ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-10/22/2026-0875

202685001195

FILED

October 22, 2026

HUGH NGUYEN

CLERK - RECORDER

By _____

Deputy clerk

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

TYPE OR PRINT CLEARLY

Project Title

FIRST & MOUNTAIN VIEW PROJECT

Check Document being Filed:

- [ ] Environmental Impact Report (EIR)
- [x] 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 10/22/2026
Posted 10/22/2026 **Removed** _____
Returned to agency on _____
DEPUTY 461

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
David Penaloza
COUNCILMEMBERS
Phil Bacerra
Johnathan Ryan Hernandez
Jessie Lopez
Thai Viet Phan
Benjamin Vazquez

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

FILED
OCT 22 2026
HUGH NGUYEN, CLERK-RECORDER
BY: _____ DEPUTY

NOTICE OF DETERMINATION

TO: ☒ Office of Land Use and Climate Innovation
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
Planning & Building Agency
P.O. Box 1988
20 Civic Center Plaza, M-20
Santa Ana, CA 92702

CONTACT: Nancy Tran, AICP
Senior Planner
NTran5@santa-ana.org

PHONE: (714) 667-2740

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

State Clearinghouse Number: 2026050141
Project Title: First & Mountain View Project
Application No(s): GPA No. 2026-01, AA No. 2026-03, VTTM No. 2025-04, DBA No. 2025-04
Project Location: 4320 West First Street and 201 South Mountain View Street, Santa Ana, CA (Orange County)

Applicant: Storm Properties, Inc.
Attention: Storm Bird
Applicant Mailing Address: 970 West 190th Street, Ste 995, Torrance, CA 90502
Phone: (310) 986-2439
Email: sbird@storm-properties.com

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

SANTA ANA CITY COUNCIL

Valerie Amezcua, Mayor, vamezcua@santa-ana.org
David Penaloza, Mayor Pro Tem - Ward 6, dpenaloza@santa-ana.org
Thai Viet Phan, Ward 1, tphan@santa-ana.org
Benjamin Vazquez, Ward 2, bvazquez@santa-ana.org
Jessie Lopez, Ward 3, jessielopez@santa-ana.org
Phil Bacerra, Ward 4, pbacerra@santa-ana.org
Johnathan Ryan Hernandez, Ward 5, jryanhernandez@santa-ana.or

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BY: _____ DEPUTY

(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.

On October 20, 2026, the City Council of the City of Santa Ana (Lead Agency):

1. Adopted a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (SCH No. 2026050141), Environmental Review No. 2025-47;

2. Adopted a resolution approving General Plan Amendment No. 2026-01;

3. Adopted the first reading of an ordinance approving Amendment Application No. 2026-03 to establish Specific Development No. 98;

4. Adopted a resolution approving Density Bonus Agreement No. 2025-04; and

5. Adopted a resolution approving Vesting Tentative Tract Map No. 2026-04 (County Map No. 19391), as conditioned.

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

This is to advise that the City of Santa Ana (Lead Agency) has approved the above-described project on October 20, 2026, and made the following determination regarding the above-described project:

1. The project will not have a significant effect on the environment.
2. A Negative Declaration was prepared for this Project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the Project.
4. A mitigation reporting or monitoring plan was adopted for this Project.
5. A Statement of Overriding Considerations was not adopted for this Project.
6. Findings 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, and online on the City's website at: https://santa-ana.gov/1st-and-mountain-view-townhome-development/.

Nancy Tran	**10/21/2026**	**Senior Planner**
Signature (Public Agency)	*Date*	*Title*

Date received for filing:
Date received for filing at SCH:

Authority Cited: Sections 21083 and 21087, Public Resources Code.
Reference Sections 21000-21174, Public Resources Code.

County Clerk: Please post for 30 days in accordance with Section 21152(c) of the California Environmental Quality Act.

State Clearinghouse: Please post for 30 days in accordance with Section 21152(c) of the California Environmental Quality Act.

State of California - Department of Fish and Wildlife

2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

Print | StartOver | Save

RECEIPT NUMBER:
30-10/22/2026-0875

STATE CLEARINGHOUSE NUMBER *(If applicable)*
2026050141

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF SANTA ANA		10/22/2026

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
ORANGE COUNTY	202685001195

PROJECT TITLE

FIRST & MOUNTAIN VIEW PROJECT

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
STORM PROPERTIES, INC		(310) 986-2439

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
970 WEST 190TH STREET, STE 995	TORRANCE	CA	90502

PROJECT APPLICANT *(Check appropriate box)*

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

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$ 4,227.50	$
☒ Mitigated/Negative Declaration (MND)(ND)	$ 3,043.75	$ 3,043.75
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$ 1,437.25	$

☐ 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** $ 3,093.75

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X Sarah Luna	Sarah Luna Deputy Clerk

ORIGINAL - PROJECT APPLICANT | COPY - CDFW/ASB | COPY - LEAD AGENCY | COPY - COUNTY CLERK | DFW 753.5a (Rev. 01012026)