

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

SCH #

Project Title: TTM 17847 Project**Lead Agency:** City of Orange**Contact Person:** Monique Schwartz, Senior Planner**Mailing Address:** 300 East Chapman Avenue**Phone:** (714) 744-7220**City:** Orange**Zip:** 92602**County:** Orange**Project Location:** County: Orange

City/Nearest Community: Orange

Cross Streets: East Santiago Canyon Road and North Nicky Way**Zip Code:** 92869**Longitude/Latitude (degrees, minutes and seconds):** 33 ° 48 ' 47 " N / 117 ° 47 ' 12.22 " W **Total Acres:** 7.4**Assessor's Parcel No.:** 379-451-24**Section:** Sec 23**Twp.:** T04S**Range:** R09W**Base:** San Bernardino Merid**Within 2 Miles:** State Hwy #: N/A**Waterways:** Santiago Creek**Airports:** N/A**Railways:** N/A**Schools:** Salem Lutheran School, Linda Vista ES, Oakridge Private**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:**Development Type:**☐ Residential: Units 30 Acres 7.4☐ 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:☐ 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:**Present Land Use/Zoning/General Plan Designation:**

Vacant / Single-family Residential, 40,000 square feet (R-1-40) / Estate Low Density Residential (ESTR)

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

The proposed project would include the demolition of all existing on-site structures and construction of 30 single-family homes. The proposed project would also include an internal street and sidewalk network, an equestrian trail along the northern and western project site boundaries, landscaping, open guest parking, common open space, and a retaining wall.

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 and "X".
If you have already sent your document to the agency please denote that with an "S".

☐ Air Resources Board
☐ Boating & Waterways, Department of
☐ California Emergency Management Agency
☐ California Highway Patrol
☐ Caltrans District # _____
☐ Caltrans Division of Aeronautics
☐ Caltrans Planning
☐ Central Valley Flood Protection Board
☐ Coachella Valley Mtns. Conservancy
☐ Coastal Commission
☐ Colorado River Board
☐ Conservation, Department of
☐ Corrections, Department of
☐ Delta Protection Commission
☐ Education, Department of
☐ Energy Commission
☐ Fish & Game Region # _____
☐ Food & Agriculture, Department of
☐ Forestry and Fire Protection, Department of
☐ General Services, Department of
☐ Health Services, Department of
☐ Housing & Community Development
☐ Native American Heritage Commission

☐ Office of Historic Preservation
☐ Office of Public School Construction
☐ Parks & Recreation, Department of
☐ Pesticide Regulation, Department of
☐ Public Utilities Commission
☐ Regional WQCB # _____
☐ Resources Agency
☐ Resources Recycling and Recovery, Department of
☐ S.F. Bay Conservation & Development Comm.
☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ San Joaquin River Conservancy
☐ Santa Monica Mtns. Conservancy
☐ State Lands Commission
☐ SWRCB: Clean Water Grants
☐ SWRCB: Water Quality
☐ SWRCB: Water Rights
☐ Tahoe Regional Planning Agency
☐ Toxic Substances Control, Department of
☐ Water Resources, Department of

☐ Other: _____
☐ Other: _____

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

Starting Date June 11, 2026 Ending Date July 1, 2026

Lead Agency (Complete if applicable):

Consulting Firm: FirstCarbon Solutions
Address: 250 Commerce, Suite 210
City/State/Zip: Irvine, CA 92602
Contact: Cecilia So
Phone: 888-826-5814

Applicant: Milan REI X, LLC
Address: 701 South Parker Street, Suite 5200
City/State/Zip: Orange, CA 92868
Phone: (714) 687-0000

Signature of Lead Agency Representative:  Principal Planner

Date: June 3, 2026

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