

**Notice of Completion & Environmental Document Transmittal**

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

<b>SCH # 2000041122</b>
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**Project Title:** Refined Orange Heights ProjectLead Agency: City of OrangeContact Person: Hayden Beckman, Planning ManagerMailing Address: 300 East Chapman AvenuePhone: (714) 744 - 7220City: OrangeZip: 92866County: Orange**Project Location:** County: Orange City/Nearest Community: City of OrangeCross Streets: Jamboree Road and Santiago Canyon Road Zip Code: 92869Longitude/Latitude (degrees, minutes and seconds): 33 ° 47 ' 14.23 " N / 117 ° 45 ' 17.61 " W Total Acres: 421Assessor's Parcel No.: Refer to attached documentSection: 30 Twp.: 4S Range: 8W Base: San BernWithin 2 Miles: State Hwy #: SR-241, SR-261Waterways: Peters Canyon Reservoir, Irvine LakeAirports: N/ARailways: N/A Schools: Santiago Canyon College**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  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: Amend Design Guidelines

**Development Type:**

Residential: Units 1,058 Acres 421  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Educational: \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Recreational: 10.6 acres of parks  Hazardous Waste: Type \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  Other: Roadways and Utility Infrastructure Improvements

**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: Energy, GHG, Tribal

**Present Land Use/Zoning/General Plan Designation:**Vacant; Zoning: Planned Community (PC); General Plan: LDR, LMDR, MDR, OS**Project Description:** (please use a separate page if necessary)

The Refined Orange Heights Project involves limited modifications to the previously approved Santiago Hills II project. The Project would involve new and amended Vesting Tentative Tract Maps, amended Design Guidelines, and a lot line adjustment that would result in development of 1,058 residential units (a reduction of 122 units); 10.6 acres of park land (an increase of 1.1 acres); approximately 79 acres of open space; an improved trail system; modified lot and street layouts; updated guidelines related to architectural design, home types, and landscape design; minor reduction of the eastern boundary of the Project site adjacent to SR 241/SR-261 primarily associated with removal of improvements within CalTrans right-of-way; and on- and off-site street and utility improvements.

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 checked="" 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 checked="" type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>12</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>8</u>
<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 checked="" 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 checked="" type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>5</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input checked="" type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date April 17, 2026 Ending Date May 25, 2026

### Lead Agency (Complete if applicable):

Consulting Firm: <u>T&amp;B Planning, Inc.</u>	Applicant: <u>Irvine Community Development Company LLC</u>
Address: <u>3200 El Camino Real, Suite 100</u>	Address: <u>550 Newport Center Drive</u>
City/State/Zip: <u>Irvine, CA 92602</u>	City/State/Zip: <u>Newport Beach, CA 92660</u>
Contact: <u>Nicole Morse, Esq.</u>	Phone: <u>(949) 720-2325</u>
Phone: <u>714.505.6360</u>	

Signature of Lead Agency Representative:  Date: 4-15-26

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

**REFINED ORANGE HEIGHTS PROJECT**  
**ASSESSOR'S PARCEL NO:**

545-083-20	545-084-31	545-083-26	545-081-29
545-083-47	545-084-27	545-084-40	545-081-22
545-084-13	545-081-24	545-083-27	105-016-52
545-083-36	545-081-25	545-083-24	105-016-28
545-081-08	545-081-23	545-083-23	105-016-29
545-081-30	545-081-31	545-083-22	545-083-09
545-081-28	545-084-02	545-084-46	545-083-48
545-081-32	545-083-08	545-083-49	545-084-52
545-083-01	545-083-46	545-084-49	545-084-56
545-083-02	545-081-10	545-083-37	545-081-20
545-083-13	545-083-52	545-083-42	545-081-26
545-084-06	545-084-51	545-084-21	545-083-03
545-083-14	545-084-57	545-083-53	545-083-05
545-083-45	545-084-32	545-084-60	545-083-12
545-084-39	545-084-26	545-083-44	545-084-05
545-084-09	545-084-28	545-083-21	545-084-42
545-083-29	545-081-18	545-084-29	545-084-08
545-083-30	105-016-49	545-084-58	545-083-28
545-083-32	545-021-02	545-082-03	545-084-44
545-084-47	545-021-03	545-081-21	545-084-45
545-083-40	545-021-22	545-083-04	545-084-10
545-084-12	105-016-54	545-083-06	545-084-11
545-084-48	545-021-01	545-084-04	545-083-17
545-083-38	545-021-25	545-084-43	545-083-39
105-016-53	105-016-34	545-083-25	545-083-35
545-053-03	545-081-14	545-084-41	545-083-51
545-053-01	545-081-12	545-083-15	545-084-53
545-083-43	545-081-15	545-083-31	545-084-59
545-084-14	545-082-02	545-083-16	545-084-54
545-083-50	545-081-17	545-083-33	545-081-02
545-084-22	545-083-11	545-083-34	545-083-41
545-084-35	545-083-07	545-083-18	545-083-19
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545-081-13	545-081-19	545-084-36	545-084-15
545-081-11	545-081-27	545-084-20	545-084-37
545-082-01	545-081-01	545-084-23	545-084-19
545-084-55	545-084-01	545-084-24	
545-084-33	545-084-03	545-084-30	
545-084-25	545-084-07	545-081-09	