

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: Bigsby Townhomes and Orangewood Parkette

Lead Agency: City of Stanton Contact Person: Estefany Franco
 Mailing Address: 7800 Katella Avenue Phone: (714)890-4228
 City: Stanton Zip: 90680 County: Orange County

Project Location: County: Orange County City/Nearest Community: City of Stanton
 Cross Streets: Bigsby Townhomes- Beach Blvd. Parkette- Terminus of Orangewood Ave and Santa Rosalia St. Zip Code: 90680
 Longitude/Latitude (degrees, minutes and seconds): -117 ° 59 ' 31.35 " N / 33 ° 47 ' 7.263 " W Total Acres: 3.54
 Assessor's Parcel No.: 131-422-20 Section: 36 Twp.: 4 S Range: 11 W Base: San Bernardino
 Within 2 Miles: State Hwy #: State Rte 39 and State Rte 22 Waterways: _____
 Airports: _____ Railways: _____ Schools: _____

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: _____ 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 79 Acres 3.54
 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: Parkette approx. 7,600 sq. ft. 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:

Commercial General (CG) with a General Mixed-Use Overlay (GLMX) zone and General Plan land use designation of General Mixed Use

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

The Applicant (Bonanni Development) proposes to construct a 79-unit townhome residential development on an approximately 3.54-acre site at 12200 Beach Boulevard Assessor Parcel Number 131-422-20, within the Commercial General (C-G) zone with a General Mixed-Use Overlay (GLMX). The proposed project also includes an off-site pocket park (Orangewood Parkette) of approximately 7,600 square feet at the terminus of Orangewood Avenue and Santa Rosalia Street. The proposed project will require approval of (1) Site Plan and Design Review (SPDR)- 811, (2) Conditional Use Permit (CUP) 20-04 for a stand-alone residential project in the Mixed-Use zone; (3) Planned Development Permit (PDP) 20-07 for projects between 51-500 units; (4) Tentative Tract Map (TTM) 20-06 for the subdivision of land for condominium purposes; and (5) Development Agreement (DA) 20-04 for projects requiring a Planned Development Permit.

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".

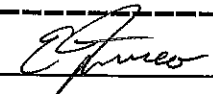
- | | |
|--|--|
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # 12 | <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 | Other: _____ |
| <input type="checkbox"/> Housing & Community Development | Other: _____ |
| <input type="checkbox"/> Native American Heritage Commission | |

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

Starting Date October 26, 2021 Ending Date November 29, 2021

Lead Agency (Complete if applicable):

Consulting Firm: <u>City of Stanton</u>	Applicant: <u>Bonanni Development, Chris Segesman</u>
Address: <u>7800 Katella Avenue</u>	Address: <u>5500 Bolsa Avenue Ste. 120</u>
City/State/Zip: <u>Stanton, CA 90680</u>	City/State/Zip: <u>Huntington Beach, CA 92649</u>
Contact: <u>Estefany Franco, Associate Planner</u>	Phone: <u>(714)892-0123</u>
Phone: <u>(714)890-4228</u>	

Signature of Lead Agency Representative:  Date: 11/1/2021

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