

CITY OF ORANGE
NOTICE OF INTENT TO ADOPT INITIAL
STUDY/MITIGATED NEGATIVE DECLARATION 25-0033

TO: All Interested Parties

SUBJECT: ENT25-0033:
Initial Study/Mitigated Negative Declaration 25-0033, Tentative Tract Map 25-0033, Major Site Plan Review 25-0033, Administrative Design Review 25-0033 – TTM 17847 Project

PROJECT LOCATION: **6146 E. Santiago Canyon Road (Assessor's Parcel Number (APN) 379-451-24)**
(Located on the southeast corner of E. Santiago Canyon Road and N. Nicky Way)

SCHEDULED PUBLIC MEETING/HEARING/DATE/TIME/LOCATION: To be determined. Separate noticing will be given for public meetings/hearings.

PROJECT DESCRIPTION: A request to allow for the demolition of all site improvements to develop a 7.4-acre site with 30, two-story single-family homes, including three (3) very-low and three (3) moderate-income units pursuant to State Density Bonus Law. The project includes a private internal street and sidewalk network, an equestrian trail along the northern and western project site boundaries, common open space, landscaping, open guest parking, and related site improvements. The unit mix includes four-bedroom floor plans ranging from approximately 2,949 to 3,174 square feet.

The project will have local access from Nicky Way and regional access from Santiago Canyon Road. The project also includes the improvement of Nicky Way from a narrow, unstriped paved travel lane to a fully improved street with two travel lanes, parkway, and sidewalks on both sides of the street.

PROJECT APPLICANT: Milan Capital Management, Ryan Chen, 701 S. Parker Street, Suite 5200
Orange, CA 92868

LEAD AGENCY: City of Orange, 300 E. Chapman Avenue, Orange, CA 92866

PUBLIC REVIEW & COMMENT: The City invites you to comment on Initial Study/Mitigated Negative Declaration 25-0033. The public review period begins June 11, 2026, and ends on July 1, 2026. Written comments must be received in the office of the City of Orange Community Development Department, Planning Division located at 300 East Chapman Avenue, Orange, CA, 92866, Attention: Monique Schwartz, or via email at mschwartz@cityoforange.org by 5:30 P.M. on July 1, 2026. Copies of the Initial Study/Mitigated Negative Declaration are available for public review at the following locations:

- Orange City Hall, Offices of the City Clerk and Community Development Department, 300 East Chapman Avenue, Orange, CA 92866; and
- City of Orange Official Website: <https://www.cityoforange.org/our-city/departments/community-development/planning-division/current-projects>

FURTHER INFORMATION: To obtain further information about the Project, please contact Monique Schwartz, Principal Planner at the City of Orange, Planning Division at (714) 744-7224 or via e-mail at mschwartz@cityoforange.org.