

CITY OF ORANGE
NOTICE OF INTENT TO ADOPT INITIAL
STUDY/MITIGATED NEGATIVE DECLARATION NO. 1882-22

TO: All Interested Parties

SUBJECT: Initial Study/Mitigated Negative Declaration (IS/MND) No. 1882-22, General Plan Amendment No. 0004-22, Zone Change No. 1307-22, Tentative Tract Map No. 0051-22, Major Site Plan Review No. 1111-22, Design Review No. 5092-22, Administrative Adjustment No. 0293-23, and application of Small Lot Subdivision Development Standards (Orange Municipal Code Section 17.14.270) - Intracorp Residential Project

PROJECT LOCATION: **901 E. Katella Avenue**
(Northeast corner of E. Katella Avenue and N. Cambridge Steet)
Assessor's Parcel Number (APN) 375-461-41

SCHEDULED PUBLIC MEETING/HEARING/DATE/TIME/LOCATION: To be determined. Separate noticing will be given for public meetings/hearings.

PROJECT DESCRIPTION: A request to allow for the demolition of all site improvements to redevelop an existing 2.71-acre commercial site with 49, two and three-story single family small lot homes (17 paired and 15 detached), open space recreation areas, guest parking, and related site improvements. The unit mix includes three- and four-bedroom floor plans ranging from approximately 1,701 to 2,004 square feet and the incorporation of roof decks on all three- story units with a maximum building height of 35 feet. The project proposes 12, two-story detached units along the north property boundary, adjacent to existing single-family homes. To allow for small lot subdivision residential development, the Project proposes a General Plan Amendment to change the land use designation from General Commercial (GC) to Medium Density Residential (MDR) and a Zone Change to change the zoning designation from Commercial Professional (C-P) to Multiple-Family Residential (R-3), and application of Small Lot Subdivision Development Standards (Orange Municipal Code Section 17.14.270).

PROJECT APPLICANT: Intracorp Homes, Emilie Simard, 895 Dove Street, Suite 400, Newport Beach, CA 92660

LEAD AGENCY: City of Orange, 300 E. Chapman Avenue, Orange, CA 92866

ENVIORNMENTAL INFORMATION: Initial Study/Mitigated Negative Declaration No. 1882-22 was prepared to evaluate the potential impacts of the proposed Project in accordance with the provisions of the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15072, the Project Site is not listed on the state's EnviroStor database for a recognized hazardous waste environmental condition. Initial Study/Mitigated Negative Declaration No. 1882-22 is based on the finding that, by implementing the identified Project Design Features and Mitigation Measures, the project's potentially significant environmental effects will be reduced to levels that are less than significant.

PUBLIC REVIEW & COMMENT: The City invites you to comment on Initial Study/Mitigated Negative Declaration No. 1882-22. The public review period begins November 9, 2023 and ends on December 11, 2023. Written comments must be received in the office of the City of Orange Community Development Department, Planning Division located at 300 East Chapman Avenue, Orange, CA, 92866, Attention: Monique Schwartz, or via email at mschwartz@cityoforange.org by 5:30 P.M. on December 11, 2023. 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 Monique Schwartz, Senior Planner at the City of Orange, Planning Division at (714) 744-7224 or via e-mail at mschwartz@cityoforange.org.