



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-04/16/2025-0262

202585000332

FILED

April 16, 2025

HUGH NGUYEN

CLERK - RECORDER

By [Signature]
Deputy clerk

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

TYPE OR PRINT CLEARLY

Project Title

MERITAGE HOMES - MIXED-USE DEVELOPMENT

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 IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON 04/16/2025**
Posted 04/16/2025 Removed _____
Returned to agency on _____
DEPUTY crsluna

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.

FILED

APR 16 2025

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

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



CITY MANAGER
Alvaro Nuñez
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: Meritage Homes - Mixed-Use Development

Date of Approval: 04/15/2025

Project Number(s): DBA-2025-1-WDV

Project Location: 2020 E First St

City: Santa Ana

County: Orange

ER Number: ER-2024-53

Project Description: Density Bonus Agreement for 55-year term to allow a multi-family development with 86 for-sale units, with 5 very low-income units. Project will utilize one concession through the density bonus agreement pursuant to California Government Code.

Applicant Name: Louisa Feletto, MLC Holdings, Inc.

Applicant Address: 5 Peters Canyon Road
IRVINE, CA 92606

Name of Public Agency Approving Project: City Council

Name of Person or Agency Carrying Out Project: Gomez, Pedro

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:
- Section 15168 - Program EIR

Reason(s) Why Project is Exempt From CEQA:

The project is exempt from further environmental review under Section 15168 (Program EIR). This exemption applies when a previously certified Program EIR has adequately analyzed the environmental effects of an activity, and no new significant impacts would result from the proposed project. If the proposed project remains within the scope of the Program EIR and does not require a subsequent Environmental Impact Report (EIR), no additional environmental documentation is required.

City Contact: Pedro Gomez, AICP

Telephone: (714) 667-2790

Signature: Pedro Gomez

Title: Principal Planner

Date: 4/16/25



State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

Print **Signature** **Save**

RECEIPT NUMBER:
 30-04/16/2025-0262
 STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SANTA ANA	LEAD AGENCY EMAIL	DATE 04/16/2025
COUNTY/STATE AGENCY OF FILING ORANGE COUNTY	DOCUMENT NUMBER 202585000332	

PROJECT TITLE
 MERITAGE HOMES - MIXED-USE DEVELOPMENT

PROJECT APPLICANT NAME LOUISA FELETTA, MLC HOLDINGS, INC.	PROJECT APPLICANT EMAIL	PHONE NUMBER (714) 667-2790
PROJECT APPLICANT ADDRESS 5 PETERS CANYON ROAD	CITY IRVINE	STATE CA
		ZIP CODE 92606

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$ 4,123.50 \$ _____
- Mitigated/Negative Declaration (MND)(ND) \$ 2,968.75 \$ _____
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$ 1,401.75 \$ _____
- Exempt from fee
 - Notice of Exemption (attach)
 - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

- Water Right Application or Petition Fee (State Water Resources Control Board only) \$ 850.00 \$ _____
- County documentary handling fee \$ 50.00 \$ _____ 50.00
- Other \$ _____

PAYMENT METHOD:

Cash Credit Check Other
 TOTAL RECEIVED \$ _____ 50.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Sarah Luna Deputy Clerk
--------------------	--