

**CITY OF ORANGE**  
**NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE**  
**DECLARATION NO. 1880-21**

**TO:** All interested Parties

**SUBJECT:** Notice of Intent to adopt an Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed Palmyra Cemetery Development Project (Project) consisting of

- General Plan Amendment (No. 2021-002) to re-designate a portion of the Project Site from Low Density Residential (LDR) to Open Space-Park (OS-P);
- Tentative Parcel Map (2020-177) to consolidate the Project Site into one lot;
- Conditional Use Permit (CUP No. 3130-20) to allow cemetery use;
- Major Site Plan Review (MJSP No. 1023-20) for modifications to the existing site layout;
- Design Review (DRC No. 5018-20) for modifications to the previously existing building and new landscaping onsite;
- Variance (VAR No. 2254-21) to allow for above height walls/fences within the front yard setback;
- Tree Removal Permit for removal of 104 existing trees onsite; and
- Environmental Review No. 1880-21

**PROJECT LOCATION:** The Project Site is located on 5.99-gross acres of land consisting of two parcels, Assessor's Parcel Numbers (APNs) 392-071-07 and 392-052-240 located at 290 South Yorba Street and 2205 East Palmyra Avenue, directly south of East Chapman Avenue, directly west of South Yorba Street, north of East La Veta Avenue, and east of State Route (SR) 55 and the Santiago Creek in the City of Orange.

**PROJECT DESCRIPTION** Approval of Project entitlements would allow for redevelopment of the site to demolish existing site improvements, including a parking lot, and construct a 3,339-gravesite cemetery, 51-stall parking lot, 800 square foot (sf) storage shed, and reconstruct the 5,262-sf building that previously existed onsite. In September, October, and November 2021, a series of fires destroyed the previously existing building. The Applicant would reconstruct the building consistent with the architectural plans that the City's Design Review Committee considered in Fall 2021, prior to the fires. The architectural plans included demolition of 124 square feet of the previously existing building and minor remodeling and modifications, resulting in a building area of 5,138 sf.

**PROJECT APPLICANT:** Kornerstone Park, LLC, 2500 E. Ball Road, Suite 260, Anaheim, CA 92806

**LEAD AGENCY** City of Orange – 300 East Chapman Avenue, Orange, CA 92866

**ENVIORNMENTAL INFORMATION:** An Initial Study/Mitigated Negative Declaration No. 1880-21 was prepared to evaluate the potential impacts of the Proposed Project in accordance with the provisions of the California Environmental Quality Act. Pursuant to CEQA Guidelines Section 15072, the Project Site is not listed on the EnviroStor database for a historic recognized environmental condition.

**PUBLIC REVIEW & COMMENT:**

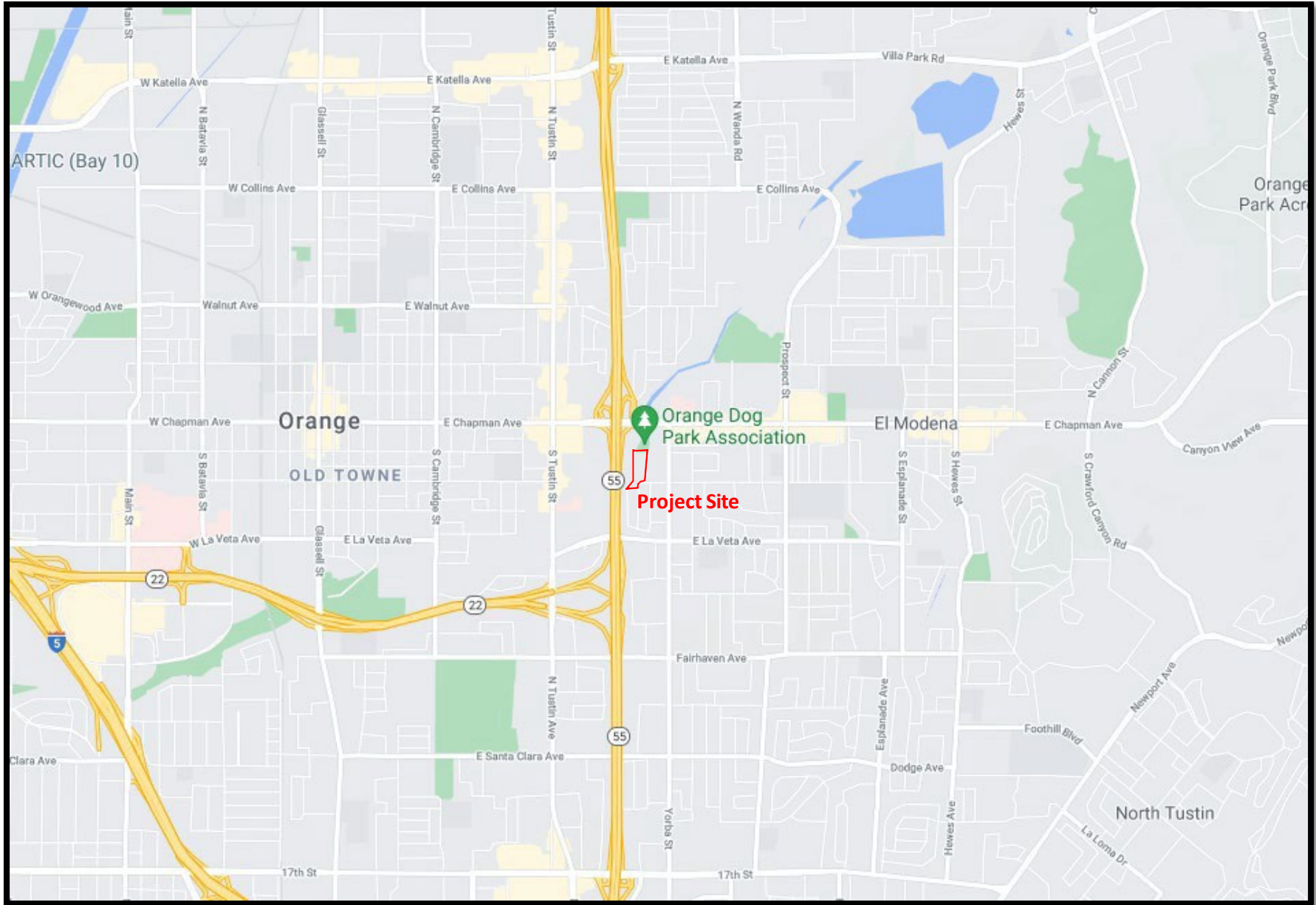
The City invites you to comment on the Initial Study/Mitigated Negative Declaration. The public review period begins June 30, 2022 and ends on August 1, 2022. Written comments must be received in the office of the City of Orange Community Development Department located at 300 East Chapman Avenue, Orange, CA, 92866. Attention: Vidal Marquez, or via email at [vmarquez@cityoforange.org](mailto:vmarquez@cityoforange.org) by 5:30 P.M. on August 1, 2022. Copies of the Initial Study/Mitigated Negative Declaration are available for public review at the following locations:

- Orange City Hall, Offices of the City Clerk and Community Development Department, 300 East Chapman Avenue, Orange, CA 92866
- City of Orange Official Website:  
<https://www.cityoforange.org/our-city/departments/community-development/planning-division/current-projects>

**FURTHER INFORMATION:**

To obtain further information about the Project, please contact Vidal Marquez at the City of Orange, Planning Division at (714) 744-7214 or via e-mail at [vmarquez@cityoforange.org](mailto:vmarquez@cityoforange.org).

# Palmyra Cemetery Project



Project Vicinity Map

Source: Google Maps