APPENDIX H
SB 18/AB 52 Documentation

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

CITY OF SANTA ANA
PLANNING AND BUILDING AGENCY
20 Civic Center Plaza ● P.O. Box 1988
Santa Ana, California 92702
www.santa-ana.org

CITY MANAGER
Alvaro Nuñez
CITY ATTORNEY
Sonia R. Carvalho
CITY CLERK
Jennifer L. Hall

September 8, 2025

Pala Band of Mission Indians
Alexis Wallick, Assistant THPO
PMB 50, 35008 Pala Temecula Road
Pala, CA, 92059

RE: Notification Pursuant to Assembly Bill 52 (AB 52) and Senate Bill (SB 18) for the First & Mountain View Project, City of Santa Ana, Orange County, California

Dear Alexis Wallick:

Pursuant to California Public Resources Code §§21080.3.1 and 21080.3.2 (Assembly Bill 52), as well as Government Code §§65352 and 65352.3 (Senate Bill 18), the City of Santa Ana, as the lead agency under the California Environmental Quality Act (CEQA), is reaching out to offer your tribe the opportunity to consult on the proposed First & Mountain View Project ("Project"), located at 4320 W. First Street and 201 S. Mountain View Street in the City of Santa Ana.

The Project is located within central Orange County, inside the City of Santa Ana's Sphere of Influence (Enclosure 1), and is shown on the enclosed map of the project vicinity (Enclosure 2). The Project encompasses approximately 2.54 acres and is generally bounded by West First Street to the north, an existing multi-family residential community to the east, a water tank to the south, and a vacant lot and equipment storage for the City of Santa Ana Public Works Agency to the west. Regional and local access to the site is provided via West First Street.

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Please note that under AB 52 you have 30 days, and under SB 18 you have 90 days from receipt of this letter, to submit a written request for formal consultation. We welcome your input and remain committed to meaningful dialogue throughout this process.

Should you have any questions or require further information, please do not hesitate to contact Nancy Tran at (714) 667-2740 or via email at ntran5@santa-ana.org. Thank you for your assistance.

Sincerely,

Nancy Tran

Nancy Tran, AICP, Principal Planner
City of Santa Ana

Enclosure: Project Vicinity Map and Project Location Map

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Legend

Project Location

FIRST AND MOUNTAIN VIEW

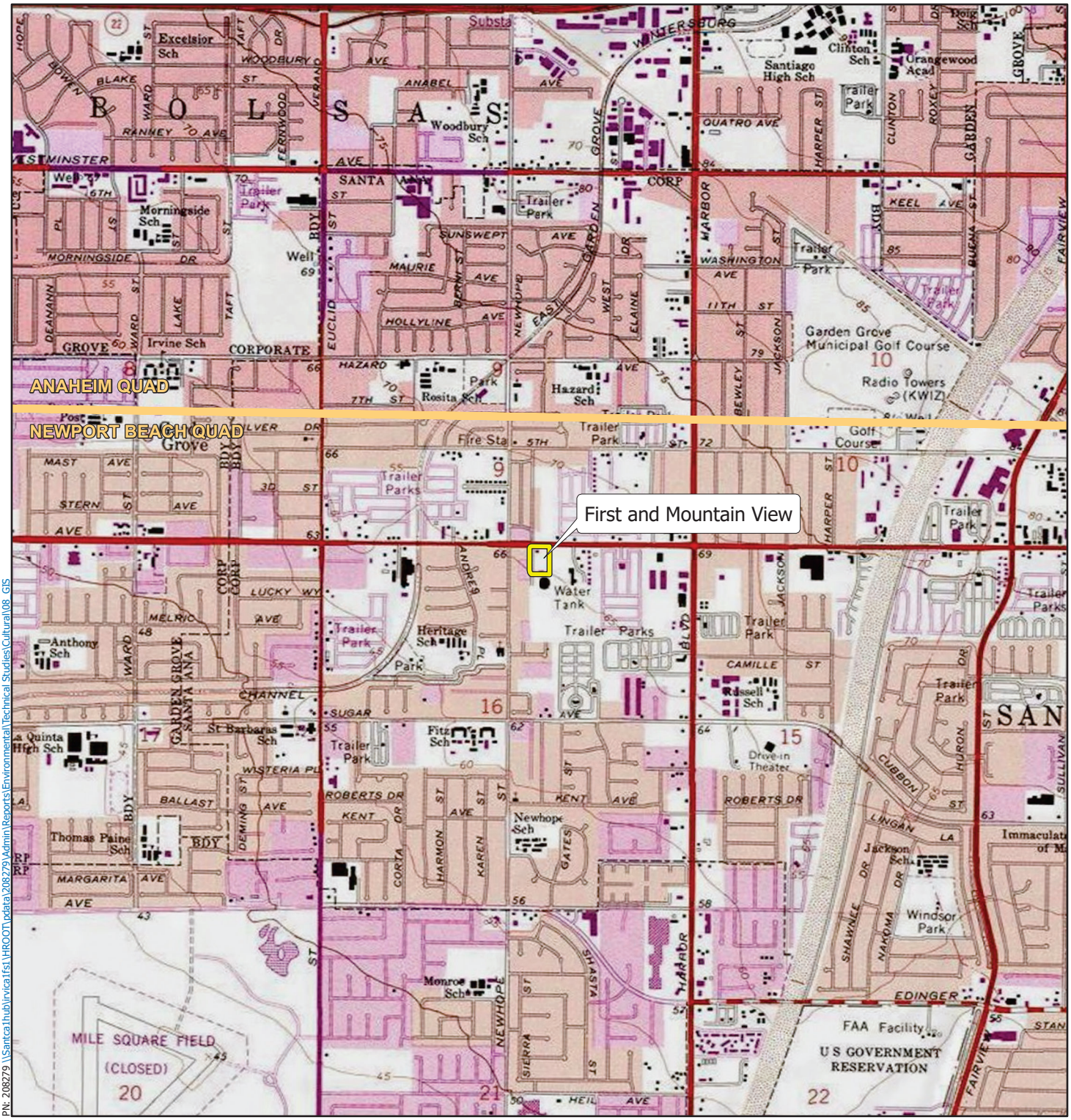
Michael Baker INTERNATIONAL

0 2.5 5 Miles

Source: Esri, ArcGIS Online, National Geographic World Map: *Garden Grove, California*

Regional Vicinity

Figure 1



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Legend

Project Area

FIRST AND MOUNTAIN VIEW

Michael Baker INTERNATIONAL

0 0.25 0.5 Miles

Source: Esri, ArcGIS Online, Newport Beach USGS 7.5-Minute topographic quadrangle maps: *Garden Grove, California*

Project Vicinity

Figure 2

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September 8, 2025

Gabrieleno Band of Mission Indians - Kizh Nation
Andrew Salas, Chairperson
P.O. Box 393
Covina, CA, 91723

RE: Notification Pursuant to Assembly Bill 52 (AB 52) and Senate Bill (SB 18) for the First & Mountain View Project, City of Santa Ana, Orange County, California

Dear Andrew Salas:

Pursuant to California Public Resources Code §§21080.3.1 and 21080.3.2 (Assembly Bill 52), as well as Government Code §§65352 and 65352.3 (Senate Bill 18), the City of Santa Ana, as the lead agency under the California Environmental Quality Act (CEQA), is reaching out to offer your tribe the opportunity to consult on the proposed First & Mountain View Project ("Project"), located at 4320 W. First Street and 201 S. Mountain View Street in the City of Santa Ana.

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Sincerely,

Nancy Tran

Nancy Tran, AICP, Principal Planner
City of Santa Ana

Enclosure: Project Vicinity Map and Project Location Map

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Legend

Project Location

FIRST AND MOUNTAIN VIEW

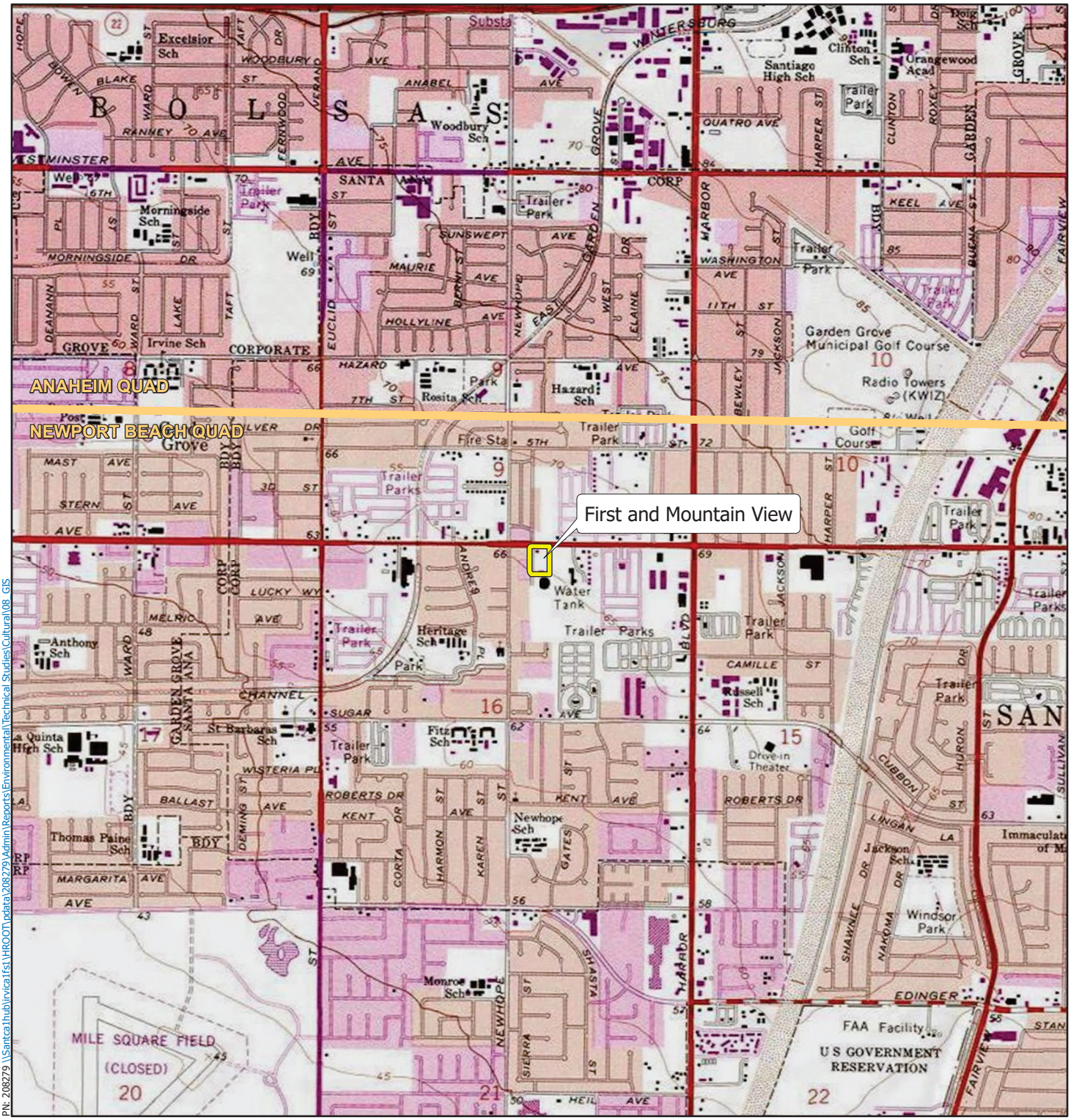
Michael Baker INTERNATIONAL

0 2.5 5 Miles

Source: Esri, ArcGIS Online, National Geographic World Map: *Garden Grove, California*

Regional Vicinity

Figure 1



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Project Area

FIRST AND MOUNTAIN VIEW

Michael Baker INTERNATIONAL

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Source: Esri, ArcGIS Online, Newport Beach USGS 7.5-Minute topographic quadrangle maps: *Garden Grove, California*

Project Vicinity

Figure 2

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September 8, 2025

Cahuilla Band of Indians
Anthony Madrigal, Tribal Historic Preservation Officer
52701 CA Highway 371
Anza, CA, 92539

RE: Notification Pursuant to Assembly Bill 52 (AB 52) and Senate Bill (SB 18) for the First & Mountain View Project, City of Santa Ana, Orange County, California

Dear Anthony Madrigal:

Pursuant to California Public Resources Code §§21080.3.1 and 21080.3.2 (Assembly Bill 52), as well as Government Code §§65352 and 65352.3 (Senate Bill 18), the City of Santa Ana, as the lead agency under the California Environmental Quality Act (CEQA), is reaching out to offer your tribe the opportunity to consult on the proposed First & Mountain View Project ("Project"), located at 4320 W. First Street and 201 S. Mountain View Street in the City of Santa Ana.

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Sincerely,

Nancy Tran

Nancy Tran, AICP, Principal Planner
City of Santa Ana

Enclosure: Project Vicinity Map and Project Location Map

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Legend

Project Location

FIRST AND MOUNTAIN VIEW

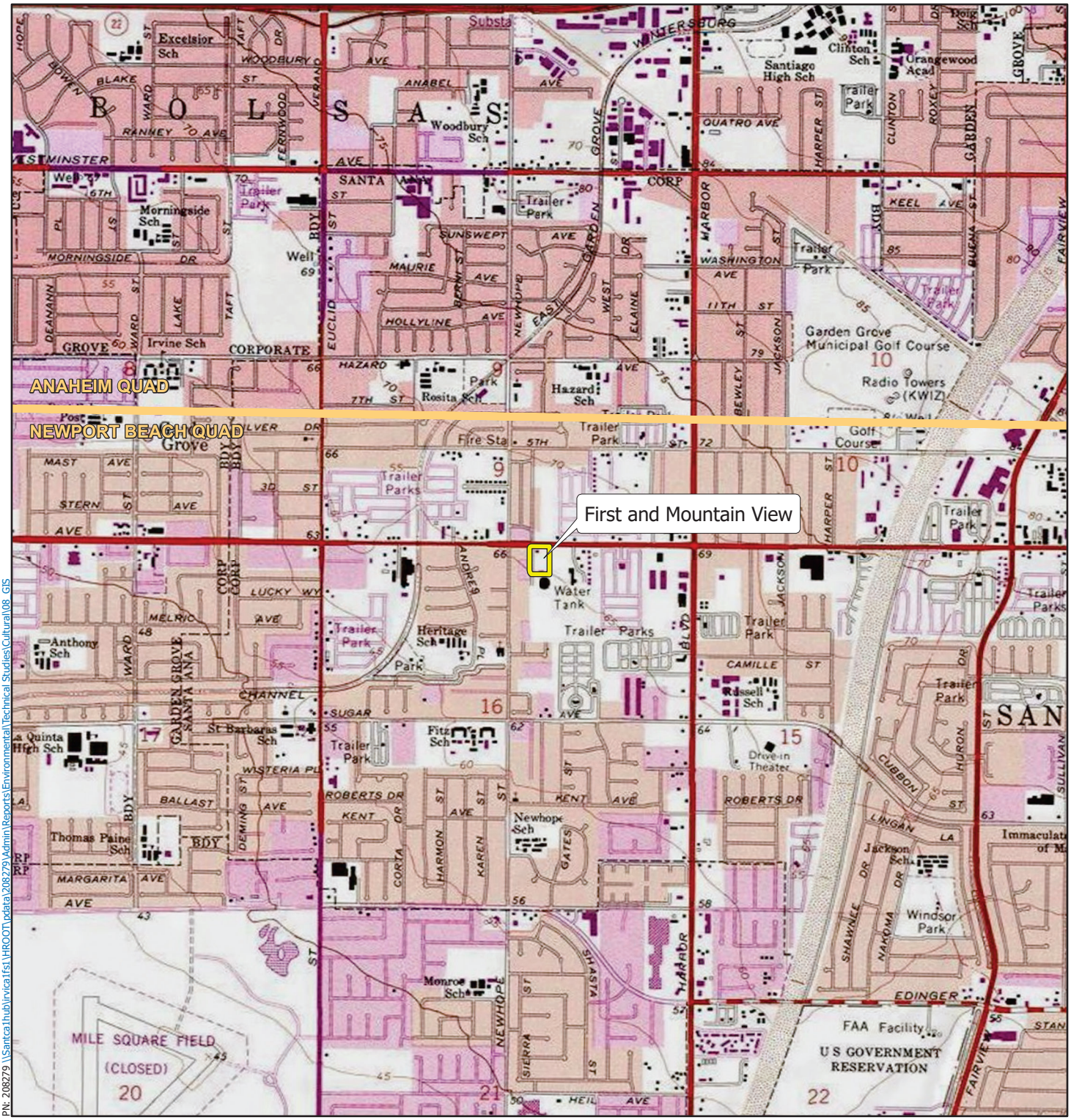
Michael Baker INTERNATIONAL

0 2.5 5 Miles

Source: Esri, ArcGIS Online, National Geographic World Map: *Garden Grove, California*

Regional Vicinity

Figure 1



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Project Area

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Michael Baker INTERNATIONAL

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Project Vicinity

Figure 2

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CITY CLERK
Jennifer L. Hall

September 8, 2025

Gabrieleno/Tongva San Gabriel Band of Mission Indians
Anthony Morales, Chairperson
P.O. Box 693
San Gabriel, CA, 91778

RE: Notification Pursuant to Assembly Bill 52 (AB 52) and Senate Bill (SB 18) for the First & Mountain View Project, City of Santa Ana, Orange County, California

Dear Anthony Morales:

Pursuant to California Public Resources Code §§21080.3.1 and 21080.3.2 (Assembly Bill 52), as well as Government Code §§65352 and 65352.3 (Senate Bill 18), the City of Santa Ana, as the lead agency under the California Environmental Quality Act (CEQA), is reaching out to offer your tribe the opportunity to consult on the proposed First & Mountain View Project ("Project"), located at 4320 W. First Street and 201 S. Mountain View Street in the City of Santa Ana.

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Sincerely,

Nancy Tran

Nancy Tran, AICP, Principal Planner
City of Santa Ana

Enclosure: Project Vicinity Map and Project Location Map

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Legend

Project Location

FIRST AND MOUNTAIN VIEW

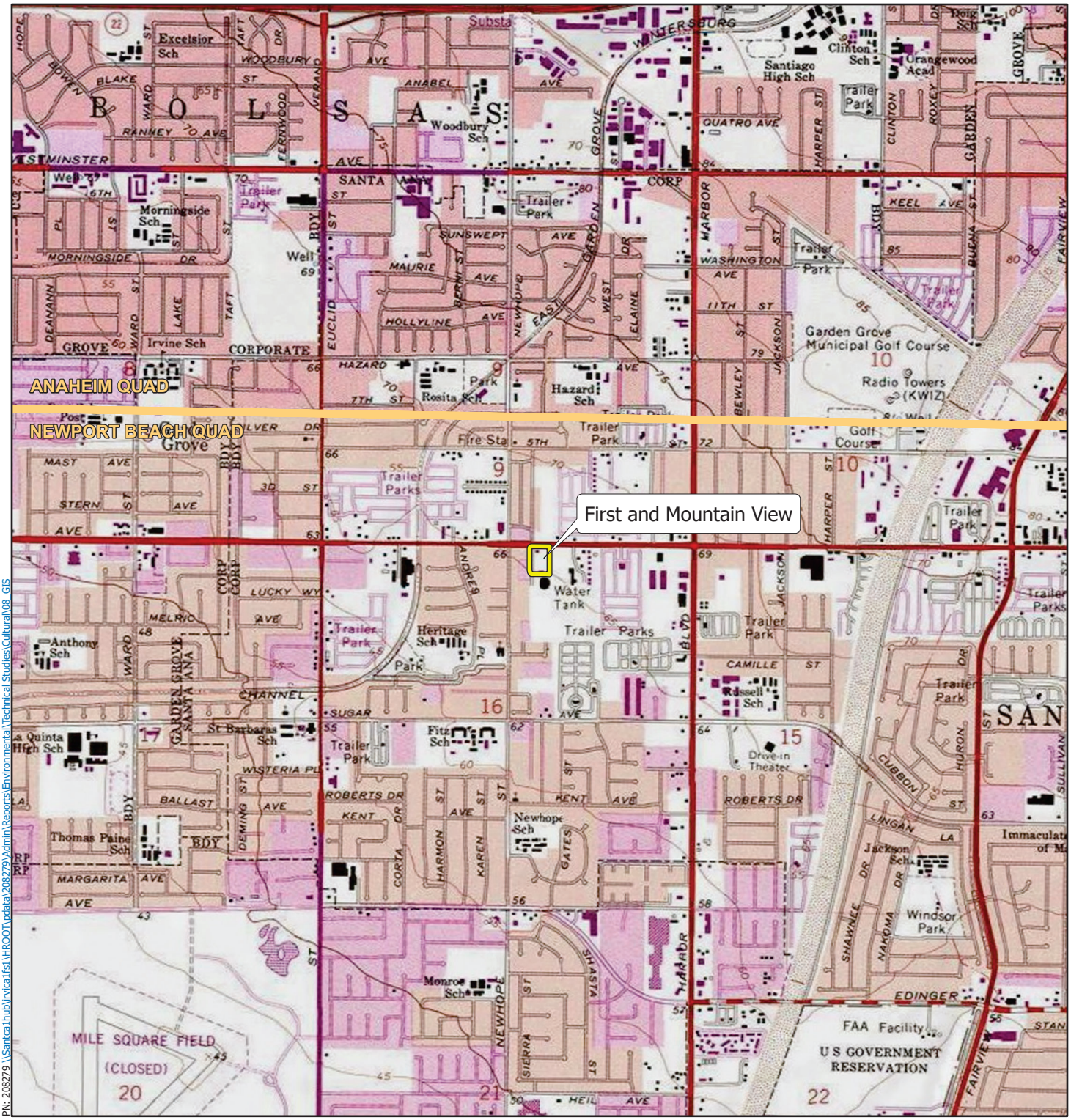
Michael Baker INTERNATIONAL

0 2.5 5 Miles

Source: Esri, ArcGIS Online, National Geographic World Map: *Garden Grove, California*

Regional Vicinity

Figure 1



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Project Vicinity

Figure 2

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Cahuilla Band of Indians
BobbyRay Esparza, Cultural Director
52701 CA Highway 371
Anza, CA, 92539

RE: Notification Pursuant to Assembly Bill 52 (AB 52) and Senate Bill (SB 18) for the First & Mountain View Project, City of Santa Ana, Orange County, California

Dear BobbyRay Esparza:

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Michael Baker INTERNATIONAL

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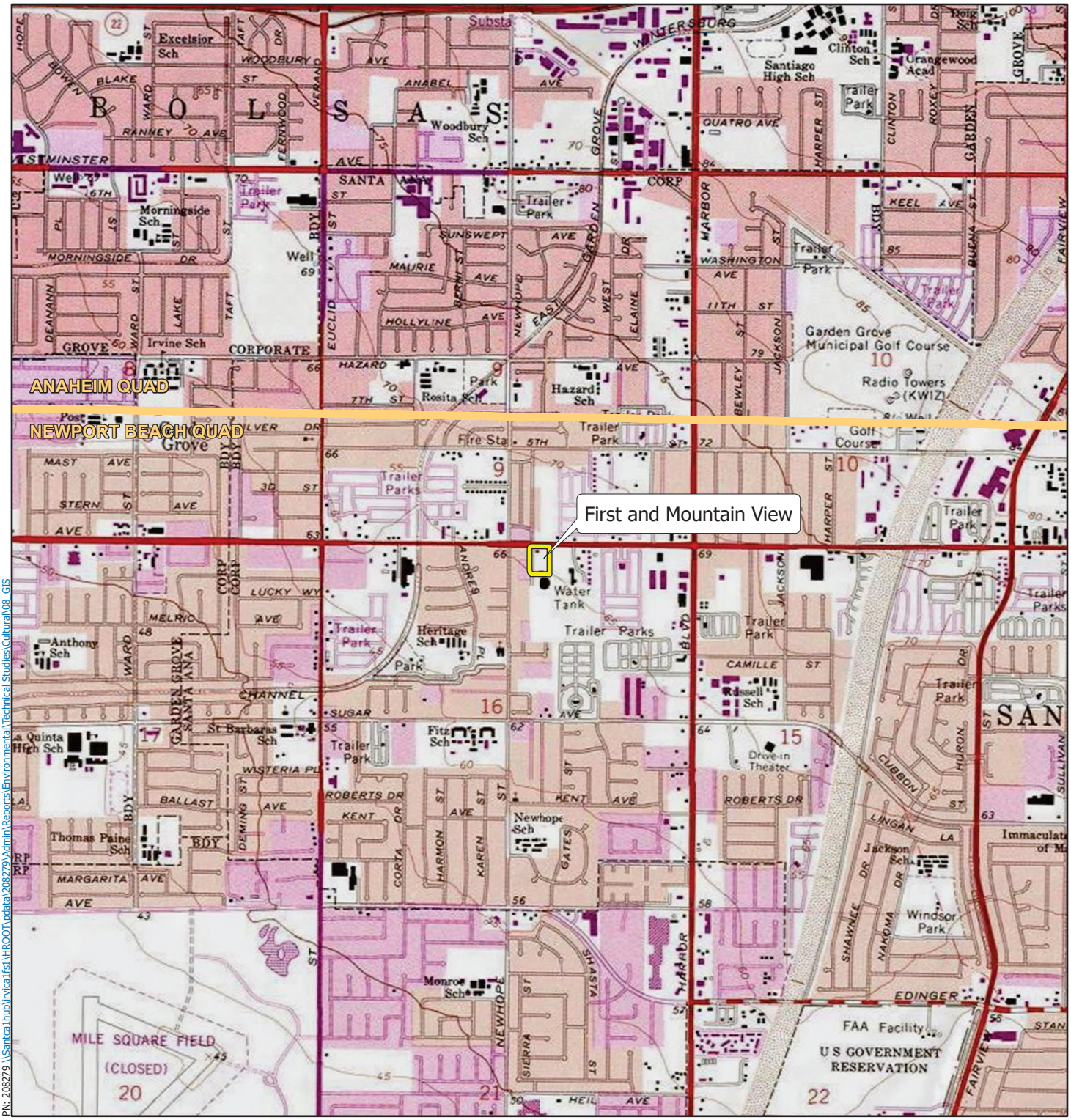
Regional Vicinity

Figure 1



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Project Vicinity

Figure 2

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Thai Viet Phan

CITY OF SANTA ANA
PLANNING AND BUILDING AGENCY
20 Civic Center Plaza ● P.O. Box 1988
Santa Ana, California 92702
www.santa-ana.org

CITY MANAGER
Alvaro Nuñez
CITY ATTORNEY
Sonia R. Carvalho
CITY CLERK
Jennifer L. Hall

September 8, 2025

Gabrielino-Tongva Tribe
Charles Alvarez, Chairperson
23454 Vanowen Street
West Hills, CA, 91307

RE: Notification Pursuant to Assembly Bill 52 (AB 52) and Senate Bill (SB 18) for the First & Mountain View Project, City of Santa Ana, Orange County, California

Dear Charles Alvarez:

Pursuant to California Public Resources Code §§21080.3.1 and 21080.3.2 (Assembly Bill 52), as well as Government Code §§65352 and 65352.3 (Senate Bill 18), the City of Santa Ana, as the lead agency under the California Environmental Quality Act (CEQA), is reaching out to offer your tribe the opportunity to consult on the proposed First & Mountain View Project ("Project"), located at 4320 W. First Street and 201 S. Mountain View Street in the City of Santa Ana.

The Project is located within central Orange County, inside the City of Santa Ana's Sphere of Influence (Enclosure 1), and is shown on the enclosed map of the project vicinity (Enclosure 2). The Project encompasses approximately 2.54 acres and is generally bounded by West First Street to the north, an existing multi-family residential community to the east, a water tank to the south, and a vacant lot and equipment storage for the City of Santa Ana Public Works Agency to the west. Regional and local access to the site is provided via West First Street.

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- Associated discretionary approvals including a General Plan Amendment, Zoning Ordinance Amendment, Conditional Use Permit, and Tentative Tract Map.

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Please note that under AB 52 you have 30 days, and under SB 18 you have 90 days from receipt of this letter, to submit a written request for formal consultation. We welcome your input and remain committed to meaningful dialogue throughout this process.

Should you have any questions or require further information, please do not hesitate to contact Nancy Tran at (714) 667-2740 or via email at ntran5@santa-ana.org. Thank you for your assistance.

Sincerely,

Nancy Tran

Nancy Tran, AICP, Principal Planner
City of Santa Ana

Enclosure: Project Vicinity Map and Project Location Map

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vamezcua@santa-ana.org

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Legend

Project Location

FIRST AND MOUNTAIN VIEW

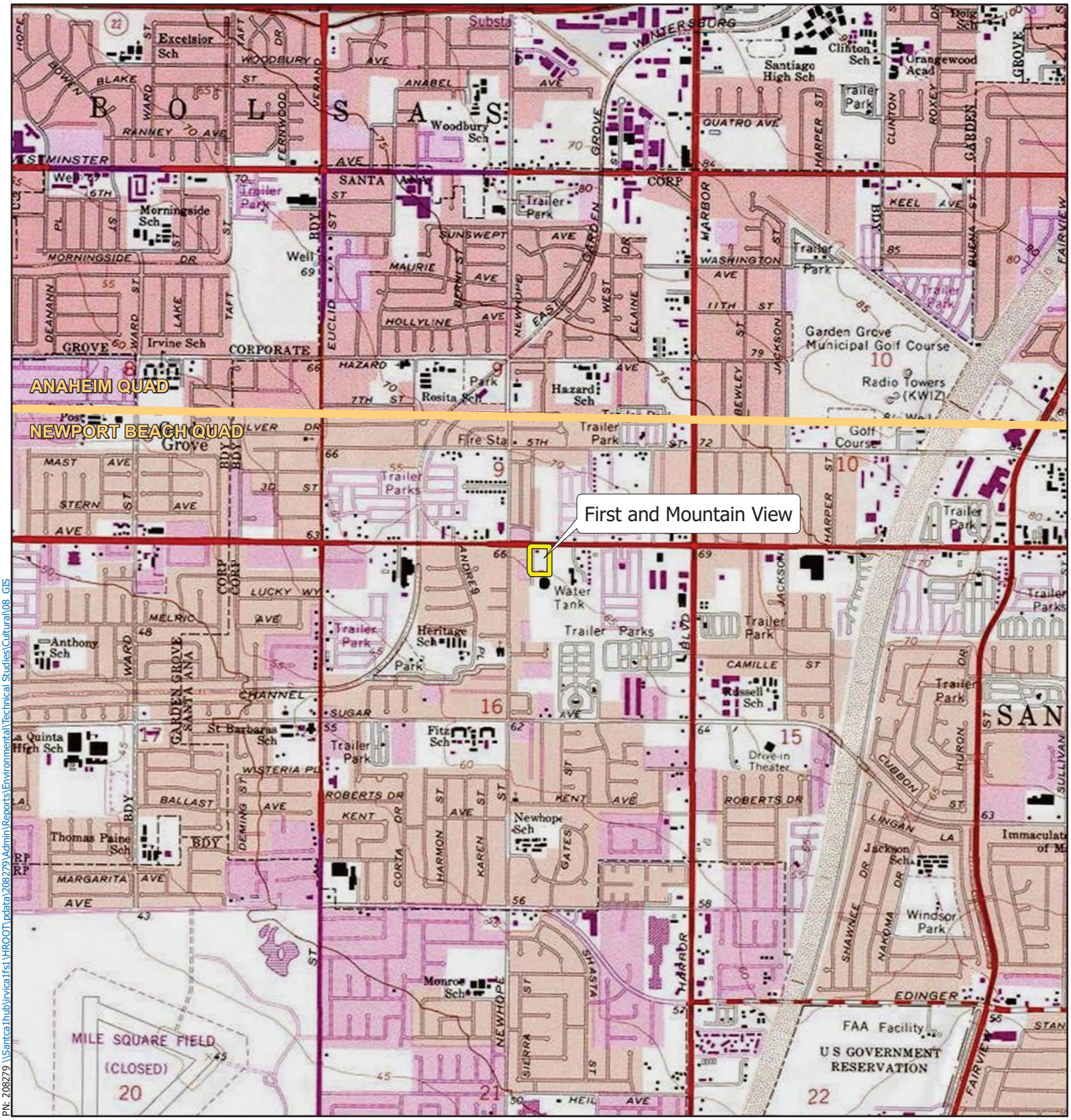
Michael Baker INTERNATIONAL

0 2.5 5 Miles

Source: Esri, ArcGIS Online, National Geographic World Map: *Garden Grove, California*

Regional Vicinity

Figure 1



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Legend

Project Area

FIRST AND MOUNTAIN VIEW

Michael Baker INTERNATIONAL

0 0.25 0.5 Miles

Source: Esri, ArcGIS Online, Newport Beach USGS 7.5-Minute topographic quadrangle maps: *Garden Grove, California*

Project Vicinity

Figure 2

MAYOR
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MAYOR PRO TEM
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September 8, 2025

Gabrielino Tongva Indians of California Tribal Council
Christina Conley, Cultural Resource Administrator
P.O. Box 941078
Simi Valley, CA, 93094

RE: Notification Pursuant to Assembly Bill 52 (AB 52) and Senate Bill (SB 18) for the First & Mountain View Project, City of Santa Ana, Orange County, California

Dear Christina Conley:

Pursuant to California Public Resources Code §§21080.3.1 and 21080.3.2 (Assembly Bill 52), as well as Government Code §§65352 and 65352.3 (Senate Bill 18), the City of Santa Ana, as the lead agency under the California Environmental Quality Act (CEQA), is reaching out to offer your tribe the opportunity to consult on the proposed First & Mountain View Project ("Project"), located at 4320 W. First Street and 201 S. Mountain View Street in the City of Santa Ana.

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Sincerely,

Nancy Tran

Nancy Tran, AICP, Principal Planner
City of Santa Ana

Enclosure: Project Vicinity Map and Project Location Map

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Legend

Project Location

FIRST AND MOUNTAIN VIEW

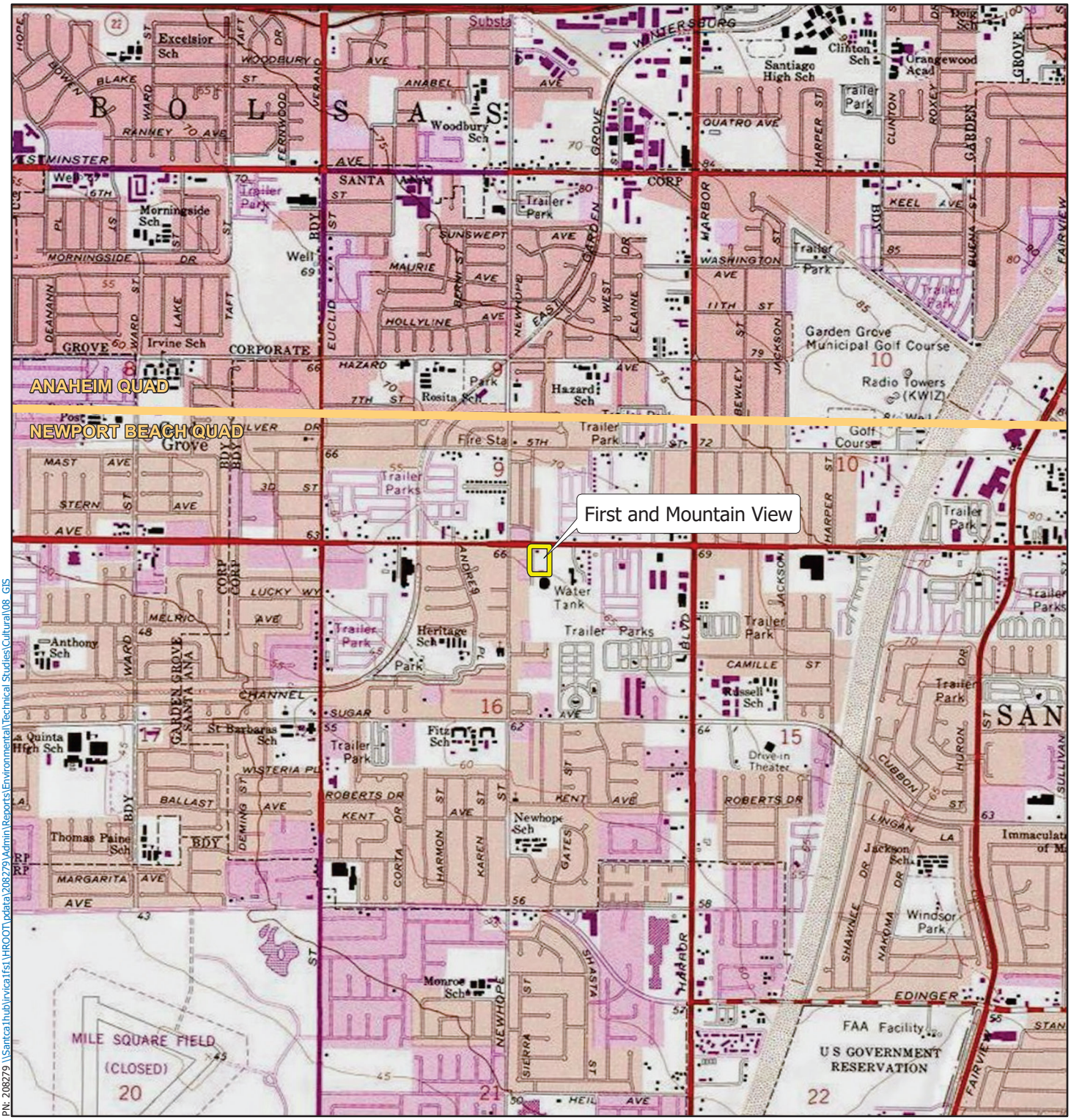
Michael Baker INTERNATIONAL

0 2.5 5 Miles

Source: Esri, ArcGIS Online, National Geographic World Map: *Garden Grove, California*

Regional Vicinity

Figure 1



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Project Area

FIRST AND MOUNTAIN VIEW

Michael Baker INTERNATIONAL

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Source: Esri, ArcGIS Online, Newport Beach USGS 7.5-Minute topographic quadrangle maps: *Garden Grove, California*

Project Vicinity

Figure 2

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Jennifer L. Hall

September 8, 2025

Gabrieleno Band of Mission Indians - Kizh Nation
Christina Swindall Martinez, Secretary
P.O. Box 393
Covina, CA, 91723

RE: Notification Pursuant to Assembly Bill 52 (AB 52) and Senate Bill (SB 18) for the First & Mountain View Project, City of Santa Ana, Orange County, California

Dear Christina Swindall Martinez:

Pursuant to California Public Resources Code §§21080.3.1 and 21080.3.2 (Assembly Bill 52), as well as Government Code §§65352 and 65352.3 (Senate Bill 18), the City of Santa Ana, as the lead agency under the California Environmental Quality Act (CEQA), is reaching out to offer your tribe the opportunity to consult on the proposed First & Mountain View Project ("Project"), located at 4320 W. First Street and 201 S. Mountain View Street in the City of Santa Ana.

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Sincerely,

Nancy Tran

Nancy Tran, AICP, Principal Planner
City of Santa Ana

Enclosure: Project Vicinity Map and Project Location Map

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Legend

Project Location

FIRST AND MOUNTAIN VIEW

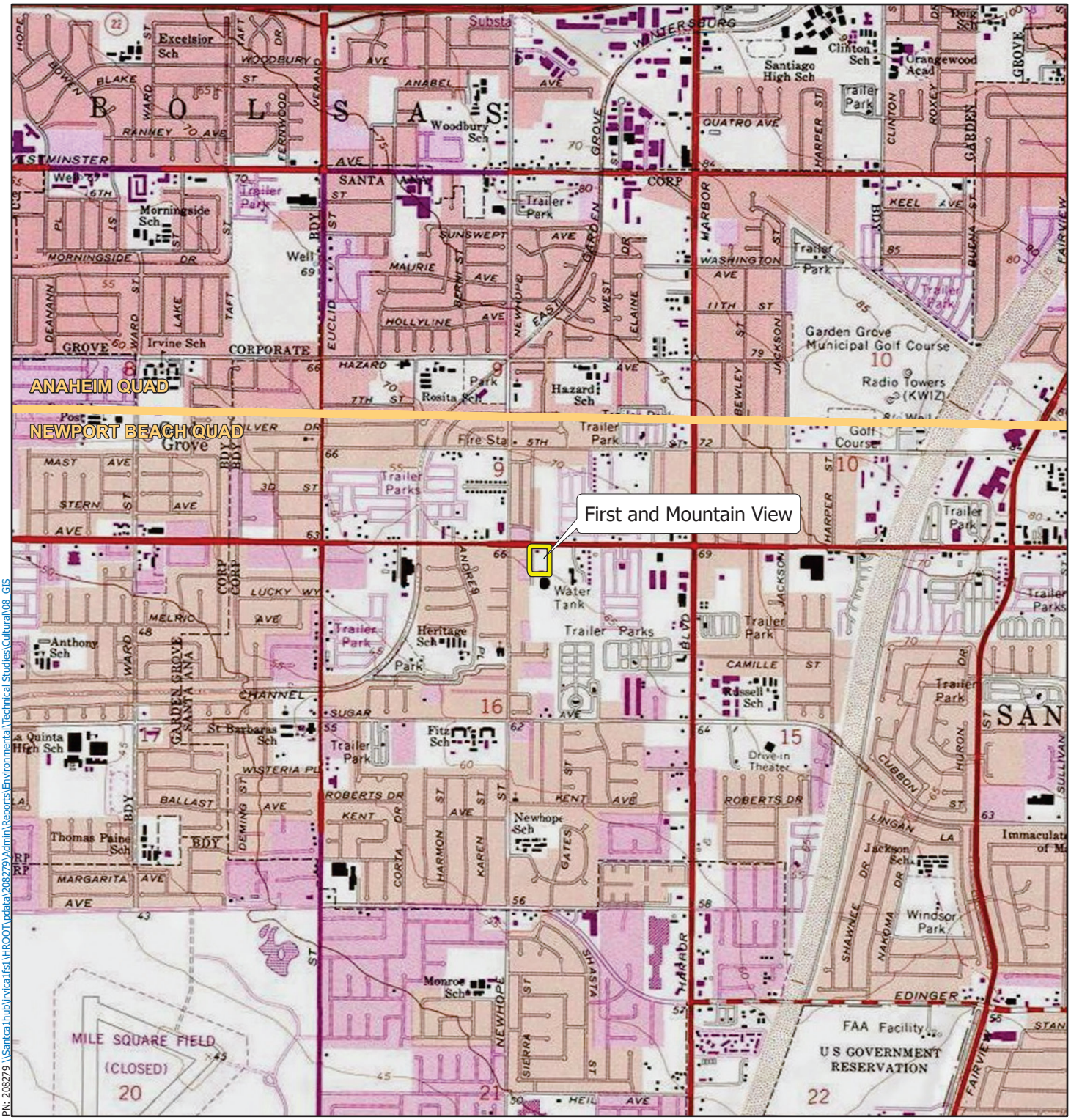
Michael Baker INTERNATIONAL

0 2.5 5 Miles

Source: Esri, ArcGIS Online, National Geographic World Map: *Garden Grove, California*

Regional Vicinity

Figure 1



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Project Area

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Michael Baker INTERNATIONAL

0 0.25 0.5 Miles

Source: Esri, ArcGIS Online, Newport Beach USGS 7.5-Minute topographic quadrangle maps: *Garden Grove, California*

Project Vicinity

Figure 2

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Jennifer L. Hall

September 8, 2025

Pala Band of Mission Indians
Christopher Nejo, Legal Analyst/Researcher
PMB 50, 35008 Pala Temecula Road
Pala, CA, 92059

RE: Notification Pursuant to Assembly Bill 52 (AB 52) and Senate Bill (SB 18) for the First & Mountain View Project, City of Santa Ana, Orange County, California

Dear Christopher Nejo:

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Sincerely,

Nancy Tran

Nancy Tran, AICP, Principal Planner
City of Santa Ana

Enclosure: Project Vicinity Map and Project Location Map

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Legend

Project Location

FIRST AND MOUNTAIN VIEW

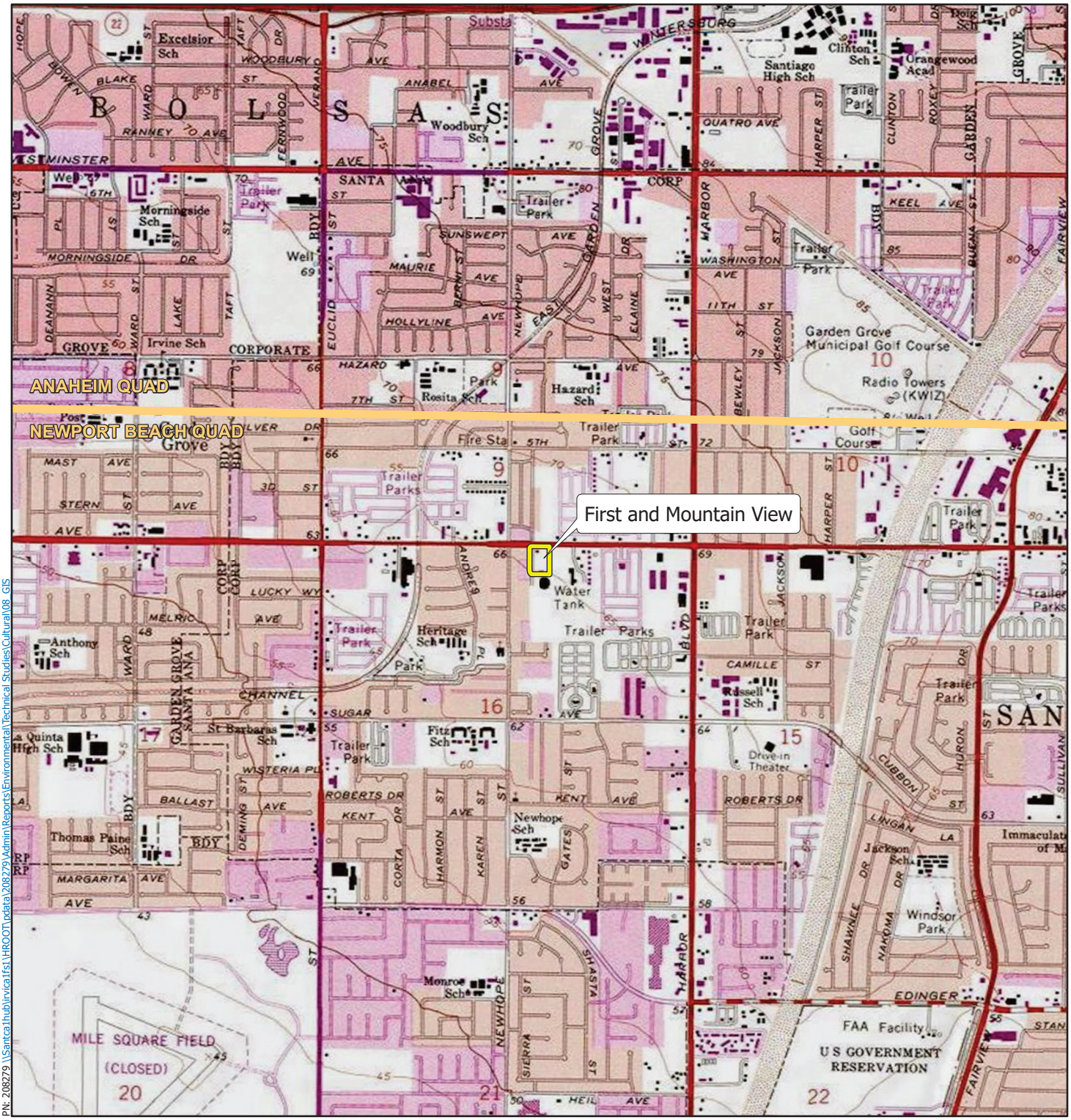
Michael Baker INTERNATIONAL

0 2.5 5 Miles

Source: Esri, ArcGIS Online, National Geographic World Map: *Garden Grove, California*

Regional Vicinity

Figure 1



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Source: Esri, ArcGIS Online, Newport Beach USGS 7.5-Minute topographic quadrangle maps: *Garden Grove, California*

Project Vicinity

Figure 2

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Jennifer L. Hall

September 8, 2025

Cahuilla Band of Indians
Erica Schenk, Chairperson
52701 CA Highway 371
Anza, CA, 92539

RE: Notification Pursuant to Assembly Bill 52 (AB 52) and Senate Bill (SB 18) for the First & Mountain View Project, City of Santa Ana, Orange County, California

Dear Erica Schenk:

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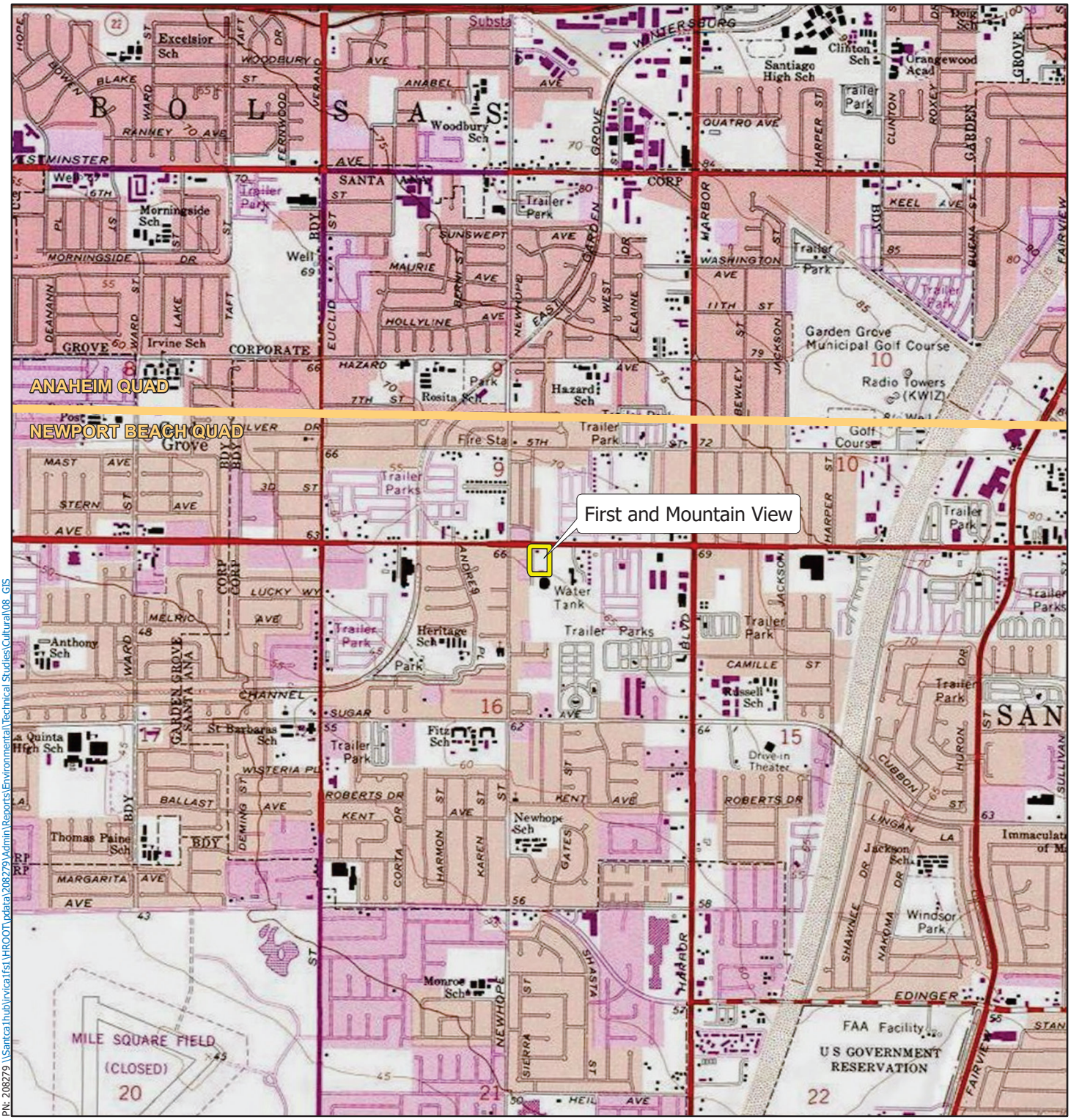

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Project Vicinity

Figure 2

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www.santa-ana.org

CITY MANAGER
Alvaro Nuñez
CITY ATTORNEY
Sonia R. Carvalho
CITY CLERK
Jennifer L. Hall

September 8, 2025

Juaneno Band of Mission Indians Acjachemen Nation 84A
Heidi Lucero, THPO/MLD
31411-A La Matanza Street
San Juan Capistrano, CA, 92675

RE: Notification Pursuant to Assembly Bill 52 (AB 52) and Senate Bill (SB 18) for the First & Mountain View Project, City of Santa Ana, Orange County, California

Dear Heidi Lucero:

Pursuant to California Public Resources Code §§21080.3.1 and 21080.3.2 (Assembly Bill 52), as well as Government Code §§65352 and 65352.3 (Senate Bill 18), the City of Santa Ana, as the lead agency under the California Environmental Quality Act (CEQA), is reaching out to offer your tribe the opportunity to consult on the proposed First & Mountain View Project ("Project"), located at 4320 W. First Street and 201 S. Mountain View Street in the City of Santa Ana.

The Project is located within central Orange County, inside the City of Santa Ana's Sphere of Influence (Enclosure 1), and is shown on the enclosed map of the project vicinity (Enclosure 2). The Project encompasses approximately 2.54 acres and is generally bounded by West First Street to the north, an existing multi-family residential community to the east, a water tank to the south, and a vacant lot and equipment storage for the City of Santa Ana Public Works Agency to the west. Regional and local access to the site is provided via West First Street.

The developer is preparing an Initial Study/Mitigated Negative Declaration (IS/MND) for the City's review to evaluate the potential environmental effects of the Project, which involves:

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- Associated discretionary approvals including a General Plan Amendment, Zoning Ordinance Amendment, Conditional Use Permit, and Tentative Tract Map.

SANTA ANA CITY COUNCIL

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Thai Viet Phan, Ward 1, tphan@santa-ana.org
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Johnathan Ryan Hernandez, Ward 5, jryanhernandez@santa-ana.org
David Penaloza, Ward 6, dpenaloza@santa-ana.org

The IS/MND is intended to serve as the primary CEQA environmental document for all actions associated with the proposed Project, including all other approvals beyond the City's authority needed to implement the Project. As required by AB 52 and SB 18, and in recognition of the traditional and cultural significance of the project area to Native American tribes, the City of Santa Ana is notifying your tribe to offer the opportunity to consult regarding potential tribal cultural resources that may be affected by the Project. This consultation is part of our commitment to ensuring that cultural heritage is appropriately considered in the planning process.

Please note that under AB 52 you have 30 days, and under SB 18 you have 90 days from receipt of this letter, to submit a written request for formal consultation. We welcome your input and remain committed to meaningful dialogue throughout this process.

Should you have any questions or require further information, please do not hesitate to contact Nancy Tran at (714) 667-2740 or via email at ntran5@santa-ana.org. Thank you for your assistance.

Sincerely,

Nancy Tran

Nancy Tran, AICP, Principal Planner
City of Santa Ana

Enclosure: Project Vicinity Map and Project Location Map

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vamezcua@santa-ana.org

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Legend

Project Location

FIRST AND MOUNTAIN VIEW

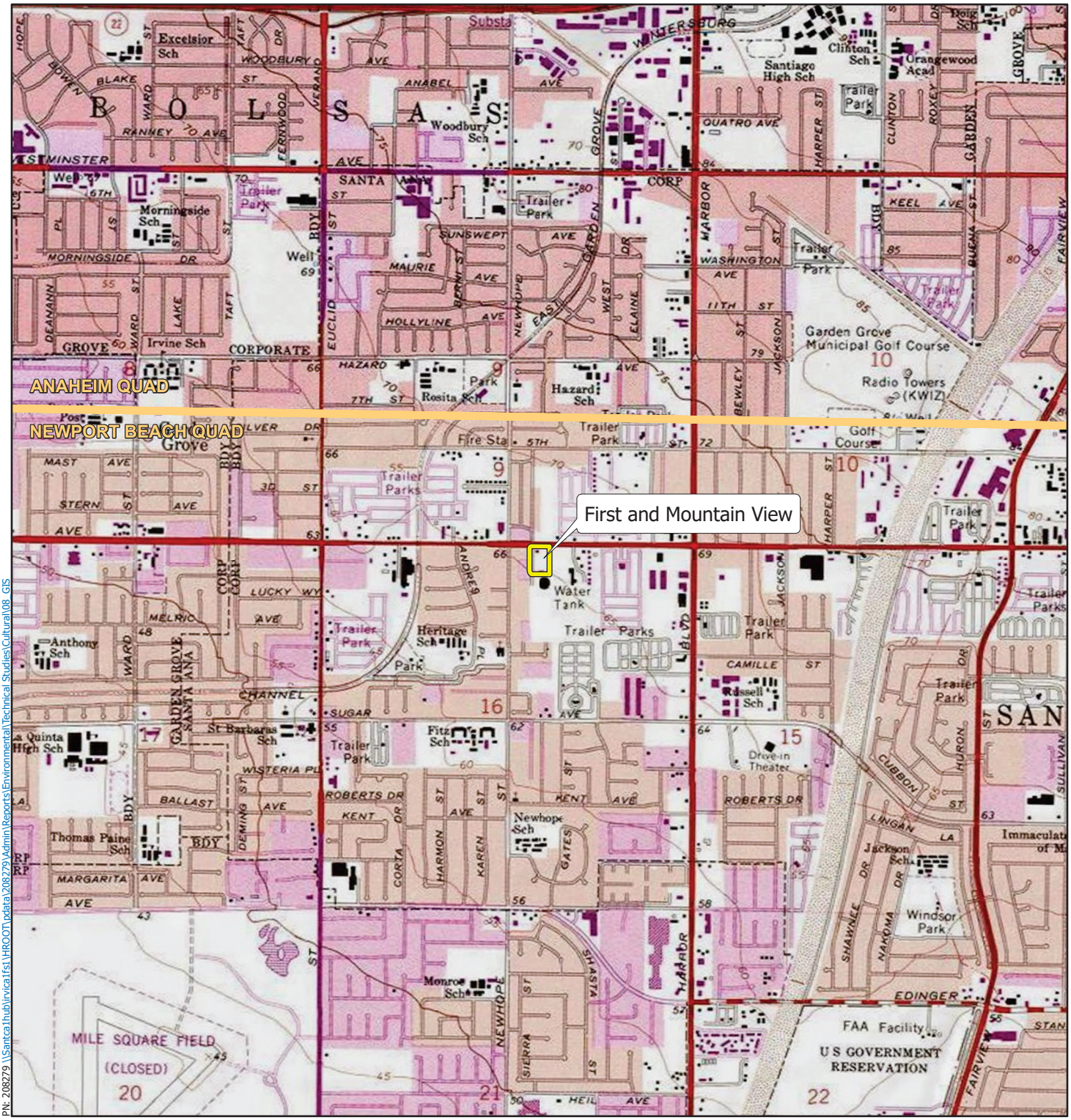
Michael Baker INTERNATIONAL

0 2.5 5 Miles

Source: Esri, ArcGIS Online, National Geographic World Map: *Garden Grove, California*

Regional Vicinity

Figure 1



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Legend

Project Area

FIRST AND MOUNTAIN VIEW

Michael Baker INTERNATIONAL

0 0.25 0.5 Miles

Source: Esri, ArcGIS Online, Newport Beach USGS 7.5-Minute topographic quadrangle maps: *Garden Grove, California*

Project Vicinity

Figure 2

MAYOR
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MAYOR PRO TEM
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September 8, 2025

Soboba Band of Luiseno Indians
Jessica Valdez, Cultural Resource Specialist
P.O. Box 487
San Jacinto, CA, 92581

RE: Notification Pursuant to Assembly Bill 52 (AB 52) and Senate Bill (SB 18) for the First & Mountain View Project, City of Santa Ana, Orange County, California

Dear Jessica Valdez:

Pursuant to California Public Resources Code §§21080.3.1 and 21080.3.2 (Assembly Bill 52), as well as Government Code §§65352 and 65352.3 (Senate Bill 18), the City of Santa Ana, as the lead agency under the California Environmental Quality Act (CEQA), is reaching out to offer your tribe the opportunity to consult on the proposed First & Mountain View Project ("Project"), located at 4320 W. First Street and 201 S. Mountain View Street in the City of Santa Ana.

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Sincerely,

Nancy Tran

Nancy Tran, AICP, Principal Planner
City of Santa Ana

Enclosure: Project Vicinity Map and Project Location Map

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Legend

Project Location

FIRST AND MOUNTAIN VIEW

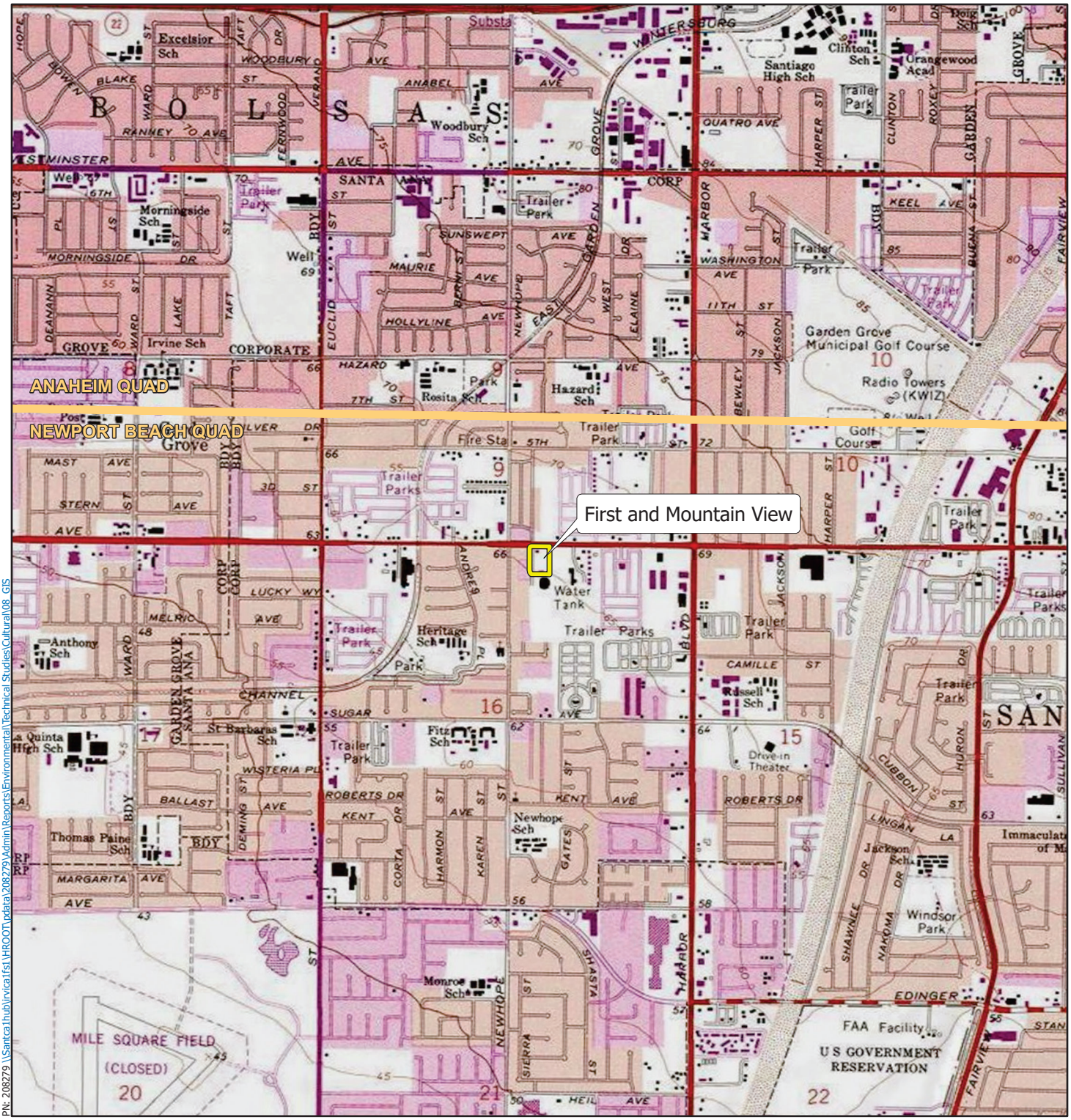
Michael Baker INTERNATIONAL

0 2.5 5 Miles

Source: Esri, ArcGIS Online, National Geographic World Map: *Garden Grove, California*

Regional Vicinity

Figure 1



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Project Area

FIRST AND MOUNTAIN VIEW

Michael Baker INTERNATIONAL

0 0.25 0.5 Miles

Source: Esri, ArcGIS Online, Newport Beach USGS 7.5-Minute topographic quadrangle maps: *Garden Grove, California*

Project Vicinity

Figure 2

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CITY ATTORNEY
Sonia R. Carvalho
CITY CLERK
Jennifer L. Hall

September 8, 2025

Soboba Band of Luiseno Indians
Joseph Ontiveros, Tribal Historic Preservation Officer
P.O. Box 487
San Jacinto, CA, 92581

RE: Notification Pursuant to Assembly Bill 52 (AB 52) and Senate Bill (SB 18) for the First & Mountain View Project, City of Santa Ana, Orange County, California

Dear Joseph Ontiveros:

Pursuant to California Public Resources Code §§21080.3.1 and 21080.3.2 (Assembly Bill 52), as well as Government Code §§65352 and 65352.3 (Senate Bill 18), the City of Santa Ana, as the lead agency under the California Environmental Quality Act (CEQA), is reaching out to offer your tribe the opportunity to consult on the proposed First & Mountain View Project ("Project"), located at 4320 W. First Street and 201 S. Mountain View Street in the City of Santa Ana.

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Should you have any questions or require further information, please do not hesitate to contact Nancy Tran at (714) 667-2740 or via email at ntran5@santa-ana.org. Thank you for your assistance.

Sincerely,

Nancy Tran

Nancy Tran, AICP, Principal Planner
City of Santa Ana

Enclosure: Project Vicinity Map and Project Location Map

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vamezcua@santa-ana.org

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Legend

Project Location

FIRST AND MOUNTAIN VIEW

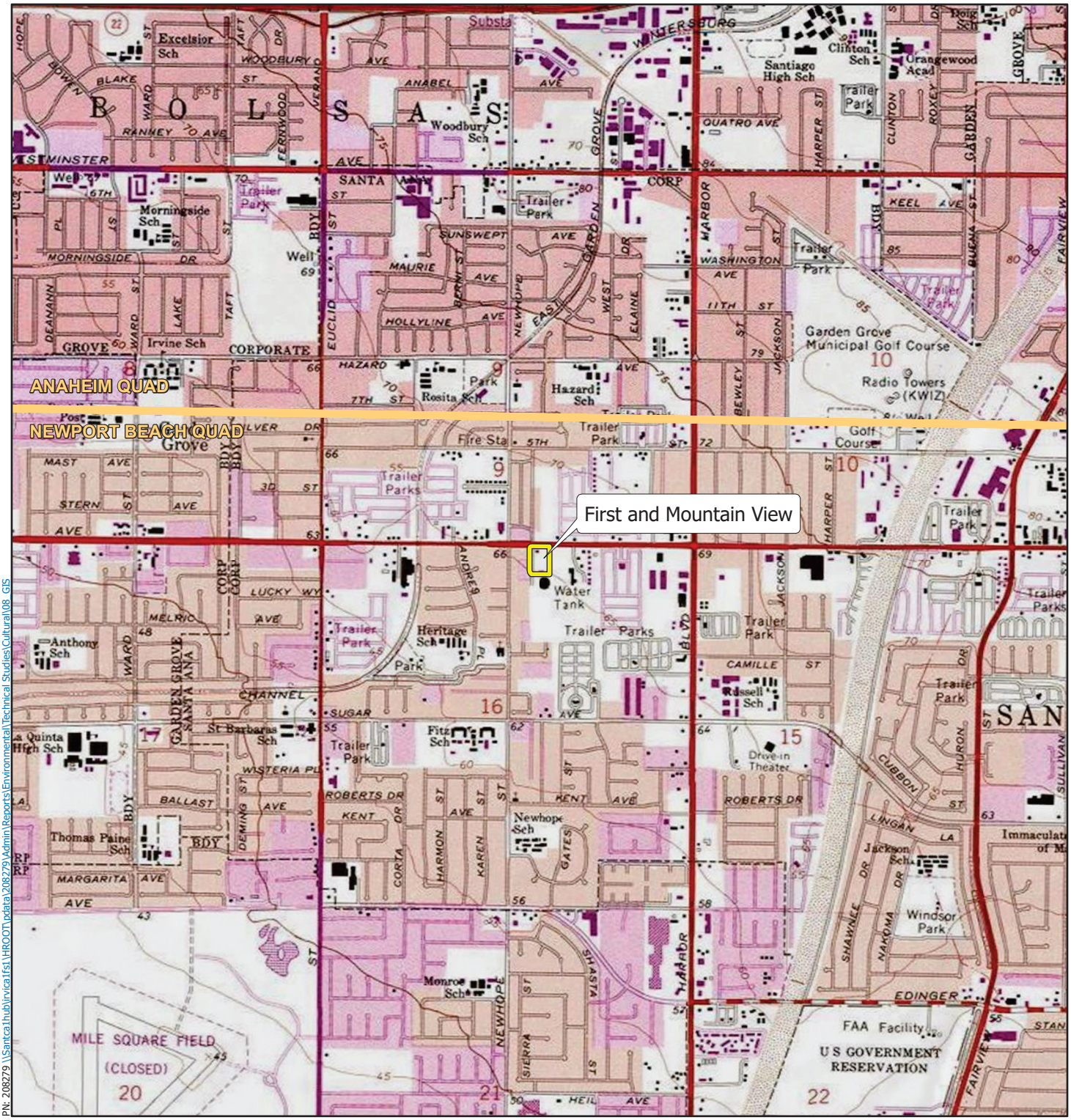
Michael Baker INTERNATIONAL

0 2.5 5 Miles

Source: Esri, ArcGIS Online, National Geographic World Map: *Garden Grove, California*

Regional Vicinity

Figure 1



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Project Area

FIRST AND MOUNTAIN VIEW

Michael Baker INTERNATIONAL

0 0.25 0.5 Miles

Source: Esri, ArcGIS Online, Newport Beach USGS 7.5-Minute topographic quadrangle maps: *Garden Grove, California*

Project Vicinity

Figure 2

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MAYOR PRO TEM
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Jennifer L. Hall

September 8, 2025

Juaneno Band of Mission Indians Acjachemen Nation - Belardes
Joyce Perry, Cultural Resource Director
4955 Paseo Segovia
Irvine, CA, 92603

RE: Notification Pursuant to Assembly Bill 52 (AB 52) and Senate Bill (SB 18) for the First & Mountain View Project, City of Santa Ana, Orange County, California

Dear Joyce Perry:

Pursuant to California Public Resources Code §§21080.3.1 and 21080.3.2 (Assembly Bill 52), as well as Government Code §§65352 and 65352.3 (Senate Bill 18), the City of Santa Ana, as the lead agency under the California Environmental Quality Act (CEQA), is reaching out to offer your tribe the opportunity to consult on the proposed First & Mountain View Project ("Project"), located at 4320 W. First Street and 201 S. Mountain View Street in the City of Santa Ana.

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Sincerely,

Nancy Tran

Nancy Tran, AICP, Principal Planner
City of Santa Ana

Enclosure: Project Vicinity Map and Project Location Map

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Legend

Project Location

FIRST AND MOUNTAIN VIEW

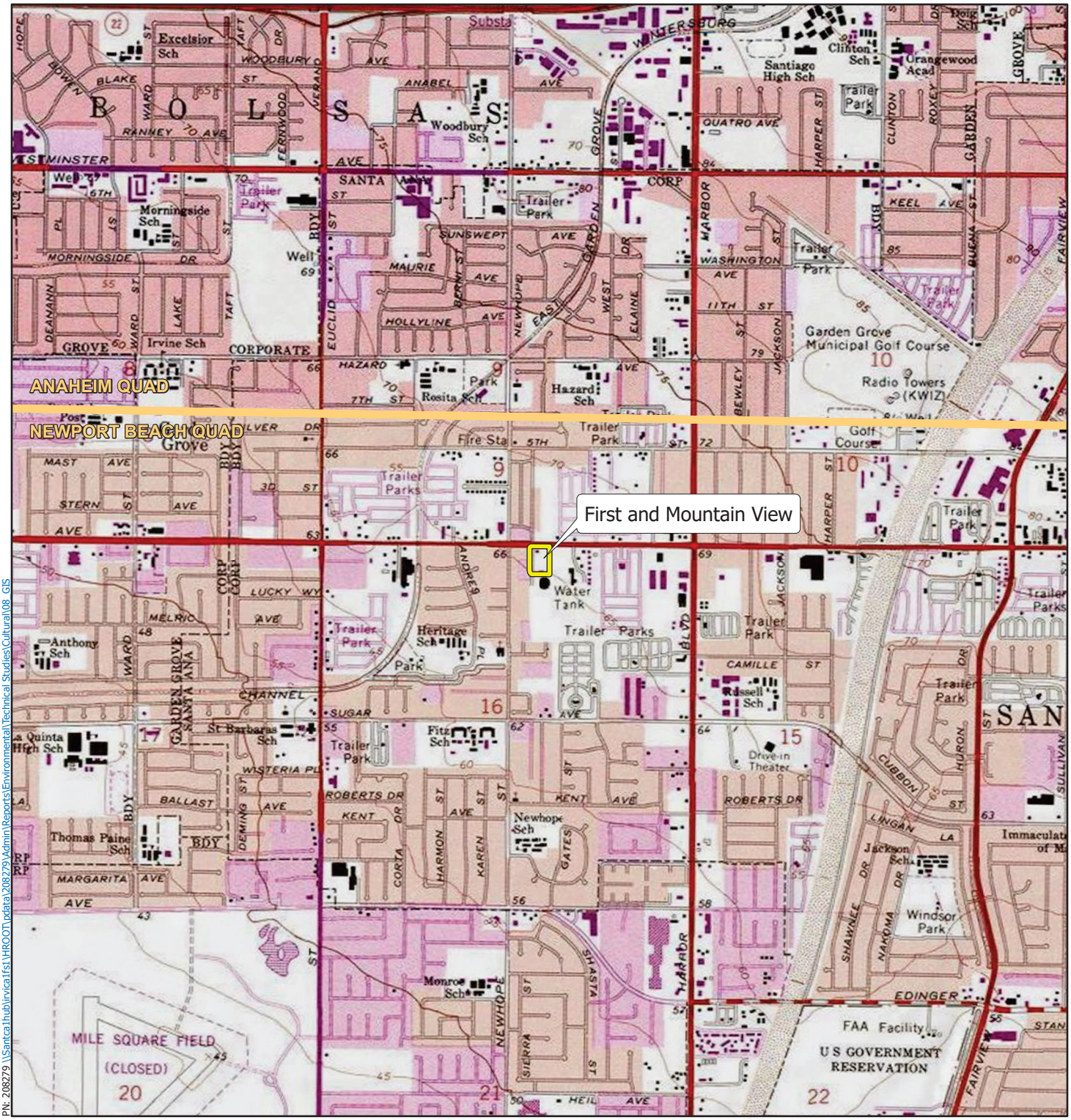
Michael Baker INTERNATIONAL

0 2.5 5 Miles

Source: Esri, ArcGIS Online, National Geographic World Map: *Garden Grove, California*

Regional Vicinity

Figure 1



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Project Area

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0 0.25 0.5 Miles

Source: Esri, ArcGIS Online, Newport Beach USGS 7.5-Minute topographic quadrangle maps: *Garden Grove, California*

Project Vicinity

Figure 2

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Sonia R. Carvalho
CITY CLERK
Jennifer L. Hall

September 8, 2025

Santa Rosa Band of Cahuilla Indians
Mercedes Estrada, Cultural Director
P.O. Box 391820
Anza, CA, 92539

RE: Notification Pursuant to Assembly Bill 52 (AB 52) and Senate Bill (SB 18) for the First & Mountain View Project, City of Santa Ana, Orange County, California

Dear Mercedes Estrada:

Pursuant to California Public Resources Code §§21080.3.1 and 21080.3.2 (Assembly Bill 52), as well as Government Code §§65352 and 65352.3 (Senate Bill 18), the City of Santa Ana, as the lead agency under the California Environmental Quality Act (CEQA), is reaching out to offer your tribe the opportunity to consult on the proposed First & Mountain View Project ("Project"), located at 4320 W. First Street and 201 S. Mountain View Street in the City of Santa Ana.

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Nancy Tran, AICP, Principal Planner
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Enclosure: Project Vicinity Map and Project Location Map

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Legend

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Michael Baker INTERNATIONAL

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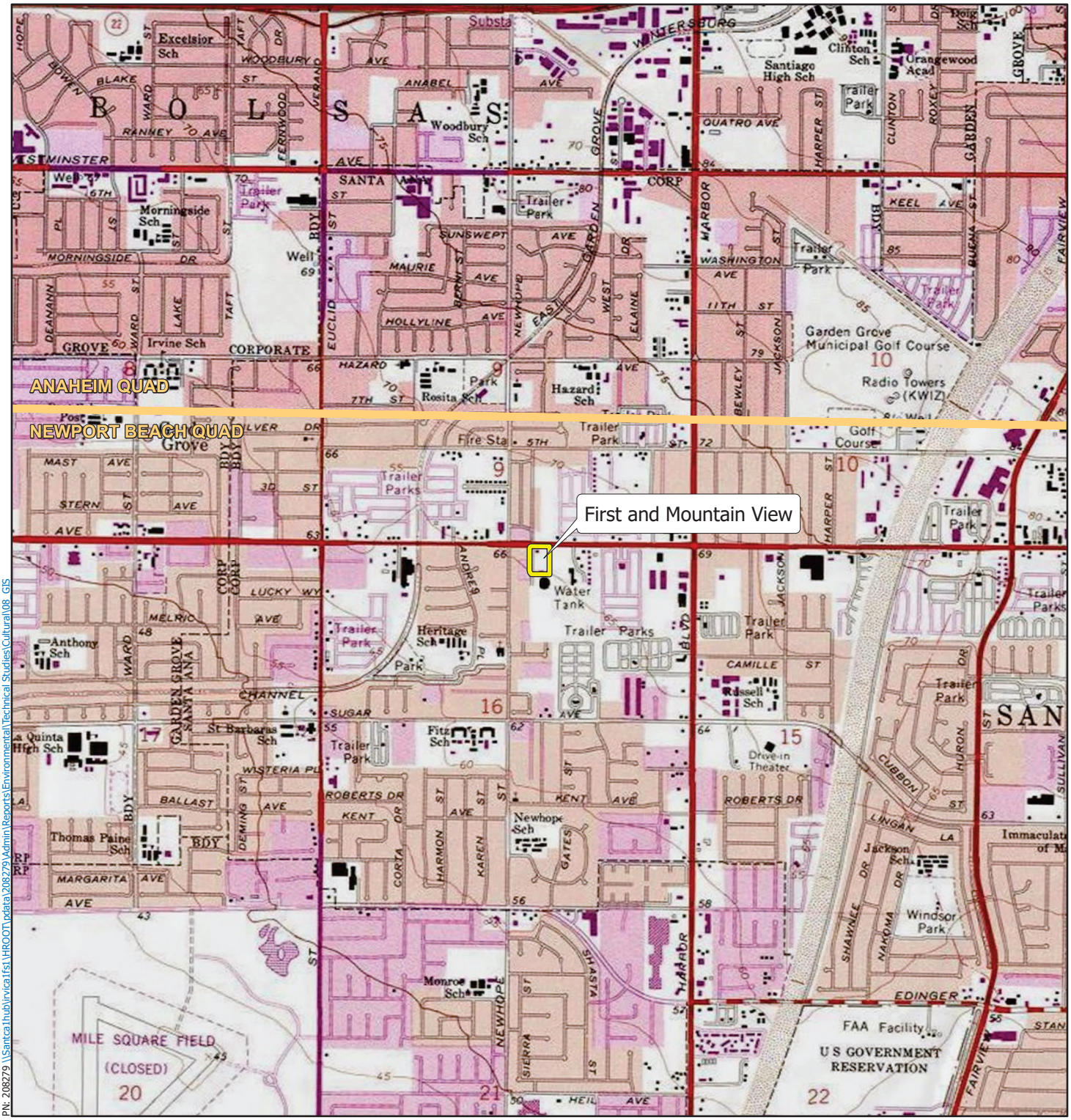
Regional Vicinity

Figure 1



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Project Vicinity

Figure 2

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CITY MANAGER
Alvaro Nuñez
CITY ATTORNEY
Sonia R. Carvalho
CITY CLERK
Jennifer L. Hall

September 8, 2025

Juaneno Band of Mission Indians Acjachemen Nation 84A
Nathan Banda, Chairman
31411-A La Matanza Street
San Juan Capistrano, CA, 92675

RE: Notification Pursuant to Assembly Bill 52 (AB 52) and Senate Bill (SB 18) for the First & Mountain View Project, City of Santa Ana, Orange County, California

Dear Nathan Banda:

Pursuant to California Public Resources Code §§21080.3.1 and 21080.3.2 (Assembly Bill 52), as well as Government Code §§65352 and 65352.3 (Senate Bill 18), the City of Santa Ana, as the lead agency under the California Environmental Quality Act (CEQA), is reaching out to offer your tribe the opportunity to consult on the proposed First & Mountain View Project ("Project"), located at 4320 W. First Street and 201 S. Mountain View Street in the City of Santa Ana.

The Project is located within central Orange County, inside the City of Santa Ana's Sphere of Influence (Enclosure 1), and is shown on the enclosed map of the project vicinity (Enclosure 2). The Project encompasses approximately 2.54 acres and is generally bounded by West First Street to the north, an existing multi-family residential community to the east, a water tank to the south, and a vacant lot and equipment storage for the City of Santa Ana Public Works Agency to the west. Regional and local access to the site is provided via West First Street.

The developer is preparing an Initial Study/Mitigated Negative Declaration (IS/MND) for the City's review to evaluate the potential environmental effects of the Project, which involves:

- Demolition of an existing single-story commercial/industrial building and associated improvements related to previous commissary operations;
- Construction of 60 three-story townhome units (including three live/work units), each with two-car garages and living spaces above;
- Site improvements including internal private streets, landscaping, lighting, open space, utility undergrounding, open/guest parking, and bicycle storage;
- Associated discretionary approvals including a General Plan Amendment, Zoning Ordinance Amendment, Conditional Use Permit, and Tentative Tract Map.

SANTA ANA CITY COUNCIL

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David Penaloza, Ward 6, dpenaloza@santa-ana.org

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Please note that under AB 52 you have 30 days, and under SB 18 you have 90 days from receipt of this letter, to submit a written request for formal consultation. We welcome your input and remain committed to meaningful dialogue throughout this process.

Should you have any questions or require further information, please do not hesitate to contact Nancy Tran at (714) 667-2740 or via email at ntran5@santa-ana.org. Thank you for your assistance.

Sincerely,

Nancy Tran

Nancy Tran, AICP, Principal Planner
City of Santa Ana

Enclosure: Project Vicinity Map and Project Location Map

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Legend

Project Location

FIRST AND MOUNTAIN VIEW

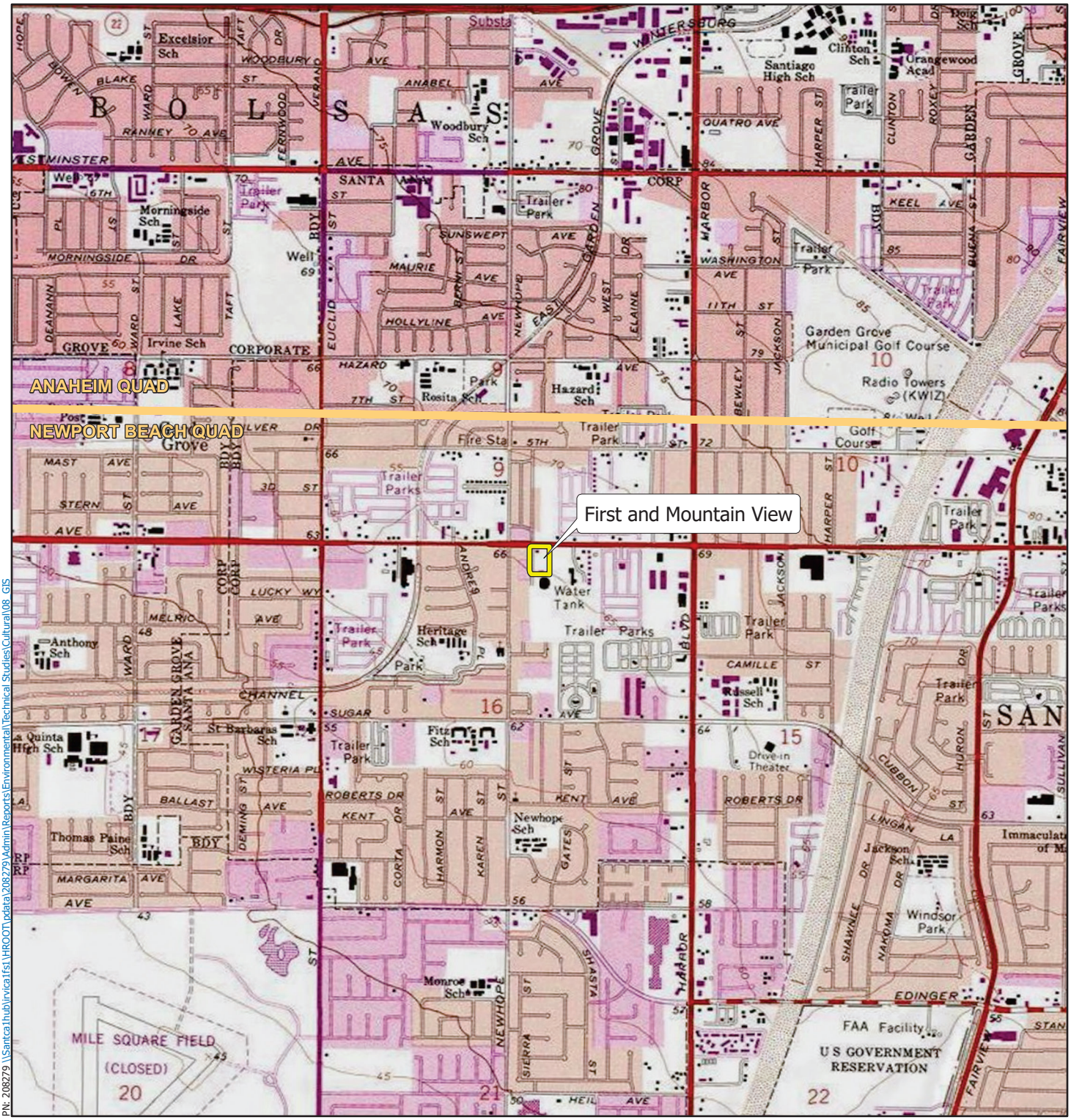
Michael Baker INTERNATIONAL

0 2.5 5 Miles

Source: Esri, ArcGIS Online, National Geographic World Map: *Garden Grove, California*

Regional Vicinity

Figure 1



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Project Area

FIRST AND MOUNTAIN VIEW

Michael Baker INTERNATIONAL

0 0.25 0.5 Miles

Source: Esri, ArcGIS Online, Newport Beach USGS 7.5-Minute topographic quadrangle maps: *Garden Grove, California*

Project Vicinity

Figure 2

MAYOR
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MAYOR PRO TEM
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September 8, 2025

Gabrielino Tongva Indians of California Tribal Council
Robert Dorame, Chairperson
P.O. Box 490
Bellflower, CA, 90707

RE: Notification Pursuant to Assembly Bill 52 (AB 52) and Senate Bill (SB 18) for the First & Mountain View Project, City of Santa Ana, Orange County, California

Dear Robert Dorame:

Pursuant to California Public Resources Code §§21080.3.1 and 21080.3.2 (Assembly Bill 52), as well as Government Code §§65352 and 65352.3 (Senate Bill 18), the City of Santa Ana, as the lead agency under the California Environmental Quality Act (CEQA), is reaching out to offer your tribe the opportunity to consult on the proposed First & Mountain View Project ("Project"), located at 4320 W. First Street and 201 S. Mountain View Street in the City of Santa Ana.

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Nancy Tran, AICP, Principal Planner
City of Santa Ana

Enclosure: Project Vicinity Map and Project Location Map

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Legend

Project Location

FIRST AND MOUNTAIN VIEW

Michael Baker INTERNATIONAL

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Regional Vicinity

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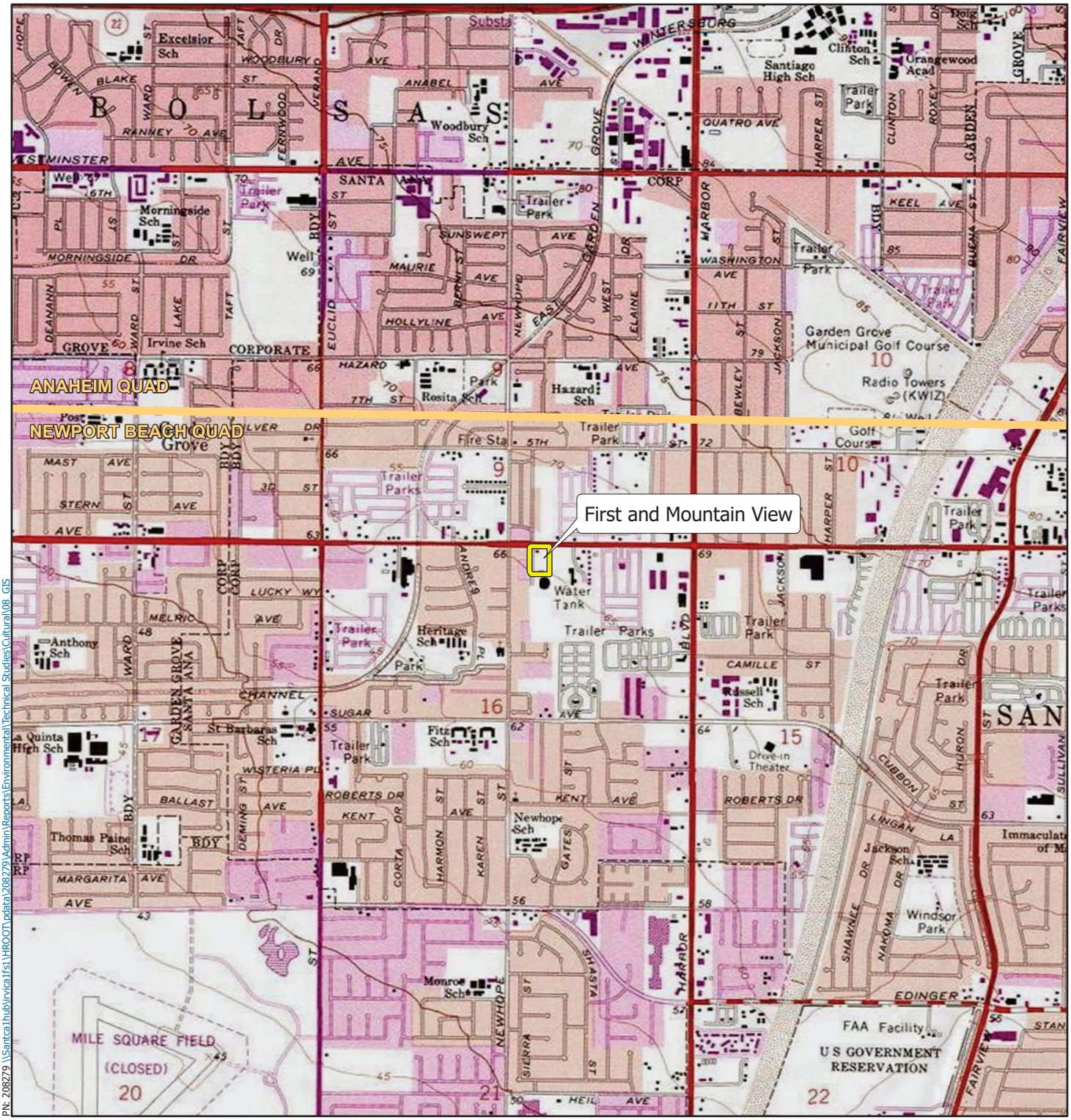

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Project Vicinity

Figure 2

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September 8, 2025

Gabrielino-Tongva Tribe
Sam Dunlap, Cultural Resource Director
P.O. Box 3919
Seal Beach, CA, 90740

RE: Notification Pursuant to Assembly Bill 52 (AB 52) and Senate Bill (SB 18) for the First & Mountain View Project, City of Santa Ana, Orange County, California

Dear Sam Dunlap:

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Sincerely,

Nancy Tran

Nancy Tran, AICP, Principal Planner
City of Santa Ana

Enclosure: Project Vicinity Map and Project Location Map

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Legend

Project Location

FIRST AND MOUNTAIN VIEW

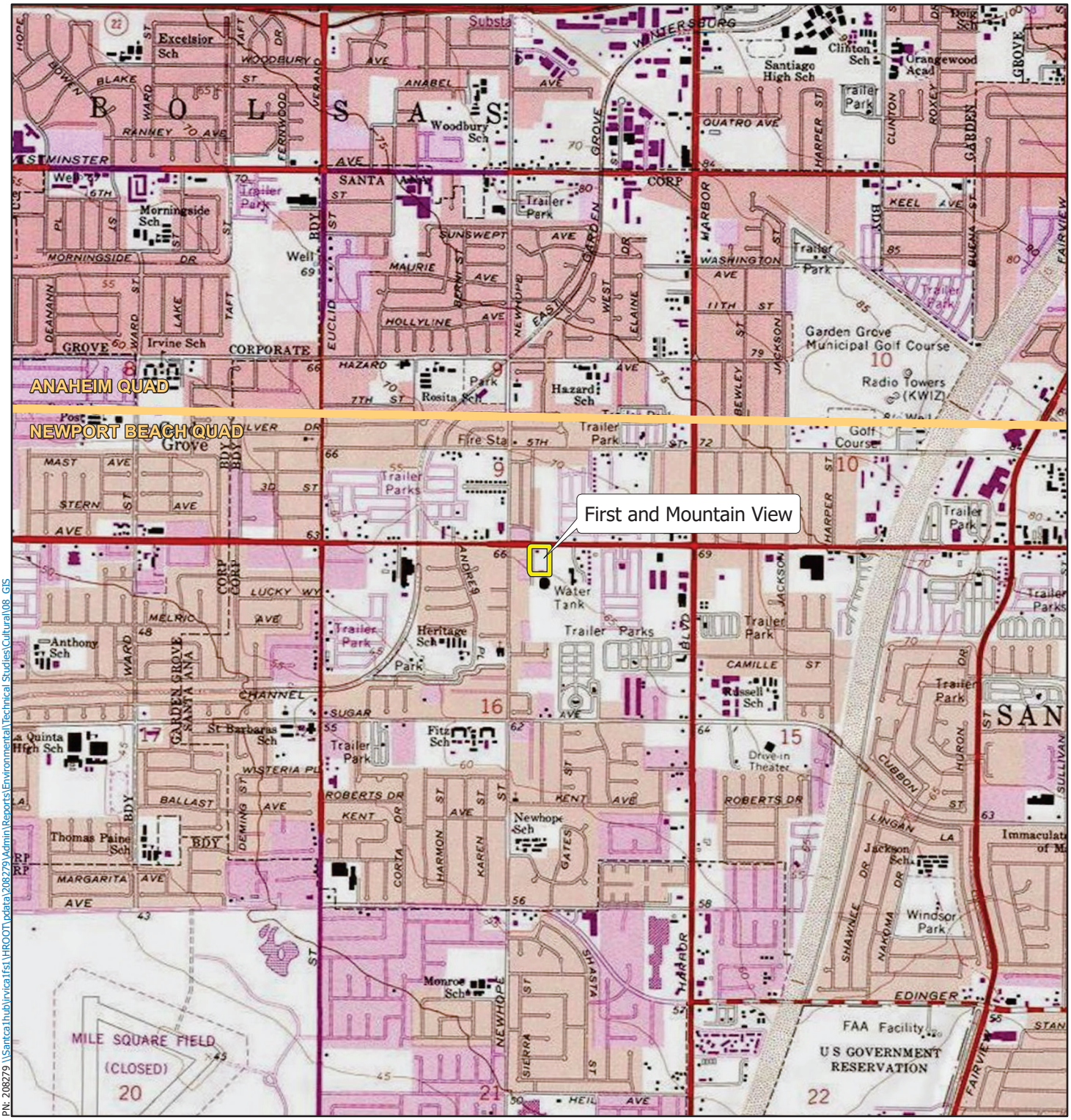
Michael Baker INTERNATIONAL

0 2.5 5 Miles

Source: Esri, ArcGIS Online, National Geographic World Map: *Garden Grove, California*

Regional Vicinity

Figure 1



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Project Area

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Source: Esri, ArcGIS Online, Newport Beach USGS 7.5-Minute topographic quadrangle maps: *Garden Grove, California*

Project Vicinity

Figure 2

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Jennifer L. Hall

September 8, 2025

Gabrielino/Tongva Nation
Sandonne Goad, Chairperson
106 1/2 Judge John Aiso St., #231
Los Angeles, CA, 90012

RE: Notification Pursuant to Assembly Bill 52 (AB 52) and Senate Bill (SB 18) for the First & Mountain View Project, City of Santa Ana, Orange County, California

Dear Sandonne Goad:

Pursuant to California Public Resources Code §§21080.3.1 and 21080.3.2 (Assembly Bill 52), as well as Government Code §§65352 and 65352.3 (Senate Bill 18), the City of Santa Ana, as the lead agency under the California Environmental Quality Act (CEQA), is reaching out to offer your tribe the opportunity to consult on the proposed First & Mountain View Project ("Project"), located at 4320 W. First Street and 201 S. Mountain View Street in the City of Santa Ana.

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Nancy Tran

Nancy Tran, AICP, Senior Planner
City of Santa Ana

Enclosure: Project Vicinity Map and Project Location Map

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September 8, 2025

Juaneno Band of Mission Indians Acjachemen Nation 84A
Shannon Wingfield, Secretary
31411-A La Matanza Street
San Juan Capistrano, CA, 92675

RE: Notification Pursuant to Assembly Bill 52 (AB 52) and Senate Bill (SB 18) for the First & Mountain View Project, City of Santa Ana, Orange County, California

Dear Shannon Wingfield:

Pursuant to California Public Resources Code §§21080.3.1 and 21080.3.2 (Assembly Bill 52), as well as Government Code §§65352 and 65352.3 (Senate Bill 18), the City of Santa Ana, as the lead agency under the California Environmental Quality Act (CEQA), is reaching out to offer your tribe the opportunity to consult on the proposed First & Mountain View Project ("Project"), located at 4320 W. First Street and 201 S. Mountain View Street in the City of Santa Ana.

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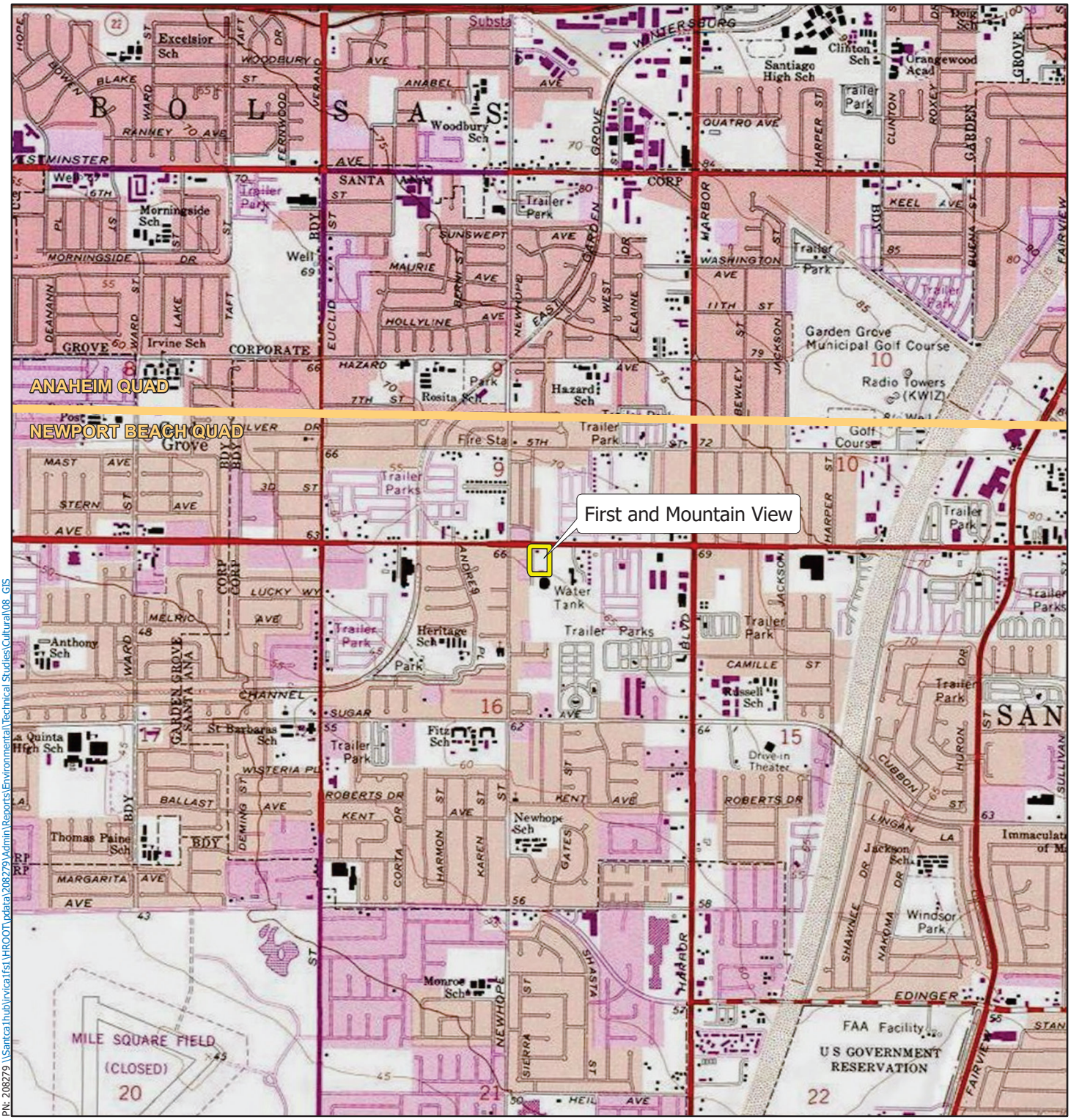

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Project Vicinity

Figure 2

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September 8, 2025

Pala Band of Mission Indians
Shasta Gaughen, Tribal Historic Preservation Officer
PMB 50, 35008 Pala Temecula Road
Pala, CA, 92059

RE: Notification Pursuant to Assembly Bill 52 (AB 52) and Senate Bill (SB 18) for the First & Mountain View Project, City of Santa Ana, Orange County, California

Dear Shasta Gaughen:

Pursuant to California Public Resources Code §§21080.3.1 and 21080.3.2 (Assembly Bill 52), as well as Government Code §§65352 and 65352.3 (Senate Bill 18), the City of Santa Ana, as the lead agency under the California Environmental Quality Act (CEQA), is reaching out to offer your tribe the opportunity to consult on the proposed First & Mountain View Project ("Project"), located at 4320 W. First Street and 201 S. Mountain View Street in the City of Santa Ana.

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- Associated discretionary approvals including a General Plan Amendment, Zoning Ordinance Amendment, Conditional Use Permit, and Tentative Tract Map.

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Please note that under AB 52 you have 30 days, and under SB 18 you have 90 days from receipt of this letter, to submit a written request for formal consultation. We welcome your input and remain committed to meaningful dialogue throughout this process.

Should you have any questions or require further information, please do not hesitate to contact Nancy Tran at (714) 667-2740 or via email at ntran5@santa-ana.org. Thank you for your assistance.

Sincerely,

Nancy Tran

Nancy Tran, AICP, Principal Planner
City of Santa Ana

Enclosure: Project Vicinity Map and Project Location Map

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Legend

Project Location

FIRST AND MOUNTAIN VIEW

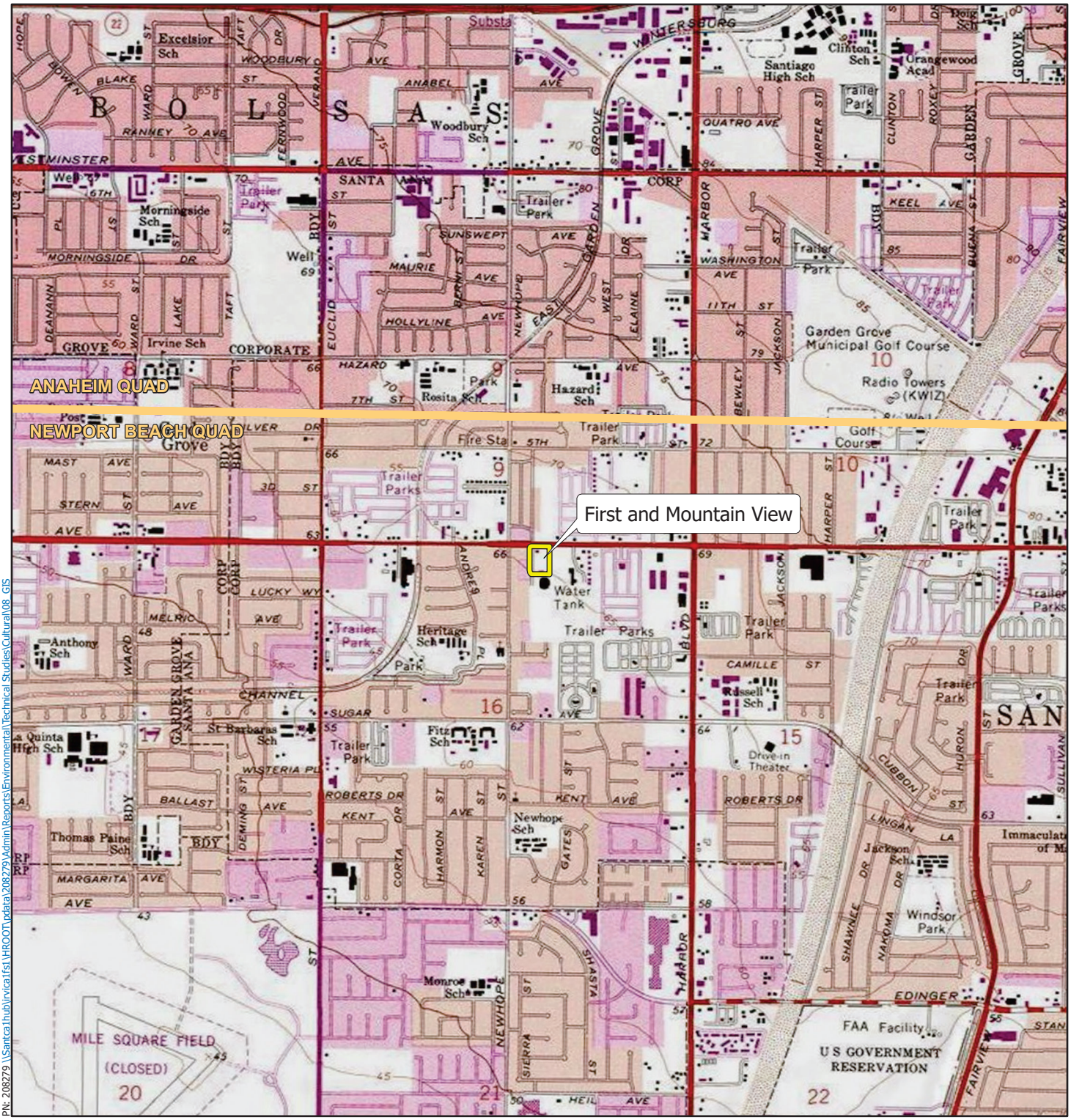
Michael Baker INTERNATIONAL

0 2.5 5 Miles

Source: Esri, ArcGIS Online, National Geographic World Map: *Garden Grove, California*

Regional Vicinity

Figure 1



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Project Area

FIRST AND MOUNTAIN VIEW

Michael Baker INTERNATIONAL

0 0.25 0.5 Miles

Source: Esri, ArcGIS Online, Newport Beach USGS 7.5-Minute topographic quadrangle maps: *Garden Grove, California*

Project Vicinity

Figure 2

MAYOR
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MAYOR PRO TEM
Benjamin Vazquez
COUNCILMEMBERS
Phil Bacerra
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www.santa-ana.org

CITY MANAGER
Alvaro Nuñez
CITY ATTORNEY
Sonia R. Carvalho
CITY CLERK
Jennifer L. Hall

September 8, 2025

Santa Rosa Band of Cahuilla Indians
Steven Estrada, Tribal Chairman
P.O. Box 391820
Anza, CA, 92539

RE: Notification Pursuant to Assembly Bill 52 (AB 52) and Senate Bill (SB 18) for the First & Mountain View Project, City of Santa Ana, Orange County, California

Dear Steven Estrada:

Pursuant to California Public Resources Code §§21080.3.1 and 21080.3.2 (Assembly Bill 52), as well as Government Code §§65352 and 65352.3 (Senate Bill 18), the City of Santa Ana, as the lead agency under the California Environmental Quality Act (CEQA), is reaching out to offer your tribe the opportunity to consult on the proposed First & Mountain View Project ("Project"), located at 4320 W. First Street and 201 S. Mountain View Street in the City of Santa Ana.

The Project is located within central Orange County, inside the City of Santa Ana's Sphere of Influence (Enclosure 1), and is shown on the enclosed map of the project vicinity (Enclosure 2). The Project encompasses approximately 2.54 acres and is generally bounded by West First Street to the north, an existing multi-family residential community to the east, a water tank to the south, and a vacant lot and equipment storage for the City of Santa Ana Public Works Agency to the west. Regional and local access to the site is provided via West First Street.

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Sincerely,

Nancy Tran

Nancy Tran, AICP, Principal Planner
City of Santa Ana

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Legend

Project Location

FIRST AND MOUNTAIN VIEW

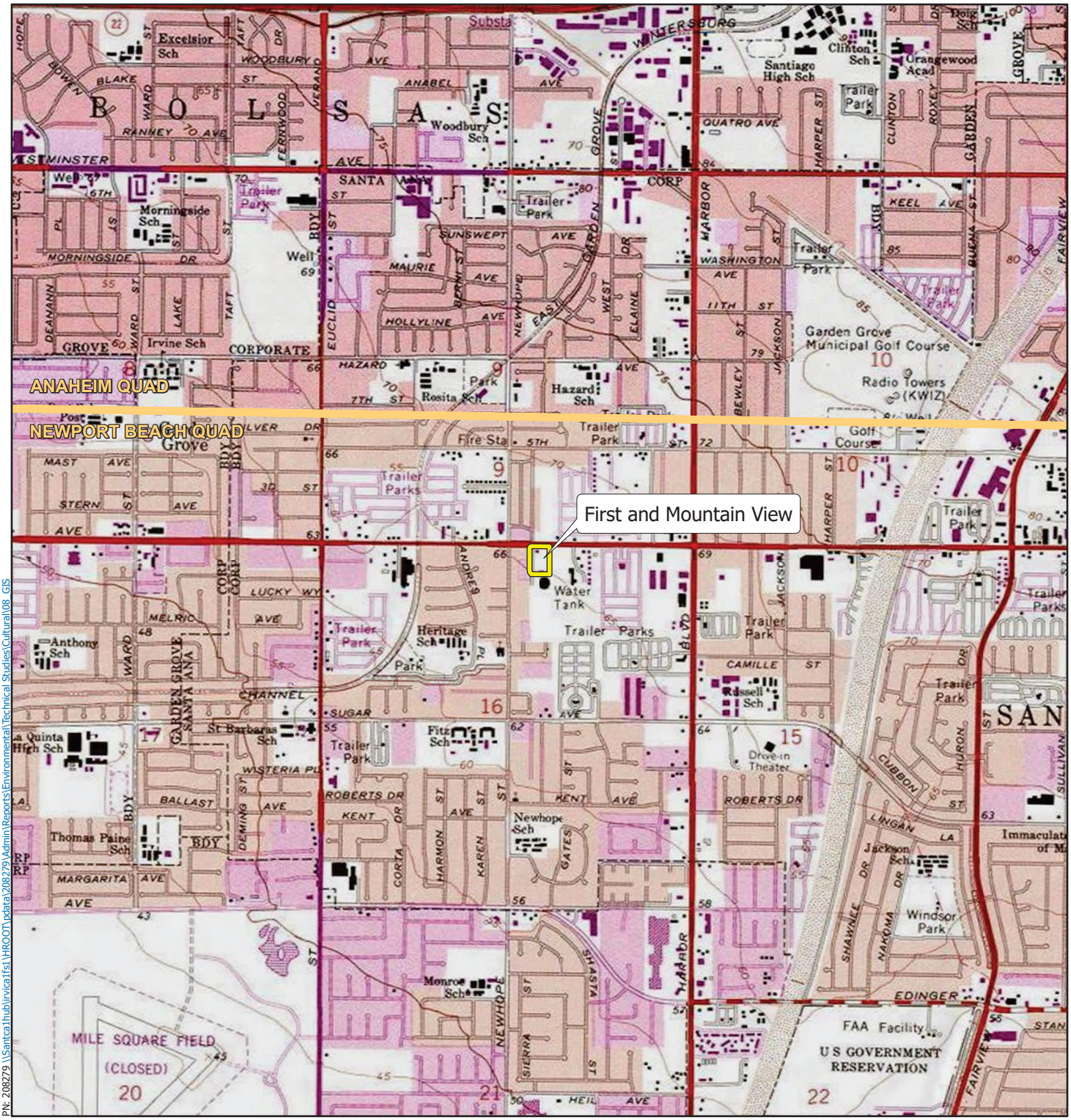
Michael Baker INTERNATIONAL

0 2.5 5 Miles

Source: Esri, ArcGIS Online, National Geographic World Map: *Garden Grove, California*

Regional Vicinity

Figure 1



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Project Area

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Project Vicinity

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Santa Rosa Band of Cahuilla Indians
Vanessa Minott, Tribal Administrator
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RE: Notification Pursuant to Assembly Bill 52 (AB 52) and Senate Bill (SB 18) for the First & Mountain View Project, City of Santa Ana, Orange County, California

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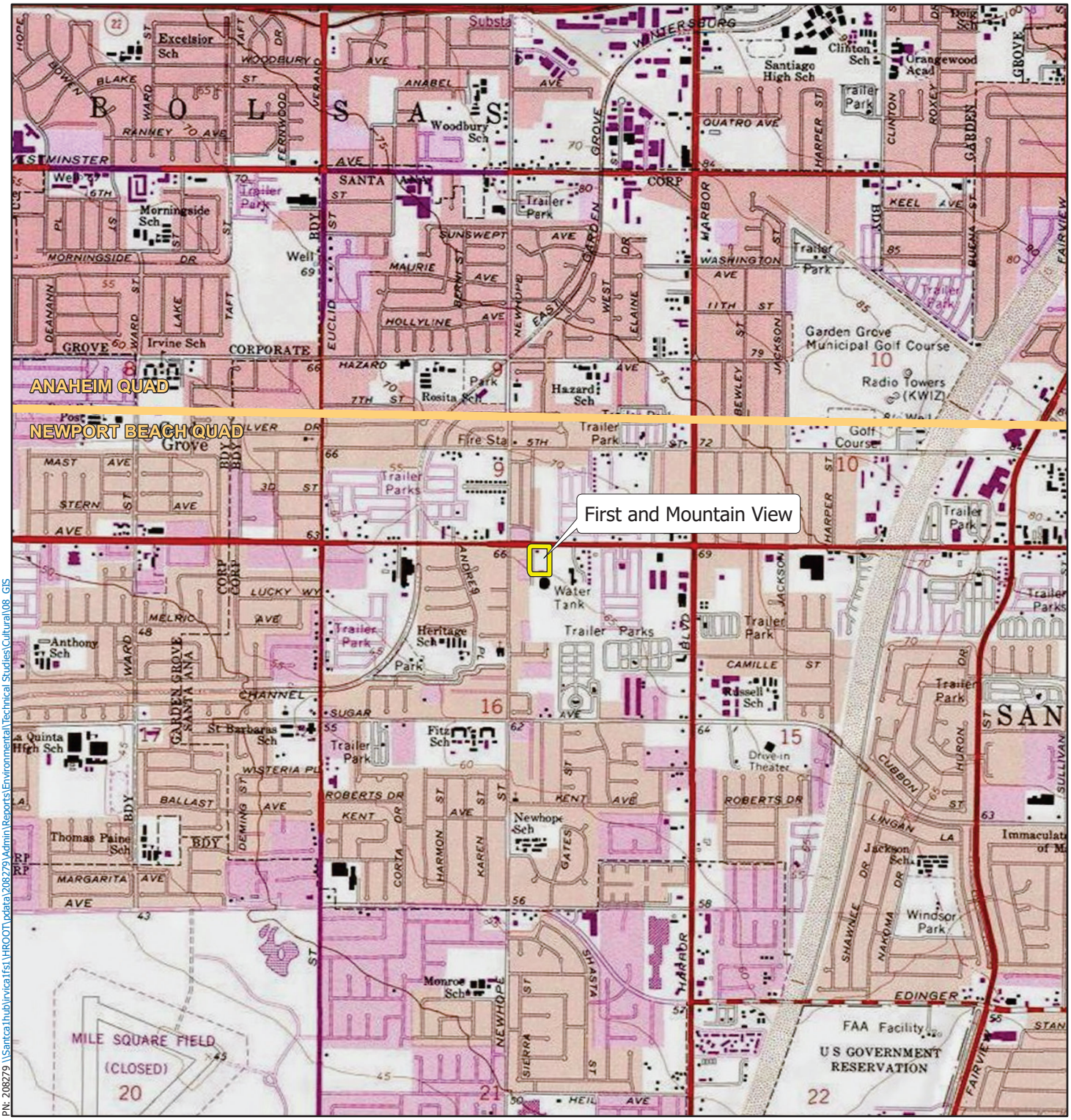

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