



**California Environmental Quality Act  
NOTICE OF AVAILABILITY**

Date: July 17, 2015  
To: Responsible Agencies and Interested Parties  
Subject: Notice of Availability of an Environmental Impact Report for  
The Heritage Mixed Use Project

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NOTICE IS HEREBY GIVEN that the City of Santa Ana has prepared a Draft Environmental Impact Report (EIR), which is being distributed for public review. Pursuant to the California Public Resources Code and the California Environmental Quality Act Guidelines (CEQA Guidelines), the City of Santa Ana is the Lead Agency for the proposed project.

**Project Title:** The Heritage Mixed Use Project  
**State Clearinghouse Number:** 2015011028

**Project Location:** The project site is located at 2001 East Dyer Road in the City of Santa Ana. The site is located at the northwesterly corner of East Dyer Road and Red Hill Avenue. Regional access to the project site is generally provided via State Route (SR) 55 at the Dyer Road exit. Local access to the project site is provided by Red Hill Avenue and Dyer Road, the latter of which becomes Barranca Parkway in the City of Irvine.

**Project Description:** The 18.84-acre project site is currently developed with a 366,000 square foot warehouse/distribution building and parking area that was developed in the 1970s. The proposed project would redevelop the project site to provide three mixed-use buildings that would include 1,221 multi-family apartments; 12,675 square feet of retail commercial space; and 5,415 square feet of restaurant space. The residential units would range in size from 512 square foot studios to 1,290 square foot one-bedroom and two-bedroom units.

The existing 366,000 square foot office/warehouse building would be reduced in size by removing the warehouse portion of the structure, to provide a two-story 56,000 square foot office building. The exterior of the office building would be renovated to be consistent with the proposed architectural design of the new mixed-use buildings. Onsite parking would be provided in three structures (one parking structure next to each mixed-use building) and a surface parking lot next to the office building. A total of 2,496 spaces would be provided onsite.

The proposed project includes both public and private (for residents) open space and recreational facilities on the project site that include a 1.26-acre public central park that has various amenities, and would connect to open space along the northern and eastern boundaries of the project site. Approximately 327,302 square feet of private open space, as well as other private recreation amenities would be provided for residents.

The project includes a proposed General Plan Amendment from PAO (Professional and Administrative Office) to District Center, a Zone Change from M-1 (Light Industrial) to a designation of Specific Development, a development agreement, site plan review approval, a development agreement, and a vesting map that would allow for implementation of the project.

**Environmental Topics Evaluated:** The Draft EIR examines the potential impacts generated by the proposed project in relation to the following environmental topics:

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

In addition, the Draft EIR evaluates three project alternatives that include: a No Project/No Build Alternative, a Reduced Project Alternative, and the Development of a Light Industrial Business Park/Build Out Under the Existing Zoning Alternative.

**Public Comment Period:** The Draft EIR and its technical studies are available for the CEQA required 45-day public review and comment period from July 17, 2015 through August 31, 2015.

Written comments on the Draft EIR and technical studies must be received no later than 5:00 pm on August 31, 2015. Submit written comments to:

Vince C. Fregoso, AICP, Acting Planning Manager  
Santa Ana Planning and Building Agency  
20 Civic Center Plaza, M-20  
PO Box 1988  
Santa Ana, CA 92702  
Email: [vfregoso@santa-ana.org](mailto:vfregoso@santa-ana.org)  
Phone: 714-667-2713

**Reviewing Locations:** Copies of the Draft EIR are available for review at the following locations:

City of Santa Ana, Planning Division  
20 Civic Center Plaza, M-20  
Santa Ana, CA 92701

Santa Ana Public Library  
26 Civic Center Plaza  
Santa Ana, CA 92701

The Draft EIR can also be accessed on the City of Santa Ana's website at:

<http://www.ci.santa-ana.ca.us/pba/planning/TheHeritage.asp>