ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

202585000605
FILED
June 25, 2025
HUGH NGUYEN
CLERK - RECORDER
By _____
Deputy clerk

30-06125/2025-0467

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

OLIVE CREST TAY HOUSING DEVELOPMENT

Check Document being Filed:

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

FILED IN THE OFFICE OF THE ORANGE COUNTY CLERK-RECORDER ON 06/25/2025
Posted 06/25/2025 **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.

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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: Olive Crest TAY Housing Development
Date of Approval: 06/23/2025

Project Number(s): DBA-2025-3-WDV HCA-2023-4-RES DP-2023-32-NEW

Project Location: 2130 E Fourth St

City: Santa Ana **County:** Orange **ER Number:** ER-2023-94

Project Description: 15-unit multi-family housing development at a density of 5.68 du/ac. Includes one 8-unit two-story building and one 7-unit two-story building and all units proposed as two-bedroom units. Three units are proposed to be affordable to very low income households. SB 330 project and requires review and approval of a State Density Bonus Agreement as it seeks incentives/concessions.

Applicant Name: Eric Higuchi , Grand Avenue Plaza LLC

Applicant Address: 16381 Scientific Way
IRVINE, CA 92618

Name of Public Agency Approving Project: Planning Commission

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

FILED

JUN 25 2025

HUGH NGUYEN, CLERK-RECORDER

BY: M.G. DEPUTY

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:** June 24, 2025

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 | Clear | Save

RECEIPT NUMBER:
30-06/25/2025-0467

STATE CLEARINGHOUSE NUMBER *(If applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF SANTA ANA		06/25/2025

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
ORANGE COUNTY	202585000605

PROJECT TITLE

OLIVE CREST TAY HOUSING DEVELOPMENT

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
ERIC HIGUCHI		(714) 667-2790

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
16381 SCIENTIFIC WAY	IRVINE	CA	92618

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	AGENCY OF FILING PRINTED NAME AND TITLE
X R Gomez	Melissa Gomez Deputy Clerk

ORIGINAL - PROJECT APPLICANT | COPY - CDFW/ASB | COPY - LEAD AGENCY | COPY - COUNTY CLERK | DFW 753.5a (Rev. 01012025)