



Gavin Newsom  
Governor

STATE OF CALIFORNIA  
Governor's Office of Planning and Research  
State Clearinghouse and Planning Unit



Kate Gordon  
Director

Notice of Preparation

March 22, 2019

To: Reviewing Agencies  
Re: Tina-Pacific Neighborhood Development Plan Project  
SCH# 2019039134

Attached for your review and comment is the Notice of Preparation (NOP) for the Tina-Pacific Neighborhood Development Plan Project draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

**Kelly Hart**  
Stanton, City of  
7800 Katella Ave  
Orange, CA 90680

with a copy to the State Clearinghouse in the Office of Planning and Research at [state.clearinghouse@opr.ca.gov](mailto:state.clearinghouse@opr.ca.gov). Please refer to the SCH number noted above in all correspondence concerning this project on our website: <https://ceqanet.opr.ca.gov/2019039134/2>.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely

Scott Morgan  
Director, State Clearinghouse

cc: Lead Agency

### 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 # **2019039134**

**Project Title:** Tina-Pacific Neighborhood Development Plan Project

Lead Agency: City of Stanton Contact Person: Kelly Hart  
Mailing Address: 7800 Katella Avenue Phone: 714.890.4213  
City: Stanton Zip: 90680 County: Orange

**Project Location:** County: Orange City/Nearest Community: Stanton  
Cross Streets: Magnolia Avenue and Pacific Avenue Zip Code: 90680  
Longitude/Latitude (degrees, minutes and seconds): 33 ° 48 ' 29 " N / 117 ° 58 ' 39 " W Total Acres: 10.27 acres  
Assessor's Parcel No.: Various Section: 24 Twp.: 4S Range: 11W Base: San Bern  
Within 2 Miles: State Hwy #: I-5, SR-22 Waterways: Stanton Storm Channel  
Airports: None Railways: None Schools: Various

**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: \_\_\_\_\_

**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: Tent. Tract Map

**Development Type:**

Residential: Units 161 Acres \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Educational: \_\_\_\_\_  
 Recreational: \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Transportation: Type \_\_\_\_\_  
 Mining: Mineral \_\_\_\_\_  
 Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Hazardous Waste: Type \_\_\_\_\_  
 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: GHG

**Present Land Use/Zoning/General Plan Designation:**

High Density Residential

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

The Tina-Pacific Neighborhood Development Plan Project (project) proposes to develop a 161-unit multi-family affordable housing development generally at the intersection of Magnolia Avenue and Pacific Avenue in the City of Stanton (City). To do so, the City is proposing to acquire 15 on-site parcels; relocate existing tenants; demolish all structures and existing street improvements; and vacate two public roadways (Tina Way and Pacific Avenue) and two public alleyways on-site. Based on the availability of funding, two development options are proposed. Both development options would have the same number of units, however one option would include a preschool facility and additional recreational amenities.

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.

**NOP Distribution List**

County: Orange *OR*

SCH#

**2019039134**

Resources Agency

**Resources Agency**  
Nadell Gayou

Dept. of Boating & Waterways  
Denise Peterson

California Coastal Commission  
Allyson Hitt

Colorado River Board  
Elsa Contreras

Dept. of Conservation  
Crina Chan

Cal Fire  
Dan Foster

Central Valley Flood Protection Board  
James Herota

Office of Historic Preservation  
Ron Parsons

**Dept of Parks & Recreation**  
Environmental Stewardship Section

S.F. Bay Conservation & Dev't. Comm.  
Steve Goldbeck

Dept. of Water Resources  
Resources Agency  
Nadell Gayou

Fish and Game

Depart. of Fish & Wildlife  
Scott Flint  
Environmental Services Division

Fish & Wildlife Region 1  
Curt Babcock

Fish & Wildlife Region 1E  
Laurie Harnsberger

Fish & Wildlife Region 2  
Jeff Drongesen

Fish & Wildlife Region 3  
Craig Weightman

Fish & Wildlife Region 4  
Julie Vance

Fish & Wildlife Region 5  
Leslie Newton-Reed  
Habitat Conservation Program

Fish & Wildlife Region 6  
Tiffany Ellis  
Habitat Conservation Program

Fish & Wildlife Region 6 I/M  
Heidi Calvert  
Inyo/Mono, Habitat Conservation Program

Dept. of Fish & Wildlife M  
William Paznokas  
Marine Region

Other Departments

California Department of Education  
Lesley Taylor

OES (Office of Emergency Services)  
Monique Wilber

Food & Agriculture  
Sandra Schubert  
Dept. of Food and Agriculture

Dept. of General Services  
Cathy Buck  
Environmental Services Section

Housing & Comm. Dev.  
CEQA Coordinator  
Housing Policy Division

Independent Commissions, Boards

Delta Protection Commission  
Erik Vink

Delta Stewardship Council  
Anthony Navasero

California Energy Commission  
Eric Knight

Native American Heritage Comm.  
Debbie Treadway

Public Utilities Commission  
Supervisor

Santa Monica Bay Restoration  
Guangyu Wang

State Lands Commission  
Jennifer Deleong

Tahoe Regional Planning Agency (TRPA)  
Cherry Jacques

Cal State Transportation Agency CalSTA

Caltrans - Division of Aeronautics  
Philip Crimmins

Caltrans - Planning  
HQ LD-IGR  
Christian Bushong

California Highway Patrol  
Suzann Ikeuchi  
Office of Special Projects

Dept. of Transportation

Caltrans, District 1  
Rex Jackman

Caltrans, District 2  
Marcelino Gonzalez

Caltrans, District 3  
Susan Zanchi

Caltrans, District 4  
Patricia Maurice

Caltrans, District 5  
Larry Newland

Caltrans, District 6  
Michael Navarro

Caltrans, District 7  
Dianna Watson

Caltrans, District 8  
Mark Roberts

Caltrans, District 9  
Gayle Rosander

Caltrans, District 10  
Tom Dumas

Caltrans, District 11  
Jacob Armstrong

Caltrans, District 12  
Maureen El Harake

Cal EPA

Air Resources Board

Airport & Freight  
Jack Wursten

Transportation Projects  
Nesamani Kalandiyur

Industrial/Energy Projects  
Mike Tollstrup

California Department of Resources, Recycling & Recovery  
Kevin Taylor/Jeff Esquivel

State Water Resources Control Board  
Regional Programs Unit  
Division of Financial Assistance

State Water Resources Control Board  
Cindy Forbes - Asst Deputy  
Division of Drinking Water

State Water Resources Control Board  
Div. Drinking Water # \_\_\_\_\_

State Water Resources Control Board  
Student Intern, 401 Water Quality Certification Unit  
Division of Water Quality

State Water Resources Control Board  
Phil Crader  
Division of Water Rights

Dept. of Toxic Substances Control Reg. # \_\_\_\_\_  
CEQA Tracking Center

Department of Pesticide Regulation  
CEQA Coordinator

Regional Water Quality Control Board (RWQCB)

RWQCB 1  
Cathleen Hudson  
North Coast Region (1)

RWQCB 2  
Environmental Document Coordinator  
San Francisco Bay Region (2)

RWQCB 3  
Central Coast Region (3)

RWQCB 4  
Teresa Rodgers  
Los Angeles Region (4)

RWQCB 5S  
Central Valley Region (5)

RWQCB 5F  
Central Valley Region (5)  
Fresno Branch Office

RWQCB 5R  
Central Valley Region (5)  
Redding Branch Office

RWQCB 6  
Lahontan Region (6)

RWQCB 6V  
Lahontan Region (6)  
Victorville Branch Office

RWQCB 7  
Colorado River Basin Region (7)

RWQCB 8  
Santa Ana Region (8)

RWQCB 9  
San Diego Region (9)

Other \_\_\_\_\_

\_\_\_\_\_  
Conservancy