

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 #2019080011

Project Title: The Bowery Mixed-Use Project

Lead Agency: City of Santa Ana

Contact Person: Jerry Guevara

Mailing Address: 20 Civic Center Plaza

Phone: 714-647-5481

City: Santa Ana

Zip: 92702

County: Orange

Project Location: County: Orange

City/Nearest Community: Santa Ana

Cross Streets: Redhill Avenue and Warner Avenue

Zip Code: 92072

Longitude/Latitude (degrees, minutes and seconds): 30 ° 42 ' 40 " N / 117 ° 50 ' 19 " W Total Acres: 14.69

Assessor's Parcel No.: 430-222-16 and 430-222-07

Section: 29

Twp.: 5

Range: 9

Base: SB

Within 2 Miles: State Hwy #: 55

Waterways:

Airports:

Railways:

Schools: Monroe Elementary, Edison Elementary

Creskide Highschool Ceasar E. Chaves High School

Document Type:CEQA: ☐ NOP☒ Draft EIRNEPA: ☐ NOIOther: ☐ 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: Development Agreement**Development Type:**☒ Residential: Units 1,150

Acres

☐ Office: Sq.ft.

Acres

Employees

☐ Transportation: Type☒ Commercial: Sq.ft. 80,000

Acres

Employees

☐ Mining: Mineral☐ Industrial: Sq.ft.

Acres

Employees

☐ Power: Type☐ Educational:☐ Waste Treatment: Type☐ Recreational:☐ Hazardous Waste: Type☐ Water Facilities: Type

MGD

☐ Other:

Governor's Office of Planning & Research

JAN 03 2020

STATE CLEARINGHOUSE

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

Industrial/Light Industrial (M-1)/Professional and Administration Office (PAO)

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

The project proposes to redevelop a 14.58 acre site in three phases with new mixed uses that include retail, restaurant, and multi-family residential. The multi-family residential will consist of 1,150 units in 3 buildings 5 to 6 stories tall with adjacent parking structures, as well as a total of 80,000 square feet of retail and restaurant commercial space is also included. The project would also provide approximately 183,000 square feet of open space in courtyards, common area amenities, a roof deck, and perimeter plazas and open space areas for residents and the public. Recreational amenities include three pool and spa areas, a fitness area, and a community room. The project requires a General Plan Amendment to change the land use designation of the site from the Professional and Administration Office (PAO) designation to a mixed-use designation and a zone change to modify the zoning from Light Industrial (M-1) to a Specific Development (SD) zone.

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 an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input 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 type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<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 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 type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

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

Starting Date 1/3/2020 Ending Date 2/18/2020

Lead Agency (Complete if applicable):

Consulting Firm: <u>EPD Solutions</u>	Applicant: <u>City of Santa Ana Planning Division</u>
Address: <u>2 Park Plaza</u>	Address: <u>20 Civic Center Plaza</u>
City/State/Zip: <u>926</u>	City/State/Zip: <u>Santa Ana/CA/92701</u>
Contact: <u>Konnie Dobrev</u>	Phone: <u>(714) 647-5804</u>
Phone: <u>(949) 794-1183</u>	

Signature of Lead Agency Representative:  for J. Everara Date: 1/02/2020

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