

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

SCH # 2020029087

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: 92702 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, Devis Magnel, Costa Mesa, Sonoma, St John Baptist, Sagesbrom, Valley High, Greenville Fundamental, Thomas Jefferson, Adams Elementary, Killybrook Elementary, Paularino Elementary, Orange Coast College, Melinas Christian

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Tentative Tract Map

Development Type:

Residential: Units 1,583 Acres 17.2
 Office: Sq.ft. 300,000 Acres 17.2 Employees 1,089 Transportation: Type _____
 Commercial: Sq.ft. 80,000 Acres 17.2 Employees 1,089 Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: 7.5 acres of publicly accessible open space and common areas Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation 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 up to 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 approximately 7.5 acres of publicly accessible open space and common areas. 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 (potentially overlapping), 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".

- | | |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>12</u> | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>R8</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input checked="" type="checkbox"/> Other: <u>City of Costa Mesa</u> |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

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

Starting Date April 17, 2025 Ending Date June 2, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>Ascent</u>	Applicant: <u>Justin McCusker, South Coast Plaza</u>
Address: <u>530 Technology Drive, Suite 100</u>	Address: <u>3315 Fairview Road</u>
City/State/Zip: <u>Irvine, CA 92618</u>	City/State/Zip: <u>Costa Mesa, CA 92626</u>
Contact: <u>Tanya Jones</u>	Phone: <u>(714) 546-0110</u>
Phone: <u>(949) 569-9503</u>	

Signature of Lead Agency Representative: _____ Date: 4.18.2025

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