



NOTICE OF INTENT TO ADOPT PROPOSED MITIGATED NEGATIVE DECLARATION Oak Grove Residential Project

In compliance with section 15072 of the California Environmental Quality Act (CEQA) Guidelines and the County of Orange Procedures, notice is hereby given to State Responsible and Trustee agencies, interested groups, and the general public that the County of Orange will consider adoption of Proposed Mitigated Negative Declaration (MND), County File Number PA 16-0056 for the Oak Grove Residential Project.

PUBLIC REVIEW: The proposed MND is being circulated for public review beginning on **Thursday, December 8, 2022** and **ending at 5:00 p.m. on Tuesday, January 17, 2023** to comply with the required 30-day public review period to receive written comments on the appropriateness or adequacy of the Proposed MND.

The MND and any supporting technical studies are available for review during normal business hours at the offices of the OC Public Works, OC Development Services/Planning, 601 North Ross Street, Santa Ana, CA 92701 and also available at the following website: <https://ocds.ocpublicworks.com/service-areas/oc-development-services/planning-development/current-projects/5th-district/pa-16-0056>

Written comments may be submitted directly via email to the Planner listed below or directly to OC Development Services/Planning at the address above.

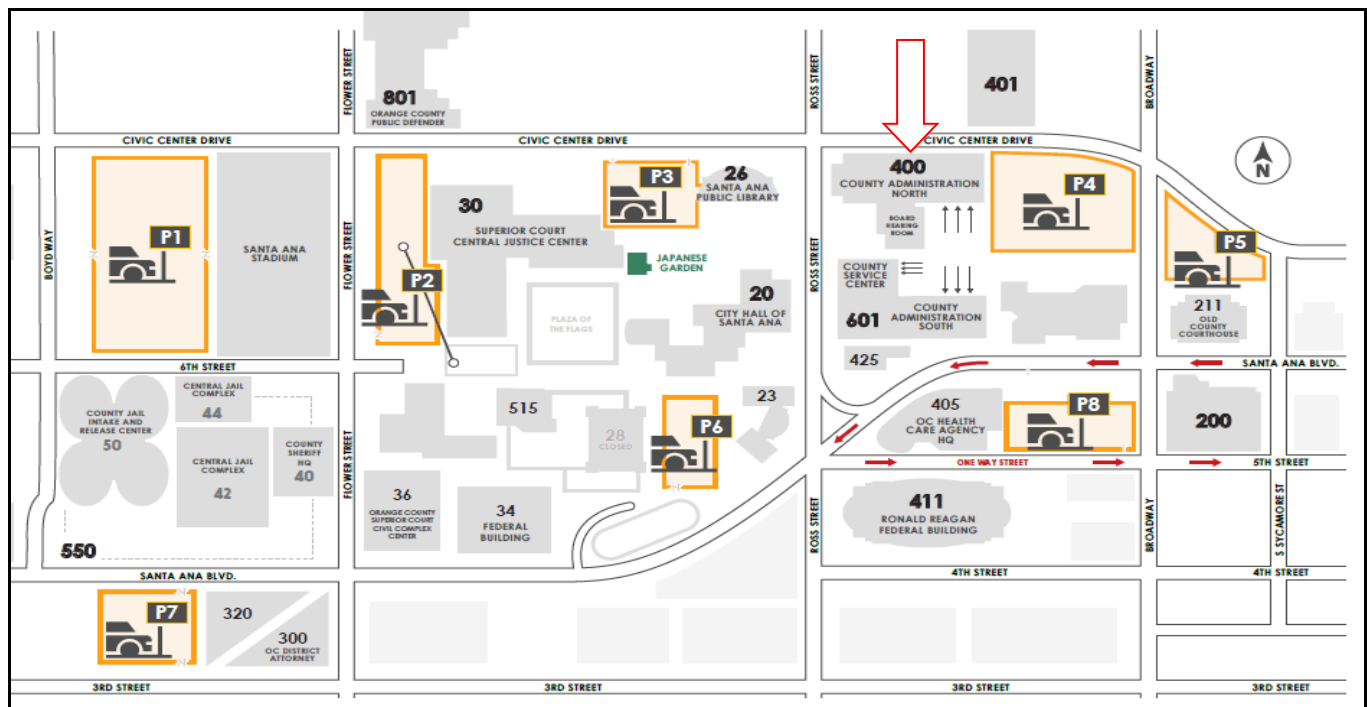
CONTACT PERSON: Debbie Drasler, Contract Planner **PHONE:** (949) 339-9400
Debbie.Drasler@ocpw.ocgov.com

DECISION MAKING BODY: Orange County Planning Commission

DATE: To Be Determined **TIME:** 1:30 PM or soon thereafter

LOCATION OF PUBLIC MEETING/HEARING:

County of Orange
County Administration North Building
Building 400, Civic Center Drive, Santa Ana, CA 92701 Multipurpose Room No. 103/105





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In accordance with the Orange County Board of Supervisors' policies regarding implementation of the California Environmental Quality Act, the County of Orange conducted a CEQA Initial Study to determine if the Oak Grove Residential Project (Project) may have a significant adverse effect on the environment. On the basis of the Initial Study, the County of Orange hereby finds that the proposed project will not have a significant adverse effect on the environment and therefore does not require the preparation of an Environmental Impact Report because Mitigation Measures described in the Initial Study have been incorporated into the proposed project.

TITLE: Oak Grove Residential Project

County File Number: PA 16-0056

LOCATION: 23432 Vista del Verde, Coto de Caza, CA 92679

Refer to the location figure below

DESCRIPTION: The Project proposes the future development of 13 single-family detached dwelling units on numbered lots on a 5.1-acre site. Related infrastructure and site improvements are also included. Private street access will be provided off Vista del Verde. The proposed residential lots range from approximately 11,986 to 20,411 sf with the average lot size at approximately 13,717 sf in size. No architectural plans have been submitted. Ornamental landscaping will be provided. The Project would require an amendment to the Coto de Caza Specific Plan, a Use Permit, and a Tentative Tract Map (TTM 17866).

PROJECT APPLICANT: Silver-Bronze Corporation/Oak Grove LLC

County Department Responsible for Project: OC Public Works, Development Services/Planning
County Administration South Building
601 North Ross Street, Santa Ana, CA 92701

PROJECT OF STATEWIDE, REGIONAL, OR AREAWIDE SIGNIFICANCE: This project is so classified because the Coto de Caza Specific Plan is proposed for amendment.

HAZARDOUS WASTE SITES: The project site is not on any lists enumerated under Section 65962.5 of the Government Code pertaining to hazardous waste sites, facilities, or properties.

NOTICE: The Mitigated Negative Declaration shall become final unless written comments are received by the County department listed above no later than **5:00 p.m. on Tuesday, January 17, 2023**. If you wish to provide comments on the appropriateness or adequacy of this document, address your written comments to our finding that the project will not have a significant adverse effect on the environment: (1) identify the environmental effect(s), why they would occur, and why they would be significant, and (2) suggest any mitigation measures which you believe would eliminate or reduce the effect to an acceptable level. Regarding item (1) above, explain the basis for your comments and submit any supporting data or references.

Dated: December 5, 2022

Signed: _____

Kevin Shannon

