



CITY OF SANTA ANA

Planning and Building Agency

20 Civic Center Plaza • P.O. Box 1988
Santa Ana, California 92702
www.santa-ana.org

POSTED
NOV 06 2020
ORANGE COUNTY CLERK-RECORDER DEPARTMENT
BY: 
DEPUTY

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

A Mitigated Negative Declaration (MND) has been prepared by the City of Santa Ana for the Westview Housing Project. The City of Santa Ana is the Lead Agency, pursuant to the California Environmental Quality Act (CEQA), responsible for preparation of this document.

Project Name:	Westview Housing Project
Project Description:	The project would construct 85 apartment units within two 3- to 4-story buildings with a maximum height of approximately 45 feet on a vacant, 2.1-acre project site. The 85 apartment units would consist of 23 one-bedroom units, 4 two-bedroom units (including a manager's unit), 34 three-bedroom units, and 24 four-bedroom units. All units, except the manager's unit, would be designated as affordable housing units. The project would provide 136 parking spaces on a surface lot. In addition, the project would provide 10,655 square feet of common outdoor area (i.e., courtyard, decks, roof decks, picnic area, and playground area) and 4,725 square feet of balcony space for a total of 15,380 square feet of open space.
Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15' or 7 1/2' topographical map identified by quadrangle name):	The project site is located at 2530 and 2534 Westminster Avenue and consists of two adjoining parcels, which are identified as Assessor Parcel Numbers 198-132-21 and -23. The "L-shaped" site is located on the southeastern corner of the Westminster Avenue/North Huron Drive intersection.
<p>This Initial Study was completed in accordance with the City of Santa Ana's Guidelines for Implementing the California Environmental Quality Act. This Initial Study was undertaken for the purpose of deciding whether the project may have a significant effect on the environment. On the basis of such Initial Study, the City of Santa Ana has concluded that the project will not have a significant effect on the environment, and has therefore prepared a Draft Mitigated Negative Declaration. The Initial Study reflects the independent judgment of the City of Santa Ana.</p>	
<input type="checkbox"/> The Project site IS on a list compiled pursuant to Government Code section 65962.5.	
<input checked="" type="checkbox"/> The Project site IS NOT on a list compiled pursuant to Government Code section 65962.5.	
<input type="checkbox"/> The proposed project IS considered a project of statewide, regional or areawide significance.	
<input checked="" type="checkbox"/> The proposed project IS NOT considered a project of statewide, regional or areawide significance.	
<input type="checkbox"/> The proposed project WILL affect highways or other facilities under the jurisdiction of the State Department of Transportation.	
<input checked="" type="checkbox"/> The proposed project WILL NOT affect highways or other facilities under the jurisdiction of the State Department of Transportation.	

☐ A scoping meeting WILL be held by the City of Santa Ana.

☒ A scoping meeting WILL NOT be held by the City of Santa Ana.

If the project meets the criteria requiring the scoping meeting, or if the agency voluntarily elects to hold such a meeting, the date, time and location of the scoping meeting are as follows:

Date: N/A

Time: N/A

Location: N/A

Copies of the Initial Study and Draft Mitigated Negative Declaration are on file and are available for public review at:

City of Santa Ana
Public Planning Counter *
20 Civic Center Plaza
Santa Ana, CA 92701
714-667-2700*

**please call to confirm before arriving due to potential special COVID-19 circumstances*

The proposed Mitigated Negative Declaration can be obtained in electronic format by the following method:
<https://www.santa-ana.org/pb/planning-division/major-planning-projects-and-monthly-development-project-reports/Westview-Housing>

Public Review Period: Comments will be received from November 6, 2020 to November 25, 2020.

Any person wishing to comment on this matter must submit such comments, in writing, to the City of Santa Ana prior to November 25, 2020 at 5:00 p.m. Comments of all Responsible Agencies are also requested.

Submit comments in writing to the address or email provided below:

City of Santa Ana Planning Division
20 Civic Center Plaza (PO Box 1988)
Santa Ana, CA 92701
Contact: Selena Kelaher
Email: skelaher@santa-ana.org

The City of Santa Ana Planning Commission will consider the project and the Draft Negative Declaration/Mitigated Negative Declaration at its meeting on (tentative date and time, details to be confirmed):

Date: December 14, 2020

Time: 5:30 PM

If the City of Santa Ana finds that the project will not have a significant effect on the environment, it may adopt the Mitigated Negative Declaration. This means that the City of Santa Ana may proceed to consider the project without the preparation of an Environmental Impact Report.

Date Received
for Filing: _____

Selena Kelaher
Staff Name

(Clerk Stamp Here)

Associate Planner
Title

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