

## **Attachment to NOC:**

### **Schools Within 2 Miles:**

West Heritage Elementary School, Heritage Intermediate School, Perdew Elementary School, Sacred Heart Parish School, Grapeland Elementary School, Etiwanda High School, Windrows Elementary School, Terra Vista Elementary School, Almond Elementary School

### **Project Description:**

The proposed Project involves the construction and operation of a mixed-use development of residential and commercial uses on the project site. The proposed Project includes 131 for-rent residential units (73 one-bedroom and 58 two-bedroom units), 4 commercial-ready units attached to one-bedroom units, and a 1,592-square-foot (sf) commercial space. The development would face East Avenue, with two gated vehicle access driveways provided along East Avenue. The proposed Project also includes 1.09 acres of common and private open space, with recreational amenities such as a pool and spa, barbeques, a clubhouse, and multiple court-sport areas. The proposed Project would provide 287 parking spaces, 134 of which would be enclosed garage parking spaces. The proposed Project would construct and maintain on-site utilities that would connect to existing off-site infrastructure systems on East Avenue, including water, sanitary sewer, and stormwater drains. Required discretionary actions associated with the proposed Project include a Zoning Map and Development Code Amendment, a Tentative Tract Map, a Tree Removal Permit, and a Uniform Sign Program. Probable future actions by Responsible Agencies associated with the proposed Project include the approval of a Fuel Modification Plan, a Fire Master Plan, and a Santa Ana Regional Water Quality Control Board National Pollution Discharge Elimination System Municipal Separate Storm Sewer System Permit.