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COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE
Ad Description: NOA MEMU OVERLAY ZONE

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06/12/2018

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CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF AVAILABILITY OF A DRAFT SUBSEQUENT ENVIRONMENTAL IMPACT REPORT

Date: June 12, 2018
To: Responsible Agencies and Interested Persons
SUBJECT: Notice of Availability of a Draft Subsequent Environmental Impact Report for the Metro East Mixed-Use Overlay Zone Expansion and Elan Development Projects

Notice Is Hereby Given that the City of Santa Ana as the Lead Agency under the California Environmental Quality Act (CEQA) has prepared a Subsequent Draft Environmental Impact Report (SEIR) for the Metro East Mixed-Use Overlay Zone Expansion and Elan Development Projects (proposed Project).

The purpose of this notice is (1) to serve as the Notice of Availability of the SEIR to potential Responsible Agencies and Trustee Agencies for natural resources affected by the Project, pursuant to CEQA Guidelines Section 15082, and (2) to advise and solicit comments on the analysis contained within the Draft SEIR from interested parties other than those noted above, including interested or affected members of the public.

Project Location: The existing MEMU Overlay Zone comprises approximately 200 acres located immediately east of the Santa Ana Freeway (Interstate [I-] 5) and

immediately west of State Route (SR-) 55 and is bounded by I-5 on the west and south, Tustin Avenue on the east, and East Sixth Street on the north. The proposed MEMU Overlay Zone expansion area would add an additional 33.52 acres or approximately 48 parcels to the project area, extending west primarily along First Street, generally bound by I-5 on the east, Grand Avenue on the west, East Chestnut Avenue on the south, and Fourth Street on the north. The proposed Elan Project is located on an approximately 6.4-acre site at 1660 East First Street fronting First Street between Lyon Avenue and Elk Lane, within the proposed MEMU Overlay Zone expansion area.

Project Description: The proposed project includes expansion of the boundaries of the MEMU Overlay Zone, modification of development standards, an amendment to the existing General Plan, an amendment to the existing zoning code, and development of a mixed-use multi-family residential and commercial project. Under the proposed project, the development capacity would remain the same within the expanded Overlay Zone area. The proposed project includes redevelopment of the old Elks Club site into two mixed-use (residential and commercial) structures: one seven-story "wrap" building and one five-story building with two levels of underground parking. The project includes 603 residential units and

approximately 8,500 sf of commercial uses at the ground floor, and would include pools, spas, courtyards, public open space, fitness rooms, and other amenities for the residents. The project would result in a residential density of 93.75 du/ac, and the proposed development would be within the capacity established by the MEMU Overlay Zone. Underground parking would include 1,209 parking spaces with two access points from Elk Lane and two access points from Chestnut Avenue. Additional details are provided in the Draft SEIR. List of Significant Environmental Effects: Air Quality (construction, operation, cumulative), Noise (short-term construction, operation), Transportation/Traffic (operation), Cultural (Elan Project).

Hazardous Waste Facilities: One site within the MEMU Overlay Zone expansion area was identified in the Leaking Underground Storage Tank (LUST) Cleanup Site database: Unocal #4991 at 1601 East First Street. Remediation activities included groundwater monitoring and installation and operation of a Soil Vapor Extraction unit. The case was opened in February of 1997 and was granted closure in August of 2007 by the Santa Ana Regional Water Quality Control Board (RWQCB).

Notice of Availability: Pursuant to CEQA Guidelines Section 15087, the Draft SEIR will be



available for a 45-day public review between June 12, 2018 and July 27, 2018. All environmental related comments to the Draft SEIR should be submitted in writing by 5 p.m. On July 27, 2018 to:
Ali Pezeshkpour,
AICP, Senior
Planner
City of Santa Ana
Planning and
Building Agency,
M20
P.O. Box 1988
Santa Ana, CA 92702
APezeshkpour@sant
a-ana.org

Document

Availability: Copies of the Draft SEIR are available for review at the following locations:
City of Santa Ana,
Planning Division
20 Civic Center
Plaza, M-20
Santa Ana, CA
92701
City of Santa
Ana Public Library
26 Civic Center
Plaza
Santa Ana, CA 92701

The document can also be accessed on the City's website at:
<http://santa-ana.org/pba/planning/MetroEastMixed-UseOverlayZoneExpansion.asp>

Public Hearing

Date: The City of Santa Ana Planning Commission will hold a public hearing on July 23, 2018 at 5:30 p.m., in the City Council Chambers, located at 22 Civic Center Plaza Santa Ana, CA 92701, to consider certification of the Final SEIR and the proposed project. For further information, please contact Ali Pezeshkpour, AICP, Senior Planner at (714) 647-5882 or by email, noted above.

6/12/18
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THE REGISTER