



State of California - Department of Fish and Wildlife
**2023 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT**
DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

Print

Start Over

Save

RECEIPT NUMBER:

30 — 09/27/2023 — 0826

STATE CLEARINGHOUSE NUMBER (If applicable)

2013061027

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SANTA ANA	LEAD AGENCY EMAIL	DATE 09/27/2023
COUNTY/STATE AGENCY OF FILING Orange		DOCUMENT NUMBER 202385000840

PROJECT TITLE

322 N HARBOR BLVD RESIDENTIAL DEVELOPMENT

PROJECT APPLICANT NAME WILLIAM D JAGER COMPANY, LTD...	PROJECT APPLICANT EMAIL	PHONE NUMBER (714) 667-2790
PROJECT APPLICANT ADDRESS 18685 MAIN ST. SUITE 101-385	CITY STATE HUNTINGTON BEACH CA	ZIP CODE 92648

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)	\$3,839.25	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,764.00	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,305.25	\$	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

AGENCY OF FILING PRINTED NAME AND TITLE

DEPUTY CLERK, CLAUDIA FRANCO

Hugh Nguyen
Orange County Clerk-Recorder
601 N. Ross Street
Santa Ana, CA 92701

Santa Ana EIR, City of

Finalization: 20230000270211
9/27/23 3:00 pm
383 11A

Item	Title	Count
1	Z01	1
EIR: Exempt or Previously Paid		
Document ID		Amount
DOC# 202385000840		50.00
Time Recorded 3:00 pm		

Total	50.00
-------	-------

Payment Type	Amount
House Charge	50.00

THANK YOU
PLEASE RETAIN THIS RECEIPT
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ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

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



50.00

202385000840 3:00 pm 09/27/23

383 11A Z01

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

THIS SPACE FOR CLERK'S USE ONLY

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

TYPE OR PRINT CLEARLY

Project Title

322 N HARBOR BLVD RESIDENTIAL 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):

POSTED

SEP 27 2023

HUGH NGUYEN, CLERK-RECORDER

BY: _____

DEPUTY

FILED

SEP 27 2023

HUGH NGUYEN, CLERK-RECORDER

BY: _____

DEPUTY

30-09/27/2023-0826

FILED IN THE OFFICE OF THE ORANGE	
COUNTY CLERK-RECORDER ON	September 27, 2023
Posted	September 27, 2023
Removed	_____
Returned to agency on	_____
DEPUTY	CLAUDIA FRANCO

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



CITY MANAGER
Kristine Ridge
CITY ATTORNEY
Sonia R. Carvalho
CITY CLERK
Jennifer L. Hall

POSTED

SEP 27 2023

HUGH NGUYEN, CLERK-RECORDER

BY:

DEPUTY

CITY OF SANTA ANA

Planning and Building Agency

20 Civic Center Plaza • P.O. Box 1988

Santa Ana, California 92702

www.santa-ana.org

FILED

SEP 27 2023

HUGH NGUYEN, CLERK-RECORDER

BY:

DEPUTY

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: Pedro Gomez, AICP
Phone: (714) 667-2790
Email: pgomez@santa-ana.org

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

Project Title: 322 N. Harbor Blvd. Residential Development

Application No(s): Site Plan Review No. 2023-02 and Density Bonus Agreement No. 2023-02

State Clearinghouse Number: 2013061027

ER Number: 2022-19

Project Location: 322 N. Harbor Boulevard

City: Santa Ana

County: Orange

Applicant: William D. Jager with The Jager Company, Ltd. (Applicant), on behalf of P&P Bros Corp. (Property Owner), (Attn: Thao "Lisa" Vu, 18685 Main Street Suite 101-385, Huntington Beach, CA 92648 (Phone: (714) 728-7398))

Project Description: The project includes the construction of a new four-story residential building with flats consisting of twenty-two apartment units, 3,377 square feet of open space, twenty-two parking spaces, and five bicycle spaces. The residential development will include eighteen one-bedroom units, four two-bedroom units, a fitness room, and a community room/leasing office. Each of the twenty-two units will contain full kitchens, bedrooms, bathrooms, open/common (living) areas, and private decks. Of the total units in the development, two units are proposed to be affordable to very low-income households earning less than 50-percent of the area median income (AMI), which is currently set at \$71,750, adjusted for a four-person household size, as published by California Department of Housing and Community Development (HCD). The project requires review and approval of a Site Plan Review application as the development would be over three stories in height and located within the Harbor Mixed Use Corridor Specific Plan. In addition, the project will utilize waivers from development standards and/or development concessions through the density bonus agreement pursuant to California Government Code sections 65915 through 65918 and Santa Ana Municipal Code (SAMC) Section 41-1600 through 41-1607. Moreover, the project requires approval by the Planning Commission and City Council for a density bonus to allow up to 64.71 dwelling units per acre (du/ac).

Pursuant to the requirements of the California Environmental Quality Act (CEQA), an Environmental Impact Report (EIR) was prepared and certified in 2014 (SCH No. 2013061027) in order to address the potential environmental impacts associated with the Harbor Mixed Use Corridor Specific Plan. A mitigation monitoring and reporting program (MMRP), findings of fact, and a statement of overriding consideration were adopted with the 2014 EIR. The previously prepared 2014 EIR adequately described the project's environmental setting, significant impacts and alternatives, and mitigation measures related to each impact. There are no substantial changes with respect to circumstances under which the project is undertaken that will require major revisions to the EIR. There is no new information of substantial importance, and there are no new environmental impact or mitigation measure needed. All applicable mitigation measures applied to the previously prepared 2014 EIR will be applied to this project.

SANTA ANA CITY COUNCIL

Valerie Arnezcu
Mayor
vamezcua@santa-ana.org

Jessie Lopez
Mayor Pro Tem, Ward 3
jessielopez@santa-ana.org

Thai Viet Phan
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Johnathan Ryan Hernandez
Ward 5
jryanhernandez@santa-ana.org

David Penaloza
Ward 6
dpenaloza@santa-ana.org


30-09/27/2023 - 0826

In accordance with Section 21166 of the Public Resources Code and sections 15162 and 15163 of the CEQA Guidelines, the City has determined that (1) there is substantial evidence that none of the conditions requiring preparation of a subsequent or supplemental EIR exists, and (2) the City will rely on the previous EIR, which adequately address the above-described project.

On September 25, 2023, the Planning Commission of the City of Santa Ana (Lead Agency) approved the above-described project and made the following determination regarding the above-described project:

1. The project will have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
3. Mitigation measures were made a condition of the approval of the project.
4. A Mitigation Monitoring or Reporting Plan was adopted for this project.
5. A Statement of Overriding Considerations was adopted for this project.
6. 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, or the Negative Declaration, is available to General Public at: City of Santa Ana Planning Division, 20 Civic Center Plaza, Santa Ana, CA 92701.

Signature:  Date: 09/24/23 Title: Senior Planner

POSTED

SEP 27 2023


HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY

FILED

SEP 27 2023

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY

FILED



NO FEE

201485001087 4:07 pm 11/19/14
242 304 Z01
0.00 60.00 0.00 0.00 0.00 0.00 0.00 0.00

Notice of Determination

SEP 27 2023

HUGH NGUYEN, CLERK-RECORDER

To:

☐ Office of Planning and Research

U.S. Mail:

P.O. Box 3044

Sacramento, CA 95812-3044

Street Address:

1400 Tenth St., Rm 113

Sacramento, CA 95814

From:

Public Agency: City of Santa Ana

Address: 20 Civic Center Plaza
Santa Ana, CA 92701

Contact: Karen Haluza, AICP

Phone: 714-667-2728

Lead Agency (if different from above):
same as above

Address:

Contact:

Phone:

☒ County Clerk

County of: Orange

Address: 12 Civic Center Plaza

Santa Ana, CA 92701

POSTED

NOV 19 2014

HUGH NGUYEN, CLERK-RECORDER

DEPUTY

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

State Clearinghouse Number (if submitted to State Clearinghouse): 2013061027

Project Title: Harbor Blvd. Mixed Use Transit Corridor Plan (GPA 2014-02, ZOA 2014-01, AA 2014-01)

Project Applicant: City of Santa Ana

Project Location (include county): Harbor Blvd from Westminster Ave to Gloxinia Ave, Santa Ana, Orange Co.

Project Description:

Second reading of Zoning Ordinance Amendment No. 2014-01 & Amendment Application No. 2014-01 for the Harbor Boulevard Mixed Use Transit Corridor Specific Plan. The SP adopted 10/21/14 replaces the North Harbor Specific Plan (NHSP) to two areas: 1) Harbor Corridor Plan (HCP): 305-ac within the NHSP generally along Harbor Blvd, and 2) Conventional Zoning Area (CZA): 120-ac within the NHSP in the Willowick Golf Course area. The HCP regulates 252-ac in four districts: Transit Node, Corridor, Neighborhood Transitional, Open Space. Buildout of the HCP could generate 3,884 additional dwelling units and 13,721 additional sf commercial. No changes are proposed in the CZA.

This is to advise that the City of Santa Ana has approved the above
(☒ Lead Agency or ☐ Responsible Agency)

described project on 11/18/14 and has made the following determinations regarding the above
(date)
described project.

1. The project ☒ will ☐ will not have a significant effect on the environment.
2. ☒ 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.
3. Mitigation measures ☒ were ☐ were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan ☒ was ☐ was not adopted for this project.
5. A statement of Overriding Considerations ☒ was ☐ was not adopted for this project.
6. Findings ☒ were ☐ were not made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

City of Santa Ana, Planning Division, 20 Civic Center Plaza, Santa Ana, CA 92701

Signature (Public Agency): [Signature] Title: Associate Planner

Date: November 19, 2014 Date Received for filing at OPR:

FILED

NOV 19 2014

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY:



State of California - Department of Fish and Wildlife
2014 ENVIRONMENTAL FILING FEE CASH RECEIPT
DFW 753.5a (Rev. 09/13)

RECEIPT# **452587**
STATE CLEARING HOUSE # (if applicable)
2013 061027

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY **City of Santa Ana** DATE **11/19/14**
COUNTY/STATE AGENCY OF FILING **Orange County** DOCUMENT NUMBER **201485001087**
PROJECT TITLE **Harbor Blvd. mixed use transit Corridor**
PROJECT APPLICANT NAME **City of Santa Ana** PHONE NUMBER **714.267-2728**
PROJECT APPLICANT ADDRESS **20 Civic Center** CITY **Santa Ana** STATE **CA** ZIP CODE **92701**
PROJECT APPLICANT (Check appropriate box):
☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR) \$3,029.75 \$
☒ Mitigated/Negative Declaration (MND)(ND) \$2,181.25 \$
☐ Application Fee Water Diversion (State Water Resources Control Board only) \$850.00 \$
☐ Projects Subject to Certified Regulatory Programs (CRP) \$1,030.25 \$
☒ County Administrative Fee \$50.00 \$
☒ Project that is exempt from fees
☐ Notice of Exemption (attach)
☐ CDFW No Effect Determination (attach)
☐ Other

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☒ Other **Prior filing 2014-85000964** TOTAL RECEIVED \$

SIGNATURE **X** TITLE **Deputy**

WHITE - PROJECT APPLICANT

YELLOW - CDFW/ASB

PINK - LEAD AGENCY

GOLDEN ROD - COUNTY CLERK

POSTED

SEP 27 2023

HUGH NGUYEN, CLERK-RECORDER

BY: **[Signature]** DEPUTY

FILED

SEP 27 2023

HUGH NGUYEN, CLERK-RECORDER

BY: **[Signature]** DEPUTY

POSTED

SEP 27 2023

FILED

Print Form

Notice of Determination

HUGH NGUYEN, CLERK-RECORDER

SEP 27 2023

Appendix D

To:

BY:

HUGH NGUYEN, CLERK-RECORDER

☐ Office of Planning and Research

BY:

Public Agency: City of Santa Ana

U.S. Mail:

Street Address:

Address: 20 Civic Center Plaza

P.O. Box 3044

1400 Tenth St., Rm 113

Santa Ana, CA 92701

Sacramento, CA 95812-3044 Sacramento, CA 95814

Contact: Karen Haluza, AICP

Phone: 714-667-2728

☒ County Clerk

County of: Orange

Address: 12 Civic Center Plaza

Santa Ana, CA 92701

Lead Agency (if different from above same as above)

Address:

Contact:

Phone:

FILED

OCT 22 2014

ORANGE COUNTY CLERK-RECORDER DEPARTMENT
DEPUTY

Receipt # 452466

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

State Clearinghouse Number (if submitted to State Clearinghouse): 2013061027

Project Title: Harbor Blvd. Mixed Use Transit Corridor Plan (GPA 2014-02, ZOA 2014-01, AA 2014-01)

Project Applicant: City of Santa Ana

Project Location (include county): Harbor Blvd from Westminster Ave to Gloxinia Ave, Santa Ana, Orange Co.

Project Description:

The Harbor Boulevard Mixed Use Transit Corridor Plan would replace the existing 425-acre North Harbor Specific Plan (NHSP) to change the boundaries into two areas: 1) Harbor Corridor Plan (HCP): 305-ac within the existing NHSP generally along Harbor Blvd, and 2) Conventional Zoning Area (CZA): 120-ac within the NHSP in the Willowick Golf Course area. The HCP regulates 252-ac through four districts: Transit Node, Corridor, Neighborhood Transitional, and Open Space. Buildout of the HCP could generate 3,884 additional dwelling units and 13,721 additional sf commercial space. No change in units or population are proposed in the CZA.

This is to advise that the City of Santa Ana has approved the above
(☒ Lead Agency or ☐ Responsible Agency)

described project on 10/21/14 and has made the following determinations regarding the above
(date)
described project.

1. The project ☒ will ☐ will not have a significant effect on the environment.
2. ☒ 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.
3. Mitigation measures ☒ were ☐ were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan ☒ was ☐ was not adopted for this project.
5. A statement of Overriding Considerations ☒ was ☐ was not adopted for this project.
6. Findings ☒ were ☐ were not made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

City of Santa Ana, Planning Division, 20 Civic Center Plaza, Santa Ana, CA 92701

Signature (Public Agency):

Title:

10/22/14

Date: October 22, 2014

Date Received

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



3029.75

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

* \$ R 0 0 0 7 0 4 7 9 6 8 \$ *
201485000966 2:16 pm 10/22/14
281 304 Z02
0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00



State of California - Department of Fish and Wildlife
2014 ENVIRONMENTAL FILING FEE CASH RECEIPT
DFW 753.5a (Rev. 09/13)

RECEIPT# 452466

STATE CLEARING HOUSE # (if applicable)
2013061027

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY City of Santa Ana DATE 10-22-14
COUNTY/STATE AGENCY OF FILING Orange County Clerk Recorder DOCUMENT NUMBER 20148500966
PROJECT TITLE Harbor Blvd. Mixed Use Transit Corridor Plan (GPA 2014-02, ZOA 2014-01, AA 2014-01)
PROJECT APPLICANT NAME City of Santa Ana PHONE NUMBER (714) 667-2728
PROJECT APPLICANT ADDRESS 20 Civic Center Plaza CITY Santa Ana STATE CA ZIP CODE 92701

PROJECT APPLICANT (Check appropriate box):

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

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$3,029.75	\$ 3,029.75
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,181.25	\$
<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)	\$1,030.25	\$
<input type="checkbox"/> County Administrative Fee	\$50.00	\$
<input type="checkbox"/> Project that is exempt from fees		
<input type="checkbox"/> Notice of Exemption (attach)		
<input type="checkbox"/> CDFW No Effect Determination (attach)		
<input type="checkbox"/> Other		\$

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☒ Other House Charge #341220 TOTAL RECEIVED \$ 3,029.75

SIGNATURE x Ruissella Diaz TITLE Deputy

WHITE - PROJECT APPLICANT

YELLOW - CDFW/ASB

PINK - LEAD AGENCY

GOLDEN ROD - COUNTY CLERK

Orange County
Clerk-Recorder's Office
Hugh Nguyen

630N Broadway Bldg. 12 Suite
101

Santa Ana, CA, 92701

Santa Ana EIR, City of

Finalization: 20140000341220
10/22/14 2:16 PM
281 304

Item	Title	Count
1	Z02	1
Fish & Game: Env Impact Report		
Document ID		

DOC# 20148500966 3029.75
Time Recorded 2:16 PM

Total	Amount
3029.75	
Payment Type	
House Charge	3029.75

THANK YOU
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POSTED

SEP 27 2023

HUGH NGUYEN, CLERK-RECORDER

BY:

DEPUTY

FILED

SEP 27 2023

HUGH NGUYEN, CLERK-RECORDER

BY:

DEPUTY