

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

<b>SCH # 2020029087</b>
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**Project Title:** The Village Santa Ana Specific Plan Project

**Lead Agency:** City of Santa Ana

**Contact Person:** Jerry C. Guevara, Senior Planner

**Mailing Address:** 20 Civic Center Plaza (P.O. Box 1988), M-20

**Phone:** 714-647-5481

**City:** Santa Ana

**Zip:** 92701

**County:** Orange

**Project Location:** County: Orange

City/Nearest Community: Santa Ana

**Cross Streets:** West Sunflower Avenue and South Bear Street

**Zip Code:** 92704

**Longitude/Latitude (degrees, minutes and seconds):** 33 ° 41 ' 44 " N / -117 ° 53 ' 26 " W Total Acres: 17.2

**Assessor's Parcel No.:** 412-451-01 through -04 and 412-131-10, -20, -21

**Section:** 00

**Twp.:** 5 South

**Range:** 10 West

**Base:** \_\_\_\_\_

**Within 2 Miles:** State Hwy #: SR-55, SR-73, and I-405

**Waterways:** Santa Ana Channel, Paularino Channel, Greenville Banning Channel

**Airports:** John Wayne Airport

**Railways:** Santa Ana Metrolink

**Schools:** California Pacific Charter, Telt Elementary, Davis Magnet

**Document Type:**

CEQA:  **NOP**

Early Cons

Neg Dec

Mit Neg Dec

Draft EIR

Supplement/Subsequent EIR

(Prior SCH No.) 2020029087

Other: \_\_\_\_\_

NEPA:  **NOI**

EA

Draft EIS

FONSI

Other:  **Joint Document**

Final Document

Other: \_\_\_\_\_

**Local Action Type:**

General Plan Update

General Plan Amendment

General Plan Element

Community Plan

**Specific Plan**

Master Plan

Planned Unit Development

Site Plan

**Rezone**

Prezone

Use Permit

**Land Division (Subdivision, etc.)**

Annexation

Redevelopment

Coastal Permit

**Other:** Development Agreement

**Development Type:**

**Residential:** Units 1,583 Acres \_\_\_\_\_

**Office:** Sq.ft. 300,000 Acres \_\_\_\_\_ Employees \_\_\_\_\_

**Commercial:** Sq.ft. 80,000 Acres \_\_\_\_\_ Employees \_\_\_\_\_

**Industrial:** Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_

**Educational:** \_\_\_\_\_

**Recreational:** 3.6 acres of open space

**Water Facilities:** Type \_\_\_\_\_ MGD \_\_\_\_\_

**Transportation:** Type \_\_\_\_\_

**Mining:** Mineral \_\_\_\_\_

**Power:** Type \_\_\_\_\_ MW \_\_\_\_\_

**Waste Treatment:** Type \_\_\_\_\_ MGD \_\_\_\_\_

**Hazardous Waste:** Type \_\_\_\_\_

**Other:** \_\_\_\_\_

**Project Issues Discussed in Document:**

**Aesthetic/Visual**

**Agricultural Land**

**Air Quality**

**Archeological/Historical**

**Biological Resources**

**Coastal Zone**

**Drainage/Absorption**

**Economic/Jobs**

**Fiscal**

**Flood Plain/Flooding**

**Forest Land/Fire Hazard**

**Geologic/Seismic**

**Minerals**

**Noise**

**Population/Housing Balance**

**Public Services/Facilities**

**Recreation/Parks**

**Schools/Universities**

**Septic Systems**

**Sewer Capacity**

**Soil Erosion/Compaction/Grading**

**Solid Waste**

**Toxic/Hazardous**

**Traffic/Circulation**

**Vegetation**

**Water Quality**

**Water Supply/Groundwater**

**Wetland/Riparian**

**Growth Inducement**

**Land Use**

**Cumulative Effects**

**Other:** Cultural, Tribal Cultural, Energy, GHG

**Present Land Use/Zoning/General Plan Designation:**

**Land Use/General Plan:** District Center-High (DC-5); Zoning: Specific Development Plan Number 48 (SD-48)

**Project Description:** *(please use a separate page if necessary)*

The Village Santa Ana Specific Plan Project would redevelop approximately 17.2 acres with a mix of residential and commercial uses in the City's South Bristol Street Focus Area including approximately 1,583 residential units (encompassing approximately 1,850,000 square feet of building space), 80,000 square feet of retail space, 300,000 square feet of office space, and over 3.6 acres of open space. The residential-only buildings are anticipated to include a range of heights from 5 to 25 stories and the commercial-only buildings are anticipated to include a range of heights from 1 to 20 stories. The mixed-use commercial/residential buildings are anticipated to include a range of heights from 5 to 25 stories. The proposed Specific Plan includes a maximum height of 25 stories with a minimum of 1 story for commercial/office only buildings. No minimum height is included for residential or mixed use buildings. Parking would be provided in tower and podium buildings and underground building levels with up to four levels below grade. Construction of the proposed project is anticipated to begin January 2026 and would be built out in five phases, each with access, public facilities, and infrastructure connections, with full buildout occurring in approximately 20 years.

*Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.*

**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X". If you have already sent your document to the agency please denote that with an "S".

- Air Resources Board
- Boating & Waterways, Department of
- California Emergency Management Agency
- California Highway Patrol
- Caltrans District # 12
- Caltrans Division of Aeronautics
- Caltrans Planning
- Central Valley Flood Protection Board
- Coachella Valley Mtns. Conservancy
- Coastal Commission
- Colorado River Board
- Conservation, Department of
- Corrections, Department of
- Delta Protection Commission
- Education, Department of
- Energy Commission
- Fish & Game Region # 5
- Food & Agriculture, Department of
- Forestry and Fire Protection, Department of
- General Services, Department of
- Health Services, Department of
- Housing & Community Development
- Native American Heritage Commission

- Office of Historic Preservation
- Office of Public School Construction
- Parks & Recreation, Department of
- Pesticide Regulation, Department of
- Public Utilities Commission
- Regional WQCB # R8
- Resources Agency
- Resources Recycling and Recovery, Department of
- S.F. Bay Conservation & Development Comm.
- San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
- San Joaquin River Conservancy
- Santa Monica Mtns. Conservancy
- State Lands Commission
- SWRCB: Clean Water Grants
- SWRCB: Water Quality
- SWRCB: Water Rights
- Tahoe Regional Planning Agency
- Toxic Substances Control, Department of
- Water Resources, Department of
- Other: City of Costa Mesa
- Other: \_\_\_\_\_

**Local Public Review Period (to be filled in by lead agency)**

Starting Date November 3, 2023 Ending Date December 4, 2023

**Lead Agency (Complete if applicable):**

Consulting Firm: Ascent  
 Address: 455 Capitol Mall, Suite 300  
 City/State/Zip: Sacramento, CA 95814  
 Contact: Tanya Jones  
 Phone: (949) 569-9503

Applicant: South Coast Plaza  
 Address: 3315 Fairview Road  
 City/State/Zip: Costa Mesa, CA 92626  
 Phone: (714) 548-0110

Signature of Lead Agency Representative: \_\_\_\_\_ Date: November 3, 2023

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.