



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-12/10/2024-1054

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder



50.00

* \$ R 0 0 1 5 2 9 0 2 2 0 \$ *

202485001068 11:26 am 12/10/24

475 VitIdx Z01

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

TYPE OR PRINT CLEARLY

Project Title

SANTA ANA 8-510 & 520 N HARBOR BLVD

Check Document being Filed:

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type):

FILED

DEC 10 2024

HUGH NGUYEN, CLERK-RECORDER

BY: JL DEPUTY

**FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON** December 10, 2024

Posted for 30 days

DEPUTY JACQUELINE CHABOYA

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

MAYOR
Valerie Amezcua
MAYOR PRO TEM
Thai Viet Phan
COUNCILMEMBERS
Phil Bacerra
Johnathan Ryan Hernandez
Jessie Lopez
David Penaloza
Benjamin Vazquez



CITY MANAGER
Alvaro Nunez
CITY ATTORNEY
Sonia R. Carvalho
CLERK OF THE COUNCIL
Jennifer L. Hall

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 EXEMPTION

From the Requirements of the California Environmental Quality Act (CEQA)

To: COUNTY CLERK
County of Orange
P.O. Box 238
Santa Ana, CA 92702

From: City of Santa Ana
Planning & Building Agency
20 Civic Center Plaza M-20
Santa Ana, CA 92702

Project Title: Santa Ana 8-510 & 520 N. Harbor Blvd.
Project Number(s): DP-2024-10-NEW DP-2024-10-NEW
Project Location: 510 N Harbor Blvd
City: Santa Ana County: Orange

Date of Approval: 12/09/2024
DP-2024-10-NEW

ER Number: ER-2024-32

Project Description: The applicant proposes to construct 45 for-sale townhouse units in nine buildings with 99 parking spaces. The two- to three-story development proposes five (5) affordable units at the moderate-income level.

Applicant Name: Kim Prijatelj, City Ventures
Applicant Address: 3121 Michelson Drive, Suite 150
IRVINE, CA 92612

Name of Public Agency Approving Project: Planning Commission
Name of Person or Agency Carrying Out Project: Tran, Nancy

Exempt Status:

- Ministerial (Sec. 15268)
- Declared Emergency (Sec. 15269 (a))
- Emergency Project (Sec. 15269 (b through e))
- General Rule (Sec. 15061(b)(3)/(5))
- Statutory Exemption:
- Categorical Exemption: 15192 and 15195

Reason(s) Why Project is Exempt From CEQA:

The project meets the threshold requirements of §15192 (a-o) and §15195 criteria. It is consistent with the GP, zoning, community plan within 5 years, served by utilities, meets size, transit stop requirements, <100 units, > 100k sf, > 20 du/acre, min 10% moderate income sale.

City Contact: Nancy Tran

Telephone: (714) 667-2740

Signature: *Nancy Tran* Title: Senior Planner Date: Dec 10, 2024

FILED
DEC 10 2024
HUGH NGUYEN, CLERK-RECORDER
BY: *[Signature]*

SANTA ANA CITY COUNCIL

Valerie Amezcua Mayor vamezcua@santa-ana.org	Thai Viet Phan Mayor Pro Tem, Ward 1 tphan@santa-ana.org	Jessie Lopez Ward 3 jessielopez@santa-ana.org	Benjamin Vazquez Ward 2 bvazquez@santa-ana.org	Phil Bacerra Ward 4 pbacerra@santa-ana.org	Johnathan Ryan Hernandez Ward 5 jryanhernandez@santa-ana.org	David Penaloza Ward 6 dpenaloza@santa-ana.org
--	--	---	--	--	--	---



State of California - Department of Fish and Wildlife
2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

Print StartOver Save

RECEIPT NUMBER:
 30 — 12/10/2024 — 1054
 STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SANTA ANA	LEAD AGENCY EMAIL	DATE 12/10/2024
COUNTY/STATE AGENCY OF FILING Orange	DOCUMENT NUMBER 202485001068	

PROJECT TITLE

SANTA ANA 8-510 & 520 N HARBOR BLVD

PROJECT APPLICANT NAME KIM PRIJATEL, CITY VENTURES	PROJECT APPLICANT EMAIL	PHONE NUMBER (714) 6672740
PROJECT APPLICANT ADDRESS 3121 MICHELSON DRIVE, SUITE 150	CITY IRVINE	STATE CA
		ZIP CODE 92612

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- | | | | |
|---|------------|----|------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$4,051.25 | \$ | 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,916.75 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (GRP) document - payment due directly to CDFW | \$1,377.25 | \$ | 0.00 |

- Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

- | | | | |
|---|----------|----|-------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | 0.00 |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ | 50.00 |
| <input type="checkbox"/> Other | | \$ | |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 50.00

SIGNATURE

X *Jain*

AGENCY OF FILING PRINTED NAME AND TITLE

JACQUELINE CHABOYA, DEPUTY