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David Penalzo
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Kristine Ridge
CITY ATTORNEY
Sonia R. Carvalho
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
20 Civic Center Plaza
Santa Ana, CA 92702

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 or the Public Resources Code

Project Title: 4th and Mortimer Mixed-Use Development Project

State Clearinghouse Number: 2006071100

ER Number: ER-2018-113

Lead Agency Contact Person: Pedro Gomez, AICP

Telephone Number: (714) 667-2790

Applicant (Name and Address): Andrew Nelson, with Red Oak Investments, LLC, representing Northgate Gonzalez Real Estate, 4199 Campus Drive, Irvine, CA 92612

Project Location: 409 and 509 East Fourth Street, northeast corner of Fourth and French Street and Fourth and Mortimer Street in Downtown Santa Ana

City, Santa Ana County, Orange


Project Description: Applicant proposes to construct a new commercial/residential mixed-use development consisting of 11,361 square feet of commercial space and 169 residential units on two city blocks, 409 E. 4th Street (Block A) and 509 E. 4th Street (Block B). The project will require Site Plan Approval, a Variance Application, an amendment to the Transit Zoning Code, and an addendum to the Transit Zoning Code Environmental Impact Report (EIR). The Santa Ana City Council took the following actions regarding the Proposed Project:

1. Adopt an ordinance approving Amendment Application No. 2020-04 for Specific Development No. 84 (SD84) – 2nd reading.

This is to advise that the City of Santa Ana (Lead Agency) has approved the above described project on December 15, 2020 and has made the following determination regarding the above described project:

- ☐ The project will not have a significant effect on the environment.
- ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
- ☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
- ☒ Mitigation measures were made a condition of the approval for this project.
- ☒ A Statement of Overriding Considerations was adopted for this project.
- ☒ Findings were made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval is available to the general public at City of Santa Ana Planning Division, 20 Civic Center Plaza, Santa Ana, CA 92702:

 12/17/20 Associate Planner
Signature Date Title

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

SANTA ANA CITY COUNCIL

FILED

JUN 08 2010

TOM DALY, CLERK-RECORDER

By _____ DEPUTY

Recorded in Official Records, Orange County

Tom Daly, County Recorder

2792.25

201085000739 3:16 pm 06/08/10

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POSTED

JUN 08 2010

TOM DALY, CLERK-RECORDER

By _____ DEPUTY

MAYOR

Miguel A. Pulido

MAYOR PRO TEM

Claudia C. Alvarez

COUNCIL MEMBERS

P. David Benavides

Carlos Bustamante

Michele Martinez

Vincent F. Samiento

Sal Tinajero



CITY MANAGER

David N. Ream

CITY ATTORNEY

Joseph W. Fletcher

CLERK OF THE COUNCIL

Maria D. Hulzar

CITY OF SANTA ANA

PLANNING & BUILDING AGENCY

20 Civic Center Plaza (M-20)

P.O. BOX 1988 • Santa Ana, California 92702

(714) 667-2700 • Fax (714) 973-1461

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
20 Civic Center Plaza
Santa Ana, CA 92702

Subject: Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code and Title XIV, California Code of Regulations Section 15094

Project Title: Transit Zoning Code (Specific Development 84A and 84B)

State Clearinghouse Number: 2006071100

EIR Number: 2006-02

Lead Agency Contact Person: Lucy Linnaus

Telephone Number: (714) 667-2745

Applicant (Name and Address): City of Santa Ana; 20 Civic Center Plaza (M-20) Santa Ana, CA 92702

Project Location: The project is located in the central urban core of Santa Ana and comprises over 100 blocks and 450 acres, approximately 10 miles west from the Pacific Ocean. The proposed project is located in the area west of Interstate 5, north of First Street, and between Grand Avenue and Flower Street and south of Civic Center Drive. (Figure 1)


City: Santa Ana **County:** Orange **California**

Project Description: The Transit Zoning Code (TZC) is designed to provide the zoning necessary to support the long-term development of a successful transit program, as well as to provide the framework for the redevelopment of properties owned by the Santa Ana Redevelopment Agency (Agency) in the Station District. The TZC will provide new zoning for properties contained within its boundary while, at the same time, preserving the existing Light Industrial (M1) and Heavy Industrial (M2) zones through new Industrial Overlay Zones. Properties within the Industrial Overlay Zones will continue to be governed by the current provisions of the Santa Ana Municipal Code for Light Industrial (M1) and Heavy Industrial (M2) until such time as the property owner chooses to exercise the option to convert the property to the mixed-use zone also allowed by the new zoning code. The current Land Use Element of the General Plan and the Zoning Code will be amended to permit the new land uses proposed and to establish development standards that implement the Transit Zoning Code. Additionally, new Architectural Style Guidelines will provide a framework that appropriately represents the salient characteristics of the permitted architectural styles within the TZC area, and new Street Network Concepts will provide guidelines for modifying the existing streets within the TZC area.

FILED**POSTED****JUN 08 2010****JUN 08 2010**Notice of Determination
Page 2 of 2

TOM DALY, CLERK-RECORDER

TOM DALY, CLERK-RECORDER

By  DEPUTYProject Description: Continued from page 1 By  DEPUTY

Within the boundary of the Transit Zoning Code, the Agency owns 49 parcels comprising approximately seven noncontiguous acres generally located in the vicinity of Santa Ana Boulevard. The Agency is also considering the potential acquisition of additional properties within the immediate vicinity of the 49 parcels for the purposes of completing the assemblage of properties, as well as to secure property to provide for additional open space. The Agency has entered into a Disposition and Development Agreement with The Santa Ana Station District, LLC to redevelop the Agency-owned properties. The proposed concept for the 49 Agency-owned properties includes the development of a maximum of 155 rental units and a maximum of 65 for-sale units for a total of 220 new residential units. Approximately 144 units (112 rental units and 32 for-sale units) would be constructed on the parcels currently owned by the Agency. The balance of the 220 units would be built on the parcels identified for potential acquisition, if and when they are acquired. As currently designed, the Developer Project will provide 110 rental units affordable to those meeting the Orange County criteria for Low, Very Low and Extremely Low Income, two manager units, six for-sale units affordable to those meeting the Orange County criteria for Moderate Income, and 26 market-rate for-sale units. The City/Agency is also pursuing the addition of new public open space that could include a public park, a public tot lot, and a community center building on the Garfield Elementary School Site.

This is to advise that on June 7, 2010, the City of Santa Ana (Lead Agency) adopted a resolution approving General Plan Amendment No. 2010-01; adopted an ordinance approving amendments to various zoning provisions of Santa Ana Municipal Code Chapter 41 (ZOA No. 2010-01); adopted an ordinance approving the creation of Specific Development No. 84, approving rezoning of properties from various zones to Specific Development No. 84, repealing Specific Development No. 30, 37, 47 and 71, and amending the height exemption areas map (AA No. 2005-09); adopted a resolution approving Transit Zoning Code Architectural Style Guidelines and Transit Zoning Code Street Network Concepts; and adopted a resolution making certain findings with respect to the consideration to be received by the Community Redevelopment Agency pursuant to a Disposition and Development Agreement between the Community Redevelopment Agency and Santa Ana Station District, LLC, for the sale of certain real property in the City of Santa Ana and approving the sale of said real property upon the terms and conditions contained in that Agreement; and has made the following determinations regarding the above described project:

- ☒ The project will have a significant effect on the environment.
- ☒ An Environmental Impact Report was prepared for this project and certified pursuant to the provisions of CEQA.
- ☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
- ☒ Mitigation measures were made a condition of the approval for this project.
- ☒ A Statement of Overriding Considerations was adopted for this project and a Mitigation Monitoring and Reporting Program was adopted
- ☒ Findings were made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval is available to the general public at City of Santa Ana Planning Division, 20 Civic Center Plaza, Santa Ana, CA 92702:

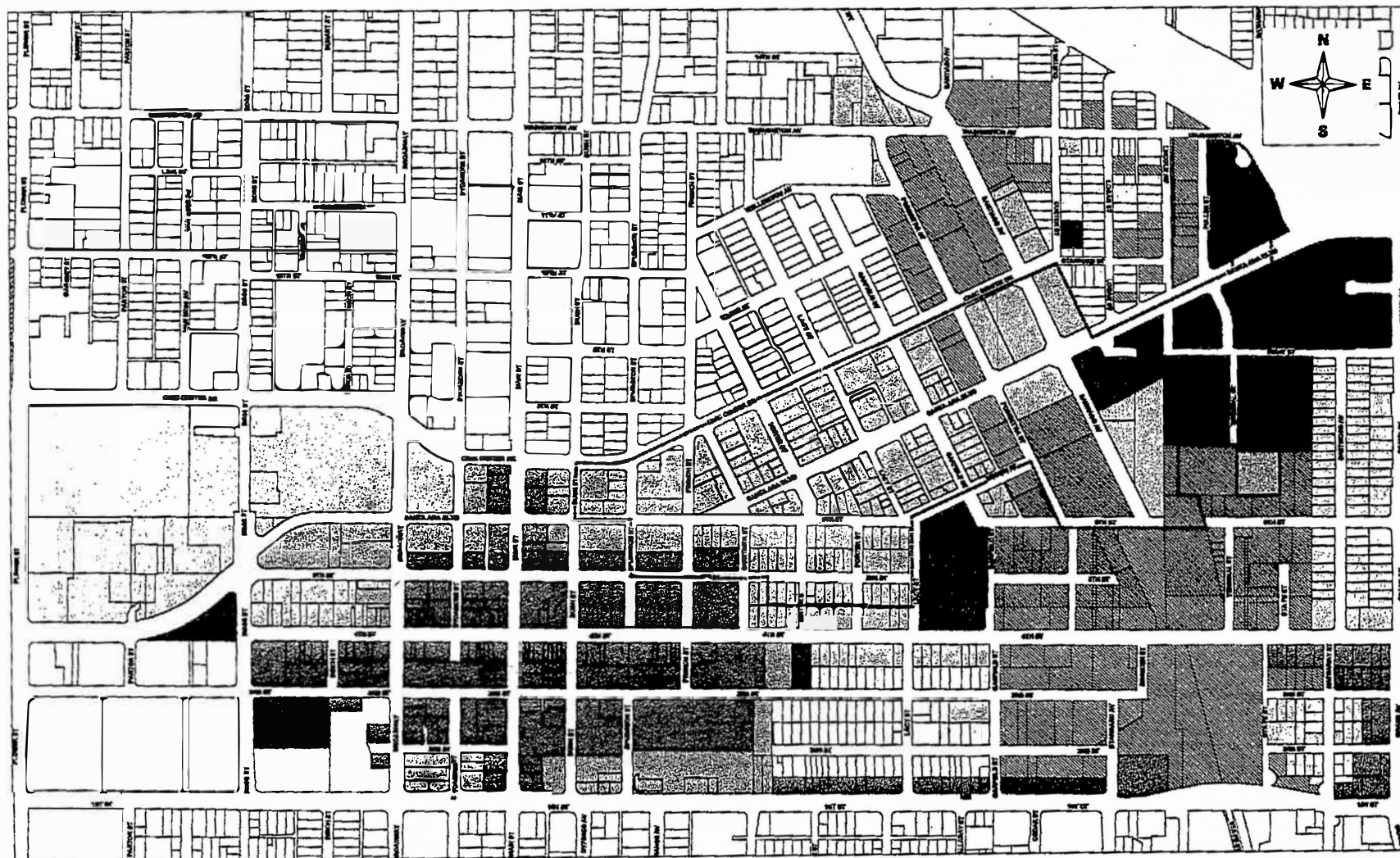
Signature 

Date: June 8, 2010

Title: Senior Planner

County Clerk: Please post for 30 days in accordance with Section 21152(c) of the California Public Resources Code.

Figure 1



Legend

- | | | | |
|--|------------------------|--|---------------------------|
| | Corridor (CDR) | | Urban Center (UC) |
| | Downtown (DT) | | Urban Neighborhood (UN-1) |
| | Government Center (GC) | | Urban Neighborhood (UN-2) |
| | Open Space (OS) | | Industrial Overlay (OZ) |
| | Transit Village (TV) | | Station District |

FILED

JUN 08 2010

TOM DALY, CLERK-RECORDER

By _____ DEPUTY

Transit Zoning Code
Proposed Zoning Designations JUN 08 2010

Generated by the City of Santa Ana GIS
 January 13, 2010

POSTED

TOM DALY, CLERK-RECORDER

By _____ DEPUTY



State of California—The Resources Agency
DEPARTMENT OF FISH AND GAME

2010 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT#

399716

STATE CLEARING HOUSE # (If applicable)

2006071100

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

AD AGENCY <i>City of Santa Ana</i>		DATE <i>6-08-2010</i>
COUNTY/STATE AGENCY OF FILING <i>County of Orange</i>		DOCUMENT NUMBER <i>2010 8500739</i>
PROJECT TITLE <i>Transit Zoning Code (Specific Development)</i>		
PROJECT APPLICANT NAME <i>City of Santa Ana</i>		PHONE NUMBER <i>() () ()</i>
PROJECT APPLICANT ADDRESS <i>20 Civic Center Plaza, M-20 Santa Ana</i>	CITY <i>CA</i>	STATE <i>CA</i>
		ZIP CODE <i>92702</i>

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) | \$2,792.25 | \$ <u>2,792.25</u> |
| <input type="checkbox"/> Mitigated/Negative Declaration (ND)(MND) | \$2,010.25 | \$ _____ |
| <input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only) | \$850.00 | \$ _____ |
| <input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP) | \$949.50 | \$ _____ |
| <input type="checkbox"/> County Administrative Fee | \$50.00 | \$ <u>0</u> |
| <input type="checkbox"/> Project that is exempt from fees | | |
| <input type="checkbox"/> Notice of Exemption | | |
| <input type="checkbox"/> DFG No Effect Determination (Form Attached) | | |
| <input type="checkbox"/> Other _____ | | |

House Charged \$ 2,792.25

PAYMENT METHOD:

- ☐ Cash ☐ Credit ☐ Check ☐ Other _____

TOTAL RECEIVED \$ 2,792.25

SIGNATURE <i>[Signature]</i>	TITLE <i>Deputy</i>
---------------------------------	------------------------

WHITE - PROJECT APPLICANT YELLOW - DFG/ASB PINK - LEAD AGENCY GOLDEN ROD - COUNTY CLERK FG 753.5a (Rev. 11/09)