

NOTICE OF DETERMINATION (Section 21108 or 21152 of the Public Resources Code)

TO: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

Orange County Clerk-Recorder
12 Civic Center Plaza, Room #106
P.O. Box 238
Santa Ana, CA 92702

FROM: City of Orange
Community Development Department
300 East Chapman Avenue
Orange, CA 92866
(714) 744-7220

Trails at Santiago Creek Project

Project Title

Chris Nichelson, Milan REI X, LLC, 888 S. Disneyland Drive, Suite 101, Anaheim, CA 92802, (714) 687-0000

Project Applicant: Contact Name, Address, and Telephone Number

City of Orange, Robert Garcia, 300 East Chapman Avenue, Orange, CA 92866, (714) 744-7231

Lead Agency: Contact Name, Address, and Telephone Number

2017031020

State Clearinghouse Number (If submitted to Clearinghouse)

6145 E. Santiago Canyon Road, previously identified as 6118 East Santiago Canyon Road, Orange, CA 92869

Project Location (include County)

Project Description: The proposed project will establish 128 single-family detached homes on 40.7 acres and approximately 68.5 acres of open space comprised of natural hillsides, re-established grasslands, a restored Santiago Creek riparian corridor and a managed vegetation/fuel modification zone. The Project includes adoption of the Trails at Santiago Creek Specific Plan. The 40.7 acre single-family detached residential neighborhood will be located in the south-central and southwestern portions of the site abutting an adjacent vacant County-owned parcel. The density of the residential portion of the project equates to 3.1 dwelling units per acre, which is reflective of residential lots in existing surrounding neighborhoods. The single-family detached lots will range in size from 8,000 square feet to 9,000 square feet (82 lots); 9,200 square feet to 10,000 square feet (17 lots); and 10,000 square feet and greater (29 lots). The site is 109.2 acres and currently contains disturbed, undeveloped land that previously supported mining activities and currently supports a sand and gravel operation. The site is currently comprised of 12 parcels and is bisected by Santiago Creek in an east-west direction. The amenities in the open space area will include multi-use trails, trail paseos for hiking and bicycling access, expansion of, and connection to, the 1,269-acre Santiago Oaks Regional Park, and other amenities.

The proposed Project consists of the following approvals by the City of Orange City Council:

Adoption of Resolution No. 11187, a Resolution of the City Council of the City of Orange (A) Certifying the Adequacy of Final Environmental Impact Report 1857-18 (SCH No. 2017031020) (B) Adopting Findings of Fact, (C) Adopting a Statement of Overriding Considerations, (D) Adopting a Mitigation Monitoring and Reporting Program, and (E) Imposing Other Project Related Conditions for Related Project Entitlements for the Construction of 128 New Detached Single-Family Residences and Approximately 68.5 Acres of Open Space on a Site Commonly Referred to as Sully Miller, Located at 6145 East Santiago Canyon Road, Previously Identified as 6118 East Santiago Canyon Road;

Adoption of Resolution No. 11188, a Resolution of the City Council of the City of Orange Approving General Plan Amendment No. 2018-0001, a Request to Change the General Plan Designation of an Approximately 109.2 Acre Site From Low Density Residential (LDR) (Approximately 15.4 Acres), Resource Area (RA) (Approximately 77.3 Acres), and Open Space (OS) (Approximately 16.5 Acres) to Low Density Residential (LDR) (Approximately 40.7 Acres) and Open Space (OS) (Approximately 68.5 Acres) on a Site Commonly Referred to as Sully Miller, Located at 6145 E. Santiago Canyon Road, Previously Identified as 6118 East Santiago Canyon Road;

Introduction of Ordinance No. 08-19, an Ordinance of the City Council of the City of Orange Approving Development Agreement No. 0005-18 for the Trails at Santiago Creek Project, on a Site Commonly Referred to as Sully Miller, Located at 6145 E. Santiago Canyon Road, Previously Identified as 6118 East Santiago Canyon Road; and

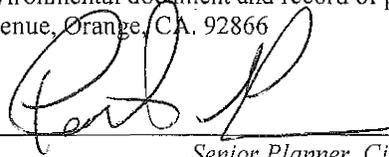
Introduction of Ordinance No. 07-19, an Ordinance of the City Council of the City of Orange Approving Zone Change No. 1286-18, Changing the Zoning from Sand and Gravel (S-G) and Single Family Residential 8,000 Square Feet Minimum (R-1-8) to Specific Plan (SP) Consisting of Single Family Residential R-1-8 and R-1-10, and Open Space, and Adopting the Trails at Santiago Creek Specific Plan on a Site Commonly Referred to as Sully Miller Located at 6145 E. Santiago Canyon Road, Previously Identified as 6118 East Santiago Canyon Road.

This is to advise that the **City of Orange**, acting as the Lead Agency Responsible Agency, adopted Resolution No. 11187 and Resolution No. 11188, and introduced Ordinance No. 08-19 and Ordinance No. 07-19 on **October 22, 2019**, and has made the following determinations:

1. The project will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared and certified pursuant to the provisions of CEQA.
 A Mitigated Negative Declaration was prepared and adopted for this project pursuant to the provisions of CEQA.
3. Mitigation Measures were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was was not] adopted for this project.
5. A Statement of Overriding Considerations was was not] adopted for this project.
6. Findings were were not] made pursuant to the provisions of CEQA Guidelines Section 15091.

This is to certify that the environmental document and record of project approval is available to the General Public at: Orange City Hall, 300 East Chapman Avenue, Orange, CA, 92866

Lead Agency Signature: _____



Senior Planner, City of Orange

Date: October 23, 2019

Governor's Office of Planning & Research

OCT 24 2019

STATE CLEARINGHOUSE



State of California - Department of Fish and Wildlife
2019 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (Rev. 01/01/18) Previously DFG 753.5a

Print **StartOver** **Finalize&Email**

RECEIPT NUMBER:
 30-2019 1041
 STATE CLEARINGHOUSE NUMBER (If applicable)
 2017031020

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

| | | |
|--------------------------------------|-------------------|---------------------------|
| LEAD AGENCY CITY OF ORANGE | LEAD AGENCY EMAIL | DATE 10/24/2019 |
|--------------------------------------|-------------------|---------------------------|

| | |
|--|--|
| COUNTY/STATE AGENCY OF FILING Orange | DOCUMENT NUMBER 201985001068 |
|--|--|

PROJECT TITLE
TRAILS AT SANTIAGO CREEK PROJECT

| | | |
|--|-------------------------|---------------------------------------|
| PROJECT APPLICANT NAME CHRIS NICHELSON, MILAN REI X, LLC | PROJECT APPLICANT EMAIL | PHONE NUMBER (714) 744-7220 |
|--|-------------------------|---------------------------------------|

| | | | |
|---|------------------------|--------------------|--------------------------|
| PROJECT APPLICANT ADDRESS 888 S. DISNEYLAND DR. STE 101 | CITY ANAHEIM | STATE CA | ZIP CODE 92802 |
|---|------------------------|--------------------|--------------------------|

PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

| | | | |
|---|------------|----|-----------------|
| <input checked="" type="checkbox"/> Environmental Impact Report (EIR) | \$3,271.00 | \$ | <u>3,271.00</u> |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,354.75 | \$ | <u>0.00</u> |
| <input type="checkbox"/> Certified Regulatory Program document (CRP) | \$1,112.00 | \$ | <u>0.00</u> |

Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

| | | | |
|---|----------|----|-------------------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | <u>0.00</u> |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ | <u>50.00</u> |
| <input type="checkbox"/> Other | | \$ | <u> </u> |

PAYMENT METHOD:

Cash Credit Check Other
 TOTAL RECEIVED \$ 3,321.00

| | |
|---|---|
| SIGNATURE X / Nadia Al Obaidi | AGENCY OF FILING PRINTED NAME AND TITLE NADIA AL OBAIDI, DEPUTY CLERK |
|---|---|

POSTED

OCT 24 2019

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: NA DEPUTY

Hugh Nguyen, Clerk-Recorder



3321.0

* \$ R 0 0 1 1 2 2 4 2 4 8 \$ *

201985001068 10:57 am 10/24/19

323 OR03 Z02

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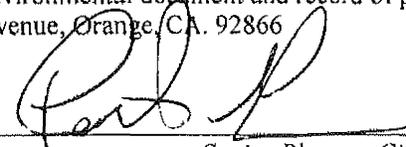
30-2019-1041

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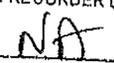
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Lead Agency Signature:  _____
Senior Planner, City of Orange

Date: October 23, 2019

POSTED

OCT 24 2019

ORANGE COUNTY CLERK-RECORDER DEPARTMENT
BY:  DEPUTY

FILED

OCT 24 2019

ORANGE COUNTY CLERK-RECORDER DEPARTMENT
BY:  DEPUTY



ATTORNEY - COPY - MESSENGER
S E R V I C E S

LA: 213-482-5555
OC: 714-662-5555
SD: 619-263-5555
Statewide: 888-512-9990
www.ddslegal.com

CLIENT #: 6509
CLIENT: City Of Orange-Planning Dept
CALLER: Kim 714-744-7234
PHONE: (714) 744-7238

TRACKING NUMBER:
3583901

"Exclusive" Delivery

COMPLETE BY: 10/24/19 11:00

CASE NUMBER:

FROM: City Of Orange-Planning Dept
300 E CHAPMAN AVE
ORANGE, CA 92866

REFERENCE(S):

city projects public works

TO: oc recorder
601 N ROSS ST
SANTA ANA, CA 92701

EMAIL:

kkinsler@cityoforange.org

DOCUMENTS / INSTRUCTIONS:

CALL KIM WITH ANY PROBLEMS 714-744-7234
record notice of determination
attaching fees



92701-



X-0006-D3583901

WAIT/ RESEARCH TIME: _____ ADVANCED FEE: _____ CHECK #: _____

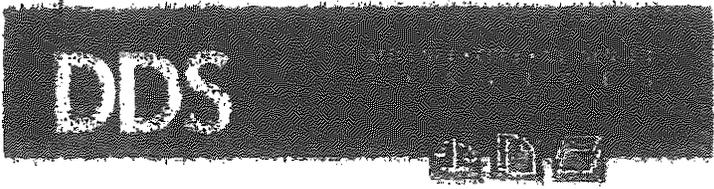
DDS STATUS: _____

COMPLETION DATE: _____ RECEIVED BY: _____

COMPLETION TIME: _____ PRINT NAME: _____

Jessica

#6509



Orange County
714.662.5555
FAX

L.A. County
213.482.5555
FAX

MESSENGER SERVICE

DELIVER TO ATTN:
COMPANY NAME: Clerk Recorder

ADDRESS: 12 Civic Center Plaza
Room #106

CITY: Santa Ana

PHONE

CUSTOMER INFORMATION

ORDERED BY
COMPANY NAME: City of Orange
ADDRESS: 300 E.Chapman Ave.

CITY: Orange, CA 92866

PHONE: (714) 744-7234

DATE 10/23/2019

BILLING REF: City Projects

SPECIAL INSTRUCTIONS

Please deliver, file and post attached (2) "Notices of Determination".

Return stamped/file copy to my attention: kkinsler@cityoforange.org when delivered.

Thank you!

RECEIVED

TIME

ripM

DATE

We shall make all reasonable effort for prompt delivery but assume no responsibility for loss arising from late delivery. DDS's liability for any direct economic damage incurred as a result of any breach, failure, act or omission of DDS and employees shall not exceed \$250.00 per invoice. Under no circumstances shall DDS be liable for incidental or consequential damages.

CHARGES

WAIT

WEIGH

T #L BS

LOG#

DELIVERED BY:

TOTAL