

CITY OF SANTA ANA

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

To: Agencies, Organizations and Interested Parties
From: City of Santa Ana
Subject: Notice of Intent to Adopt an Initial Study/Mitigated Negative Declaration (IS/MND) for the First and Mountain View Project

The City of Santa Ana ("City") is the Lead Agency under the California Environmental Quality Act (CEQA) for the proposed Project identified below. The City has prepared an Initial Study to determine the environmental effects of the proposed Project and finds issuance of a Mitigated Negative Declaration is the appropriate level of CEQA environmental review.

Agencies: The City requests that your agency review the scope and content of the environmental information relevant to your agency's statutory responsibilities in connection with the proposed Project, in accordance with California Code of Regulations, Title 14, Section 15086(a).

Organizations and Interested Parties: The City requests your comments and concerns regarding the environmental issues associated with the proposed Project.

Project Title: First and Mountain View Project

Project Location: 4320 West First Street and 201 South Mountain View Street, Santa Ana CA 92704

Project Description: The proposed Project involves demolition of an existing 11,300-square foot single-story commercial/industrial building and associated improvements to construct 61 for-sale townhome units (including three live/work units) on an approximately 3.3-acre site within the City associated with Assessor Parcel Numbers (APNs) 188-021-11, 188-021-12, and 188-021-10. The residential community would consist of nine separate three-story townhouse buildings with units ranging from 1,318 square feet to 2,154 square feet in size. The Project overall would provide 10,024 square feet of common open space and 135 total parking spaces, two-garages per unit and 13 guest stalls. The Project is requesting a General Plan Amendment (GPA) to change the land use designations from General Commercial (GC) and Low-Medium Density Residential (LMR-11) to Urban Neighborhood-Low (UN-20) and an Amendment Application (AA) to change the zoning designations from General Commercial (C2) and Light Industrial (M1) to a Specific Development (SD) zoning designation. Additionally, the Project requests a Vesting Tentative Tract Map (VTTM) to consolidate the three existing parcels into one development site and subdivide the property into 61 condominium townhome units, and a Density Bonus Agreement to permit development incentives/concessions and waivers associated with the proposed residential community.

Environmental Determination: An initial environmental study recommending a Negative Declaration with mitigation measures (Mitigated Negative Declaration) has been prepared. Possible impacts identified in the Initial Study include those related to Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Tribal Cultural Resources, and Mandatory Findings of Significance. With implementation of mitigation measures, all potential impacts would be less than significant.

Public Review Period/Responses and Comments: The IS/MND will be available for public review and comment pursuant to California Code of Regulations, Title 14, Section 15087. The City will accept written responses and comments for 30 days, between **May 5, 2026** and no later than 5 PM on **June 4, 2026**. Please indicate a contact person for your agency or organization and send your responses or comments to:

City of Santa Ana, Planning Division
Attn: Nancy Tran, AICP, Senior Planner
20 Civic Center Plaza, Ross Annex M-20
Santa Ana, CA 92701
NTran5@santa-ana.org

Documentation Availability: This IS/MND and associated materials are available for review during regular business hours at the following locations:

City of Santa Ana Planning Division Counter, 20 Civic Center Plaza, Ross Annex M-20, Santa Ana, CA 92701
Salgado Recreation Center, 706 North Newhope Street, Santa Ana, CA 92704

The document is available on-line on the City's website at: <https://www.santa-ana.org/1st-and-mountain-view-townhome-development/>