



ORANGE COUNTY  
CLERK-RECORDER  
CEQA FILING COVER SHEET

202585000558

**FILED**

June 10, 2025

HUGH NGUYEN  
CLERK - RECORDER

By *H. Nguyen*  
Deputy clerk

30-06110/2025-0427

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**

CITY VENTURES 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):

**FILED IN THE OFFICE OF THE ORANGE**

**COUNTY CLERK-RECORDER ON 06/10/2025**

Posted 06/10/2025 Removed \_\_\_\_\_

Returned to agency on \_\_\_\_\_

DEPUTY 428

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  
Benjamin Vazquez  
COUNCILMEMBERS  
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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:** City Ventures Residential Development  
**Project Number(s):** DP-2024-12-NEW TM-2025-2-VTTM DBA-2025-2-WDV  
**Project Location:** 125 S Harbor Blvd  
**City:** Santa Ana **County:** Orange **ER Number:** ER-2024-80  
**Project Description:** The applicant proposes to construct 36 for-sale townhouse units in four buildings with 82 parking spaces. The three-story development proposes four (4) affordable units at the moderate-income level.

**Applicant Name:** City Ventures, Homebuilding, LLC  
**Applicant Address:** 3121 Michelson Drive, Ste 150, Irvine, CA 92612

**Name of Public Agency Approving Project:** City Council  
**Name of Person or Agency Carrying Out Project:** Nancy Tran, AICP

**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 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, AICP

**Telephone:** (714) 667-2740

**Signature:** Nancy Tran **Title:** Senior Planner **Date:** 06/09/2025

FILED

JUN 10 2025

HUGH NGUYEN, CLERK-RECORDER

BY: MG DEPUTY



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

RECEIPT NUMBER:  
 30-08/10/2025-0427  
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SANTA ANA	LEAD AGENCY EMAIL	DATE 06/10/2025
COUNTY/STATE AGENCY OF FILING ORANGE COUNTY	DOCUMENT NUMBER 202585000558	

PROJECT TITLE  
 CITY VENTURES RESIDENTIAL DEVELOPMENT

PROJECT APPLICANT NAME CITY VENTURES, HOMEBUILDING LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER (714) 667-2740
PROJECT APPLICANT ADDRESS 3121 MICHELSON DRIVE, STE 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)	\$ 4,123.50	\$ _____
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$ 2,968.75	\$ _____
<input type="checkbox"/> 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)

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

PAYMENT METHOD:  
 Cash   
 Credit   
 Check   
 Other   
**TOTAL RECEIVED \$ \_\_\_\_\_ 50.00**

SIGNATURE <b>X</b> <i>Melissa Gomez</i>	AGENCY OF FILING PRINTED NAME AND TITLE Melissa Gomez Deputy Clerk
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