
**Appendix A IS/NOPs and Comment Letters
Received**

NOTICE OF PREPARATION DRAFT ENVIRONMENTAL IMPACT REPORT

March 9, 2006

PROJECT TITLE: Metro East Mixed Use Overlay Zone

LEAD AGENCY: City of Santa Ana

COUNTY: Orange County

PROJECT LOCATION

Mixed Use Overlay Zone (Overlay Area) The proposed Metro East Mixed Use Overlay Zone (Overlay Area) is located generally in the area west of Tustin Avenue, south of east Sixth Street, and between I-5 and SR-55 in the City of Santa Ana in Orange County (See Figure 1).

Santa Ana Residential Village The proposed development project site is within the Overlay Area and is bound by Fourth Street to the south, Cabrillo Park Drive to the east, Park Court Place to the north, and I-5 to the west (See Figure 1).

First and Cabrillo Tower The proposed development project site is within the Overlay Area and is bound by First Street to the south, and Cabrillo Park Drive to the west. (See Figure 1).

DESCRIPTION OF THE PROJECT

Program Level

The City of Santa Ana proposes the creation of a mixed-use overlay zone, hereafter referred to as the Overlay Area, over a portion of the City. The Overlay Area is comprised of over 200 acres of land that is designated in the City's General Plan for Professional and Administrative Office, and is currently developed with commercial and office uses. It should be noted that several large vacant properties are located along the western boundary of the Overlay Area. The areas surrounding the Overlay Area are a mix of residential and commercial properties, including a single-family residential neighborhood to the north, and a private school and multi-family residential properties to the south.

Metro East Mixed Use Overlay Zone
Notice of Preparation
March 9, 2006

The Overlay Area, as shown in Figure 1, is located immediately east of the Santa Ana Freeway (Interstate 5 or I-5) and immediately west of State Route 55 (SR-55) in the City of Santa Ana in Orange County. The junction of I-5 and SR-55 is located approximately 0.2 mile to the southeast. The Overlay Area is bounded by the Santa Ana Freeway (I-5) on the west and south; Tustin Avenue on the east; and East 6th Street on the north. Several roadways provide access to properties within the Overlay Area, including East First Street, East Fourth Street, Cabrillo Park Drive, Park Court Place, East Sixth Street, Parkcenter Drive, and North Golden Circle Drive.

The purpose of the overlay zone is to allow for the development of mixed-use and/or residential land uses within the Overlay Area. To accommodate this objective, the City will need to amend the current General Plan to permit these new land uses, and amend the Zoning Code to establish development standards that implement the City's vision for the development of mixed-use and/or residential projects within the Overlay Area. These amendments will allow the City to encourage a more active commercial and residential community, provide an expanded economic base, maximize property and sales tax revenues, and improve the jobs/housing balance within the City. Creation of this Overlay Area will also allow the City to consider subsequent actions consistent with these updates in the General Plan and Land Use designations.

Project Specific

Two project-specific developments, consistent with the objectives of the proposed overlay zone designation, are currently being proposed within the Overlay Area.

Santa Ana Residential Village

The first development, hereafter referred to as the Santa Ana Residential Village, is located on approximately 8.36 acres of land in the northwestern portion of the Overlay Area. The applicant for this development, Shea Homes, is proposing the development of a mixed-use residential community, including approximately 573 residential units, 3,800 square feet (sf) of residential amenity space, and 7,800 sf of commercial and retail space. The proposed development would be separated into four building structures, with the commercial and retail space located along the eastern boundary of the site. The four structures would range in height from 4 to 20 stories. This project would potentially provide for approximately 50 employees, 10 of which would be located on site to maintain and operate the activities associated with the proposed residential units.

Additionally, a subterranean parking structure with approximately 1,318 parking spaces would be provided for residents, employees, and visitors, with access from the proposed internal roadway. The entrance to the Santa Ana Residential Village would be from Cabrillo Park Drive, with secondary access along Park Court Place. Pedestrian access will be provided along Fourth Street. The proposed project would also include utility infrastructure improvements, other water quality/water supply facilities, and physical amenities such as a pool. Consistent with the City of Santa Ana's objective for the Overlay Area, this proposed development would create a high-quality, comprehensive, and integrated open air commercial, retail, and housing development that would be distinctive, include retail opportunities, and constitute a public space for area residents and visitors.

No demolition would be required based on the current vacant condition of the site. Construction activities would be scheduled to begin in March of 2007, and would be completed within 42 months

of the initiation of construction. Construction activities will consist of grading and excavation, building erection and general construction, architectural coatings and paintings, and paving.

First and Cabrillo Tower

The second development, hereafter referred to as the First and Cabrillo Tower, is located on approximately 5 acres of land in the central portion of the Overlay Area. The applicant for this development, NDC Development, is proposing the development of commercial and residential space located along First Street and Cabrillo Park Drive. The development includes approximately 726,000 square feet (sf) of development area, including approximately 500,000 square feet of residential areas, approximately 16,000 sf of retail/commercial areas, and approximately 210,000 sf of existing structured parking area. The residential units will be accommodated by a 23-story high-rise tower with approximately 200 units, and two six-story mid-rise towers with approximately 120 units, including one-bedroom units, two-bedroom units, and townhomes. The First and Cabrillo Tower site will also include a pool, courtyard, garden, and activity center.

As the First and Cabrillo Tower site is currently developed, some demolition would be required, although the existing parking structure would be renovated and incorporated into the new site design. Following demolition, the entire site would be graded and compacted, followed by completion of necessary trenching (e.g., for utility hookups to buildings). The building foundation, buildings, and utilities would then be constructed. Finally, the area surrounding the buildings would be covered with concrete and asphalt; curb-breaks and driveways would be added; sidewalks would be improved; and landscaping, site fencing, and any final work would be completed. Construction activities are scheduled to begin in March of 2007, and would be completed within 48 months.

The proposed Draft Environmental Impact Report (EIR) will have three volumes. Volume One (Program EIR) will evaluate, at a programmatic level, the potential environmental effects of implementing a mixed-use overlay zone (Overlay Area) over a portion of the City of Santa Ana. Volume Two of the EIR will evaluate the potential environmental effects of the proposed project-specific development of the Santa Ana Residential Village, and Volume Three will evaluate the potential environmental effects of the proposed project-specific development of the First and Cabrillo Tower.

PROBABLE ENVIRONMENTAL EFFECTS

Potential environmental effects of the proposed project for which detailed analysis will be conducted as part of the Draft EIR, include: (refer to Attachment 1 for further clarification)

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Transportation and Traffic
- Utilities and Service Systems

The proposed project was determined to have no potential environmental effects with respect to two California Environmental Quality Act (CEQA) issue areas (Agricultural Resources and Mineral Resources), as explained further in Attachment 1. As such, these areas will not be analyzed further in the EIR. In compliance with the State guidelines for implementation of CEQA, this Notice of Preparation (NOP) is hereby sent to you to inform you that the City of Santa Ana is preparing an EIR on the aforementioned project. As Lead Agency, the City of Santa Ana needs to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Written comments may be submitted via mail to the following address:

City of Santa Ana
Planning and Building Agency
20 Civic Center Plaza
Santa Ana, CA 92702
Attn: Sergio Klotz

Due to the time limits mandated by State Law, your response must be sent at the earliest possible date, but no later than 30 days after receipt of this Notice. A public information and EIR scoping meeting will be scheduled in the near future and will be advertised in local newspapers and by direct mailing to notify interested individuals and agencies. In the meantime, please feel free to call Sergio Klotz, Senior Planner, at (714) 667-2700 with any questions.

Sincerely,

Karen Haluza, AICP
Planning Manager

Attachment 1: Potential Environmental Issues
Attachment 2: Figure 1 – Regional and Vicinity Map

cc: Airport Land Use Commission
California Air Resources Board
California Department of Fish and Game
California Department of Toxic Substances Control
California Department of Transportation
California Department of Water Resources
California Office of Historic Preservation
City of Costa Mesa
City of Fountain Valley
City of Garden Grove

Metro East Mixed Use Overlay Zone
Notice of Preparation
March 9, 2006

City of Irvine
City of Orange
City of Tustin
City of Westminster
County of Orange
Native American Heritage Commission
Orange County Fire Authority
Orange County Sanitation District
Orange County Transportation Authority
Santa Ana Public Library
Santa Ana Regional Water Quality Control Board
South Coast Air Quality Management District
Southern California Association of Governments
Tustin Unified School District
U.S. Fish and Wildlife Service

ATTACHMENT 1
POTENTIAL ENVIRONMENTAL ISSUES

Program Level: Mixed-Use Overlay Zone (Overlay Area)
Project Specific: Santa Ana Residential Village and the First and Cabrillo Tower

Aesthetics

Program Level

Potential effect on scenic resources, including historic buildings or trees
Potential alterations to visual character or quality within the Overlay Area
Potential changes in sources of light and glare

Project Specific

Santa Ana Residential Village and the First and Cabrillo Tower Sites

Potential alterations to visual characteristics, including shade and shadows generated by the proposed development, which includes buildings ranging from 4 to 23 stories in height
Potential light impacts from new commercial and residential building activities and security lighting
Potential changes in sources of glare

Agricultural Resources

According to the California Department of Conservation Farmland Mapping and Monitoring Program and based on observations of the Overlay Area, there are no current agricultural operations nor any designated areas of Prime Farmland, Farmland of Statewide Importance, or Unique Farmland in the Overlay Area. Therefore, there would be no impacts to agricultural resources at the program or project-specific levels, and this issue will not be addressed in the Draft EIR.

Air Quality

Program Level

Consistency with adopted air quality plans
Short-term emissions from construction within the Overlay Area
Long-term operation emissions from mobile and stationary sources within the Overlay Area
Potential air quality effects on sensitive receptors

Project Specific

Santa Ana Residential Village and the First and Cabrillo Tower Sites

Consistency with adopted air quality plans
Short-term emissions from construction of the proposed project
Long-term operation emissions from project-generated mobile and stationary sources
Potential air quality effects on sensitive receptors

Biological Resources

Program Level

Potential effects on biological resources including trees and migratory birds
Consistency with local policies, ordinances, and plans in place to protect biological resources, including the City's Conservation Element

Project Specific

Santa Ana Residential Village Site

As the Shea Homes site is vacant, there are no potential effects to biological resources at this project-level analysis.

First and Cabrillo Tower Site

Potential effects on biological resources including trees and migratory birds
Consistency with local policies, ordinances, and plans in place to protect biological resources, including the City's Conservation Element

Cultural Resources

Program Level

Potential effects to the historic and architectural qualities in the Overlay Area
Potential effects to archeological and paleontological resources
Consistency with the City's Conservation Element

Project Specific

Santa Ana Residential Village Site

Potential effects to archeological and paleontological resources during excavation of the proposed project

First and Cabrillo Tower Site

Potential effects to archeological and paleontological resources during excavation of the proposed project
Consistency with the City's Conservation Element

Geology and Soils

Program Level

Potential effect of surface ruptures, groundshaking, and ground failure
Seismic considerations in the siting and design of future development
Suitability of soils for future development
Extent of grading and export of earth materials that may result in potential erosion impacts
Seismic shaking impacts and liquefaction impacts
Consistency with the City's Seismic Safety Element

Project Specific

Santa Ana Residential Village and the First and Cabrillo Tower Sites

Seismic considerations in the siting and design of the proposed developments
Extent of grading and export of earth materials that may result in potential erosion impacts
Seismic shaking impacts and liquefaction impacts
Consistency with the City's Seismic Safety Element

Hazards and Hazardous Materials

Program Level

Potential effects of the use, transport, and disposal of hazardous materials
Potential toxic emissions or wastes from potential future operational and construction activities
Consistency with emergency response plans

Project Specific

Santa Ana Residential Village and the First and Cabrillo Tower Sites

Potential radio wave interference by the proposed 20- and 23- story buildings
Potential toxic emissions or wastes from construction activities
Consistency with City emergency response plans

Hydrology and Water Quality

Program Level

Potential effect of siltation during construction-related earthmoving activities
Potential change in amount and quality of storm water runoff and effect on drainage system
Potential alteration of drainage patterns
Consistency with adopted water quality standards or waste discharge requirements
Potential exposure of people to flooding from the Santa Ana River

Project Specific

Santa Ana Residential Village and the First and Cabrillo Tower Sites

Potential for siltation during construction-related earthmoving activities
Potential effect on the rate and/or volume of surface runoff from increases in impervious surfaces
Proposed effect of runoff on water quality
Potential alteration of drainage patterns
Consistency with adopted water quality standards or waste discharge requirements
Potential exposure of people to flooding from the Santa Ana River

Land Use and Planning

Program Level

Compatibility with adjacent land uses both in and out of the Overlay Area
Consistency with the City's Land Use Element, Urban Design Element, and Development Intensity Standards

Project Specific

Santa Ana Residential Village and the First and Cabrillo Tower Sites

Compatibility with adjacent land uses
Consistency of the proposed project with planning principles of the Overlay Area

Mineral Resources

According to the USGS Geologic Survey, there are no mineral resources in the Overlay Area or project specific sites considered locally or regionally important. Therefore, the EIR for the project will not evaluate the potential loss of important mineral resources at the program or project-specific level.

Noise

Program Level

Potential increase in long-term noise in the Overlay Area that may affect local sensitive receptors
Short-term construction related noise and vibration
Compliance with the City’s Environmental Health and Safety Element

Project Specific

Santa Ana Residential Village and the First and Cabrillo Tower Sites

Potential increase in long-term noise from the project sites that may affect local sensitive receptors
Short-term construction-related noise and vibration at the project sites
Compliance with the City’s Environmental Health and Safety Element

Population and Housing

Program Level

Potential effect of displacing existing housing
Potential impact on population growth in Overlay Area
Potential impact on housing demand
Consistency with the City’s Housing and Economic Development Elements

Project Specific

Santa Ana Residential Village and the First and Cabrillo Tower Sites

Potential direct effect on population growth of the proposed project
Consistency with the City’s Housing and Economic Development Elements

Public Services

Program Level

Potential effect on fire and police protection services
Potential effect on schools
Potential effect on existing parks serving the area

Project Specific

Santa Ana Residential Village and the First and Cabrillo Tower Sites

Potential effect on fire and police protection services
Potential effect on schools through increase in residential units
Potential effect on existing parks serving the area through potential increase in population

Recreation

Program Level

Potential impact of increased demand for recreational facilities
Consistency with the Open Space and Recreation Element

Project Specific

Santa Ana Residential Village and the First and Cabrillo Tower Sites

Potential impact of increased demand for recreational facilities in and out of the project sites

Transportation and Traffic

Program Level

Long-term operational effects on access, parking, and circulation
Potential impacts from vehicle trips on local intersections and the regional highway network
Potential effects on the demand for parking
Consistency with the City’s Circulation Element and Growth Management Element

Project Specific

Santa Ana Residential Village and the First and Cabrillo Tower Sites

Potential for short-term construction effects on vehicle queuing, access, parking and circulation
Long-term operational effects on access, parking, and circulation
Potential impacts from vehicle trips on local intersections and the regional highway network
Potential effects on the demand for parking

Utilities and Service Systems

Program Level

Potential effects of increased development on utility conveyance systems, including: wastewater and water treatment, water supply, storm water drainage facilities, solid waste disposal, electricity and natural gas

Project Specific

Santa Ana Residential Village and the First and Cabrillo Tower Sites

Potential effects of utility infrastructure improvements and physical amenities, such as a pool, and other water quality/water supply facilities
Potential effects of incremental extensions of water and wastewater infrastructure
Potential effects of altering the existing drainage pattern at the site and additional runoff that could exceed the capacity of existing storm water systems
Potential effect of increased water demands resulting from new residential and commercial uses (A water supply assessment pursuant to SB 610 will be prepared in connection with the Draft EIR.)

ATTACHMENT 2
 FIGURE 1 – REGIONAL AND VICINITY MAP



Source: Microsoft Streets and Trips, 2004.

EIP ASSOCIATES

FIGURE 1
Regional and Vicinity Map

10950-01

City of Santa Ana



Alan C. Lloyd, Ph.D.
Agency Secretary
Cal/EPA



Department of Toxic Substances Control

Maureen F. Gorsen, Director
5796 Corporate Avenue
Cypress, California 90630



Arnold Schwarzenegger
Governor

RECEIVED

APR 10 2006

SANTA ANA PLANNING DEPT

April 7, 2006

Mr. Sergio Klotz
City of Santa Ana
20 Civic Center Plaza
Santa Ana, California 92702

NEGATIVE DECLARATION (ND) FOR METRO EAST MIXED USE OVERLAY ZONE PROJECT (SCH# 2006031041)

Dear Mr. Klotz:

The Department of Toxic Substances Control (DTSC) has received your submitted document for the above-mentioned project. As stated in your document: "The purpose of the proposed overlay zone is to allow the development of mixed-use and/or residential land uses within the Overlay Area. To accommodate this objective, the City will need to amend the current General Plan to permit these new land uses, and amend the Zoning Code to establish development standards that implement the City's vision for the development of mixed-use and/or residential projects within the Overlay Area".

Based on the review of the submitted document DTSC has comments as follows:

- 1) The ND should identify and determine whether current or historic uses at the project site may have resulted in any release of hazardous wastes/substances.
- 2) The document states that the ND would identify any known or potentially contaminated sites within the proposed Project area. For all identified sites, the ND should evaluate whether conditions at the site may pose a threat to human health or the environment. A Phase I Assessment may be sufficient to identify these sites. Following are the databases of some of the regulatory agencies:
 - National Priorities List (NPL): A list maintained by the United States Environmental Protection Agency (U.S.EPA).

Printed on Recycled Paper

Mr. Sergio Klotz
April 7, 2006
Page 2

- Envirostor (formerly CalSites): A Database primarily used by the California Department of Toxic Substances Control, accessible through DTSC's website (see below).
 - Resource Conservation and Recovery Information System (RCRIS): A database of RCRA facilities that is maintained by U.S. EPA.
 - Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS): A database of CERCLA sites that is maintained by U.S.EPA.
 - Solid Waste Information System (SWIS): A database provided by the California Integrated Waste Management Board which consists of both open as well as closed and inactive solid waste disposal facilities and transfer stations.
 - Leaking Underground Storage Tanks (LUST) / Spills, Leaks, Investigations and Cleanups (SLIC): A list that is maintained by Regional Water Quality Control Boards.
 - Local Counties and Cities maintain lists for hazardous substances cleanup sites and leaking underground storage tanks.
 - The United States Army Corps of Engineers, 911 Wilshire Boulevard, Los Angeles, California, 90017, (213) 452-3908, maintains a list of Formerly Used Defense Sites (FUDS).
- 3) The ND should identify the mechanism to initiate any required investigation and/or remediation for any site that may be contaminated, and the government agency to provide appropriate regulatory oversight. If hazardous materials or wastes were stored at the site, an environmental assessment should be conducted to determine if a release has occurred. If so, further studies should be carried out to delineate the nature and extent of the contamination, and the potential threat to public health and/or the environment should be evaluated. It may be necessary to determine if an expedited response action is required to reduce existing or potential threats to public health or the environment. If no immediate threat exists, the final remedy should be implemented in compliance with state laws, regulations and policies.

Mr. Sergio Klotz
 April 7, 2006
 Page 3

- 4) Proper investigation, sampling and remedial actions overseen by the appropriate agency, if necessary, should be conducted at the site prior to the new development or any construction.
- 5) If any property adjacent to the project site is contaminated with hazardous chemicals, and if the proposed project is within 2,000 feet from a contaminated site, then the proposed development may fall within the "Border Zone of a Contaminated Property." Appropriate precautions should be taken prior to construction if the proposed project is within a "Border Zone Property."
- 6) If building structures, asphalt or concrete-paved surface areas or transportation structures are planned to be demolished, an investigation should be conducted for the presence of lead-based paints or products, asbestos containing materials (ACMs), biohazards and other waste water chemicals of concern. If lead-based paints or products or ACMs, or other chemicals of concern are identified, proper precautions should be taken during demolition activities. Additionally, the contaminants should be remediated in compliance with California environmental laws, regulations and policies.
- 7) The project construction may require soil excavation and soil filling in certain areas. Appropriate sampling is required prior to disposal of the excavated soil. If the soil is contaminated, properly dispose of it rather than placing it in another location. Land Disposal Restrictions (LDRs) may be applicable to these soils. Also, if the project proposes to import soil to backfill the areas excavated, proper sampling should be conducted to make sure that the imported soil is free of contamination.
- 8) Human health and the environment of sensitive receptors should be protected during the construction or demolition activities. A study of the site overseen by the appropriate government agency might have to be conducted to determine if there are, have been, or will be, any releases of hazardous materials that may pose a risk to human health or the environment.
- 9) Certain hazardous waste treatment processes may require authorization from the local Certified Unified Program Agency (CUPA). Information about the requirement for authorization can be obtained by contacting your local CUPA.
- 10) If during construction/demolition of the project, soil and/or groundwater contamination is suspected, construction/demolition in the area should cease and appropriate health and safety procedures should be implemented. If it is

Mr. Sergio Klotz
 April 7, 2006
 Page 4

- determined that contaminated soil and/or groundwater exist, the ND should identify how any required investigation and/or remediation will be conducted, and the appropriate government agency to provide regulatory oversight.
- 11) If the site was used for agricultural purposes or if weed abatement occurred, onsite soils may contain pesticide and agricultural chemical residue. If the project area was used for poultry, dairy and/or cattle industry operations, the soil may contain related dairy, animal, or hazardous waste, if so, activities at the site may have contributed to soil and groundwater contamination. Proper investigation and remedial actions, if necessary, should be conducted at the site prior to construction of the project.

If you have any questions regarding this letter, please contact Mr. Al Shami, Project Manager, at (714) 484-5472 or at "ashami @ DTSC.ca.gov".

Sincerely,



Greg Holmes
 Unit Chief
 Southern California Cleanup Operations Branch - Cypress Office

cc: Governor's Office of Planning and Research
 State Clearinghouse
 P.O. Box 3044
 Sacramento, California 95812-3044

Mr. Guenther W. Moskat, Chief
 Planning and Environmental Analysis Section
 CEQA Tracking Center
 Department of Toxic Substances Control
 P.O. Box 806
 Sacramento, California 95812-0806

CEQA #1357

FROM : SANTA ANA PLANNING

FAX NO. : 7146475891

Apr. 26 2006 09:36AM P2

STATE OF CALIFORNIA—BUSINESS, TRANSPORTATION AND HOUSING AGENCY.

ARNOLD SCHWARZENEGGER, Governor

DEPARTMENT OF TRANSPORTATION

District 12
3337 Michelson Drive, Suite 380
Irvine, CA 92612-8894



*Flex your power!
Be energy efficient!*

RECEIVED

APR 20 2006

SANTA ANA PLANNING DEPT

File: IGR/CEQA
SCH#: 2006031041
Log #: 1712
Route: SR-55, I-5

April 13, 2006

Mr. Sergio Klotz
City of Santa Ana
20 Civic Center Plaza
Santa Ana, CA 92702

Subject: Metro East Mixed Use Overlay Zone

Dear Mr. Klotz:

Thank you for the opportunity to review and comment on the Notice of Preparation of a draft Environmental Impact Report (DEIR) for the **Metro East Mixed Use Overlay Zone**.

The overlay area, proposed for residential and commercial/retail development for the Santa Ana Residential Village and the First and Cabrillo Tower, is located just west of SR-55, about 0.2 miles northwest of the junction of I-5 and SR-55.

Caltrans District 12, as a review agency on this project, has the following comments:

1. Due to the magnitude of the development and its proximity to two heavily-used freeways, a formal traffic study must be completed, including detailed analysis of the traffic impacts, and showing demand on state highways, both existing and for 25 years after the project completion date.
2. Any impacts occurring within state right of way would need to be discussed in detail within the appropriate sections of the EIR.
3. Please identify mitigation measures proposed to maintain the Level of Service at acceptable levels. Identify the party responsible for the measure(s) and implementation of a mitigation monitoring plan.

Please continue to keep us informed on this project and other future developments which could impact our transportation facilities. If you have any questions or need to contact us, please call Barbara Gossett at (949) 440-4461.

Sincerely,


Robert F. Joseph, Chief
IGR/Community Planning Branch

- cc: Terri Roberts, Office of Planning and Research
Terry Pencovic, HQ IGR/Community Planning
Isaac Alonso-Rice, Traffic Operations – North
Raouf Moussa, Traffic Operations – South
Ryan Chamberlain, Environmental Planning

"Caltrans improves mobility across California"



Arnold
Schwarzenegger
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Sean Walsh
Director

Notice of Preparation

RECEIVED

MAR 15 2006

SANTA ANA PLANNING DEPT

March 10, 2006

To: Reviewing Agencies
Re: Metro East Mixed Use Overlay Zone
SCH# 2006031041

Attached for your review and comment is the Notice of Preparation (NOP) for the Metro East Mixed Use Overlay Zone draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

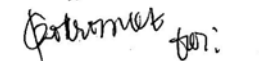
Please direct your comments to:

Sergio Klotz
City of Santa Ana
20 Civic Center Plaza
Santa Ana, CA 92702

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,


Scott Morgan
Project Analyst, State Clearinghouse

Attachments
cc: Lead Agency

1400 TENTH STREET P.O. BOX 3044 SACRAMENTO, CALIFORNIA 95812-3044
TEL (916) 445-0613 FAX (916) 328-3018 www.opr.ca.gov

**Document Details Report
State Clearinghouse Data Base**

SCH# 2006031041
Project Title Metro East Mixed Use Overlay Zone
Lead Agency Santa Ana, City of

Type NOP Notice of Preparation
Description The purpose of the proposed overlay zone is to allow for the development of mixed-use and/or residential land uses within the Overlay Area. To accommodate this objective, the City will need to amend the current General Plan to permit these new land uses, and amend the Zoning Code to establish development standards that implement the City's vision for the development of mixed-use and/or residential projects within the Overlay Area.

Lead Agency Contact
Name Sergio Klotz
Agency City of Santa Ana
Phone (714) 667-2700
email
Address 20 Civic Center Plaza
City Santa Ana
State CA **Zip** 92702
Fax

Project Location
County Orange
City Santa Ana
Region
Cross Streets First Street and Cabrillo Park Drive
Parcel No. several

Township	Range	Section	Base

Proximity to:
Highways SR-55
Airports
Railways OCTA Metrolink
Waterways Santa Ana - Santa Fe Channel
Schools several
Land Use Commercial Land Uses

Project Issues Aesthetic/Visual; Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Flood Plain/Flooding; Geologic/Seismic; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Water Quality; Water Supply; Wildlife; Growth Inducing; Landuse; Cumulative Effects

Reviewing Agencies Resources Agency; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Game, Region 5; Department of Health Services; Office of Emergency Services; Native American Heritage Commission; California Highway Patrol; Department of Housing and Community Development; Caltrans, District 12; Integrated Waste Management Board; Department of Toxic Substances Control; Regional Water Quality Control Board, Region 8

Date Received 03/10/2006 **Start of Review** 03/10/2006 **End of Review** 04/10/2006

Note: Blanks in data fields result from insufficient information provided by lead agency.

NOT DISTRIBUTION LIST

- Resources Agency**
 Resources Agency
 Nadell Gayou
 Dept. of Boating & Waterways
 David Johnson
 California Coastal Commission
 Elizabeth A. Fuchs
 Colorado River Board
 Gerald R. Zimmerman
 Dept. of Conservation
 Roseanne Taylor
 California Energy Commission
 Roger Johnson
 Dept. of Forestry & Fire Protection
 Allison Robinson
 Office of Historic Preservation
 Wayne Donaldson
 Dept. of Parks & Recreation
 Environmental Stewardship Section
 Reclamation Board
 Deedee Jones
 S.F. Bay Conservation & Dev't. Comm.
 Steve McAdam
 Dept. of Water Resources
 Resources Agency
 Nasell Gayou
 Conservancy
 Fish and Game
 Depart of Fish & Game
 Scott Plik
 Environmental Services Division
 Fish & Game Region 1
 Donald Koch
 Fish & Game Region 2
 Barry Curtis

- Fish & Game Region 3
 Robert Hoerne
 Fish & Game Region 4
 Mike Mulligan
 Fish & Game Region 5
 Don Chadwick
 Habitat Conservation Program
 Fish & Game Region 6
 Gabriel Caceres
 Habitat Conservation Program
 Fish & Game Region 6 I/M
 Tammy Allen
 Inyo/Kono. Habitat Conservation Program
 Dept. of Fish & Game M
 George Isaac
 Mamie Region
Other Departments
 Food & Agriculture
 Steve Shaffer
 Dept. of Food and Agriculture
 Dept. of General Services
 Public School Construction
 Dept. of General Services
 Robert Sleepy
 Environmental Services Section
 Dept. of Health Services
 Veronica Ramirez
 Dept. of Health/Drinking Water
 Independent Commissions Boards
 Delta Protection Commission
 Debby Eddy
 Office of Emergency Services
 Dennis Castillo
 Governor's Office of Planning & Research
 State Clearinghouse
 Native American Heritage Comm.
 Delphis Treaskey

- County: Orange**
 Public Utilities Commission
 Ken Lewis
 State Lands Commission
 Jean Sarno
 Tahoe Regional Planning Agency (TRPA)
 Cheryl Jacques
Business, Trans & Housing
 Caltrans - Division of Aeronautics
 Sandy Hensard
 Caltrans - Planning
 Terri Perencic
 California Highway Patrol
 John Ojeda
 Office of Special Projects
 Housing & Community Development
 Lisa Nichols
 Housing Policy Division
Dept. of Transportation
 Caltrans, District 1
 Rex Jackson
 Caltrans, District 2
 Marcelino Gonzalez
 Caltrans, District 3
 Katherine Eastman
 Caltrans, District 4
 Tim Sable
 Caltrans, District 5
 David Murray
 Caltrans, District 6
 Marc Strzbaum
 Caltrans, District 7
 Cheryl J. Powell

- Caltrans, District 8
 Dan Koppley
 Caltrans, District 9
 Gayle Resender
 Caltrans, District 10
 Tom Durmas
 Caltrans, District 11
 Mario Oro
 Caltrans, District 12
 Bob Joseph
CAL EPA
 Air Resources Board
 Airport Projects
 Jim Lerner
 Transportation Projects
 Kurt Kampores
 Industrial Projects
 Mike Tolstrup
 California Integrated Waste Management Board
 Sue O'Leary
 State Water Resources Control Board
 Jim Hockenbury
 Division of Financial Assistance
 State Water Resources Control Board
 Student Intern, 401 Water Quality Certification Unit
 Division of Water Quality
 State Water Resources Control Board
 Steven Ferrara
 Division of Water Rights
 Dept. of Toxic Substances Control
 CEQA Tracking Center
 Department of Pesticide Regulation

- Regional Water Quality Control Board (RWQCB)
 RWQCB 1
 Cathleen Hudson
 North Coast Region (1)
 RWQCB 2
 Environmental Document Coordinator
 San Francisco Bay Region (2)
 RWQCB 3
 Central Coast Region (3)
 RWQCB 4
 Jonathan Bishop
 Los Angeles Region (4)
 RWQCB 5S
 Central Valley Region (5)
 RWQCB 5F
 Central Valley Region (5)
 Fresno Branch Office
 RWQCB 5R
 Central Valley Region (5)
 Redding Branch Office
 RWQCB 6
 Lahontan Region (6)
 RWQCB 6V
 Lahontan Region (6)
 Victorville Branch Office
 RWQCB 7
 Colorado River Basin Region (7)
 RWQCB 8
 Santa Ana Region (8)
 RWQCB 9
 San Diego Region (9)
 Other

Last Updated on 08/10/05

SCH# 400001041

STATE OF CALIFORNIA
PUBLIC UTILITIES COMMISSION
330 WEST 4TH STREET, SUITE 500
LOS ANGELES, CA 90013

ARNOLD SCHWARZENEGGER, Governor



April 5, 2006

Sergio Klotz
City of Santa Ana
20 Civic Center Plaza
Santa Ana, CA 926

Dear Mr. Klotz:

Re: ~~SCH# 2006031041, Metro East Mixed Use Overlay Zone~~

RECEIVED

APR 10 2006

SANTA ANA PLANNING DEPT

As the state agency responsible for rail safety within California, we recommend that any development projects planned adjacent to or near the Metrolink's Orange Line, and BNSF Railway Company right-of-way be planned with the safety of the rail corridor in mind. New developments may increase traffic volumes not only on streets and at intersections, but also at at-grade highway-rail crossings. This includes considering pedestrian circulation patterns/destinations with respect to railroad right-of-way.

Safety factors to consider include, but are not limited to, the planning for grade separations for major thoroughfares, improvements to existing at-grade highway-rail crossings due to increase in traffic volumes and appropriate fencing to limit the access of trespassers onto the railroad right-of-way.

The above-mentioned safety improvements should be considered when approval is sought for the new development. Working with Commission staff early in the conceptual design phase will help improve the safety to motorists and pedestrians in the City.

Please advise us on the status of the project. If you have any questions in this matter, please contact me at (213) 576-7078 or at rxm@cpuc.ca.gov.

Sincerely,

Rosa Muñoz, PE
Utilities Engineer

Rail Crossings Engineering Section

Consumer Protection & Safety Division

CC: Ron Manfell, Metrolink

John Shurson, BNSF



AIRPORT LAND USE COMMISSION

FOR ORANGE COUNTY

3160 Airway Avenue • Costa Mesa, California 92626 • 949.252.5170 fax: 949.252.6012

April 7, 2006

Sergio Klotz, Senior Planner
Planning and Building Agency
City of Santa Ana
20 Civic Center Plaza
Santa Ana, CA 92702

Subject: Notice of Preparation for Metro East Mixed Use Overlay Zone

Dear Mr. Klotz:

Thank you for the opportunity to review the Notice of Preparation for the Metro East Mixed Use Overlay Zone in the context of the Orange County Airport Land Use Commission's *Airport Environs Land Use Plan for John Wayne Airport (JWA AELUP)*. We wish to offer the following comments and respectfully request consideration of these comments as you proceed with the preparation of your Environmental Impact Report (EIR).

As you may know, the powers and duties of the Airport Land Use Commission (ALUC) include "... assisting local agencies in ensuring compatible land uses in the vicinity of all new airports and in the vicinity of existing airports to the extent that the land in the vicinity of those airports is not already devoted to incompatible uses." CAL.PUB.UTIL.CODE §21674(a). To fulfill this basic obligation, the ALUC has two specific duties: (i) to prepare an airport land use plan for each airport within its jurisdiction; and (ii) to review local agency land use actions and plans. CAL.PUB.UTIL.CODE §§21674(c), 21674(d) and 21675(a). Therefore, the ALUC must provide appropriate prospective land use planning through, for example, the adoption of land use compatibility measures that minimize the public's exposure to excessive noise and safety hazards, such as height restrictions on buildings, appropriate land use compatibility determinations for specified areas, and building standards.

With the proposed increase in residential and mixed use land uses it is important that the EIR address the portions of the proposed project area that are within the Federal Aviation Regulation (FAR) Part 77 Imaginary Surfaces aeronautical obstruction area in the vicinity of JWA. The environmental document should address these imaginary surfaces within the Hazards and Hazardous Materials section for the Mixed Use Overlay Zone (Overlay Area) and for the two project-specific developments, Santa Ana Residential

Village and First and Cabrillo Tower. Compliance with FAR Part 77 requires the filing of Federal Aviation Administration (FAA) Form 7460-1 with the FAA Regional Office in order for that agency to determine any potential impacts by the project upon navigable airspace surrounding JWA.

For proposed developments located outside of the Airport Planning Area for JWA, please be aware that development proposals which include the construction or alteration of a structure more than 200 feet above ground level, require filing with the Federal Aviation Administration (FAA). Projects meeting this threshold must comply with procedures provided by Federal and State law, with the referral requirements of the ALUC, and with all conditions of approval imposed or recommended by the FAA and ALUC including filing a Notice of Proposed Construction or Alteration (FAA Form 7460-1). The EIR should address these requirements if building heights in excess of 200 feet above ground level are to be permitted under the proposed Overlay Area.

A referral by the City to the ALUC is required for this project due to the location of the proposal within an AELUP Planning Area and due to the nature of the required City approvals (i.e. General Plan and Zoning Code Amendments) under PUC Section 21676(b). In this regard, please note that the Commission wants such referrals to be submitted and agendized by the ALUC staff between the Local Agency's expected Planning Commission and City Council hearings. Since the ALUC meets on the third Thursday afternoon of each month, submittals must be received in the ALUC office by the first of the month to ensure sufficient time for review, analysis, and agendizing.

Thank you for the opportunity to comment on this Notice of Preparation. Please contact Lea Umnas at (949) 252-5123 or via email at umnas@ocair.com if you need any additional details or information regarding the future referral of your project.

Sincerely,



Kari A. Rigoni
Executive Officer

cc: Airport Land Use Commissioners
Alan Murphy
Larry Serafini
John Leyerle



South Coast
Air Quality Management District
21865 Copley Drive, Diamond Bar, CA 91765-4182
(909) 396-2000 • www.aqmd.gov

RECEIVED
MAR 17 2006
SANTA ANA PLANNING DEPT

March 15, 2006

Mr. Sergio Klotz
City of Santa Ana
Planning and Building Agency
20 Civic Center Plaza
Santa Ana, CA 92702

Dear Mr. Klotz:

**Notice of Preparation of a Draft Environmental Impact Report for
Metro East Mixed Use Overlay Zone**

The South Coast Air Quality Management District (SCAQMD) appreciates the opportunity to comment on the above-mentioned document. The SCAQMD's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the Draft Environmental Impact Report (EIR). Please send the SCAQMD a copy of the Draft EIR upon its completion. In addition, please send with the Draft EIR all appendices or technical documents related to the air quality analysis and electronic versions of all air quality modeling and health risk assessment files.

Air Quality Analysis

The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. Alternatively, lead agency may wish to consider using the California Air Resources Board (CARB) approved URBEMIS 2002 Model. This model is available on the SCAQMD Website at: www.aqmd.gov/ceqa/models.html.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project. Air quality impacts from both construction and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, that is, sources that generate or attract vehicular trips should be included in the analysis.

Consistent with the SCAQMD's environmental justice enhancement I-4, in October 2003, the SCAQMD Governing Board adopted a methodology for calculating localized air quality impacts and localized significance thresholds (LSTs). LST's can be used in addition to the recommended regional significance thresholds as a second

Mr. Sergio Klotz

-2-

March 15, 2006

indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the proposed project, it is recommended that the lead agency perform a localized significance analysis by either using the LSTs developed by the SCAQMD or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at <http://www.aqmd.gov/ceqa/handbook/LST/LST.html>.

It is recommended that lead agencies for projects generating or attracting vehicular trips, especially heavy-duty diesel-fueled vehicles, perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis") can be found on the SCAQMD's CEQA webpages at the following internet address: http://www.aqmd.gov/ceqa/handbook/mobile_toxic/mobile_toxic.html. An analysis of all toxic air contaminant impacts due to the decommissioning or use of equipment potentially generating such air pollutants should also be included.

Mitigation Measures

In the event that the project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate significant adverse air quality impacts. To assist the Lead Agency with identifying possible mitigation measures for the project, please refer to Chapter 11 of the SCAQMD CEQA Air Quality Handbook for sample air quality mitigation measures. Additionally, SCAQMD's Rule 403 - Fugitive Dust, and the Implementation Handbook contain numerous measures for controlling construction-related emissions that should be considered for use as CEQA mitigation if not otherwise required. Other measures to reduce air quality impacts from land use projects can be found in the SCAQMD's Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning. This document can be found at the following internet address: <http://www.aqmd.gov/prdas/aqguide/aqguide.html>. Pursuant to state CEQA Guidelines §15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed.

Data Sources

SCAQMD rules and relevant air quality reports and data are available by calling the SCAQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the SCAQMD's World Wide Web Homepage (<http://www.aqmd.gov>).

The SCAQMD is willing to work with the Lead Agency to ensure that project-related emissions are accurately identified, categorized, and evaluated. Please call Charles Blankson, Ph.D., Air Quality Specialist, CEQA Section, at (909) 396-3304 if you have any questions regarding this letter.

Sincerely,

Steve Smith, Ph.D.
Program Supervisor, CEQA Section
Planning, Rule Development and Area Sources

SS:CB:li

ORC060310-03LI
Control Number

RECEIVED

APR 07 2006

SANTA ANA PLANNING DEPT

6 April 2006

Mr. Sergio Klotz
City of Santa Ana
Planning and Building Agency
20 Civic Center Plaza
Santa Ana, CA 92702

RE: **SCAG Comments on the Notice of Preparation of a Draft Environmental Impact Report for the Metro East Mixed Use Overlay Zone**
SCAG No. 120060170

Dear Mr. Klotz:

Thank you for submitting the Notice of Preparation of a Draft Environmental Impact Report for the above-mentioned project to the Southern California Association of Governments (SCAG) for review and comment. SCAG's responsibility as the region's clearinghouse per Executive Order 12372 includes the implementation of California Environmental Quality Act (CEQA) §15126 (d). This legislation requires the review of local plans, projects and programs for consistency with regional plans. SCAG bases review of such projects on its adopted regional plans:

**Destination 2030: 2004 Regional Transportation Plan (RTP)
Regional Comprehensive Plan and Guide (RCPG) - 1998 Version
Compass Growth Vision**

CEQA requires that EIRs discuss any inconsistencies between the proposed plan and the applicable general plans and regional plans (Section 15126 (d)). Please state separately how the proposed plan will or will not support each regional plan. Please cite specific policies in the regional plans that the proposed project supports. If there are inconsistencies, an explanation and rationalization for such inconsistencies should be provided. Visit www.scag.ca.gov for downloadable versions of these documents.

SCAG also offers the following specific comments:

The Metro East Mixed Use Overlay Zone is located in a Compass 2% Strategy Area, where development is intended to balance employment, housing, and services to reduce vehicle trips and emissions, enhance livability, expand prosperity, and increase sustainability. Please demonstrate how the Metro East Mixed Use Overlay Zone does or does not support these principles.

Please provide a minimum of 45 days for SCAG to review the EIR when this document is available. We look forward to following the progress of this potentially significant development in Gardena. If you have any questions regarding these comments or the available services, please contact me at (213) 236-1851. Thank you.

Sincerely,

Brian Wallace
Associate Regional Planner
Intergovernmental Review

DOCS # 120649

SOUTHERN CALIFORNIA



ASSOCIATION OF GOVERNMENTS

Main Office

858 West Seventh Street

12th Floor

Los Angeles, California

90017-3435

t (213) 236-1800

f (213) 236-1825

www.scag.ca.gov

Officers: President: Tom Wang, Fort Huerfano • First Vice President: Wayne Burke, Los Angeles County • Second Vice President: Gary Oviatt, San Bernardino County • Immediate Past President: Ron Roberts, Tennessee
Imperial County: Victor Carrillo, Imperial County • Jan Sidney, El Centro
Los Angeles County: Wayne Burke, Los Angeles County • Zev Vozniakovsky, Los Angeles County • Jim Alington, Manhattan Beach • Harry Goldstein, San Gabriel • Paul Boyer, Corona • Todd Campbell, Buena Vista • Tony Cardenas, Los Angeles • Bob Carroll, La Habra Village • Margaret Clark, Rosemead • Gene Daniels, Paramount • Mike DiCorleone, Palmdale • Judy Durkin, Inglewood • Bob Gabelich, Long Beach • David Galin, Downey • Eric Giacchi, Los Angeles • Wendy Gravel, Los Angeles • Frank Guruli, Cudahy • Janet Hahn, Los Angeles • Isadore Hall, Compton • Rahe W. Henkle, Azusa • Jack Hunter, Los Angeles • Tom Laddigan, Los Angeles • Paula Lavin, Pomona • Paul Novakoff, Torrance • Pam D'Onofrio, Santa Monica • Alan Padilla, Los Angeles • Bernard Parks, Los Angeles • Ben Perry, Los Angeles • Ed Royce, Los Angeles • Bill Rosenzahn, Los Angeles • Gregg Smith, Los Angeles • Tom Sykes, Walnut • Paul Tabor, Alhambra • Sidney Yelen, Pasadena • Tania Reyes Ortega, Long Beach • Antonio Villalobos, Los Angeles • Dennis Washington, Calabasas • Jack White, Los Angeles • Herb L. Weston, II, Los Angeles • Dennis Zine, Los Angeles
Orange County: Chris Neby, Orange County • Christine Barnes, La Palma • John Resulian, Brea • Leo Borne, Tustin • Jill Brown, Brea • Rickie Chaves, Anaheim • Debbie Cook, Huntington Beach • Cathryn DeLong, Laguna Hills • Richard Dixon, Lake Forest • Margaret Piv, Los Alamitos • Ted Ridgeway, Newport Beach
Riverside County: Jeff Stone, Riverside County • Thomas Buckley, Lake Elsinore • Bonnie Rickinger, Moreno Valley • Ron Lovelidge, Riverside • Greg Petts, Calverton City • Ron Roberts, Tennessee
San Bernardino County: Gary Oviatt, San Bernardino County • Lawrence Dale, Brea • Paul Lopez, Montclair • Lee Ann Garcia, Grand Terrace • Tim Jasper, Town of Apple Valley • Larry McCulloch, Highland • Deborah Robertson, Kato • Alan Wilson, Ontario
Ventura County: Judy Mills, Ventura County • Sher Becker, Santa Valley • Capi Morehouse, San Buenaventura • Neil Young, Fort Bragg
Orange County Transportation Authority: Lou Corneo, County of Orange
Riverside County Transportation Commission: Robin Lane, Hemet
Ventura County Transportation Commission: Keith Willhouse, Moorpark
Printed on Recycled Paper 502-12/06/06



Community Development Department

www.ci.irvine.ca.us

City of Irvine, One Civic Center Plaza, P.O. Box 19575, Irvine, California 92623-9575 (949) 724-6000

RECEIVED

APR 05 2006

SANTA ANA PLANNING DEPT

March 29, 2006

Sergio Klotz, Senior Planner
City of Santa Ana
Planning and Building Agency
20 Civic Center Plaza
Santa Ana, CA 92702

SUBJECT: Review of a Notice of Preparation for the Metro East Mixed Use Overlay Zone

Dear Mr. Klotz:

We have reviewed the City of Santa Ana's Notice of Preparation as referenced above. We understand that the project includes the preparation of an Environmental Impact Report for the creation of a mixed use overlay zone and the construction of two high rise/mixed use developments.

At this time, we do not have any comments. Thank you for the opportunity to review the project. Please forward copies of all additional documentation associated with this project for our review. If you have any questions, please contact me at (949) 724-6385.

Sincerely,

DAVID R. LAW, AICP
Senior Planner

c: Barry Curtis, Principal Planner (E-mail)

PRINTED ON RECYCLED PAPER



Community Development Department

www.ci.irvine.ca.us

City of Irvine, One Civic Center Plaza, P.O. Box 19575, Irvine, California 92623-9575 (949) 724-6000

April 10, 2006

Sent via fax: (714) 973-1461
Hard copy sent by mail

Sergio Klotz, Senior Planner
City of Santa Ana
Planning and Building Agency
20 Civic Center Plaza
Santa Ana, CA 92702

SUBJECT: Addendum to the Review of a Notice of Preparation for the Metro East Mixed Use Overlay Zone

Dear Mr. Klotz:

The City of Irvine is providing an addendum to the review of the notice of preparation pertaining to the above referenced project that was previously provided on March 29, 2006. We have the following comments:

1. If the traffic analysis area for the EIR expands into the City of Irvine boundaries, please have the City of Santa Ana's traffic consultant contact Peter Anderson, Senior Transportation Analyst, at (949) 724-7370 to determine the appropriate version of ITAM 3.01 to use.
2. If impacts are identified on the City of Irvine arterials or intersections based on our performance criteria, appropriate mitigations should be identified in the findings of the EIR for all of the potentially impacted locations.

We apologize for the late response and thank you for the opportunity to review the project. Please forward copies of all additional documentation associated with this project for our review. If you have any questions, please contact me at (949) 724-6375.

Sincerely,

DIANE NGUYEN
Associate Planner

c: Barry Curtis, Principal Planner (E-mail)
Sun-Sun Murillo, Senior Transportation Analyst

PRINTED ON RECYCLED PAPER



Community Development Department

April 4, 2006

City of Santa Ana
 Planning and Building Agency
 Attn: Sergio Klotz
 20 Civic Center Plaza
 Santa Ana, CA 92702

**SUBJECT: REVIEW OF NOP FOR THE CITY OF SANTA ANA METRO EAST MIXED
 USE OVERLAY ZONE DRAFT EIR**

Dear Mr. Klotz:

Thank you for the opportunity to provide comments on the Notice of Preparation (NOP) prepared for the Draft Environmental Impact Report (DEIR) for a General Plan Amendment and Zoning Code Amendment to allow for the development of higher density, mixed-use and/or residential land uses (up to 23 stories and an overall 3.0 floor area ratio) within a 200-acre overlay zone generally located west of Tustin Avenue, south of East Sixth Street, and between Interstate 5 and State Route 55 in the City of Santa Ana (Project).

Two project-specific developments currently proposed within the Project include the Santa Ana Residential Village and the First and Cabrillo Tower projects. Combined, these projects propose approximately 893 residential units in buildings up to 23 stories and approximately 24,000 square feet of commercial space.

The City of Tustin has identified the following concerns and issues that we request be addressed in the Draft Environmental Impact Report.

Traffic

1. All development within the Project should be required to fully mitigate, including the acquisition of necessary right of way and construction of all requisite public improvements, any negative impact that may affect any other property, regardless of jurisdictional boundaries. We believe that there will be a significant increase in traffic, circulation, noise and parking impacts on property within the City of Tustin, so the Project must contain conditions of approval to address all Project impacts, including cumulative impacts.
2. Given this specific project area, there are significant traffic operational issues that should be considered in the DEIR. The required operational analyses should supplement standard intersection evaluations. The traffic operational issues should include potential freeway ramp operation impacts on the arterial

RECEIVED

APR 06 2006

SANTA ANA PLANNING DEPT

City of Tustin

300 Centennial Way
 Tustin, CA 92780
 714.573.3100

Mr. Sergio Klotz
 Santa Ana Metro East NOP
 April 4, 2006
 Page 2

roadways related to ramp metering, the spacing of intersections including the freeway interchange intersections, lane utilization related to accessing the freeway, impacts due to limited east-west and north-south arterials as a result of freeway crossings, and any potential need to implement traffic diversion methods.

3. Some of the traffic concerns related to this area are highlighted by the recent I-5/SR-55 weaving/merging study by the OCTA. There are identified impacts at the interchange which need to be considered in the analyses.
4. The uncertainty associated with the extension of Measure M funding places increased reliance on the arterial street system. An evaluation should be provided, whereby all potential impacts without Measure M funding on the City of Tustin are addressed. Realistic assessment of the use of the arterial roadways as a bypass to the freeway system should be considered.
5. There should be a complete and thorough discussion of the traffic model assumptions, such as ramp metering assumptions, TDM credits, and freeway congestion, etc.
6. The DEIR should utilize a select zone model run to identify where the Project traffic will travel on the surrounding roadways, including those roadways in the City of Tustin.
7. Given the proposed changes in land uses, the analyses should consider the potential "worst case" traffic impacts and required mitigations associated with build out of the Overlay Zone before the individual projects are considered. Essentially the ultimate conditions need to be evaluated to assure adequate infrastructure can be provided to support the Overlay Zone project and that each individual project provides its "fair share" of the ultimate infrastructure needs.
8. There is a significant amount of new development approved in the City of Irvine that will likely use arterial roadways, including Irvine Boulevard, First Street, Bryan Avenue, Main Street, and El Camino Real. These volumes should be considered in the DEIR.
9. The DEIR should clearly identify the methodology for the selection of the study area and traffic analysis locations. There are no preliminary trip generation calculations provided in the NOP, so it is difficult to estimate potential impacts to the City of Tustin. There is a need to evaluate all locations that would experience significant traffic impacts, both cumulative and project related. For locations within the City of Tustin, the traffic analyses must be consistent with City of Tustin criteria and methodologies. Furthermore, the traffic analyses for the proposed projects should be based on traffic forecasts derived from a traffic model that includes the Tustin Legacy Project. As there are no traffic analyses provided as a part of the NOP, the City of Tustin may have additional comments once these materials are provided for review.

Mr. Sergio Klotz
 Santa Ana Metro East NOP
 April 4, 2006
 Page 3

10. The NOP provides descriptions of the Project land uses/sizes and MPAH road system changes. The DEIR will need to detail the effects of the assumed road system changes and as the effects of the traffic generated by the proposed project.
11. From a land use and traffic perspective the definition of the Project is critical and should be clearly defined in the DEIR. The analysis needs to consider the land use changes, the road system changes and what conditions will be considered as the "baseline" regarding identification of Project related impacts.
12. There are different traffic projections dependent on whether a toll or non-toll operation is assumed for the Transportation Corridors. There should be analyses of the worst case, which is anticipated to be the "with toll" conditions.

Noise

13. The DEIR should include a full analysis of any potential impacts to the flight paths to John Wayne Airport. It must be assured that the proposed high rise buildings do not impact the flight paths for aircraft and potentially increase noise impacts for Tustin residents or increase the number of flights over the City of Tustin due to a diversion of flights farther to the east.
14. The DEIR should include a complete analysis of potential long-term traffic related noise impacts to receptors along First Street, Irvine Boulevard, Yorba Street, and Pacific Street in the City of Tustin and along any other arterials that that may be impacted by "cut-through" traffic. The historic resources and other sensitive uses along these arterials must be protected from these impacts.

Land Use

15. Because of the potential noise, traffic, and aesthetic impacts to adjacent uses and historic resources, the DEIR should identify how a buffer zone, including the potential implementation of traffic diversion techniques, will be implemented along the eastern and southern boundaries of the Overlay Zone. The DEIR should specifically identify the general range of proposed outright permitted and conditionally permitted uses within these buffer areas.
16. It should be explained in the DEIR whether the transfer of development rights will be permitted in the Overlay Zone and what type of process would be required to obtain a transfer of development rights.
17. The DEIR should analyze whether the proposed Overlay Zone would justify the need for new on-ramps and/or off-ramps to the SR-55 Freeway at First Street. If the improvements are justified, the Draft EIR must identify the significant potential impacts associated with such improvements and the methods to be

Mr. Sergio Klotz
 Santa Ana Metro East NOP
 April 4, 2006
 Page 4

- utilized to protect the adjacent sensitive uses, which include significant historic resources.
18. It is our understanding that the City of Santa Ana may be considering in the near future a development proposal or proposals affecting property in areas immediately adjacent to the project area. Specifically, it is our understanding that a developer, NDC, has or is in the process of purchasing property generally located at 900 West First Street in the City of Tustin and the site immediately to the west of 900 West First and which is in the City of Santa Ana. This developer has contacted the City of Santa Ana and has indicated a desire to pursue a future mixed use development. Obviously, to the extent such development is proposed for property within the City of Tustin, such development will be subject to review and approval by the City of Tustin. Notwithstanding the fact that such development may occur in the City of Tustin, we believe it would be prudent to include any such development proposal within the scope of the EIR for the Project, subject to a full review of the environmental consequences of such development and included in the cumulative effects analysis of the EIR. We would of course expect the City of Tustin to be afforded all appropriate review, comment, and decision making authority associated with and provided to a responsible agency under CEQA. In addition, we would also expect the developer to submit a General Plan Amendment, Zone Change, and all associated entitlement requests to the City of Tustin that would be required for any development proposed on the Tustin site.

Aesthetics

19. The DEIR should include a detailed view analysis which focuses on proposed or potential views from the various sensitive land uses, including the many historic resources in the vicinity, toward the Overlay Zone.

General

20. Portions of the proposed Overlay Zone are directly adjacent to, or in close proximity to, portions of the City of Tustin. Of significant concern are the potential aesthetic, noise, and traffic impacts to the sensitive uses and historic resources to the south and east of the overlay area, which include St. Jeanne de Lestonnac School, the Briarcliff residential community, Old Town Tustin, and other residential neighborhoods. The DEIR should specifically analyze the potential impacts to these sensitive uses and the need to implement various techniques to reduce these impacts, including traffic diversion.
21. The DEIR should identify which types of outreach programs will be utilized to disseminate information and gather input from the various residential and business groups that have an interest in the portions of Tustin which are located directly south and east of the proposed Overlay Zone.

Mr. Sergio Klotz
 Santa Ana Metro East NOP
 April 4, 2006
 Page 5

I would appreciate receiving a copy of the Draft EIR, or in the event the Tustin property is included in the Project, the Screen Check copy of the Draft EIR, including the detailed traffic analysis when it becomes available. Prior to such time, we expect that you will consult with us in a timely manner in full compliance with CEQA during the document preparation and project review process. If you have any questions regarding the City's comments, please call me at (714) 573-3016 or Terry Lutz, Principal Engineer, at (714) 573-3263.

Sincerely,

Scott Reekstin

Scott Reekstin
 Senior Planner

cc: William A. Huston
 Elizabeth A. Binsack
 Tim Serlet
 Dana Kaedan
 Dana Ogdon
 Doug Anderson
 Terry Lutz

EB:Santa Ana Metro East Overlay NOP Letter.doc



A Legacy of Excellence in Education.

300 South C Street, Tustin, CA 92780-3695 • (714) 730-7301 • FAX (714) 731-5399 • www.tustin.k12.ca.us

March 23, 2006

VIA FACSIMILE (949) 724-6440
 AND U.S. MAIL

RECEIVED

MAR 27 2006

SANTA ANA PLANNING DEPT

Mr. Sergio Klotz
 Planning and Building Agency
 City of Santa Ana
 20 Civic Center Plaza
 Santa Ana, CA 92702

re: Metro East Mixed Use Overlay Zone
 Comment to Notice of Preparation

Dear Mr. Klotz:

We appreciate the opportunity to provide comments to the City of Santa Ana ("City") with respect to the Metro East Mixed Use Overlay Zone project ("Project"). We understand that the City is seeking comments in connection with its preparation of a Draft Environmental Impact Report ("DEIR") for the Project, which includes (1) a Program EIR for the implementation of the mixed-use overlay zone, and (2) two project specific EIRs for two mixed-use projects proposed within the overlay zone area. We also understand that, as part of its review process, the City intends to include analysis of potentially significant environmental impacts on public services, including schools and parks, as well as an analysis of traffic and air quality impacts. In order to assist in that process, we have set forth below several concerns the Tustin Unified School District ("District") believes should be included and addressed in such analysis.

1. *Sufficiency of Student Capacity to Service Project*

We understand that the DEIR for the Project will include a specific analysis as to the potential impacts of the Project on the District's public school facilities. For the City's information, the schools that serve the Project area are:

Helen Estock Elementary School
 14741 North B Street
 Tustin, CA 92780-2598

Guin Foss Elementary School
 18492 Vanderlip Avenue
 Santa Ana, CA 92705-3242

BOARD OF EDUCATION

Jonathan Abelove • Tammie Bullard • Lynn Davis • James Laird • Francine Scinto

Mr. Sergio Klotz
March 23, 2006
Page 2

Columbus Tustin Middle School
17952 Beneta Way
Tustin, CA 92780-2659

Foothill High School
19251 Dodge Avenue
Santa Ana, CA 92705-2298

The District does not currently have sufficient site capacity or school facilities to accommodate students resulting from such proposed development at those sites, or at other sites within the District. The District already houses existing students in interim portable buildings, as neither sufficient permanent sites nor school facilities are available. Based upon the District's current projected student generation rate of 0.296 students per unit for attached multi-family dwellings, the District would project approximately 265 students coming from the proposed development of 893 residential units within the two specifically discussed projects alone. That number would, of course, increase proportionately for any units approved within the Project area over and above the 893 units currently proposed. The District has been the fastest growing school district in Orange County over the past several years, and does not anticipate a change in such enrollment patterns. As such, the District does not currently have the capacity to serve an additional 295 students.

The District submits that the Project presents potentially significant adverse impacts on the school facilities of the District and the District's ability to educate its existing and future students. Consequently, any DEIR prepared to analyze the Project should address these concerns and provide appropriate mitigation measures to reduce or eliminate such impacts. Such measures may include the required reservation of school sites within the Project area, or otherwise, as necessary to enable the District to provide educational services to students generated by the Project.

2. *Parks and Recreational Space*

In addition to analyzing the effect of the Project of existing school facilities, we understand that the DEIR will include consideration of such effects on existing park and recreational facilities serving the Project area. In addition to a shortage of school classrooms sufficient to service students from the Project, the District likewise lacks sufficient recreational and athletic facilities to serve students from the Project area. Such recreational facilities and/or open space areas are necessary to provide adequate recreational opportunities for the District's students, as well as for the public-at-large. Thus, any analysis must consider and mitigate the potential impacts the Project will have on existing recreational areas or parks. It may be possible to coordinate such considerations in connection with the needs of the general public through joint-use projects with the District, potentially incorporating new park and/or recreational services with schools in the Project area.

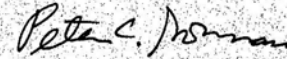
Mr. Sergio Klotz
March 23, 2006
Page 3

3. *Traffic and Air Quality Impacts*

In addition to the factors directly affecting the District discussed above, we strongly support the inclusion of traffic and air quality analysis of the Project, as currently proposed by the City. The creation of a mixed-use development, such as the Project, with integrated open-air commercial and retail uses, will undoubtedly result in increased vehicular and pedestrian traffic in the Project area, particular to the extent additional blocks and traffic control measures are considered to regulate the increased mixture of vehicles and pedestrians. Such impacts must be addressed and mitigated within the DEIR.


Again, we appreciate the City's early consultation with the District with respect to the Project and the opportunity to provide these comments. If the City desires further information from the District, or wishes to meet with the District to consider potential options for addressing the above concerns, please do not hesitate to contact us. We firmly believe interagency cooperation on these matters will be in the best interests of the public for which we both serve.

Sincerely,



Peter C. Gorman, Ed.D.
Superintendent

c: Alex Bowie; Bowie, Arneson, Wiles & Giannone


Orange County Associates, Inc.

General Partners and Asset Managers of:
 Chapwood, L.P.
 Manualoha, J.V.
 Raymer Business Park, L.P.
 The Georgetown Building, L.P.
 The Katella Center, L.P.
 Westminster Commercial Center, L.P.

The Georgetown Building
 250 North Golden Circle, Suite 211
 Santa Ana, California 92705
 714-972-9923
 714-972-9902 Fax

Daniel J. Scinto III, President
 and Chief Executive Officer

RECEIVED
 APR 3 2006
 SANTA ANA PLANNING DEPT

March 31, 2006

Sergio Klotz
 Sr. Planner
 City of Santa Ana
 Planning and Building Agency
 20 Civic Center Plaza
 Santa Ana, CA 92702

Dear Sergio:

Thank you for quickly returning my phone call. As I mentioned to you on the phone, we would be in favor of such a project as outlined in the Draft Environmental Impact Report for the Metro East Mixed Use Overlay Zone. I believe there are two specific projects, which are the Santa Ana Residential Village and the First and Cabrillo Tower. We would be in favor for an upper-end condominium, individually owned and owner-occupied, residential project. As you know, this is currently a very nice, upper-end office park area referred to as the Parkcenter Area. Declarations of the Covenants, Conditions and Restrictions for the property would have to be revised to allow such development. I am sure the owners would agree to do such for an upper-end development.

The agreement has a provision for an architectural review committee. Orange County Associates, which is the general partner of The Georgetown Building, L.P. and the owner of The Georgetown Building at 250 North Golden Circle, will be glad to assist and be one of the architectural review committee members.

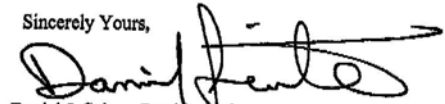
The CC&R's were recorded April 19, 1977 by Parkcenter Corporation and the City of Santa Ana. I believe the document number is or could be found in Book 12153 on page 61185. The copy that I have is not that readable, but if you have a problem in finding this document, please give me a call.

The area is greatly lacking in parkland. We are concerned for children playing on the streets. (This is already a problem on Golden Circle.) We would request that part of this land be set-aside as a park. A minimum of one soccer field or football field should be part of the development. May we also add, Tustin Unified School District has a lack of

adequate playground area and fields for its existing school children. Without additional parkland, this would be an added burden for them and the community.

Once again, thank you very much for your time in this matter and please feel free to call me if I can be of any assistance whatsoever.

Sincerely Yours,



Daniel J. Scinto, President of
 Orange County Associates, Inc.,
 Sole General Partner of The Georgetown Building, L. P.

DJS/mk



Tustin Preservation Conservancy
350 South B Street
Old Town Tustin, California 92780

Board of Directors
Linda Jennings
Sharon August Jones
Brent A. Forthg
Scott Lewis
April Pollock
Carol Tink-Fox
Ronald Umery

March 31, 2006

City of Santa Ana
Planning and Building Agency
Attn: Sergio Klotz
20 Civic Center Plaza
Santa Ana, CA 92702

Dear Mr. Klotz,

The Tustin Preservation Conservancy has the following comments regarding the Notice of Preparation prepared for the Environmental Impact Report for the proposed Metro East Mixed Use Overlay Area of the City of Santa Ana and any development to take place on First Street west of Tustin Avenue and east of the Santa Ana Freeway. These issues should be addressed in the Environmental Impact Report for this development:

- The impact this Overlay Area and subsequent development will have on the historic resources on the City of Tustin.
- Any increased in traffic on First Street in Tustin.
- Any increased in traffic on Main Street in Tustin.
- Any increased traffic noise in the City of Tustin.
- The view of high-rise buildings for homeowners in the City of Tustin.
- The potential diversion of air traffic to and from John Wayne Airport over Tustin due to this development.
- The impact of the planned development on the capacity of the 55 and I-5 freeways and other arterial highways and roadways in the master plan.

We are asking that plans be made to divert traffic from First Street in Tustin onto Tustin Avenue and from Main Street in Tustin to Lyon Street in Santa Ana.

Sincerely,


Linda Jennings
President

RECEIVED
APR 3 2006
SANTA ANA PLANNING DEPT

Chris Mundhenk

From: Klotz, Sergio [sKlotz@ci.santa-ana.ca.us]
Sent: Monday, April 10, 2006 8:08 AM
To: Chris Mundhenk
Subject: FW: Metro East Environmental Impact
Attachments: SaddlebackViewList[X].doc

Good morning Chris - here's an e-mail I received from one of the attendees of the scoping meeting. We will add her attached list to our large mailing list. Thanks.

From: Roya Fouladi [mailto:royafz@msn.com]
Sent: Thursday, April 06, 2006 5:32 PM
To: sklotz@ci.santa-ana.ca.us
Cc: jsolorio@ci.santa-ana.ca.us; dziese@bundyfinkelarchitects.com
Subject: Metro East Environmental Impact

Mr. Klotz,

I found the scoping meeting concerning the Metro East Mixed Use Zone very illuminating. Pursuant to the suggestion that you add more neighbors to the public notice list, I am attaching the Saddleback View mailing list.

I don't know if the planning department is aware of the renewed attention being paid to global warming and pollution, but large projects such as Metro East are an excellent opportunity for the City to start requiring developers to incorporate some environmentally responsible and sustainable measures in their structures and landscaping. It would make the City look good and be a selling point for the project.

I know you are a busy man, but in case the City is interested, I am attaching two relevant links.
<http://www.sierraclub.org/globalwarming/coolcities/energy.asp>

<http://www.ci.seattle.wa.us/mayor/climate/default.htm#what>

I would be happy to volunteer in any future efforts by the City to strengthen its environmental policies.

Thank you,

Roya Fouladi

[See if you've won, play MSN Search and Win](#)

4/10/2006



County of Orange
 Planning & Development Services Department

BRYAN G. SPERGLE
 DIRECTOR
 300 N. FLOWER ST.
 SANTA ANA, CALIFORNIA
 MAILING ADDRESS:
 P.O. BOX 4048
 SANTA ANA, CA 92702-4048

RECEIVED

OCT 19 2006

SANTA ANA PLANNING DEPT

NCL 06-040

October 17, 2006

Sergio Klotz
 City of Santa Ana
 Planning & Building Agency, M-20
 20 Civic Center Plaza
 Santa Ana, CA 92792

SUBJECT: NOP of a DEIR for the Metro East Mixed Use Overlay Zone

Dear Mr. Klotz:

Thank you for the opportunity to respond to the above referenced item. The County of Orange has reviewed the Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) and has no new comments at this time. However, we would like to be advised of any further developments. Please send a complete set of the DEIR to Charlotte Harryman at the above address when it becomes available.

If you have any questions, please contact Ms. Harryman at (714) 834-2522.

Sincerely,

Ronald L. Tippets, Chief
 Environmental Planning Division

Attachment

Metro East Mixed Use Overlay Zone
 Scoping Meeting for Initial Study/Notice of Preparation
 Comment Cards Received

Name	Organization	Comments
R. Fouladi 505 N. McClay Street Santa Ana, CA 92701		<ul style="list-style-type: none"> The city is in a prime position to change its ordinances to require landscaping, green bldg techniques, sustainable use, etc in order to further mitigate the environmental impact. Please analyze the impact on the light easements for residences to the north of S.A. residential village Ingress/egress onto 4th from 5 Fwy will be even more difficult – how will it be mitigated/corrected?
Gloria M. Rubalcava 609 N. Eastside Lane Santa Ana, CA 92701	Saddleback View	<p>We will need street lights, and stop signs on Eastside, Linwood, McClay street. Are this apartments will have space for the children to play, like a playground? Are there going to be trees? I'm very interesting in buying one of this apartments so please let me know when they are going to be ready for sale. Thank you.</p>
Yolanda Lopez 526 N. McClay Santa Ana, CA 92701 714/835-1743	Saddleback View	<p>? nesestamos luzes en los calles Eastside Ave, Linwood, McClay Street por que no es posible que una luz para un Bloque o Cuadra. Tenemos unos Arboles muy grandes y la ciudad no los podra ? ano surto c/5 anos o mas y la esta muy ? por favor porque un poco de ? en estas calles. Gracias</p>
Sandra Cortez 1626 East 6 th Street Santa Ana, CA 92701		<p>The environmental impact report in regards to traffic should also include the turning lane when counting cars for the streets: Eastside, Linwood & McClay, most of the 300 Saddleback View residents use the turning lanes to enter and exit their homes. The last time I saw a car counter device out on the street it missed a lot of cars entering the turning lane on 4th from the above 3 streets, therefore many of those cars weren't counted. That needs to be addressed in the EIR report. If this project goes through, I would like to see one traffic light to accommodate the 3 streets be put in first before construction starts. How many commercial/retail units. The parking space count for Shea Homes does not include how many spaces for the commercial retail buildings. Request a copy of EIR and draft.</p>
Craig Honorot 511 N. McClay Street 951/963-5663		<p>Copy of previous planning for zone impact, what intersections are being counted in EIR.</p>

**Metro East Mixed Use Overlay Zone
Scoping Meeting for Initial Study/Notice of Preparation
Verbal Comments**

- Sandra Cortez – Q. Did the city request a taller design? Did City direct Shea to build higher?
Discussion
- Xerox tower/state fund building (contextual setting makes sense)
 - Was direction of the City Council
 - McClay/Linwood/Eastside (300+ homes in area) (make sure to include) Lights/signals at McClay, Lynwood and Eastside. How will neighborhood exit?
 - Traffic counts at turning lanes
- Q. Shea Homes – price vs. NDC pricing rate
Middle 400 – high 600s

- Gloria Foulida – Q. Building shade/shadow to north (impacts to residents). “Light” easement along northern residences. Shadowing
- Q. Sustainable/green building technologies
passive solar/steel techniques
- A. Affordable/workforce housing
- don’t have inclusionary housing
 - standardized development agreement

- Vincent Sarmiento – Q. In area – method of outreach? English/Spanish
- Resident noticing – who got notices?
 - Noticing beyond 300 feet?
 - Provide further notice (owners) to city and we will add to notice list.
 - live/work compatibility
 - Nexus/Cordoba, etc. (are we considering other locations) approved/under construction
 - too much residential vs. jobs in area? There are a glut of housing based on other recent residential projects, ie Hutton/MacArthur Place and City Place.
 - density will burden infrastructure
 - school impacts?
 - overcrowding?
 - did applicant ever consider SFD development? Has single family residences ie Farmers, Armstrong Ranch been considered?
 - responsibility of city staff to hold developer accountable
 - tentative processing date of June for draft EIR.
 - alternatives section to include detached single family residence as option

- Margarita Rodriguez – Q. How many parking spaces will the project include? (Shea)
- Parking – formula for new development, 1,361 parking spaces
 - Asthma – health risk assessment; air risks adjacent to freeways
 - Mitigated? How?

- Desi – Q. Signs on freeway (public use of SA Blvd./4th Street)
Santa Ana Boulevard (may help to direct traffic and ease congestion as a mitigation measure)

- Craig Honorol – Q. Possible to obtain a preliminary copy of zoning study?
- Traffic study to analyze on and off ramps but not overall traffic on freeway.
 - Gridlock along Grand, Tustin Avenue at on ramp from Fourth Street.
 - Tustin Avenue to 5-Fwy – back up farther than Cabrillo.
 - Not enough corridor space to widen 4th Street – what will we do with traffic?
 - Will traffic analysis result in either a positive or negative result?

- Jim O’Neil – Q. Will study address existing uses/conditions?
- Traffic credit for existing uses should be given and what could be allowed today.
 - Alternative analysis plan to ground analysis

General

- Q. How big is the farmer site? 9.2 acres
8.2 acres (Shea 4th Street site)
- Q. Why are we looking at higher density versus SFD alternative?
- Is this site a good fit for increased high density development? density fit for residential development
- Q. Would you consider SFD?
- Q. Have we counted traffic at 4th Street
- include turning lanes as part of traffic study
- Q. Want a list of intersections – provide these now for evaluation
- Q. Is it a done deal politically?
- Q. Owner of office building
- would like their building included as part of study area
- Q. Will new projects use up all impacts or will there be potential for all to develop.
- Q. Maximum number of units per acre considered in EIR? What is total number of units for area?
- Q. How was area size, geography determined? (200 acres)
- identify area that stands on its own – do land use study.
- Q. Exclusion of some areas on west. What is hatched area and why excluded from mixed use?
- written public copy on NOP
 - public hearing on draft EIR in 45 review period
 - reciprocal parking for office building
 - 701 North Parkcenter, can we look to include in overlay zone. Will EIR look at office property ie Parkcenter? Will current project (Shea & NDC) use up all potential mixed use potential?
- Q. New construction been completed in SA
- MacArthur Place
 - Checked freeway capacities – to include all projects.

- Traffic on ramps
 - Mass transit and larger vision for the City
- Q. Infrastructure cannot handle number of proposed units.
- Traffic on streets cannot handle, water/sewer cannot handle, construction impacts
 - Life of the project – construction impacts, noise, dust control impacts
 - Traffic control plans?
- Q. Request analysis that this type of project presented to show traffic decrease?
- Fewer traffic impacts/unit versus
 - Office/commercial have more impacts (traditionally)
- Q. Affects to home's values in area? EIR will not analyze effects on surrounding value.
- New investment stimulates more investment
- Q. 6th/Maybury parking impacts
- Where will parking be provided?

Ms. Sansone – Q. Can the city review boundaries of Metro East and look to include 801 North Parkcenter into overlay?

NOTICE OF PREPARATION DRAFT ENVIRONMENTAL IMPACT REPORT

September 5, 2006

PROJECT TITLE: Metro East Mixed Use Overlay Zone

LEAD AGENCY: City of Santa Ana

COUNTY: Orange County

PROJECT LOCATION

Mixed Use Overlay Zone (Overlay Area) The proposed Metro East Mixed Use Overlay Zone (Overlay Area) is located generally in the area west of Tustin Avenue, south of east Sixth Street, and between I-5 and SR-55 in the City of Santa Ana in Orange County (See Figure 1).

First and Cabrillo Towers The proposed development project site is within the Overlay Area and is bound by First Street to the south, and Cabrillo Park Drive to the west. (See Figure 1).

DESCRIPTION OF THE PROJECT

Program Level

The City of Santa Ana proposes the creation of a mixed-use overlay zone, hereafter referred to as the Overlay Area, over a portion of the City. The Overlay Area is comprised of over 200 acres of land that is designated in the City's General Plan for Professional and Administrative Office, and is currently developed with commercial and office uses. It should be noted that several large vacant properties are located along the western boundary of the Overlay Area. The areas surrounding the Overlay Area are a mix of residential and commercial properties, including a single-family residential neighborhood to the north, and a private school and multi-family residential properties to the south.

The Overlay Area, as shown in Figure 1, is located immediately east of the Santa Ana Freeway (Interstate 5 or I-5) and immediately west of State Route 55 (SR-55) in the City of Santa Ana in Orange County. The junction of I-5 and SR-55 is located approximately 0.2 mile to the southeast. The Overlay Area is bounded by the Santa Ana Freeway (I-5) on the west and south; Tustin Avenue on the east; and East 6th Street on the north. Several roadways provide access to properties within

Metro East Mixed Use Overlay Zone
Notice of Preparation
August 25, 2006

the Overlay Area, including East First Street, East Fourth Street, Cabrillo Park Drive, Park Court Place, East Sixth Street, Parkcenter Drive, and North Golden Circle Drive.

The purpose of the overlay zone is to allow for the development of mixed-use and/or residential land uses within the Overlay Area. To accommodate this objective, the City will need to amend the current General Plan to permit these new land uses, and amend the Zoning Code to establish development standards that implement the City's vision for the development of mixed-use and/or residential projects within the Overlay Area. These amendments will allow the City to encourage a more active commercial and residential community, provide an expanded economic base, maximize property and sales tax revenues, and improve the jobs/housing balance within the City. Creation of this Overlay Area will also allow the City to consider subsequent actions consistent with these updates in the General Plan and Land Use designations.

Project Specific

One project-specific development, consistent with the objectives of the proposed overlay zone designation, is currently being proposed within the Overlay Area.

First and Cabrillo Towers

The project-specific development, hereafter referred to as the First and Cabrillo Towers, is located on approximately 5 acres of land in the central portion of the Overlay Area. The applicant for this development, NDC Development, is proposing the development of commercial and residential space located along First Street and Cabrillo Park Drive. The development includes 450,000 square feet (sf) of residential areas, approximately 8,900 sf of retail/commercial areas, and approximately 768 parking spaces in an existing garage. Approximately 374 residential units (varying in size from one to three bedrooms) will be developed spread over two 21- and 22-story high-rise towers. The First and Cabrillo Towers site will also include a fitness center, party/recreation room, lawn areas, rooftop pool, jacuzzi, barbecue area, pool cabanas, and valet/concierge service.

As the First and Cabrillo Towers site is currently developed, some demolition would be required, although the existing parking structure would be renovated and incorporated into the new site design. Following demolition, the entire site would be graded and compacted, followed by completion of necessary trenching (e.g., for utility hookups to buildings). The building foundation, buildings, and utilities would then be constructed. Finally, the area surrounding the buildings would be covered with concrete and asphalt; curb-breaks and driveways would be added; sidewalks would be improved; and landscaping, site fencing, and any final work would be completed. Construction activities are scheduled to begin in March of 2007, and would be completed within 39 months.

The proposed Draft Environmental Impact Report (EIR) will have two volumes. Volume One (Program EIR) will evaluate, at a programmatic level, the potential environmental effects of implementing a mixed-use overlay zone (Overlay Area) over a portion of the City of Santa Ana. Volume Two of the EIR will evaluate the potential environmental effects of the proposed project-specific development of the First and Cabrillo Towers.

Metro East Mixed Use Overlay Zone
Notice of Preparation
August 25, 2006

PROBABLE ENVIRONMENTAL EFFECTS

Potential environmental effects of the proposed project for which detailed analysis will be conducted as part of the Draft EIR, include: (refer to Attachment 1 for further clarification)

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Transportation and Traffic Systems
- Utilities and Service Systems

The proposed project was determined to have no potential environmental effects with respect to two California Environmental Quality Act (CEQA) issue areas (Agricultural Resources and Mineral Resources), as explained further in Attachment 1. As such, these areas will not be analyzed further in the EIR. In compliance with the State guidelines for implementation of CEQA, this Notice of Preparation (NOP) is hereby sent to you to inform you that the City of Santa Ana is preparing an EIR on the aforementioned project. As Lead Agency, the City of Santa Ana needs to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Written comments may be submitted via mail to the following address:

City of Santa Ana
Planning and Building Agency
20 Civic Center Plaza
Santa Ana, CA 92702
Attn: Sergio Klotz

Due to the time limits mandated by State Law, your response must be sent at the earliest possible date, but no later than 30 days after receipt of this Notice. A public information and EIR scoping meeting will be scheduled in the near future and will be advertised in local newspapers and by direct mailing to notify interested individuals and agencies. In the meantime, please feel free to call Sergio Klotz, Senior Planner, at (714) 667-2700 with any questions.

Sincerely,

Karen Haluza, AICP
Planning Manager

Metro East Mixed Use Overlay Zone
Notice of Preparation
August 25, 2006

Attachment 1: Potential Environmental Issues
Attachment 2: Figure 1 – Regional and Vicinity Map

cc: Airport Land Use Commission
California Air Resources Board
California Department of Fish and Game
California Department of Toxic Substances Control
California Department of Transportation
California Department of Water Resources
California Office of Historic Preservation
City of Costa Mesa
City of Fountain Valley
City of Garden Grove
City of Irvine
City of Orange
City of Tustin
City of Westminster
County of Orange
Native American Heritage Commission
Orange County Fire Authority
Orange County Sanitation District
Orange County Transportation Authority
Santa Ana Public Library
Santa Ana Regional Water Quality Control Board
South Coast Air Quality Management District
Southern California Association of Governments
Tustin Unified School District
U.S. Fish and Wildlife Service

ATTACHMENT 1
POTENTIAL ENVIRONMENTAL ISSUES
Program Level: Mixed-Use Overlay Zone (Overlay Area)
Project Specific: First and Cabrillo Towers

Aesthetics

Program Level

Potential effect on scenic resources, including historic buildings or trees
Potential alterations to visual character or quality within the Overlay Area
Potential changes in sources of light and glare

Project Specific

Potential alterations to visual characteristics, including shade and shadows generated by the proposed development, which includes buildings ranging from 4 to 23 stories in height
Potential light impacts from new commercial and residential building activities and security lighting
Potential changes in sources of glare

Agricultural Resources

According to the California Department of Conservation Farmland Mapping and Monitoring Program and based on observations of the Overlay Area, there are no current agricultural operations nor any designated areas of Prime Farmland, Farmland of Statewide Importance, or Unique Farmland in the Overlay Area. Therefore, there would be no impacts to agricultural resources at the program or project-specific levels, and this issue will not be addressed in the Draft EIR.

Air Quality

Program Level

Consistency with adopted air quality plans
Short-term emissions from construction within the Overlay Area
Long-term operation emissions from mobile and stationary sources within the Overlay Area
Potential air quality effects on sensitive receptors

Project Specific

Consistency with adopted air quality plans
Short-term emissions from construction of the proposed project
Long-term operation emissions from project-generated mobile and stationary sources
Potential air quality effects on sensitive receptors

Biological Resources

Program Level

Potential effects on biological resources including trees and migratory birds
Consistency with local policies, ordinances, and plans in place to protect biological resources, including the City's Conservation Element

Project Specific

Potential effects on biological resources including trees and migratory birds
Consistency with local policies, ordinances, and plans in place to protect biological resources, including the City's Conservation Element

Cultural Resources

Program Level

Potential effects to the historic and architectural qualities in the Overlay Area
Potential effects to archeological and paleontological resources
Consistency with the City's Conservation Element

Project Specific

Potential effects to archeological and paleontological resources during excavation of the proposed project
Consistency with the City's Conservation Element

Geology and Soils

Program Level

Potential effect of surface ruptures, groundshaking, and ground failure
Seismic considerations in the siting and design of future development
Suitability of soils for future development
Extent of grading and export of earth materials that may result in potential erosion impacts
Seismic shaking impacts and liquefaction impacts
Consistency with the City's Seismic Safety Element

Project Specific

Seismic considerations in the siting and design of the proposed developments
Extent of grading and export of earth materials that may result in potential erosion impacts
Seismic shaking impacts and liquefaction impacts
Consistency with the City's Seismic Safety Element

Hazards and Hazardous Materials

Program Level

Potential effects of the use, transport, and disposal of hazardous materials
Potential toxic emissions or wastes from potential future operational and construction activities
Consistency with emergency response plans

Project Specific

Potential radio wave interference by the proposed 20- and 23- story buildings
Potential toxic emissions or wastes from construction activities
Consistency with City emergency response plans

Hydrology and Water Quality

Program Level

Potential effect of siltation during construction-related earthmoving activities
Potential change in amount and quality of storm water runoff and effect on drainage system
Potential alteration of drainage patterns
Consistency with adopted water quality standards or waste discharge requirements
Potential exposure of people to flooding from the Santa Ana River

Project Specific

Potential for siltation during construction-related earthmoving activities
Potential effect on the rate and/or volume of surface runoff from increases in impervious surfaces
Proposed effect of runoff on water quality
Potential alteration of drainage patterns
Consistency with adopted water quality standards or waste discharge requirements
Potential exposure of people to flooding from the Santa Ana River

Land Use and Planning

Program Level

Compatibility with adjacent land uses both in and out of the Overlay Area
Consistency with the City's Land Use Element, Urban Design Element, and Development Intensity Standards

Project Specific

Compatibility with adjacent land uses
Consistency of the proposed project with planning principles of the Overlay Area

Mineral Resources

According to the USGS Geologic Survey, there are no mineral resources in the Overlay Area or project specific sites considered locally or regionally important. Therefore, the EIR for the project will not evaluate the potential loss of important mineral resources at the program or project-specific level.

Noise

Program Level

Potential increase in long-term noise in the Overlay Area that may affect local sensitive receptors
Short-term construction related noise and vibration
Compliance with the City’s Environmental Health and Safety Element

Project Specific

Potential increase in long-term noise from the project sites that may affect local sensitive receptors
Short-term construction-related noise and vibration at the project sites
Compliance with the City’s Environmental Health and Safety Element

Population and Housing

Program Level

Potential effect of displacing existing housing
Potential impact on population growth in Overlay Area
Potential impact on housing demand
Consistency with the City’s Housing and Economic Development Elements

Project Specific

Potential direct effect on population growth of the proposed project
Consistency with the City’s Housing and Economic Development Elements

Public Services

Program Level

Potential effect on fire and police protection services
Potential effect on schools
Potential effect on existing parks serving the area

Project Specific

Potential effect on fire and police protection services
Potential effect on schools through increase in residential units
Potential effect on existing parks serving the area through potential increase in population

Recreation

Program Level

Potential impact of increased demand for recreational facilities
Consistency with the Open Space and Recreation Element

Project Specific

Potential impact of increased demand for recreational facilities in and out of the project sites

Transportation and Traffic

Program Level

Long-term operational effects on access, parking, and circulation
Potential impacts from vehicle trips on local intersections and the regional highway network
Potential effects on the demand for parking
Consistency with the City’s Circulation Element and Growth Management Element

Project Specific

Potential for short-term construction effects on vehicle queuing, access, parking and circulation
Long-term operational effects on access, parking, and circulation
Potential impacts from vehicle trips on local intersections and the regional highway network
Potential effects on the demand for parking

Utilities and Service Systems

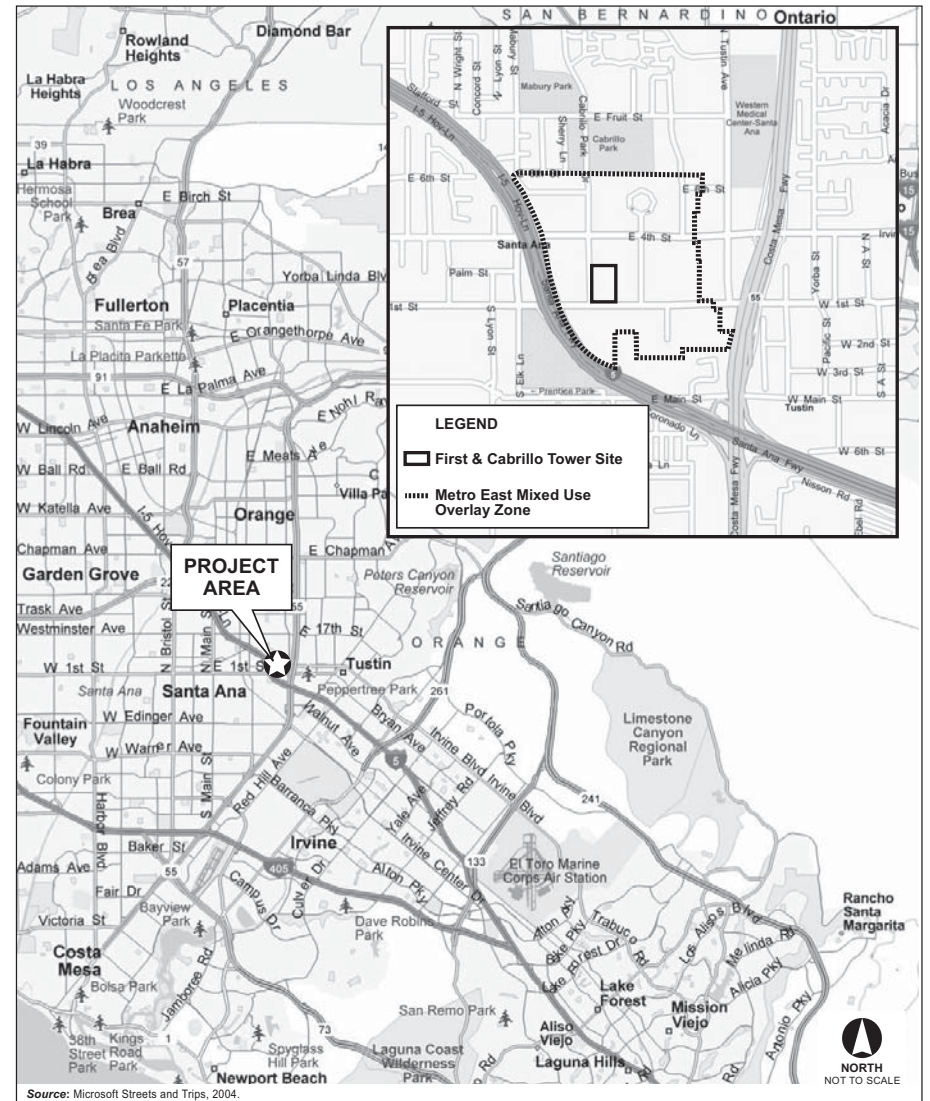
Program Level

Potential effects of increased development on utility conveyance systems, including: wastewater and water treatment, water supply, storm water drainage facilities, solid waste disposal, electricity and natural gas

Project Specific

Potential effects of utility infrastructure improvements and physical amenities, such as a pool, and other water quality/water supply facilities
Potential effects of incremental extensions of water and wastewater infrastructure
Potential effects of altering the existing drainage pattern at the site and additional runoff that could exceed the capacity of existing storm water systems
Potential effect of increased water demands resulting from new residential and commercial uses (A water supply assessment pursuant to SB 610 will be prepared in connection with the Draft EIR.)

ATTACHMENT 2
 FIGURE 1 – REGIONAL AND VICINITY MAP



Source: Microsoft Streets and Trips, 2004.

EIP
 ASSOCIATES

FIGURE 1
 Regional and Vicinity Map

D20950.01

City of Santa Ana



AIRPORT LAND USE COMMISSION FOR ORANGE COUNTY

3160 Airway Avenue • Costa Mesa, California 92626 • 949.252.5170 fax: 949.252.6012

October 5, 2006

Sergio Klotz, Senior Planner
Planning and Building Agency
City of Santa Ana
20 Civic Center Plaza
Santa Ana, CA 92702

Subject: Notice of Preparation for Metro East Mixed Use Overlay Zone

Dear Mr. Klotz:

Thank you for the opportunity to review the Notice of Preparation (NOP) of the Draft Environmental Impact Report (DEIR) for the Metro East Mixed Use Overlay Zone. The proposed project area is not located within the Noise Impact Zones, Clear Zone, or Height Restriction Zone for John Wayne Airport (JWA). Therefore, the Orange County Airport Land Use Commission (ALUC) has no comment on this NOP related to land use, noise or safety compatibility with the *Airport Environs Land Use Plan (AELUP)* for JWA.

Although the proposed development is located outside of the Airport Planning Areas, please be aware that development proposals which include the construction or alteration of a structure more than 200 feet above ground level, require filing with the Federal Aviation Administration (FAA). Projects meeting this threshold must comply with procedures provided by Federal and State law, with the referral requirements of the ALUC, and with all conditions of approval imposed or recommended by the FAA and ALUC including filing a Notice of Proposed Construction or Alteration (FAA Form 7460-1). The MND should address these requirements if building heights in excess of 200 feet above ground level are to be permitted. In order to accurately identify if the proposed project surpasses the 200 feet above ground level threshold, the project description should include the proposed project elevations of each building using North American Vertical Datum 1988 (NAVD88) or National Geodetic Vertical Datum of 1929 (NGVD 29).

In addition, the DEIR should identify if the proposed mixed-use overlay zone allows for heliports as defined in the *Orange County AELUP for Heliports*. Should the development of heliports occur within your jurisdiction, proposals to develop new

heliports must be submitted through the city to the ALUC for review and action pursuant to Public Utilities Code Section 21661.5. Proposed heliport projects must comply fully with the state permit procedure provided by law and with all conditions of approval imposed or recommended by FAA, by the ALUC for Orange County and by Caltrans/Division of Aeronautics.

Thank you again for the opportunity to comment on this NOP. Please contact Lea Umnas at (949) 252-5123 or via email at lumnas@ocair.com should you have any questions related to the Orange County Airport Land Use Commission.

Sincerely,

Kari A. Rigoni
Executive Officer



BOARD OF DIRECTORS

Arthur C. Brown
Chairman

Carolyn Cavoccha
Vice-Chair

Peter Butta
Director

Bill Campbell
Director

Lou Conrad
Director

Richard T. Dixon
Director

Michael Duval
Director

Cathy Green
Director

Gary Monahan
Director

Chris Norby
Director

Curt Pringle
Director

Miguel A. Pulido
Director

Susan Ritshal
Director

Mark Roan
Director

James W. Silva
Director

Thomas W. Wilson
Director

Gregory T. Winterbottom
Director

Cindy Quin
Governor's
Ex-Officio Member

CHIEF EXECUTIVE OFFICE

Arthur T. Leahy
Chief Executive Officer



September 25, 2006

Sergio Klotz
Planning and Building Agency
20 Civic Center Plaza
Santa Ana, CA 92702

Subject: Notice of Preparation for Metro East Mixed Use Overlay Zone

Dear Mr. Klotz:

The Orange County Transportation Authority (OCTA) has reviewed the above mentioned document. The following comment is provided for your consideration:

OCTA currently provides bus service along First Street, between Tustin Avenue and the Interstate 5 Freeway, with several bus stops along this segment. It is recommended that bus turnouts be placed at each stop location in conjunction with this project. Furthermore, that the sidewalk, as per ADA requirements, should remain at least 8' wide by 40' long at the bus stop and at least 4' wide, obstruction-free, to each corner.

If you have any questions regarding this transmittal, please contact me at (714) 560-5683 or via e-mail at clarwood@OCTA.net. If you have any specific questions related to Stops and Zones design, please contact Bill Batory at (714) 560-5912 or via e-mail at bbatory@OCTA.net.

Sincerely,

Charles Larwood

Charles Larwood
Section Manager, Corridor Studies

c: Bill Batory

RECEIVED
SEP 27 2006
SANTA ANA PLANNING DEPT

Orange County Transportation Authority
650 South Main Street / P.O. Box 14184 / Orange / California 92663-1584 / (714) 560-OCTA (6282)

SOUTHERN CALIFORNIA



ASSOCIATION OF GOVERNMENTS

Main Office
818 West Seventh Street
12th Floor
Los Angeles, California
90017-3435
T (213) 236-1800
F (213) 236-1825
www.scag.ca.gov

Officers President: Wayne B. Burke, Los Angeles County - First Vice President: Gary Orlin, San Bernardino County - Second Vice President: Richard Blasi, Lake Forest - Treasurer: Post President: Ben Young, Port Huachuca
Imperial County: Victor Carrillo, Imperial County - Joe Sorey, B. Centre
Los Angeles County: Wayne B. Burke, Los Angeles County - Joe Sorey, B. Centre
County: Jim Aldridge, Manhattan Beach - Harry Balaban, San Gabriel - Paul Bonavia, Century - Todd Campbell, Burbank - Tony Calmes, Los Angeles - Steve Carroll, La Habra - Margaret Clark, Rosemead - Gene Daniels, Pomona - Mike DiSanto, Palmdale - Joey Durkin, Highland - Brad Gabelco, Long Beach - David Galt, Downey - Eric Gorman, Los Angeles - Wendy Grant, Los Angeles - Frank Garalt, Cudahy - Larkia Hahn, Los Angeles - Lucretia Hill, Compton - Keith W. Harbo, Azusa - Jack Hartzel, Los Angeles - Tom LaBongia, Los Angeles - Paula Latta, Pomona - Paul Nowalka, Jerrand - Pam O'Connor, Santa Monica - Allen Padilla, Los Angeles - Bernard Potts, Los Angeles - Jan Perry, Los Angeles - Ed Reyes, Los Angeles - Bill Rosenthal, Los Angeles - Greg Smith, Los Angeles - Tom Szym, Walnut - Paul Tabor, Alhambra - Mike Ten, South Pasadena - Terry Rojas Urzaga, Long Beach - Amanda Villalobos, Los Angeles - Dennis Whitburn, Calabasas - Jack Wilson, Los Angeles - Ruth L. Wilson, Jr., Los Angeles - Dennis Zink, Los Angeles

Orange County: Chris Hoots, Orange County - Christine Barnes, La Habra - John Beauchamp, Buena - Lou Bone, Tustin - Art Brewer, Serrano Park - Richard Chavez, Anaheim - Debbie Cook, Huntington Beach - Louis D'Aglio, Newport Beach - Richard Evans, Lake Forest - Steve Gatta, Laguna Niguel - Marilyn Fox, Los Alamitos

Riverside County: Jeff Stone, Riverside County - Thomas Buckley, Lake Escondido - Bonnie Fischinger, Moreno Valley - Don Lovelidge, Riverside - Greg Potts, Cathedral City - Ben Roberts, Brevard

San Bernardino County: Gary Orlin, San Bernardino County - Lawrence Soto, Banning - Paul Eskin, Montclair - Lee Arts, Grand Terrace - Tim Juspe, Team of Apple Valley - Larry McCarter, Highland - Deborah Robertson, Rialto - Earl Thomas, Orange

Ventura County: Jerry Mink, Ventura County - Glen Bocora, Simi Valley - Carl Monroson, San Bernardino - Ben Young, Port Huachuca
Orange County Transportation Authority
Lou Conrad, County of Orange
Riverside County Transportation Commission: Robin Lowe, Hemet
Ventura County Transportation Commission: Keith Millhouse, Moorpark

September 28, 2006

Mr. Sergio Klotz
City of Santa Ana
Planning and Building Agency
20 Civic Center Plaza
Santa Ana, CA 92702

RE: SCAG Clearinghouse No. 1 20060610 Metro East Mixed Use Overlay Zone

Dear Mr. Klotz:

Thank you for submitting the Metro East Mixed Use Overlay Zone for review and comment. As areawide clearinghouse for regionally significant projects, SCAG reviews the consistency of local plans, projects and programs with regional plans. This activity is based on SCAG's responsibilities as a regional planning organization pursuant to state and federal laws and regulations. Guidance provided by these reviews is intended to assist local agencies and project sponsors to take actions that contribute to the attainment of regional goals and policies.

We have reviewed the Metro East Mixed Use Overlay Zone, and have determined that the proposed Project is not regionally significant per SCAG Intergovernmental Review (IGR) Criteria and California Environmental Quality Act (CEQA) Guidelines (Section 15206). Therefore, the proposed Project does not warrant comments at this time. Should there be a change in the scope of the proposed Project, we would appreciate the opportunity to review and comment at that time.

A description of the proposed Project was published in SCAG's September 1-15, 2006 Intergovernmental Review Clearinghouse Report for public review and comment.

The project title and SCAG Clearinghouse number should be used in all correspondence with SCAG concerning this Project. Correspondence should be sent to the attention of the Clearinghouse Coordinator. If you have any questions, please contact me at (213) 236-1857. Thank you.

Sincerely,

Laverne Jones
LAVERNE JONES
Planning Technician
Intergovernmental Review

RECEIVED
SEP 29 2006
SANTA ANA PLANNING DEPT

Doc #127612



www.ci.irvine.ca.us

City of Irvine, One Civic Center Plaza, P.O. Box 19575, Irvine, California 92623-9575 (949) 724-6000

RECEIVED

October 2, 2006

OCT 0 6 2006**SANTA ANA PLANNING DEPT**Sent via fax: (714) 973-1461
Hard copy sent by mail

Sergio Klotz, Senior Planner
City of Santa Ana
Planning and Building Agency
20 Civic Center Plaza
Santa Ana, CA 92702

SUBJECT: Review of a Notice of Preparation for the Metro East Mixed Use Overlay Zone dated September 5, 2006

Dear Mr. Klotz:

We have reviewed the City of Santa Ana's Notice of Preparation as referenced above. We understand that the project includes the preparation of an Environmental Impact Report for the creation of an mixed use overlay zone and the construction of two high rise/mixed use developments. We have the following comments:

1. If the traffic analysis area for the EIR expands into the City of Irvine boundaries, please have the City of Santa Ana's traffic consultant contact Peter Anderson, Senior Transportation Analyst, at (949) 724-7370 to determine the appropriate version of ITAM 3.01 to use.
2. If impacts are identified on the City of Irvine arterials or intersections based on our performance criteria, appropriate mitigations should be identified in the findings of the EIR for all of the potentially impacted locations.

We appreciate the opportunity to review the project. Please forward copies of all additional documentation associated with this project for our review. If you have any questions, please contact me at (949) 724-7459.

Sincerely,

DAVID R. LAW, AICP
Senior Planner

c: Barry Curtis, Principal Planner (E-mail)
Sun-Sun Murillo, Senior Transportation Analyst (E-mail)
File

PRINTED ON RECYCLED PAPER



Community Development Department

City of Tustin

300 Centennial Way
Tustin, CA 92780
714.673.3100

October 4, 2006

RECEIVED**OCT 0 5 2006****SANTA ANA PLANNING DEPT**

City of Santa Ana
Planning and Building Agency
Attn: Sergio Klotz
20 Civic Center Plaza
Santa Ana, CA 92702

SUBJECT: REVIEW OF SEPTEMBER 5, 2006, NOP FOR THE CITY OF SANTA ANA METRO EAST MIXED USE OVERLAY ZONE DRAFT EIR

Dear Mr. Klotz:

Thank you for the opportunity to provide comments on the September 5, 2006, Notice of Preparation (NOP) prepared for the Draft Environmental Impact Report (DEIR) for a General Plan Amendment and Zoning Code Amendment to allow for the development of higher density mixed-use and/or residential land uses (up to 23 stories and an overall 3.0 floor area ratio) within a 200-acre overlay zone generally located west of Tustin Avenue, south of East Sixth Street, and between Interstate 5 and State Route 65 in the City of Santa Ana (Project).

The project-specific development currently proposed is the First and Cabrillo Towers project, which proposes approximately 374 residential units in buildings up to 22 stories and approximately 8,900 square feet of commercial space.

The City of Tustin has identified the following concerns and issues that we request be addressed in the Draft Environmental Impact Report.

Traffic

1. All development within the Project should be required to fully mitigate, including the acquisition of necessary right of way and construction of all requisite public improvements, any negative impact that may affect any other property, regardless of jurisdictional boundaries. We believe that there will be a significant increase in traffic, circulation, noise and parking impacts on property within the City of Tustin, so the Project must contain mitigation measures and conditions of approval to address all Project impacts, including cumulative impacts.
2. Given this specific project area, there are significant traffic operational issues that should be considered in the DEIR. The required operational analyses should supplement standard intersection evaluations. The traffic operational issues should include potential freeway ramp operation impacts on the arterial roadways related to ramp metering, the spacing of intersections including the

Mr. Sergio Klotz
 Santa Ana Metro East NOP
 October 4, 2006
 Page 2

- freeway interchange intersections, lane utilization related to accessing the freeway, impacts due to limited east-west and north-south arterials as a result of freeway crossings, and any potential need to implement traffic diversion methods.
3. Some of the traffic concerns related to this area are highlighted by the recent I-5/SR-55 weaving/merging study by the OCTA. There are identified impacts at the interchange which need to be considered in the analyses.
 4. The uncertainty associated with the extension of Measure M funding places increased reliance on the arterial street system. An evaluation should be provided, whereby all potential impacts without Measure M funding on the City of Tustin are addressed. Realistic assessment of the use of the arterial roadways as a bypass to the freeway system should be considered.
 5. There should be a complete and thorough discussion of the traffic model assumptions, such as ramp metering assumptions, TDM credits, and freeway congestion, etc.
 6. The DEIR should utilize a select zone model run to identify where the Project traffic will travel on the surrounding roadways, including those roadways in the City of Tustin.
 7. Given the proposed changes in land uses, the analyses should consider the potential "worst case" traffic impacts and required mitigations associated with build out of the Overlay Zone before the individual projects are considered. Essentially the ultimate conditions need to be evaluated to assure adequate infrastructure can be provided to support the Overlay Zone project and that each individual project provides its "fair share" of the ultimate infrastructure needs.
 8. There is a significant amount of new development approved in the City of Irvine that will likely use arterials roadways, including Irvine Boulevard, First Street, Bryan Avenue, Main Street, and El Camino Real. These volumes should be considered in the DEIR.
 9. The DEIR should clearly identify the methodology for the selection of the study area and traffic analysis locations. There are no preliminary trip generation calculations provided in the NOP, so it is difficult to estimate potential impacts to the City of Tustin. There is a need to evaluate all locations that would experience significant traffic impacts, both cumulative and project related. For locations within the City of Tustin, the traffic analyses must be consistent with City of Tustin criteria and methodologies. Furthermore, the traffic analyses for the proposed projects should be based on traffic forecasts derived from a traffic model that includes the Tustin Legacy Project. As there are no traffic analyses provided as a part of the NOP, the City of Tustin may have additional comments once these materials are provided for review.

Mr. Sergio Klotz
 Santa Ana Metro East NOP
 October 4, 2006
 Page 3

10. The NOP provides descriptions of the Project land uses/sizes and MPAH road system changes. The DEIR will need to detail the effects of the assumed road system changes and as the effects of the traffic generated by the proposed project.
11. From a land use and traffic perspective the definition of the Project is critical and should be clearly defined in the DEIR. The analysis needs to consider the land use changes, the road system changes and what conditions will be considered as the "baseline" regarding identification of Project related impacts.
12. There are different traffic projections dependent on whether a toll or non-toll operation is assumed for the Transportation Corridors. There should be analyses of the worst case, which is anticipated to be the "with toll" conditions.

Noise

13. The DEIR should include a full analysis of any potential impacts to the flight paths to John Wayne Airport. It must be assured that the proposed high rise buildings do not impact the flight paths for aircraft and potentially increase noise impacts for Tustin residents or increase the number of flights over the City of Tustin due to a diversion of flights farther to the east.
14. The DEIR should include a complete analysis of potential long-term traffic related noise impacts to receptors along First Street, Irvine Boulevard, Yorba Street, and Pacific Street in the City of Tustin and along any other arterials that that may be impacted by "cut-through" traffic. The historic resources and other sensitive uses along these arterials must be protected from these impacts.

Land Use

15. Because of the potential noise, traffic, and aesthetic impacts to adjacent uses and historic resources, the DEIR should identify how a buffer zone, including the potential implementation of traffic diversion techniques, will be implemented along the eastern and southern boundaries of the Overlay Zone. The DEIR should specifically identify the general range of proposed outright permitted and conditionally permitted uses within these buffer areas.
16. It should be explained in the DEIR whether the transfer of development rights will be permitted in the Overlay Zone and what type of process would be required to obtain a transfer of development rights.
17. The DEIR should analyze whether the proposed Overlay Zone would justify the need for new on-ramps and/or off-ramps to the SR-55 Freeway at First Street. If the improvements are justified, the Draft EIR must identify the significant potential impacts associated with such improvements and the methods to be utilized to protect the adjacent sensitive uses, which include significant historic resources.

Mr. Sergio Klotz
 Santa Ana Metro East NOP
 October 4, 2006
 Page 4

18. It is our understanding that the City of Santa Ana may be considering in the near future a development proposal or proposals affecting property in areas immediately adjacent to the project area. Specifically, it is our understanding that a developer, NDC, has or is in the process of purchasing property generally located at 900 West First Street in the City of Tustin and the site immediately to the west of 900 West First and which is in the City of Santa Ana. This developer has contacted the City of Santa Ana and has indicated a desire to pursue a future mixed use development. Obviously, to the extent such development is proposed for property within the City of Tustin, such development will be subject to review and approval by the City of Tustin. Notwithstanding the fact that such development may occur in the City of Tustin, we believe it would be prudent to include any such development proposal within the scope of the EIR for the Project, subject to a full review of the environmental consequences of such development and included in the cumulative effects analysis of the EIR. We would of course expect the City of Tustin to be afforded all appropriate review, comment, and decision making authority associated with and provided to a responsible agency under CEQA. In addition, we would also expect the developer to submit a General Plan Amendment, Zone Change, and all associated entitlement requests to the City of Tustin that would be required for any development proposed on the Tustin site.

Aesthetics

19. The DEIR should include a detailed view analysis which focuses on proposed or potential views from the various sensitive land uses, including the many historic resources in the vicinity, toward the Overlay Zone.

General

20. Portions of the proposed Overlay Zone are directly adjacent to, or in close proximity to, portions of the City of Tustin. Of significant concern are the potential aesthetic, noise, and traffic impacts to the sensitive uses and historic resources to the south and east of the overlay area, which include St. Jeanne de Lestonnac School, the Briarcliff residential community, Old Town Tustin, and other residential neighborhoods. The DEIR should specifically analyze the potential impacts to these sensitive uses and the need to implement various techniques to reduce these impacts, including traffic diversion.
21. The DEIR should identify which types of outreach programs will be utilized to disseminate information and gather input from the various residential and business groups that have an interest in the portions of Tustin which are located directly south and east of the proposed Overlay Zone.

I would appreciate receiving a copy of the Draft EIR, or in the event the Tustin property is included in the Project, the Screen Check copy of the Draft EIR, including the detailed traffic analysis when it becomes available. Prior to such time, we expect that you will

Mr. Sergio Klotz
 Santa Ana Metro East NOP
 October 4, 2006
 Page 5

consult with us in a timely manner in full compliance with CEQA during the document preparation and project review process. If you have any questions regarding the City's comments, please call me at (714) 573-3016 or Terry Lutz, Principal Engineer, at (714) 573-3263.

Sincerely,

Scott Reekstin

Scott Reekstin
 Senior Planner

cc: William A. Huston
 Elizabeth A. Binsack
 Tim Serlet
 Dana Kasdan
 Dana Ogdon
 Doug Anderson
 Terry Lutz

EB:Santa Ana Metro East Overlay NOP 2 Letter.doc



A Legacy of Excellence in Education
300 South C Street, Tustin, CA 92780-3695 • (714) 730-7301 • FAX (714) 731-5399 • www.tustin.k12.ca.us

October 4, 2006

VIA FACSIMILE 667-2759
AND U.S. MAIL

Mr. Sergio Klotz
Planning and Building Agency
City of Santa Ana
20 Civic Center Plaza
Santa Ana, CA 92702

re: **Metro East Mixed Use Overlay Zone**
Comments to Notice of Preparation

Dear Mr. Klotz:

The Tustin Unified School District ("District") hereby submits the following comments in response to the Notice of Preparation issued by the City of Santa Ana ("City") for the Metro East Mixed Use Overlay Zone Project ("Overlay Project") and the First and Cabrillo Tower Project ("Cabrillo Project"). We recognize that this is the second Notice of Preparation issued for these Projects.

The District appreciates the time and effort taken by the City in requiring not only an environmental impact report ("EIR") for the Cabrillo Project, but also a programmatic EIR ("Program EIR") for the entire overlay zone in which the Cabrillo Project is located. We believe the Program EIR reviewing the Overlay Project will best enable the City to analyze the cumulative impacts from not only the Cabrillo Project, but all similar projects to follow within the Overlay Project area. With that in mind, though our comments are intended apply globally throughout the Overlay Project area, and will be referenced as such when possible, specific references will also be made to the Cabrillo Project since, at this time, it is the only project with a specifically proposed number of residential units.

BOARD OF EDUCATION
Jonathan Abelove • Terrie Bullard • Lynn Davis • James Laird • Francine Scinto

Mr. Sergio Klotz
Planning and Building Agency
October 4, 2006
Page 2

1. *School Facility Impacts*

With respect to the Overlay Project, the entire project area will be served by the following K-12 schools, listed along with current enrollment and permanent capacity statistics:

Helen Estock Elementary School
14741 North B Street
Tustin, CA 92780-2598
Permanent Capacity: 575
Current Enrollment: 577

Columbus Tustin Middle School
17952 Beneta Way
Tustin, CA 92780-2659
Permanent Capacity: 702
Current Enrollment: 921

Foothill High School
19251 Dodge Avenue
Santa Ana, CA 92705-2298
Permanent Capacity: 1,701
Current Enrollment: 2,048

Based on such enrollment and capacity data, the Overlay Project generally, and the Cabrillo Project specifically, will have a significant adverse impact on public school services, as the District does not currently have sufficient capacity to serve students generated from those Projects. Based on the District's current student generation rates for condominiums of 0.284 students per unit, the 374 residential units proposed within the Cabrillo Project would generate approximately 106 students (62 grades K-5; 20 grades 6-8; and 24 grades 9-12). That number would, of course, increase proportionally for any units approved within the Overlay Project over and above those units currently being considered as part of the Cabrillo Project.

As we previously mentioned, the District has been over the past several years, and continues to be, the fastest growing school district in Orange County. We do not anticipate a change in such enrollment patterns as development continues within the District, both in newly developed areas and those areas currently under consideration for redevelopment both in both the City of Santa Ana and the City of Irvine. Consequently, the Project will have a potentially adverse impact on already crowded public school facilities that must be considered and addressed as part of both the Cabrillo EIR and the Program EIR.

HA WAG/H15598

OCT-05-2006 THU 12:35 PM

FAX NO.

P. 03

Mr. Sergio Klotz
 Planning and Building Agency
 October 4, 2006
 Page 3

2. Parks and Recreational Space

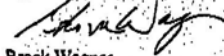
Both the Cabrillo Project, and to a greater extent the Overlay Project, will likewise have an adverse impact on existing park and recreational facilities serving the Project area. The placement of additional interim school facilities on existing District campuses will result in the loss of recreational and open space that would otherwise be provided to residents of the Project area at these locations. The District already lacks sufficient recreational and athletic areas to serve its existing students, and the combination of additional students and loss of space to interim portable classrooms will further tax the District's limited recreational resources. It may be possible, however, to mitigate such impacts with the needs of the general public through coordinated joint-use projects with the District, potentially incorporating new park and/or recreational services with schools in the Project area.

3. Traffic and Air Quality Impacts

In addition to the factors directly affecting the District discussed above, we strongly support the inclusion of traffic and air quality analysis of the Projects, as currently proposed by the City. The creation of a mixed-use development, such as the Project, with integrated open-air commercial and retail uses, will undoubtedly result in increased vehicular and pedestrian traffic in the Project area, particular to the extent additional blocks and traffic control measures are considered to regulate the increased mixture of vehicles and pedestrians. Such impacts should be addressed and mitigated within the Cabrillo and Program EIRs.

Again, we appreciate the City's early consultation with the District with respect to the Project and the opportunity to provide these comments. If the City desires further information from the District, or wishes to meet with the District to consider potential options for addressing the above concerns, please do not hesitate to contact us. We firmly believe interagency cooperation on these matters will be in the best interests of the public for whom we both serve.

Sincerely,



Brock Wagner
 Deputy Superintendent

cc: Alex Bowie, Bowie, Arneson, Wiles & Giannone

HAW&G/115598



Linda S. Adams
 Secretary for
 Environmental Protection



Department of Toxic Substances Control

Maureen F. Gorsen, Director
 5796 Corporate Avenue
 Cypress, California 90630



Arnold Schwarzenegger
 Governor

October 10, 2006

RECEIVED

OCT 13 2006

SANTA ANA PLANNING DEPT

Mr. Sergio Klotz
 City of Santa Ana
 Planning Department
 20 Civic Center Plaza
 Santa Ana, California 92702

NOTICE OF PREPARATION (NOP) FOR THE METRO EAST MIXED USE
 OVERLAY ZONE DRAFT ENVIRONMENTAL IMPACT REPORT (EIR)
 (SCH# 2006031041)

Dear Mr. Klotz:

The Department of Toxic Substances Control (DTSC) has received your submitted Notice of Preparation (NOP) for the above-mentioned project. The following project description is stated in your document: "The purpose of the proposed overlay zone is to allow for the development of mixed-use and/or residential land uses within the Overlay Area. To accommodate this objective, the City will need to amend the current General Plan to permit these new land uses, and amend the Zoning Code to establish development standards that implement the City's vision for the development of mixed-use and/or residential projects within the Overlay area."

Based on the review of the submitted document, DTSC has comments as follow:

- 1) The EIR should identify and determine whether current or historic uses in the Project area may have resulted in any release of hazardous wastes/substances.
- 2) The EIR should identify any known or potentially contaminated sites within the proposed Project area. For all identified sites, the ND should evaluate whether conditions at the site may pose a threat to human health or the environment. A Phase I Assessment may be sufficient to identify these sites. Following are the databases of some of the regulatory agencies:
 - National Priorities List (NPL): A list maintained by the United States Environmental Protection Agency (U.S.EPA).
 - Site Mitigation Program Property Database (formerly CalSites): A Database primarily used by the California Department of Toxic Substances Control.

Mr. Sergio Klotz
October 10, 2006
Page 2

- Resource Conservation and Recovery Information System (RCRIS): A database of RCRA facilities that is maintained by U.S. EPA.
 - Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS): A database of CERCLA sites that is maintained by U.S.EPA.
 - Solid Waste Information System (SWIS): A database provided by the California Integrated Waste Management Board which consists of both open as well as closed and inactive solid waste disposal facilities and transfer stations.
 - Leaking Underground Storage Tanks (LUST) / Spills, Leaks, Investigations and Cleanups (SLIC): A list that is maintained by Regional Water Quality Control Boards.
 - Local Counties and Cities maintain lists for hazardous substances cleanup sites and leaking underground storage tanks.
 - The United States Army Corps of Engineers, 911 Wilshire Boulevard, Los Angeles, California, 90017, (213) 452-3908, maintains a list of Formerly Used Defense Sites (FUDS).
- 3) The EIR should identify the mechanism to initiate any required investigation and/or remediation for any site that may be contaminated, and the government agency to provide appropriate regulatory oversight. If hazardous materials or wastes were stored at the site, an environmental assessment should be conducted to determine if a release has occurred. If so, further studies should be carried out to delineate the nature and extent of the contamination, and the potential threat to public health and/or the environment should be evaluated. It may be necessary to determine if an expedited response action is required to reduce existing or potential threats to public health or the environment. If no immediate threat exists, the final remedy should be implemented in compliance with state regulations, policies, and laws.
- 4) All environmental investigations, sampling and/or remediation for the site should be conducted under a Workplan approved and overseen by a regulatory agency that has jurisdiction to oversee hazardous substance cleanup. The findings of any investigations, including Phase I and II investigations, should be summarized in the document. All sampling results in which hazardous substances were found should be clearly summarized in a table.

Mr. Sergio Klotz
October 10, 2006
Page 3

- 5) Proper investigation, sampling and remedial actions, if necessary, should be conducted at the site prior to the new development or any construction, and overseen by a regulatory agency.
- 6) If any property adjacent to the project site is contaminated with hazardous chemicals, and if the proposed project is within 2,000 feet from a contaminated site, except for a gas station, then the proposed development may fall within the "Border Zone of a Contaminated Property." Appropriate precautions should be taken prior to construction. If the proposed project is within a "Border Zone Property."
- 7) If building structures, asphalt or concrete-paved surface areas or other structures are planned to be demolished, an investigation should be conducted for the presence of lead-based paints or products, mercury, and asbestos containing materials (ACMs). If lead-based paints or products, mercury or ACMs are identified, proper precautions should be taken during demolition activities. Additionally, the contaminants should be remediated in compliance with California environmental regulations, policies, and laws.
- 8) The project construction may require soil excavation and soil filling in certain areas. Appropriate sampling is required prior to disposal of the excavated soil. If the soil is contaminated, properly dispose of it rather than placing it in another location. Land Disposal Restrictions (LDRs) may be applicable to these soils. Also, if the project proposes to import soil to backfill the areas excavated, proper sampling should be conducted to make sure that the imported soil is free of contamination.
- 9) Human health and the environment of sensitive receptors should be protected during the construction or demolition activities. A study of the site, overseen by the appropriate government agency, might have to be conducted to determine if there are, have been, or will be, any releases of hazardous materials that may pose a risk to human health or the environment.
- 10) If it is determined that hazardous wastes are, or will be, generated by the proposed operations, the wastes must be managed in accordance with the California Hazardous Waste Control Law (California Health and Safety Code, Division 20, chapter 6.5) and the Hazardous Waste Control Regulations (California Code of Regulations, Title 22, Division 4.5). If so, the facility should obtain a United States Environmental Protection Agency Identification Number by contacting (800) 618-6942.

Mr. Sergio Klotz
October 10, 2006
Page 4

DTSC provides guidance for cleanup oversight through the Voluntary Cleanup Program (VCP). For additional information on the VCP, please visit DTSC's web site at www.dtsc.ca.gov.

If you have any questions regarding this letter, please contact Mr. Joseph Kaslowski, Project Manager, at (714) 484-5471 or e-mail at jkaslowski@dtsc.ca.gov.

Sincerely,



Greg Holmes
Unit Chief
Southern California Cleanup Operations Branch - Cypress Office

cc: Governor's Office of Planning and Research
State Clearinghouse
P.O. Box 3044
Sacramento, California 95812-3044

Mr. Guenther W. Moskat, Chief
Planning and Environmental Analysis Section
CEQA Tracking Center
Department of Toxic Substances Control
P.O. Box 806
Sacramento, California 95812-0806

CEQA # 1542

STATE OF CALIFORNIA - BUSINESS, TRANSPORTATION AND HOUSING AGENCY

ARNOLD SCHWARZENEGGER Governor

DEPARTMENT OF TRANSPORTATION

District 12
3337 Michelson Drive, Suite 380
Irvine, CA 92612-8894



*Flex your power!
Be energy efficient!*

September 14, 2006

Mr. Sergio Klotz
City of Santa Ana
20 Civic Center Plaza
Santa Ana, CA 92702

File: IGR/CEQA
SCH#: 2006031041
Log #: 1712A
Route: SR-55, I-5

Subject: Notice of Preparation (NOP) for the Metro East Mixed Use Overlay Zone Draft Environmental Impact Report (DEIR)

Dear Mr. Klotz:

Thank you for the opportunity to review and comment on the **NOP for the Metro East Mixed Use Overlay Zone DEIR**. The overlay area, proposed for residential and commercial/retail development for the Santa Ana Residential Village and the First and Cabrillo Tower, is located just west of SR-55, about 0.2 miles northwest of the junction of I-5 and SR-55.

Caltrans District 12 is a commenting agency on this project. We commented on this project on April 13, 2006. Since the new change is minor, we have no further comments. However, the comments in our last letter are still standing.

Please continue to keep us informed of any other future developments, which could potentially impact the transportation facilities. If you have any questions or need to contact us, do not hesitate to call Lan Zhou at (949) 756-7827.

Sincerely,



RYAN CHAMBERLAIN
Branch Chief, Local Development/Intergovernmental Review
District 12

c: Terry Roberts, Office of Planning and Research

RECEIVED

SEP 19 2006

SANTA ANA PLANNING DEPT



Arnold Schwarzenegger
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Sean Walsh
Director

Notice of Preparation

September 5, 2006

RECEIVED

SEP 12 2006

SEP 10 2006

SANTA ANA PLANNING DEPT

To: Reviewing Agencies

Re: Metro East Mixed Use Overlay Zone
SCH# 2006031041

Attached for your review and comment is the Notice of Preparation (NOP) for the Metro East Mixed Use Overlay Zone draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Sergio Klotz
City of Santa Ana
20 Civic Center Plaza
Santa Ana, CA 92702

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Project Analyst, State Clearinghouse

Attachments
cc: Lead Agency

Document Details Report
State Clearinghouse Data Base

SCH# 2006031041
Project Title Metro East Mixed Use Overlay Zone
Lead Agency Santa Ana, City of

Type NOP Notice of Preparation
Description The purpose of the proposed overlay zone is to allow for the development of mixed-use and/or residential land uses within the Overlay Area. To accommodate this objective, the City will need to amend the current General Plan to permit these new land uses, and amend the Zoning Code to establish development standards that implement the City's vision for the development of mixed-use and/or residential projects within the Overlay Area.

Lead Agency Contact

Name Sergio Klotz
Agency City of Santa Ana
Phone (714) 667-2700 Fax
email
Address 20 Civic Center Plaza
City Santa Ana State CA Zip 92702

Project Location

County Orange
City Santa Ana
Region
Cross Streets First Street and Cabrillo Park Drive
Parcel No. several
Township Range Section Base

Proximity to:

Highways SR-55
Airports
Railways OCTA Metrolink
Waterways Santa Ana - Santa Fe Channel
Schools several
Land Use Commercial Land Uses

Project Issues Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Flood Plain/Flooding; Geologic/Seismic; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Water Quality; Water Supply; Wildlife; Growth Inducing; Landuse; Cumulative Effects

Reviewing Agencies Resources Agency; Office of Historic Preservation; Department of Water Resources; Department of Fish and Game, Region 5; Department of Health Services; Native American Heritage Commission; California Highway Patrol; Department of Housing and Community Development; Caltrans, District 12; Department of Toxic Substances Control; Regional Water Quality Control Board, Region 8; Department of Parks and Recreation

Date Received 09/05/2006 Start of Review 09/05/2006 End of Review 10/04/2006

NOP Distribution List

Resources Agency

- Resources Agency
Nadell Gayou
- Dept. of Boating & Waterways
David Johnson
- California Coastal Commission
Elizabeth A. Fuchs
- Colorado River Board
Gerald R. Zimmerman
- Dept. of Conservation
Roseanne Taylor
- California Energy Commission
Paul Richins
- Dept. of Forestry & Fire Protection
Allen Robertson
- Office of Historic Preservation
Wayne Donaldson
- Dept of Parks & Recreation
Environmental Stewardship Section
- Reclamation Board
DeeDee Jones
- S.F. Bay Conservation & Dev't. Comm.
Steve McAdam
- Dept. of Water Resources
Resources Agency
Nadell Gayou
- Conservancy

Fish and Game

- Dept. of Fish & Game
Scott Flint
Environmental Services Division
- Fish & Game Region 1
Donald Koch
- Fish & Game Region 2
Banky Curtis

- Fish & Game Region 3
Robert Floorke
- Fish & Game Region 4
Julie Vance
- Fish & Game Region 5
Don Chadwick
Habitat Conservation Program
- Fish & Game Region 6
Gabrina Gatchel
Habitat Conservation Program
- Fish & Game Region 6 I/M
Tammy Allen
Inyo/Mono, Habitat Conservation Program
- Dept. of Fish & Game M
George Isaac
Marine Region

Other Departments

- Food & Agriculture
Steve Shaffer
Dept. of Food and Agriculture
- Depart. of General Services
Public School Construction
- Dept. of General Services
Robert Steppy
Environmental Services Section
- Dept. of Health Services
Veronica Mallory
Dept. of Health/Drinking Water

Independent Commissions, Boards

- Delta Protection Commission
Debbie Eddy
- Office of Emergency Services
Dennis Castrillo
- Governor's Office of Planning & Research
State Clearinghouse
- Native American Heritage Comm.
Debbie Treadway

County: Orange

- Public Utilities Commission
Ken Lewis
- State Lands Commission
Jean Sarino
- Tahoe Regional Planning Agency (TRPA)
Cherry Jacques

Business, Trans & Housing

- Caltrans - Division of Aeronautics
Sandy Hesnard
- Caltrans - Planning
Terri Pencovic
- California Highway Patrol
Shirley Kelly
Office of Special Projects
- Housing & Community Development
Lisa Nichols
Housing Policy Division

Dept. of Transportation

- Caltrans, District 1
Rex Jackman
- Caltrans, District 2
Marcolino Gonzalez
- Caltrans, District 3
Jeff Pulverman
- Caltrans, District 4
Tim Sable
- Caltrans, District 5
David Murray
- Caltrans, District 6
Marc Bimbaum
- Caltrans, District 7
Cheryl J. Powell

- Caltrans, District 8
Dan Kopulsky
- Caltrans, District 9
Gayle Rosander
- Caltrans, District 10
Tom Dumas
- Caltrans, District 11
Mario Orso
- Caltrans, District 12
Bob Joseph

Cal EPA

Air Resources Board

- Airport Projects
Jim Lerner
- Transportation Projects
Ravi Ramalingam
- Industrial Projects
Mike Tolstrup

California Integrated Waste Management Board
Sue O'Leary

State Water Resources Control Board
Jim Hockenberry
Division of Financial Assistance

State Water Resources Control Board
Student Intern, 401 Water Quality Certification Unit
Division of Water Quality

State Water Resources Control Board
Steven Herrera
Division of Water Rights

Dept. of Toxic Substances Control
CEQA Tracking Center

Department of Pesticide Regulation

SCH# 2000001001

Regional Water Quality Control Board (RWQCB)

- RWQCB 1
Cathleen Hudson
North Coast Region (1)
- RWQCB 2
Environmental Document Coordinator
San Francisco Bay Region (2)
- RWQCB 3
Central Coast Region (3)
- RWQCB 4
Teresa Rodgers
Los Angeles Region (4)
- RWQCB 5S
Central Valley Region (5)
- RWQCB 5F
Central Valley Region (5)
Fresno Branch Office
- RWQCB 5R
Central Valley Region (5)
Redding Branch Office
- RWQCB 6
Lahontan Region (6)
- RWQCB 6V
Lahontan Region (6)
Victorville Branch Office
- RWQCB 7
Colorado River Basin Region (7)
- RWQCB 8
Santa Ana Region (8)
- RWQCB 9
San Diego Region (9)
- Other _____