NOTICE OF INTENT TO ADOPT
PROPOSED MITIGATED NEGATIVE DECLARATION
Fairlynn Townhomes 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 public that the County of Orange shall adopt Proposed Mitigated Negative Declaration (MND), County File Number PA 21-0111 for the Fairlynn Townhomes Project.

PUBLIC REVIEW: The proposed MND is being circulated for public review beginning on **Wednesday, July 26, 2023**, and **ending at 5:00 p.m.** on **Thursday, August 17, 2023,** to comply with the required minimum 20-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/3rd-district/pa-21-0111

Written comments may be submitted directly via email to the Contract Planner listed below or mailed directly to OC Development Services/Planning at 601 North Ross Street, Santa Ana, CA 92701.

CONTACT PERSON: Kevin Canning, Contract Planner **PHONE:** (714) 667.8847
Kevin.Canning@ocpw.ocgov.com

POSTED

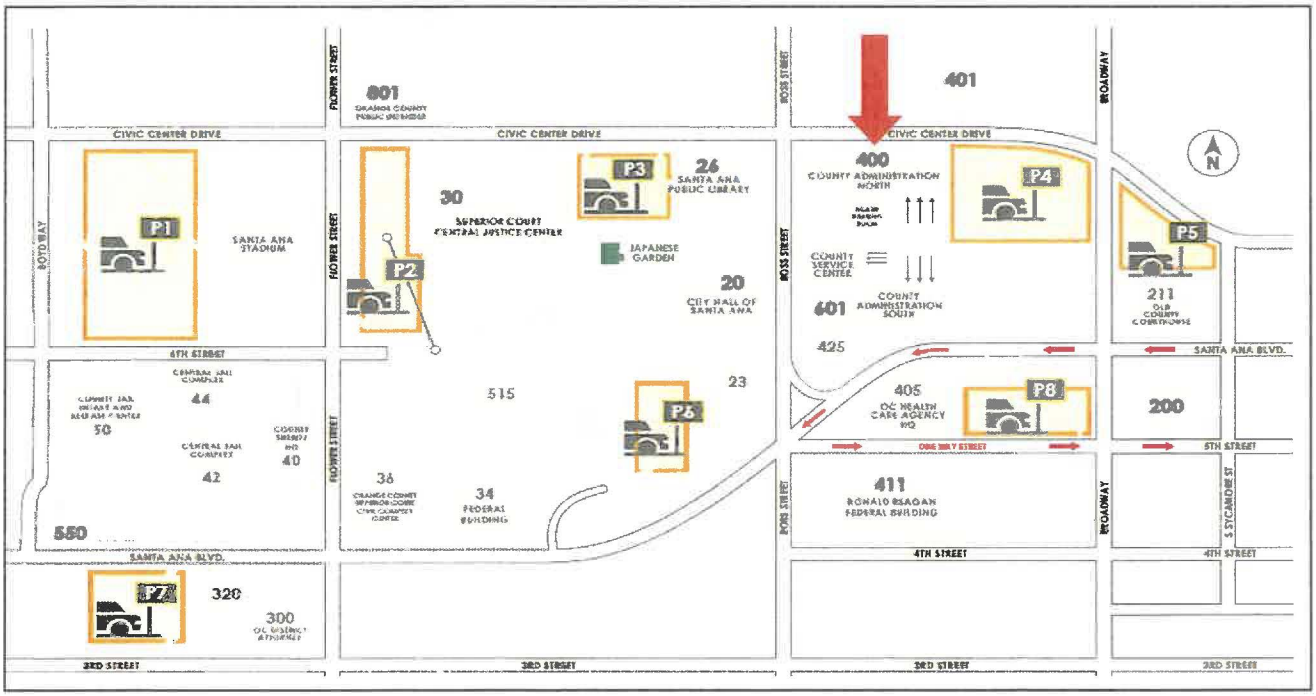
DECISION MAKING BODY: Orange County Planning Commission

JUL 25 2023

DATE: August 23, 2023 **TIME:** 1:30 PM or soon thereafter

ORANGE COUNTY CLERK-RECORDER DEPARTMENT
BY: _____ DEPUTY

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



NOTICE OF INTENT TO ADOPT
PROPOSED MITIGATED NEGATIVE DECLARATION
Fairlynn Townhomes Project

In accordance with Orange County Board of Supervisor's policies regarding implementation of the California Environmental Quality Act, the County of Orange conducted a CEQA Initial Study to determine if the Oak Grove 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 to the proposed project.

TITLE: Fairlynn Townhomes Project **County File Number**: PA 21-0111

LOCATION: 6821 Fairlynn Boulevard, unincorporated island near Yorba Linda, CA 92886
Refer to the location figure below.

DESCRIPTION: The Fairlynn Townhomes Project proposes 44 multi-family attached townhomes. Related infrastructure and site improvements are also included.

PROJECT APPLICANT: ROI Esperanza 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 does not qualify per Section 15206(b) of the CEQA Guidelines.

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 Thursday, August 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: July 26, 2023 Signed: Kevin Shannon

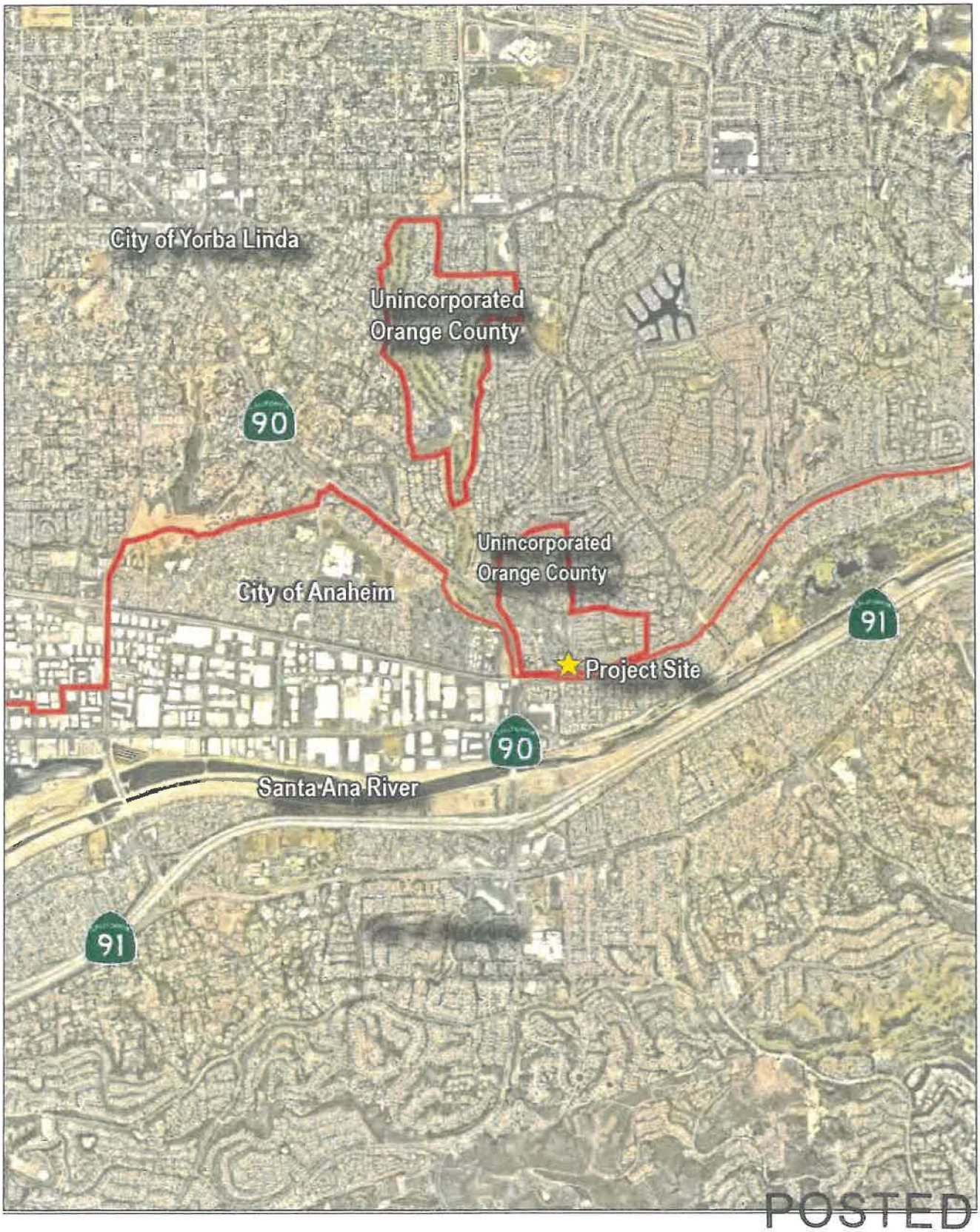
POSTED

JUL 25 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: _____ DEPUTY

Project Site Location



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JUL 25 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: DEPUTY