

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 #

Project Title: Mountain View Street Condominiums

Lead Agency: City of Santa Ana Contact Person: Jerry C. Guevara, Assistant Planner I
 Mailing Address: 20 Civic Center Plaza Phone: 714-647-5481
 City: Santa Ana, CA Zip: 92701 County: Orange

Project Location: County: Orange City/Nearest Community: Santa Ana
 Cross Streets: Mountain View Avenue and First Street Zip Code: 92701

Longitude/Latitude (degrees, minutes and seconds): -117 ° 55 ' 38.9316 " N / 33 ° 44 ' 49.4304 " W Total Acres: See Attachment B

Assessor's Parcel No.: APN 100-281-05 (See Attachment B) Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: 5 Waterways: Santa Ana River

Airports: NA Railways: NA Schools: See Attachment A

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) NA Draft EIS Other: _____
 Mit Neg Dec Other: NA FONSI _____

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: _____

Development Type:

Residential: Units 8 Acres 0.75
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ 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: _____

Present Land Use/Zoning/General Plan Designation:

Please see attached project summary - Appendix B

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

PROJECT DESCRIPTION: The project proposes to develop an eight-unit condominium tract distributed among four separate two-story buildings, each with two units. The units would range in size from 1,838 to 1,870 square feet, each consisting of three bedrooms and a 428-square foot attached two-car garage. The project proposes each unit would have a private 150-square foot back yard and 100-square foot patio, and all units would share a common 821-square foot outdoor recreation area. The project would require the demolition and removal of two existing single-family residential structures, a work shed, ancillary driveways, patios, and walkways. The project would involve a modification of the City of Santa Ana Codes and Ordinances pertaining to permitted land use, development, and allowed densities of the General Plan, Zoning Code and Municipal Code for a total of 19 parcels between North Mountain View Street, 5th Street, 1st Street, and west of the Lake Park Mobile Home Park.

The project site is not listed on any hazardous materials or waste databases pursuant to Section 65962.5 of the Government Code.

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.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date June 8, 2020 Ending Date July 8, 2020

Lead Agency (Complete if applicable):

Consulting Firm: <u>IEC</u>	Applicant: <u>Linh Bui, Mountain View R&E Investments LLC</u>
Address: <u>300 Spectrum Center Drive Suite 400</u>	Address: <u>8821 Seaspray Drive</u>
City/State/Zip: <u>Irvine, CA 92718</u>	City/State/Zip: <u>Huntington Beach, CA 92646</u>
Contact: <u>Lori Trottier</u>	Phone: _____
Phone: <u>949-235-3094</u>	

Signature of Lead Agency Representative: *Lori Trottier for Jerry Guevara* Date: June 4, 2020

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

NOC Attachment A – Mountain View Street Condominiums

Closest Schools

R.F. Hazard Elementary School - 0.3 mile

Rosita Elementary School - 0.6 mile

Santa Clara Nursery School - 0.5 mile

Fitz intermediate School - 0.8 mile

Heritage Elementary School - 0.7 mile

NOC Attachment B

Existing and Proposed General Plan and Zoning Summary

The project is summarized below:

General Plan Amendment modifying land use on the following areas:

Existing Land Use Designations:	Area	APN
LMR-11 Low-Medium Density Residential (11 DU/AC)	7.2 Acres	100-281-07, 09, 11, 12, 16, 23, 24, 25, 26, 28, 29, 30, 31, 32, 33, 37, 40, 41
GC (FAR 0.5 – 1.0) General Commercial	1.6 Acres	100-281-36
Proposed Land Use Designations:	Area	APN
MR-15 Medium Density Residential (15 DU/AC)	6.6 Acres	100-281-41,37, 40, 25, 36, 05
LR-7 Low Density Residential (7 DU/AC)	2.1 Acres	100-281-30, 31, 32, 33, 16, 23, 24, 07, 09, 11, 12, 26, 28, 29

Zone change on the following areas and designations:

Existing Zoning:	Area	APN
A1	162,230 Square Feet (3.72 Acres)	100-281-30, 31, 32, 33, 23, 24, 16, 25, 26, 28, 29, 07, 12, 11, 09, 05
R2	184,781 Square Feet (4.24 Acres)	100-281-37, 41, 36
R4	32,452 Square Feet (0.75 Acres)	100-281-40
Proposed Zoning:	Area	
R1	93,598 Square Feet (2.15 Acres)	100-281-30, 31, 32, 33, 16, 24, 23, 26, 28, 29, 07, 12, 11, 09
R2	285,865 Square Feet (6.56 Acres)	100-281-41, 37, 40, 25, 36, 05

Land Use Changes:

Existing:

3 Residential Buildings

Proposed Condominium Tract, Demolition Permit, Development Plans:

8 Condominiums

Development Site (APN 100-281-15, also known as 301 & 305 N Mountain View St)

Redevelopment of APN 100-281-05 is anticipated to begin in 2021. Proposed redevelopment