

# NOTICE OF PLANNING COMMISSION PUBLIC HEARING AND AVAILABILITY OF FINAL ENVIRONMENTAL IMPACT REPORT

**LOCATION:** CITY OF ORANGE COUNCIL CHAMBERS  
300 EAST CHAPMAN AVENUE

**DATE:** MONDAY, JULY 15, 2019

**TIME:** 7:00 p.m. (or as soon thereafter as the matter may be heard)

**SUBJECT:** Notice of availability of Final Environmental Impact Report No. 1857-18 and Notice of Planning Commission Meeting to consider recommending approval of the following to the City Council: (1) General Plan Amendment No. 2018-0001, (2) Zone Change No. 1286-18, (3) Development Agreement No. 0005-18, (4) Certification of Final Environmental Impact Report No. 1857-18, and (5) adoption of the Trails at Santiago Creek Specific Plan.

**PROPERTY  
LOCATION:**

The project site is located at 6145 East Santiago Canyon Road, previously identified as 6118 East Santiago Canyon Road, in the City of Orange, County of Orange, California.

**REQUEST:** The proposed project proposes a Specific Plan consisting of: (1) 68.5 acres of open space, including a 40.2-acre Greenway/Santiago Creek open space environment in the north portion of the site and a 28.3-acre Grasslands/Open Space element in the eastern portion of the site; and (2) 128 Single-Family Detached Residential units in the south-central and southwestern portion of the site (40.7 acres). The residential neighborhood will be accessed from East Santiago Canyon Road across from Nicky Way. The request incorporates the following:

- **General Plan Amendment No. 2018-0001**—A General Plan Amendment to change the City of Orange General Plan Designations for the site from Low Density Residential (LDR) (15.4 acres), Resource Area (RA) (77.3 acres), and Open Space (OS) (16.5 acres) to Low Density Residential (40.7 acres) and Open Space (68.5 acres).
- **Zone Change No. 1286-18**—A Zone Change to change the zoning on the site from Sand and Gravel (S-G) and Single-Family Residential 8,000 square feet minimum (R-1-8) to Specific Plan (SP) consisting of Single Family Residential SP-R1-8 (Specific Plan – Single Family Res. 8,000 sq. ft.) and SP-R1-10 (Specific Plan – Single Family Res. 10,000 sq. ft.), and SP-RO (Specific Plan – Recreation Open Space), consistent with the Trails at Santiago Creek Specific Plan.
- **Development Agreement No. 0005-18**—Approval of Development Agreement No. 0005-18 providing community benefits to the City and vested rights to the Applicant.
- **Environmental Impact Report No. 1857-18**—Certification of Final Environmental Impact Report (FEIR) 1857-18 (State Clearinghouse No. 2017031020), adoption of Findings of Fact, adoption of a Statement of Overriding Considerations and adoption of a Mitigation Monitoring and Reporting Program (MMRP).
- Adoption of the Trails at Santiago Creek Specific Plan.

**ENVIRONMENTAL  
INFORMATION:**

At its July 15, 2019 meeting, the City of Orange Planning Commission will consider recommending certification of the FEIR for the Project to City Council.

A Draft EIR was prepared in accordance with the California Environmental Quality Act (CEQA) and circulated for public review from February 23, 2018 to April 9, 2018. Subsequently, a Recirculated Draft EIR (RDEIR) was prepared in accordance with CEQA and circulated for public review from November 14, 2018 to December 31, 2018. Comments received on the RDEIR during the review period are included in the FEIR, which is available for viewing at the following locations during regular business hours. Note that pursuant to CEQA Guidelines Section 15088.5(f)(1), a summary of revisions made to the DEIR is included in the FEIR; also, pursuant to that Guideline, responses to comments are limited to comments received on the RDEIR

**City of Orange**  
Community Development Department  
300 East Chapman Avenue  
Orange, CA 92866

**City of Orange**  
City Clerk  
300 East Chapman Avenue  
Orange, CA 92866

**Orange Public Library and History Center**  
101 North Center Street  
Orange, CA 92866

**El Modena Branch Library**  
380 South Hewes Street  
Orange, CA 92869

**Charles P. Taft Branch Library**  
740 East Taft Avenue  
Orange, CA 92865

The FEIR, including the response to comments on the RDEIR, is also available for review on the City's website at [www.cityoforange.org](http://www.cityoforange.org) by navigating to Departments in the header menu, selecting "Community Development" from the drop down menu, selecting "Trails at Santiago Creek DEIR" from the subsequent drop down menu, and then clicking on "Click here to view the draft EIR and Appendixes."

**PROPERTY  
OWNER:**

**Milan REI X, LLC, a California Limited Liability Corporation.**

**APPLICANT:**

**Milan REI X, LLC, a California Limited Liability Corporation.**

**FURTHER  
INFORMATION:**

To obtain further information about the project, please contact Robert Garcia at the Planning Division of the City of Orange, 300 East Chapman Avenue by telephone (714) 744-7231 or via e-mail: [rgarcia@cityoforange.org](mailto:rgarcia@cityoforange.org).

*If you challenge the proposed actions on this notice in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.*