

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: 901 East Katella Residential Development Project

Lead Agency: City of Orange

Contact Name: Monique Schwartz

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Phone Number: (714) 744-7224

Project Location: Orange
City

Orange
County

Project Description (Proposed actions, location, and/or consequences).

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).

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Biological: The Project site includes existing buildings and landscape, which could be used as nesting habitat. To minimize impacts to nesting birds, a pre-construction nesting bird survey is to be conducted prior to any disturbances during avian breeding season. Geology: The Applicant shall implement the recommendations within the Geotechnical Report and prior to grading permits shall prepare a final geotechnical report. A Paleontological Mitigation Monitoring Plan shall be reviewed and approved. shall be onsite if extractions penetrate the bedrock formations. If human remains are encountered during excavation activities, all work shall halt and the County Coroner shall be notified Hazards: To mitigate any previous asbestos, lead, and miscellaneous toxic materials, any materials shall be removed and disposed of properly prior to demolition of any buildings. Transportation: To mitigate impacts , the Applicant shall install striping modification to prohibit the southbound left turn movement from Cambridge Street into the Project. TRC: to mitigate impacts to TRC, Native American monitors are to be retained prior to impacts.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None.

Provide a list of the responsible or trustee agencies for the project.

None.