



ORANGE COUNTY  
CLERK-RECORDER  
CEQA FILING COVER SHEET

30-03|26|2024-0228

Recorded in Official Records, Orange County  
Hugh Nguyen, Clerk-Recorder



50.00

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Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

TYPE OR PRINT CLEARLY

Project Title

FIRST HARBOR MIXED-USE DEVELOPMENT PROJECT

Check Document being Filed:

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type):

FILED

MAR 26 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.H DEPUTY

FILED IN THE OFFICE OF THE ORANGE  
COUNTY CLERK-RECORDER ON March 26, 2024

Posted for 30 days

DEPUTY CARINA HERRERA

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

MAYOR  
 Valerie Amezcua  
 MAYOR PRO TEM  
 Thai Viet Phan  
 COUNCILMEMBERS  
 Phil Bacerra  
 Johnathan Ryan Hernandez  
 Jessie Lopez  
 David Penaloza  
 Benjamin Vazquez



INTERIM CITY MANAGER  
 Tom Hatch  
 CITY ATTORNEY  
 Sonja R. Carvalho  
 CITY CLERK  
 Jennifer L. Hall

**CITY OF SANTA ANA**  
**PLANNING AND BUILDING AGENCY**  
 20 Civic Center Plaza • P.O. Box 1988  
 Santa Ana, California 92702  
[www.santa-ana.org](http://www.santa-ana.org)

**FILED**

**MAR 26 2024**

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY:           C.H           DEPUTY

**NOTICE OF DETERMINATION**

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

Orange County Clerk Recorder  
 P.O. Box 238  
 Santa Ana, CA 92702-0238

**FROM:** City of Santa Ana  
 P.O. Box 1988  
 20 Civic Center Plaza  
 Santa Ana, CA 92702

Contact: Jerry C. Guevara, AICP  
 Phone: (714) 647-5481  
 Email: [jguevara@santa-ana.org](mailto:jguevara@santa-ana.org)

**Subject:** Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code

**Project Title:** First Harbor Mixed-Use Development Project  
**Application No(s):** Site Plan Review (SPR) No. 2024-01 & Tentative Tract Map (TTM) No. 2024-01  
**State Clearinghouse Number:** 2013061027 **ER Number:** 2023-71  
**Project Location:** 101, 111, 115, & 121 N. Harbor Boulevard, 3709 & 3729 W. First Street, & 114 N. Figueroa Street  
**City:** Santa Ana **County:** Orange

**Applicant:** Charles Mlyard with and representing Primlor Inc. (Applicant & Property Owner)  
**Mailing Address:** 750 N. Diamond Bar Blvd., Unit 188, Diamond Bar, CA 91765  
**Phone:** (800) 735-9973 | Email: [Chuck@primlor.com](mailto:Chuck@primlor.com)

**Project Description:** The project involves developing an existing vacant lot with a nine-story mixed-use building consisting of 15,182 square feet of leasable commercial space, 1,845 square feet of leasing office space, 181 for-sale residential condominium units, 339 parking spaces, and 40,853 square feet of open space and amenities. Project consists of approval of SPR No. 2024-01 and TTM No. 2024-01. Pursuant to Table 3-2 (Permitted Uses) and Figure 7-1 (Permitting Process) of the Harbor Mixed-Use Transit Corridor Specific Plan (SP-2), structures over three stories in height require approval of a SPR application by the Planning Commission. In addition, pursuant to Section 34-127 of the Santa Ana Municipal Code (SAMC), projects proposing to create four or more lots require approval of a TTM application by the Planning Commission.

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is within the scope of the 2014 Harbor Boulevard Mixed-Use Transit Corridor Plan Environmental Impact Report (EIR) (SCH No. 2013061027). The 2014 EIR anticipated potential development of up to 4,623 dwelling units and 1,964,261 square feet of commercial area. The 2014 EIR analyzed impacts related to aesthetics, agriculture/forestry, air quality, biology, cultural resources, geology/soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population/housing, public services, transportation/traffic, tribal cultural resources and utilities. The EIR concluded that there would be significant and unavoidable impacts associated with air quality and mitigation measures were developed and recorded through an approved Mitigation Monitoring and Reporting Program (MMRP). The previously prepared 2014 EIR adequately described the project's environmental setting, significant impacts and alternatives, and mitigation measures related to each impact. There are no substantial changes with respect to circumstances under which the project is undertaken that will require major revisions to the EIR. There is no new information of substantial importance, and there are no new environmental impact or mitigation measure needed. All applicable mitigation measures applied to the previously prepared 2014 EIR and will be applied to this project.

SANTA ANA CITY COUNCIL

Valerio Amezcua  
 Mayor  
[vamezcua@santa-ana.org](mailto:vamezcua@santa-ana.org)

Thai Viet Phan  
 Mayor Pro Tem, Ward 1  
[tpfan@santa-ana.org](mailto:tpfan@santa-ana.org)

Benjamin Vazquez  
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Jessie Lopez  
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David Penaloza  
 Ward 6  
[dpenaloza@santa-ana.org](mailto:dpenaloza@santa-ana.org)

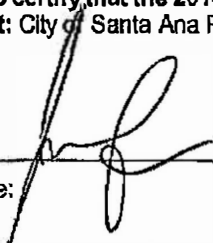
Notice of Determination  
First Harbor Mixed-Use Development Project  
Page 2 of 2

On March 26, 2024, the Planning Commission of the City of Santa Ana (Lead Agency) approved the above described project and made the following determination regarding the above described project:

1. An Environmental Impact Report was previously prepared and certified pursuant to the provisions of CEQA.
2. The project is covered by a previously certified EIR (SCH No. 2013061027).
3. The project will have a significant effect on the environment.
4. Mitigation measures were made a condition of approval of the project in the previous EIR and reaffirmed for this project.
5. A statement of Overriding Considerations was adopted for the previous EIR and reaffirmed for this project.
6. Findings were made pursuant to the provisions of CEQA for the previously approved project and reaffirmed for this project.

**This is to certify that the 2014 Harbor Boulevard Mixed-Use Transit Corridor Plan EIR, is available to the General Public at: City of Santa Ana Planning Division, 20 Civic Center Plaza, Santa Ana, CA 92701.**

Signature: \_\_\_\_\_



03-26-2024

Senior Planner

Date:

Title:

**FILED**

MAR 26 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: \_\_\_\_\_

C.H.

DEPUTY

FILED

Print Form

MAR 26 2024

Notice of Determination ORANGE COUNTY CLERK-RECORDER DEPARTMENT

Appendix D

To:  Office of Planning and Research
U.S. Mail: P.O. Box 3044 Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113 Sacramento, CA 95814

County Clerk
County of: Orange
Address: 12 Civic Center Plaza Santa Ana, CA 92701

From: DEPUTY
Public Agency: City of Santa Ana
Address: 20 Civic Center Plaza Santa Ana, CA 92701
Contact: Karen Haluza, AICP
Phone: 714-867-2728

Lead Agency (if different from above) same as above
Address:
Contact:
Phone:

FILED
OCT 22 2014
ORANGE COUNTY CLERK-RECORDER DEPARTMENT
DEPUTY

Receipt # 452466

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2013061027

Project Title: Harbor Blvd. Mixed Use Transit Corridor Plan (GPA 2014-02, ZOA 2014-01, AA 2014-01)

Project Applicant: City of Santa Ana

Project Location (Include county): Harbor Blvd from Westminster Ave to Gloxinia Ave, Santa Ana, Orange Co.

Project Description:

The Harbor Boulevard Mixed Use Transit Corridor Plan would replace the existing 426-acre North Harbor Specific Plan (NHSP) to change the boundaries into two areas: 1) Harbor Corridor Plan (HCP): 305-ac within the existing NHSP generally along Harbor Blvd, and 2) Conventional Zoning Area (CZA): 120-ac within the NHSP in the Willowick Golf Course area. The HCP regulates 252-ac through four districts: Transit Node, Corridor, Neighborhood Transitional, and Open Space. Buildout of the HCP could generate 3,884 additional dwelling units and 13,721 additional of commercial space. No change in units or population are proposed in the CZA.

This is to advise that the City of Santa Ana has approved the above (X) Lead Agency or ( ) Responsible Agency)

described project on 10/21/14 and has made the following determinations regarding the above described project. (date)

- 1. The project (X) will ( ) will not have a significant effect on the environment.
2. (X) An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. ( ) A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures (X) were ( ) were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan (X) was ( ) was not adopted for this project.
5. A statement of Overriding Considerations (X) was ( ) was not adopted for this project.
6. Findings (X) were ( ) were not made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at: City of Santa Ana, Planning Division, 20 Civic Center Plaza, Santa Ana, CA 92701

Signature (Public Agency): Title: 10/22/14

Date: October 22, 2014 Date Received

Recorded In Official Records, Orange County
Hugh Nguyen, Clerk-Recorder



201485000966 2:16 pm 10/22/14
281 304 202
0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

POSTEL
OCT 22 2014
HUGH NGUYEN, CLERK-RECORDER
DEPUTY



State of California - Department of Fish and Wildlife  
 2014 ENVIRONMENTAL FILING FEE CASH RECEIPT  
 DFW 753.5a (Rev. 09/13)

RECEIPT# **452466**  
 STATE CLEARING HOUSE# (if applicable)  
**2013061027**

SEE INSTRUCTIONS ON REVERSE, TYPE OR PRINT CLEARLY

LEAD AGENCY City of Santa Ana DATE 10-22-14  
 COUNTY/STATE AGENCY OF FILING Orange County Clerk Recorder DOCUMENT NUMBER 20148500966  
 PROJECT TITLE Harbor Blvd. Mixed Use Transit Corridor Plan (GEA 2014-02, ZOA 2014-01, AA 2014-1)  
 PROJECT APPLICANT NAME CITY OF Santa Ana PHONE NUMBER (714) 661-2728  
 PROJECT APPLICANT ADDRESS 20 Civic Center Plaza Santa Ana, Ca STATE Ca ZIP CODE 92701  
 PROJECT APPLICANT (Check appropriate box):  
 Local Public Agency     School District     Other Special District     State Agency     Private Entity

CHECK APPLICABLE FEES:  
 Environmental Impact Report (EIR) \$3,029.75 \$ 3029.75  
 Mitigated/Negative Declaration (MND)(ND) \$2,181.25 \$ \_\_\_\_\_  
 Application Fee Water Diversion (State Water Resources Control Board only) \$850.00 \$ \_\_\_\_\_  
 Projects Subject to Certified Regulatory Programs (CRP) \$1,030.25 \$ \_\_\_\_\_  
 County Administrative Fee \$50.00 \$ \_\_\_\_\_  
 Project that is exempt from fees  
 Notice of Exemption (attach)  
 CDFW No Effect Determination (attach)  
 Other \$ \_\_\_\_\_

PAYMENT METHOD:  
 Cash     Credit     Check     Other House Charge #341220 TOTAL RECEIVED \$ 3,029.75

SIGNATURE x Priscilla Diaz TITLE Deputy  
 WHITE - PROJECT APPLICANT    YELLOW - CDFW/AS    PINK - LEAD AGENCY    GOLDEN ROD - COUNTY CLERK

**FILED**

**MAR 26 2024**

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C. Diaz DEPT: CLERK  
 Orange County Clerk-Recorder's Office  
 Hush Nguyen  
 630N Broadway Bldg. 12 Sui 101  
 Santa Ana, CA, 92701  
 Santa Ana EIR, City of  
 Finalization: 20140000341220  
 10/22/14 2:16 PM  
 281 304

Item	Title	Count
1	Z02 Fish & Game: Env Impact Report Document ID	1
	DOC# 20148500966	3029.75
	Time Recorded 2:16 PM	

Total	Amount
3029.75	3029.75
Payment Type	Amount
House Charge	3029.75

THANK YOU  
 PLEASE RETAIN THIS RECEIPT  
 FOR YOUR RECORDS  
 www.occlerkrecorder.com



State of California - Department of Fish and Wildlife  
**2024 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

Print **StartOver** Save

RECEIPT NUMBER:  
 30 — 03/26/2024 — 0228  
 STATE CLEARINGHOUSE NUMBER (if applicable)  
 2013061027

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SANTA ANA	LEAD AGENCY EMAIL	DATE 03/26/2024
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COUNTY/STATE AGENCY OF FILING Orange	DOCUMENT NUMBER 202485000235
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PROJECT TITLE  
 FIRST HARBOR MIXED-USE DEVELOPMENT PROJECT

PROJECT APPLICANT NAME CHARLES MINYARD	PROJECT APPLICANT EMAIL	PHONE NUMBER (714) 647-5481
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PROJECT APPLICANT ADDRESS 750 N. DIAMOND BAR BLVD. UNIT 188	CITY DIAMOND BAR	STATE CA	ZIP CODE 91765
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PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,051.25	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,918.75	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,377.25	\$	0.00

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	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	50.00
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

Cash   
  Credit   
  Check   
  Other   
 TOTAL RECEIVED \$ 50.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE CARINA HERRERA, DEPUTY
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