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Hugh Nguyen, Clerk-Recorder



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JUN 19 2019

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ORANGE COUNTY CLERK-RECORDER DEPARTMENT 341 13 Z01

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ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY

**NOTICE OF DETERMINATION**

TO:	<input type="checkbox"/> Clerk of the Board of Supervisors or <input checked="" type="checkbox"/> County Clerk County of: Orange Address: 12 Civic Center Plaza, Rooms 101 & 106, Santa Ana, CA 92701	FROM:	Public Agency/Lead Agency: City of Santa Ana Address: 20 Civic Center Plaza, Santa Ana, CA 92701 Contact: Mr. Ali Pezeshkpour, AICP Phone: 714-647-5882
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TO:	<input checked="" type="checkbox"/> Office of Planning and Research P. O. Box 3044 Sacramento, CA 95812-3044 (overnight or hand delivery) <input type="checkbox"/> 1400 Tenth Street, Rm. 113 Sacramento, CA 95814	Lead Agency (if different from above) Address: Contact: Phone:
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SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (If submitted to SCH):	1983021103
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Project Title:	<b>2nd Reading of "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA ANA APPROVING AMENDMENT APPLICATION NO. 2018-04 FOR THE MAINPLACE MALL SPECIFIC PLAN FOR THE PROPERTY LOCATED AT 2800 NORTH MAIN STREET" and "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA ANA APPROVING DEVELOPMENT AGREEMENT NO. 2018-02 BETWEEN THE CITY OF SANTA ANA AND MAINPLACE SHOPPINGTOWN LLC FOR THE MAINPLACE MALL TRANSFORMATION PROJECT AT 2800 NORTH MAIN STREET, PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65864 ET SEQ." relating to the MainPlace Mall Transformation Project (Addendum to the Fashion Square Commercial Center Final Environmental Impact Report)</b>
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Project Applicant:	MainPlace Shoppingtown, LLC, 8750 N. Central Expressway, Suite 1740, Dallas, TX 75231
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Specific Project Location:	2800 N. Main Street, City of Santa Ana, CA (APNs: 002-210-48, 002-221-27, 002-221-28, 002-221-30, 002-221-51, 002-221-52, 002-222-01)
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General Project Location (City and/or County):	City of Santa Ana, County of Orange
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Project Description:	The existing MainPlace Mall is currently developed with 1,130,000 square feet of commercial uses within an enclosed mall building, and entitled for an additional 379,255 square feet of commercial space; 1,500,000
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square feet of office space; and 400 hotel rooms.

The **MainPlace Mall Transformation Project** ("proposed Project") proposes adoption of a Specific Plan that would modify the existing land use entitlements for the project site by reducing the total commercial and office use and adding residential uses. Specifically, the Project would modify the current entitlements to allow development an additional 270,000 square feet of new commercial space (bringing the total commercial development to 1,400,000 square feet, reduced from the currently entitled 1,509,255 square feet); development of up to 750,000 square feet of new office space (reduced from the currently entitled 1,500,000 square feet); development of up to 400 hotel rooms (consistent with current entitlements); and development of up to 1,900 residential units. In addition, the Project proposes an urban park-like gathering space; vacation of a portion of Main Place Drive and replacing it with a private drive; development standards; design guidelines; and a landscape and open space plan.

Discretionary approvals issued by the Lead Agency include: adoption of the MainPlace Specific Plan (Amendment Application No. 2018-04), approval of a Tentative Parcel Map (TPM No. 2018-01), approval of vacation of Main Place Drive between Bedford Road and Main Street; and approval of a Development Agreement (DA No. 2018-02).

On June 4, 2019, the City Council adopted a resolution approving and adopting the Addendum to the Final Environmental Impact Report, approved the first reading of the ordinance approving the Specific Plan, approved the first reading of the ordinance approving the development agreement, and adopted a resolution approving the tentative parcel map. A Notice of Determination for those actions was subsequently filed on June 5, 2019.

**On June 18, 2019, the City Council approved the second reading of the ordinances relating to the Specific Plan and the Development Agreement.**

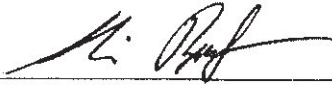
Identify the person or entity undertaking the project, including any private applicant, any other person undertaking an activity that receives financial assistance from the Public Agency as part of the project, and any person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the project: **MainPlace Shoppingtown, LLC, 8750 N. Central Expressway, Suite 1740, Dallas, TX 75231**

This is to advise that the ( Lead Agency or  Responsible Agency) has approved the above described project on June 18th (Second Reading of Ordinances Only) and has made the following determinations regarding the above described project:

1.	<input type="checkbox"/> The project will have a significant effect on the environment.
	<input checked="" type="checkbox"/> The project will NOT have a new or substantially more severe significant effect on the environment than were previously disclosed in the 1983 Final Environmental Impact Report for the Fashion Square Commercial Center Project.
2.	<input checked="" type="checkbox"/> An <b>Addendum</b> to a previously certified Environmental Impact Report was prepared and adopted for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
	<input type="checkbox"/> An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
	<input type="checkbox"/> A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
	<input type="checkbox"/> A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
3.	<input checked="" type="checkbox"/> Mitigation measures previously adopted at the time of the 1983 Final Environmental Impact Report for the Fashion Square Commercial Center Project were made a condition of the approval of the project.
	<input type="checkbox"/> Mitigation measures were NOT made a condition of the approval of the project.
4.	<input checked="" type="checkbox"/> A Mitigation Monitoring or Reporting Plan was re-adopted for this project.
	<input type="checkbox"/> A Mitigation Monitoring or Reporting Plan was NOT adopted for this project.
5.	<input type="checkbox"/> A Statement of Overriding Considerations was adopted for this project.



<input checked="" type="checkbox"/>	A Statement of Overriding Considerations was NOT adopted for this project	
6. <input checked="" type="checkbox"/>	Findings pursuant to Public Resources Code section 21166 were made pursuant to the provisions of CEQA.	
<input type="checkbox"/>	Findings were NOT made pursuant to the provisions of CEQA.	
This is to certify that the <b>Addendum to the Fashion Square Commercial Center Final Environmental Impact Report (SCH No. 1983021103)</b> for the <b>MainPlace Mall Transformation Project</b> , as well as the <b>1983 Final Environmental Impact Report for the Fashion Square Commercial Center Project</b> and all other documents comprising the record of project approval is available to the General Public at:		
	Custodian: <b>City of Santa Ana Planning and Building Agency</b>	Location: <b>Santa Ana City Hall, Planning and Building Agency, 20 Civic Center Plaza, Ross Annex, M-20, Santa Ana, CA 92702.</b>

Date: June 19, 2019 _____	 Signature _____
	Name: <b>Ali Pezeshkpour</b> _____
	Title: <b>Senior Planner</b> _____
<b>Governor's Office of Planning &amp; Research</b>	
Date Received for Filing: _____ <b>JUNE 19 2019</b>	

## STATE CLEARINGHOUSE

Authority cited: Sections 21083, Public Resources Code.  
Reference Section 21000-21174, Public Resources Code.

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