



# NOTICE OF AVAILABILITY

**Date:** July 10, 2019

**To:** Reviewing Agencies and Other Interested Parties

**Subject:** Notice of Availability (NOA) of a Draft Environmental Impact Report (Draft EIR)

**Project Title:** Tina-Pacific Neighborhood Development Plan Project  
State Clearinghouse No. 2019039134

**Notice is hereby given**, pursuant to Public Resources Code Section 21092 and the State CEQA Guidelines (Title 14 of the California Code of Regulations, Section 15087), that the City of Stanton (City) has completed the Draft Environmental Impact Report (Draft EIR) for the Tina-Pacific Neighborhood Development Plan Project (project) described below, and that the Draft EIR is available for public review.

**Project Location:** The project site is generally located in the northeast quadrant of the City, to the west of the intersection of Magnolia Avenue and Pacific Avenue. More specifically, the 10.27-acre site is bounded by Tina Way to the north, Magnolia Avenue to the east, an alleyway south of Pacific Avenue to the south, and Sherrill Street to the west. The site encompasses 40 parcels as well as portions of two public streets (Tina Way and Pacific Avenue) and two alleyways.

**Project Description:** The proposed project involves constructing a 161-unit multi-family affordable housing development. To do so, the City is proposing to acquire the 15 remaining properties on-site; relocate all existing tenants; demolish all structures and existing street improvements; and vacate the two public streets (Tina Way and Pacific Avenue) and two alleyways on-site. In addition to the proposed multi-family affordable units, and based on the availability of funding, the project may also include a preschool facility and additional recreational facilities. These two development scenarios are described below.

## **Development Scenario One (Proposed Project Without Preschool)**

Phase I encompasses 6.1 acres of the eastern portion of the project site closer to Magnolia Avenue. Development of Phase I would involve constructing an 83-unit residential development, consisting of 50 two-bedroom units (one of which would be occupied by an on-site property manager) and 33 three-bedroom units rented to low-income households. Amenities would include a community center in the center of the site, two tot lots, and several landscaped pedestrian walkways between the proposed residential buildings.

Phase II of the project encompasses approximately 4.1 acres of the western portion of the project site. Development of Phase II would involve constructing a 78-unit residential development, consisting of 54 two-bedroom units and 24 three-bedroom units. This second phase would be integrated into Phase I of the project as one cohesive livable community. In order to consolidate both phases of the project, the City is proposing street vacations of Pacific Avenue and Tina Way and the two alleyways.

## **Development Scenario Two (Proposed Project With Preschool)**

Development Scenario Two would include the same number of affordable housing units, at the same affordability levels and constructed in the same two phases as Development Scenario One. In addition, the community center located in the center of the site, two tot lots, and landscaped pedestrian walkways between the proposed residential buildings would also be constructed. However, if funding is available, the project would also include a 2,300-square foot preschool facility, one additional tot lot along Magnolia Avenue, and a community pool in the center of the site under Phase I.

**Property Acquisition and Tenant Relocation Process**

As part of the project, the City is proposing to acquire the 15 remaining non-City-owned parcels on-site and relocate all existing tenants. Voluntary relocation of all tenants is anticipated but there may be a need for eminent domain. The property acquisition and tenant relocation process would occur as part of the project.

**Requested Entitlements**

The proposed project would require the following entitlements:

- Precise Plan of Development;
- Tentative Tract Map;
- Street Vacation;
- Conditional Use Permit;
- Density Bonus Concession; and
- Project-specific Relocation Plan.

**Significant Environmental Effects:** The Draft EIR determined that the proposed project would not result in any significant and unavoidable environmental impacts following implementation of mitigation measures and compliance with applicable Federal, State, and local regulatory requirements.

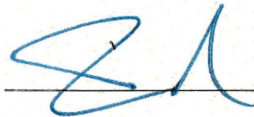
**Toxic Sites:** The site is not listed pursuant to Government Code Section 65962.5.

**Document Availability:** Copies of the Draft EIR, along with documents referenced in the Draft EIR, are available during the 45-day public review period at the following locations:

1. City of Stanton Community Development Department Planning Division, 7800 Katella Avenue, Stanton, California 90680
2. Garden Grove/Chapman Library, 9182 Chapman Avenue, Garden Grove, CA 92841
3. City of Stanton Website: <http://ci.stanton.ca.us/Departments/Community-Development/Planning-Division>

**Comment Period:** A 45-day public review period for the Draft EIR begins on July 10, 2019 and ends on August 23, 2019. City staff will respond to all comments received on the Draft EIR. Comments may be submitted by facsimile, letter, or electronic mail.

All comments and responses to this notice should be submitted in writing to Mr. Jarad Hildenbrand, City Manager, at the address above or via email at [jhildenbrand@ci.stanton.ca.us](mailto:jhildenbrand@ci.stanton.ca.us).

Date: 7.3.19 Signature:   
Title: City Manager  
Telephone: 714.890.4277

Governor's Office of Planning & Research

JUL 10 2019

STATE CLEARINGHOUSE