

**NOTICE OF DETERMINATION (Section 21108 or 21152 of the Public Resources Code)**

TO:  Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, Calif 95814

FROM: City of Orange  
Community Development Department  
300 East Chapman Avenue  
Orange, CA 92866  
(714) 744-7220

Orange County Clerk-Recorder  
County of Orange  
601 N. Ross Street  
Santa Ana, CA 92701

**Intracorp Residential Project:** Mitigated Negative Declaration (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 the Small Lot Subdivision Development Standards (Orange Municipal Code Section 17.14.270).

**Project Title**

Intracorp Homes: Emily Simard, 895 Dove Street, Suite 400, Newport Beach, CA 92660, (949) 724-5923

**Project Applicant: Contact Name, Address and Telephone Number**

City of Orange: Monique Schwartz, 300 E. Chapman Avenue, Orange, CA 92866, (714) 744-7224

**Lead Agency: Contact Name, Address and Telephone Number**

2023110185

**State Clearinghouse Number**

901 E. Katella Avenue, Orange, CA 92867; County of Orange

**Project Location (include County)**


**Project Description:**

A request to allow for the demolition of all site improvements to redevelop an existing 2.71-acre commercial site with 48, two and three-story single family small lot homes (17 paired and 14 detached), open space recreation areas, guest parking, and related site improvements. The unit mix includes three- and four-bedroom floor plans ranging from approximately 1,604 to 2,001 square feet and the incorporation of roof decks or ground floor 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 one story single-family homes. To allow for residential development at this location, the proposal includes a request to amend the General Plan land use designation from General Commercial (GC) to Medium Density Residential (MDR) and a request to amend the zoning from Commercial Professional (C-P) to Residential Multiple Family (R-3), and application of the Small Lot Subdivision Development Standards (Orange Municipal Code Section 17.14.270).

This is to advise that the **City of Orange**, acting as the Lead Agency Responsible Agency, has approved the above described project on **May 28, 2024** relying on Mitigated Negative Declaration No. 1882-22 and has made the following determinations:

1. The project [  will  will not ] have a significant effect on the environment.
2.  Mitigated Negative Declaration No. 1882-22 was prepared and certified pursuant to the provisions of CEQA on May 28, 2024.
3. Mitigation Measures [ were  were not ] made conditions of the approval for the project consistent with Mitigated Negative Declaration No. 1882-22.
4. A mitigation reporting or monitoring plan [ was  was not] adopted for this project.
5. A Statement of Overriding Considerations [ was  was not] adopted for this project.
6. Findings [ were  were not ] made pursuant to the provisions of CEQA Guidelines Section 15091.

This is to certify that the environmental document and record of project approval is available to the General Public at: Orange City Hall, Community Development Department, 300 East Chapman Avenue, Orange, CA 92866

**Lead Agency Signature:**  \_\_\_\_\_ **Date:** June 12, 2024  
Monique Schwartz, Senior Planner, City of Orange