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

CITY OF SANTA ANA Planning and Building Agency

20 Civic Center Plaza • P.O. Box 1988 Santa Ana, California 92702 www.santa-ana.org

ORANGE COU	NTY CLERK-RECO	RDER DEPARTMENT
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AUG 2 1 2020

FILED

NOTICE OF DETERMINATION

- **TO:** Office of Planning and Research 1400 Tenth Street, Room 121 Sacramento, CA 95814
 - Orange County Clerk Recorder \boxtimes 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			Project Applicant: VDC
State Clearinghouse Number: 2019080011	ER Number:	2019-06	Attn: Jeremy Ogulnick
Project Location: 2300, 2310, and 2320 South Redhill Avenue			240 Newport Center Drive Ste 200
City: Santa Ana County: Orange			Newport Beach CA 92660
ony. Jana Ana Journy. Jiango			(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 mixeduse 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 exterior open space recreation areas, open space plazas, courtyards, and roof decks; and interior amenities. 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.

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 .

DEPUTY

Conducted first reading of an ordinance approving Amendment Application No. 2020-01 for Specific Development No. 96.

David Penaloza

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ORANGE COUNTY CLERK-RECORDER DEPARTMENT

Vicente Samiento

Ward

vsarmiento@santa-ana.org

Recorded in Official Records, Orange County Hugh Nguyen, Clerk-Recorder 3393.25 R 0 0 1 1 9 2 7 1 202085000661 12:57 pm 08/21/20 41 VitIndx Z02

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SANTA ANA CITY COU Phil Bacerra

Jose Solorio

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

Juan Villegas Mayor Pro Tem, Ward 5

jvillegas@santa-ana.org

The Bowery Mixed-Use Project Notice of Determination Page 2 of 2

1. 🛛	The Project will have a significant effect on the environment.
	The Project will NOT have a significant effect on the environment
2. 🖾	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.
	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.
	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. 🛛	Mitigation measures were made a condition of the approval of the Project.
	Mitigation measures were NOT made a condition of the approval of the Project.
4. 🖾	A Mitigation Monitoring or Reporting Plan was adopted for this Project.
	A Mitigation Monitoring or Reporting Plan was NOT adopted for this project.
5. 🛛	A Statement of Overriding Considerations was adopted for this project.
	A Statement of Overriding Considerations was NOT adopted for this project
6. 🖾	Findings were made pursuant to the provisions of CEQA.
	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:

8/19/120 Lenier Planner Date: Title:

Signature:

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

Governor's Office of Planning & Research

POSTED

AUG 2 1 2020

Oct 05 2020

STATE CLEARINGHOUSE

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: DEPUTY

ORANGE COUNTY CLERK-RECORDER DEPARTMENT BY: DEPUTY

AUG 21 2020