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David Penalzoa
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Phil Bacerra
Johnathan Ryan Hernandez
Jessie Lopez
Nelida Mendoza
Thai Viet Phan



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Kristine Ridge
CITY ATTORNEY
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CLERK OF THE COUNCIL
Daisy Gomez

CITY OF SANTA ANA

Planning and Building Agency

20 Civic Center Plaza • P.O. Box 1988
Santa Ana, California 92702
www.santa-ana.org

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 Guevara
Phone: (714) 647-5481

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

Project Title: Mountain View 8-Unit Condo Development

State Clearinghouse Number: 2020060131

Project Location: 301 & 305 N. Mountain View Street, Santa Ana, CA 92708

City: Santa Ana **County:** Orange

Project Applicant: Mountain View R&E Investments, LLC

Attn: Lin Bui

Address: 8821 Seaspray Drive, Huntington Beach, CA 92646

Project Description: The Project proposes to developed an 8-unit condominium development community distributed among four separate two-story buildings, each with two units. The units are approximately 1,800 square feet in size, each consisting of three bedrooms and include a 400-square foot two-car garage. The Project required the discretionary approvals of a General Plan Amendment, Amendment Application (zone change), and a Tentative Tract Map.

On December 1, 2020, the City Council of the City of Santa Ana (Lead Agency) has:

- Adopted a resolution adopting Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, Environmental Review No. 2018-83;
- Adopted a resolution approving General Plan Amendment No. 2020-04; and
- Conducted first reading of an ordinance approving Amendment Application No. 2020-02.

Further, on December 15, 2020, the City Council of the City of Santa Ana (Lead Agency) has:

- Conducted and adopted the second reading of an ordinance approving Amendment Application No. 2020-02.

SANTA ANA CITY COUNCIL

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<input type="checkbox"/>	The Project will have a significant effect on the environment.
<input checked="" type="checkbox"/>	The Project will NOT have a significant effect on the environment
<input type="checkbox"/>	An Environmental Impact Report was prepared and certified for this Project pursuant to the provisions of CEQA and reflects the independent judgment of the City of Santa Ana.
<input type="checkbox"/>	A Negative Declaration was prepared for this Project pursuant to the provisions of CEQA and reflects the independent judgment of the City of Santa Ana.
<input checked="" type="checkbox"/>	A Mitigated Negative Declaration was prepared for this Project pursuant to the provisions of CEQA and reflects the independent judgment of the City of Santa Ana.
<input checked="" type="checkbox"/>	Mitigation measures were made a condition of the approval of the Project.
<input type="checkbox"/>	Mitigation measures were NOT made a condition of the approval of the Project.
<input checked="" type="checkbox"/>	A Mitigation Monitoring or Reporting Plan was adopted for this Project.
<input type="checkbox"/>	A Mitigation Monitoring or Reporting Plan was NOT adopted for this project.
<input type="checkbox"/>	A Statement of Overriding Considerations was adopted for this project.
<input type="checkbox"/>	A Statement of Overriding Considerations was NOT adopted for this project
<input type="checkbox"/>	Findings were made pursuant to the provisions of CEQA.
<input checked="" type="checkbox"/>	Findings were NOT made pursuant to the provisions of CEQA.

This is to certify that the Final EIR and the record of Project approval, are available at: City of Santa Ana Planning Division, 20 Civic Center Plaza, Santa Ana, CA 92702:

	12/17/2020	Assistant Planner I
Signature:	Date:	Title:

County Clerk: Please post for 30 days in accordance with Section 21152(c) of the California Environmental Quality Act.