

MAYOR
Miguel A. Pulido
MAYOR PRO TEM
Juan Villegas
COUNCILMEMBERS
Phil Bacerra
Nelida Mendoza
David Penaloza
Vicente Sarmiento
Jose Solorio



CITY MANAGER
Kristine Ridge
CITY ATTORNEY
Sonia R. Carvalho
CLERK OF THE COUNCIL
Daisy Gomez

FILED

SEP 18 2020

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: DA

DEPUTY

CITY OF SANTA ANA

Planning and Building Agency

20 Civic Center Plaza • P.O. Box 1988

Santa Ana, California 92702

www.santa-ana.org/pba

NOTICE OF DETERMINATION

TO: ☐ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

☒ Orange County Clerk Recorder
P.O. Box 238
Santa Ana, CA 92702-0238

FROM: City of Santa Ana
P.O. Box 1988
20 Civic Center Plaza
Santa Ana, CA 92702

Contact: Jerry Guevara
Phone: (714) 647-5481

Subject: Filing of Notice of Determination in compliance with Section 21152 or the Public Resources Code

Project Title: The Bowery Mixed-Use Project
State Clearinghouse Number: 2019080011
Project Location: 2300, 2310, and 2320 South Redhill Avenue
City: Santa Ana County: Orange

ER Number: 2019-06

Project Applicant: VDC
Attn: Jeremy Ogulnick
Address: 240 Newport Center Drive, Suite 200, Newport Beach CA 92660
Phone: (310) 541-8227

Project Description: The Project would redevelop the site to provide up to 1,150 multi-family residential units and up to 80,000 square feet of commercial retail and restaurant space. The development would consist of three mixed-use buildings that would be 6-stories in height and one residential building that would be 5-stories in height. Each of these buildings would have an adjacent parking structure. Two parking structures would provide 7-levels of above ground parking and two parking structures would provide 6-levels of above ground parking. In addition, the Project would develop two one-story retail/restaurant commercial buildings and a surface parking lot along Redhill Avenue. The main vehicular access to the Project site and parking facilities would be from two driveways on Warner Avenue and one driveway on Redhill Avenue.

The Project would provide open space and recreation amenities that would include 174,555 square feet of exterior open space recreation area, open space plazas, courtyards, and roof decks; and approximately 8,008 square feet of interior amenities. A total of 183,363 square feet of recreational and open space would be provided onsite. In addition, new landscaping including ornamental trees, shrubs, and ground covers would be installed. New exterior lighting onsite would be provided to accent the landscaping, signage, light walkways, parking areas, and to provide for security.

The Project site currently has a General Plan Land Use designation of Professional & Administrative Office (PAO) and is zoned Light Industrial (M-1). The Project includes a General Plan Amendment to change the land use designation to District Center (DC) and an Amendment Application to change the site zoning to a designation of Specific Development (SD), allowing the Project's mixed-uses.

POSTED

SEP 18 2020

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

SANTA ANA CITY COUNCIL

BY: DA

DEPUTY

Miguel A. Pulido
Mayor
mpulido@santa-ana.org

Juan Villegas
Mayor Pro Tem, Ward 5
jvillegas@santa-ana.org

Vicente Sarmiento
Ward 1
vsarmiento@santa-ana.org

David Penaloza
Ward 2
dpenaloza@santa-ana.org

Jose Solorio
Ward 3
jsolorio@santa-ana.org

Phil Bacerra
Ward 4
pbacerra@santa-ana.org

Nelida Mendoza
Ward 6
nmendoza@santa-ana.org

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder
202085000745 2:20 pm 09/18/20
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2020-002-03

FILED

SEP 18 2020

POSTED

SEP 18 2020

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: DLA DEPUTY

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: DLA DEPUTY

On August 18, 2020, the City Council of the City of Santa Ana (Lead Agency) has:

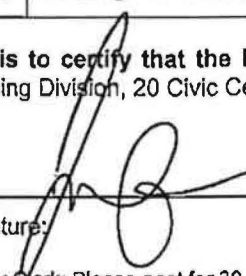
- Adopted a resolution certifying Final Environmental Impact Report No. 2019-06 (SCH No. 2019080011), adopting findings of fact pursuant to the California Environmental Quality Act, adopting a Statement of Overriding Considerations, and adopting the Mitigation Monitoring and Reporting Program;
- Adopted a resolution approving General Plan Amendment No. 2020-02; and
- Conducted first reading of an ordinance approving Amendment Application No. 2020-01 for Specific Development No. 96.

Further, on September 15, 2020, the City Council of the City of Santa Ana (Lead Agency) has:

- Conducted and adopted the second reading of an ordinance approving Amendment Application No. 2020-01 for Specific Development No. 96.

1. <input checked="" type="checkbox"/>	The Project will have a significant effect on the environment.
<input type="checkbox"/>	The Project will NOT have a significant effect on the environment
2. <input checked="" 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 City of Santa Ana.
<input type="checkbox"/>	A Negative Declaration was prepared for this Project pursuant to the provisions of CEQA and reflects the independent judgment of the City of Santa Ana.
<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 City of Santa Ana.
3. <input checked="" type="checkbox"/>	Mitigation measures 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 adopted for this Project.
<input type="checkbox"/>	A Mitigation Monitoring or Reporting Plan was NOT adopted for this project.
5. <input checked="" type="checkbox"/>	A Statement of Overriding Considerations was adopted for this project.
<input type="checkbox"/>	A Statement of Overriding Considerations was NOT adopted for this project
6. <input checked="" type="checkbox"/>	Findings 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 Final EIR and the record of Project approval, are available at: City of Santa Ana Planning Division, 20 Civic Center Plaza, Santa Ana, CA 92702:

Signature: 

9/16/2020

Assistant Planner I

Date:

Title:

County Clerk: Please post for 30 days in accordance with Section 21152(c) of the California Environmental Quality Act.

MAYOR
Miguel A. Pulido
MAYOR PRO TEM
Juan Villegas
COUNCILMEMBERS
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Jose Solorio



POSTED

SEP 18 2020

CITY MANAGER
Kristine Ridge
CITY ATTORNEY
Sonia R. Carvalho
CLERK OF THE COUNCIL
Daisy Gomez

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: RE

DEPUTY

FILED

SEP 18 2020

CITY OF SANTA ANA

Planning and Building Agency

20 Civic Center Plaza • P.O. Box 1988

Santa Ana, California 92702

www.santa-ana.org

AUG 21 2020

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: AB

DEPUTY

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: RE

DEPUTY

NOTICE OF DETERMINATION

TO: ☐ Office of Planning and Research
1400 Tenth Street, Room 121
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FROM: City of Santa Ana
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Contact: Jerry Guevara
Phone: (714) 647-5481

Subject: Filing of Notice of Determination in compliance with Section 21152 or the Public Resources Code

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State Clearinghouse Number: 2019080011
Project Location: 2300, 2310, and 2320 South Redhill Avenue
City: Santa Ana County: Orange

ER Number: 2019-06

Project Applicant: VDC
Attn: Jeremy Ogulnick
240 Newport Center Drive Ste 200
Newport Beach CA 92660
(310) 571-8227

Project Description: The Project would redevelop the site to provide up to 1,150 multi-family residential units and up to 80,000 square feet of commercial retail and restaurant space. The development would consist of three mixed-use buildings that would be 6-stories in height and one residential building that would be 5-stories in height. Each of these buildings would have an adjacent parking structure. Two parking structures would provide 7-levels of above ground parking and two parking structures would provide 6-levels of above ground parking. In addition, the Project would develop two one-story retail/restaurant commercial buildings and a surface parking lot along Redhill Avenue. The main vehicular access to the Project site and parking facilities would be from two driveways on Warner Avenue and one driveway on Redhill Avenue.

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On August 18, 2020, the City Council of the City of Santa Ana (Lead Agency) has:

- Adopted a resolution certifying Final Environmental Impact Report No. 2019-06 (SCH No. 2019080011), adopting findings of fact pursuant to the California Environmental Quality Act, adopting a Statement of Overriding Considerations, and adopting the Mitigation Monitoring and Reporting Program;
- Adopted a resolution approving General Plan Amendment No. 2020-02; and
- Conducted first reading of an ordinance approving Amendment Application No. 2020-01 for Specific Development No. 96.

POSTED

AUG 21 2020

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

SANTA ANA CITY COUNCIL

BY: AB

DEPUTY

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder



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202085000661 12:57 pm 08/21/20

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Miguel A. Pulido
Mayor
mpulido@santa-ana.org

Juan Villegas
Mayor Pro Tem, Ward 5
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<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 City of Santa Ana.
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<input type="checkbox"/>	Findings were NOT made pursuant to the provisions of CEQA.

This is to certify that the Final EIR and the record of Project approval, are available at: City of Santa Ana Planning Division, 20 Civic Center Plaza, Santa Ana, CA 92701:

[Signature] 8/19/20 Senior Planner
 Signature: Date: Title:

County Clerk: Please post for 30 days in accordance with Section 21152(c) of the California Environmental Quality Act.

POSTED

AUG 21 2020

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: *[Signature]* DEPUTY

FILED

AUG 21 2020

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: *[Signature]* DEPUTY

FILED

SEP 18 2020

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: *[Signature]* DEPUTY

POSTED

SEP 18 2020

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

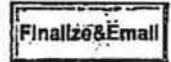
BY: *[Signature]* DEPUTY



State of California - Department of Fish and Wildlife

2020 ENVIRONMENTAL FILING FEE CASH RECEIPT

DFW 753.5a (Rev. 01/01/18) Previously DFG 753.5a



RECEIPT NUMBER:

30-2020 0640

STATE CLEARINGHOUSE NUMBER (if applicable)

2019080011

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

CITY OF SANTA ANA

LEAD AGENCY EMAIL

DATE

08/21/2020

COUNTY/STATE AGENCY OF FILING

Orange

DOCUMENT NUMBER

202085000661

PROJECT TITLE

THE BOWERY MIXED-USE PROJECT

PROJECT APPLICANT NAME

VDC - ATTN: JEREMY OGULNICK

PROJECT APPLICANT EMAIL

PHONE NUMBER

(714) 647-5481

PROJECT APPLICANT ADDRESS

240 NEWPORT CENTER DR STE 200

CITY

NEWPORT BEACH

STATE

CA

ZIP CODE

92660

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency☐ School District☐ Other Special District☐ State Agency☒ Private Entity

CHECK APPLICABLE FEES:

☒ Environmental Impact Report (EIR)

\$3,343.25

\$

3,343.25

☐ Mitigated/Negative Declaration (MND)(ND)

\$2,406.75

\$

0.00

☐ Certified Regulatory Program document (CRP)

\$1,136.50

\$

0.00

☐ Exempt from fee☐ Notice of Exemption (attach)☐ CDFW No Effect Determination (attach)☐ Fee previously paid (attach previously issued cash receipt copy)☐ Water Right Application or Petition Fee (State Water Resources Control Board only)

\$850.00

\$

0.00

☒ County documentary handling fee

\$

50.00

☐ Other

\$

PAYMENT METHOD:

☐ Cash☐ Credit☒ Check☐ Other

TOTAL RECEIVED

\$

3,393.25

SIGNATURE

AGENCY OF FILING PRINTED NAME AND TITLE

HAZEL L. BENNETT, DEPUTY CLERK

FILED

SEP 18 2020

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY:

DEPUTY

POSTED

SEP 18 2020

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY:

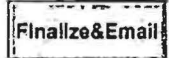
DEPUTY



State of California - Department of Fish and Wildlife

2020 ENVIRONMENTAL FILING FEE CASH RECEIPT

DFW 753.5a (Rev. 01/01/18) Previously DFG 753.5a



RECEIPT NUMBER:

30-2020 0722

STATE CLEARINGHOUSE NUMBER (If applicable)

2019080011

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SANTA ANA	LEAD AGENCY EMAIL	DATE 09/18/2020
COUNTY/STATE AGENCY OF FILING Orange	DOCUMENT NUMBER 202085000745	

PROJECT TITLE

THE BOWERY MIXED-USE PROJECT

PROJECT APPLICANT NAME VDC - ATTN: JEREMY OGULNICK	PROJECT APPLICANT EMAIL	PHONE NUMBER ()
PROJECT APPLICANT ADDRESS 240 NEWPORT CENTER DRIVE STE 200	CITY NEWPORT BEACH	STATE CA
		ZIP CODE 92660

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,343.25	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,406.75	\$	0.00
<input type="checkbox"/> Certified Regulatory Program document (CRP)	\$1,136.50	\$	0.00

☐ Exempt from fee☐ Notice of Exemption (attach)☐ CDFW No Effect Determination (attach)☒ Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	50.00
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other

TOTAL RECEIVED \$ 50.00

SIGNATURE

AGENCY OF FILING PRINTED NAME AND TITLE

DANIELA RIVERA, DEPUTY