

Notice of Completion & Environmental Document Transmittal

2020089018

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Cohen Property

Lead Agency: City of Orange

Contact Person: Monique Schwartz

Mailing Address: 300 East Chapman Avenue

Phone: (714) 744-7224

City: Orange

Zip: 92866

County: Orange

Project Location: County: Orange City/Nearest Community: Orange

Cross Streets: North Orange Olive Road and East Grove Avenue

Zip Code: 92865

Longitude/Latitude (degrees, minutes and seconds): 33 ° 49 ' 16.38 " N / 117 ° 51 ' 01.44 " W Total Acres: 2.90

Assessor's Parcel No.: 374-431-17

Section:

Twp.:

Range:

Base:

Within 2 Miles: State Hwy #: 55, 57

Waterways: Santa Ana River

Airports: n/a

Railways: BNSF

Schools: Project Hope, Taft Elem & several others

Document Type:CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.)

☐ Draft EIS☐ Other:☒ Mit Neg Dec

Other:

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☒ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☐ Use Permit☐ Coastal Permit☐ Community Plan☒ Site Plan☐ Land Division (Subdivision, etc.)☐ Other: TTM, Design Review**Development Type:**☒ Residential: Units 32 Acres 2.90☐ Office: Sq.ft. Acres Employees☐ Transportation: Type☐ Commercial: Sq.ft. Acres Employees☐ Mining: Mineral☐ Industrial: Sq.ft. Acres Employees☐ Power: Type MW☐ Educational: Acres Employees☐ Waste Treatment: Type MGD☐ Recreational: Acres Employees☐ Hazardous Waste: Type☐ Water Facilities: Type MGD☐ Other:**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☒ Recreation/Parks☒ Vegetation☒ Agricultural Land☒ Flood Plain/Flooding☒ Schools/Universities☒ Water Quality☒ Air Quality☒ Forest Land/Fire Hazard☐ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☒ Sewer Capacity☐ Wetland/Riparian☒ Biological Resources☒ Minerals☒ Soil Erosion/Compaction/Grading☐ Growth Inducement☐ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☒ Cumulative Effects☐ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☐ Other: Tribal Cultural Resources**Present Land Use/Zoning/General Plan Designation:**

Present land use is a shopping center. Zoning is C-1: Limited Business. General Plan designation is LMDR - Low Medium Density Residential 6-15 du/ac

Project Description: (please use a separate page if necessary)

The proposed Cohen Property would involve construction of a 32-unit residential development at a density of 11.0 dwelling units per acre (du/ac). The existing commercial/retail buildings, drive aisles, and surface parking areas would be demolished to accommodate the proposed Project. The proposed two-story single-family detached dwelling units would consist of three different floor plans, with the units ranging in size from 1,891 to 2,050 square feet (sf). Furthermore, the proposed Project includes a total of 92 parking spaces and 19,535 sf of homeowners association (HOA) common open space.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # 12	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # 8
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date August 13, 2020 Ending Date September 14, 2020

Lead Agency (Complete if applicable):

Consulting Firm: <u>Psomas</u>	Applicant: <u>Cohen Living Trust</u>
Address: <u>3 Hutton Centre Drive, Suite 200</u>	Address: <u>4922 East Somerton Avenue</u>
City/State/Zip: <u>Santa Ana, CA 92707</u>	City/State/Zip: <u>Orange, CA 92867</u>
Contact: <u>Alia Hokuki</u>	Phone: <u>(714) 401-8200</u>
Phone: <u>(714) 481-8065</u>	

Signature of Lead Agency Representative:  Date: 8/12/2020

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.