CDFW's administrative record of proceedings related to the incidental take permit is available to the public for review at CDFW's regional office.

DocuSigned by:



Signature

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Erinn Wilson-Olgin, *Regional Manager*

Date: 12/12/2024

Date Received for filing at OPR: \_\_\_\_\_