

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 #

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: Red Hill and Warner Zip Code: 92702

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

Creekside High School, Caesar E. Chavez High School

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

STATE CLEARINGHOUSE

AUG 01 2019

Governor's Office on Planning & Research

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 Type:

Residential: Units 1,150 Acres _____ Transportation: Type _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Commercial: Sq.ft. 80,000 Acres _____ Employees _____ Power: Type _____ MW _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Waste Treatment: Type _____ MGD _____
 Educational: _____ Hazardous Waste: Type _____
 Recreational: _____ Other: _____
 Water Facilities: Type _____ MGD _____

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 14.69 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 7 stories tall with adjacent parking structures. A total of 80,000 square feet of retail and restaurant commercial space. The project would also provide approximately 236,000 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 07/30/2019 Ending Date 08/29/2019

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 Dobreva</u>	Phone: <u>(714) 647-5804</u>
Phone: <u>(949) 794-1183</u>	

Signature of Lead Agency Representative:  Date: 7/30/19

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

