



**MOUNTAIN VIEW STREET CONDOMINIUMS  
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

Date: June 8, 2020

To: Affected Agencies, Organizations and Interested Parties

Subject: Notice of Intent (NOI) to Adopt a Mitigated Negative Declaration for the Mountain View Street Condominiums Project

---

**A Mitigated Negative Declaration (MND) has been prepared by the City of Santa Ana for the Mountain View Street Condominiums project located at 301 & 305 North Mountain View Street. Pursuant to the California Environmental Quality Act (CEQA), the City of Santa Ana, as Lead Agency, is responsible for preparation of this document.**

**PROJECT TITLE:** Mountain View Street Condominiums

**PROJECT DESCRIPTION:** The project proposes to develop an eight-unit condominium tract distributed among four separate two-story buildings, each with two units. The units would range in size from 1,838 to 1,870 square feet, each consisting of three bedrooms and a 428-square foot attached two-car garage. The project proposes each unit would have a private 150-square foot back yard and 100-square foot patio, and all units would share a common 821-square foot outdoor recreation area. The project would require the demolition and removal of two existing single-family residential structures, a work shed, ancillary driveways, patios, and walkways. The project would involve a modification of the City of Santa Ana's Codes and Ordinances pertaining to permitted land use, development, and allowed densities of the General Plan, Zoning Code and Municipal Code for a total of 19 parcels between North Mountain View Street, 5th Street, 1st Street, and west of the Lake Park Mobile Home Park.

The project site is not listed on any hazardous materials or waste databases pursuant to Section 65962.5 of the Government Code.

**PROJECT LOCATION:** 301 & 305 North Mountain View Street, Santa Ana, California 92703

**PUBLIC REVIEW PERIOD:** The 30-day public comment period on the MND will commence on Monday, June 8, 2020, and conclude on Wednesday, July 8, 2020. Due to Governor Gavin Newsom's Executive Order and the Santa Ana City Council's Proclamation of Local Emergency related to the COVID-19 pandemic, all City facilities, including City Hall and libraries, have been closed until further notice. The MND and Initial Study are available for review on the City's website at: <https://www.santa-ana.org/pb/planning-division/major-planning-projects-and-monthly-development-project-reports/mountain-view>.

Alternatively, please contact the City Planner at the phone or email address below to make arrangements to view the documents in person.

Please submit comments in writing to the address or email provided below. Comment letters must be received by **5:00 p.m. on July 8, 2020**.

City of Santa Ana  
Planning Division  
20 Civic Center Plaza (PO Box 1988)  
Santa Ana, California, 92701  
Contact: Jerry C. Guevara, Assistant Planner I  
Email: [jguevara@santa-ana.org](mailto:jguevara@santa-ana.org)

All comments received will be included in the final package that is forwarded to the Santa Ana City Council for final consideration.

**INVITATION TO BE HEARD:** A public hearing of the Santa Ana Planning Commission to review the project to consider recommending City Council approval of the project and MND will be held at the City of Santa Ana City Council Chambers, located at 22 Civic Center Plaza, Santa Ana, CA 92701, tentatively scheduled on Monday August 10, 2020 at 5:30 p.m.

A public hearing of the Santa Ana City Council to consider approval of the project and adoption of the MND will be held at the City of Santa Ana Council Chambers, located at 22 Civic Center Plaza, Santa Ana, CA 92704, tentatively scheduled on Tuesday, September 1, 2020 at 5:45 p.m. All evidence and testimony for or against the approval of the project and adoption of the MND will be considered. All persons desiring to comment on the content or adequacy of the MND may be heard before the City Council.

Due to the COVID-19 pandemic, the City can no longer offer an in-person meeting location for the community to attend public hearings. As such, viewing the scheduled Planning Commission and City Council hearings on the proposed project will be offered remotely via cable television, YouTube, or live stream. Refer to the City's website for additional information regarding virtual City meeting/hearing options and ways to provide comments: <https://www.santa-ana.org/cc/city-meetings>.

For any questions regarding the review of the MND, please contact the City Planner at the phone or email address above.



---

Jerry C. Guevara  
Assistant Planner I