

Scoping Meeting The Village Santa Ana Specific Plan

November 15, 2023

Introductions

- City of Santa Ana Planning Division Staff:
 - Ali Pezeshkpour, AICP, Planning Manager
 - Jerry Guevara, Senior Planner

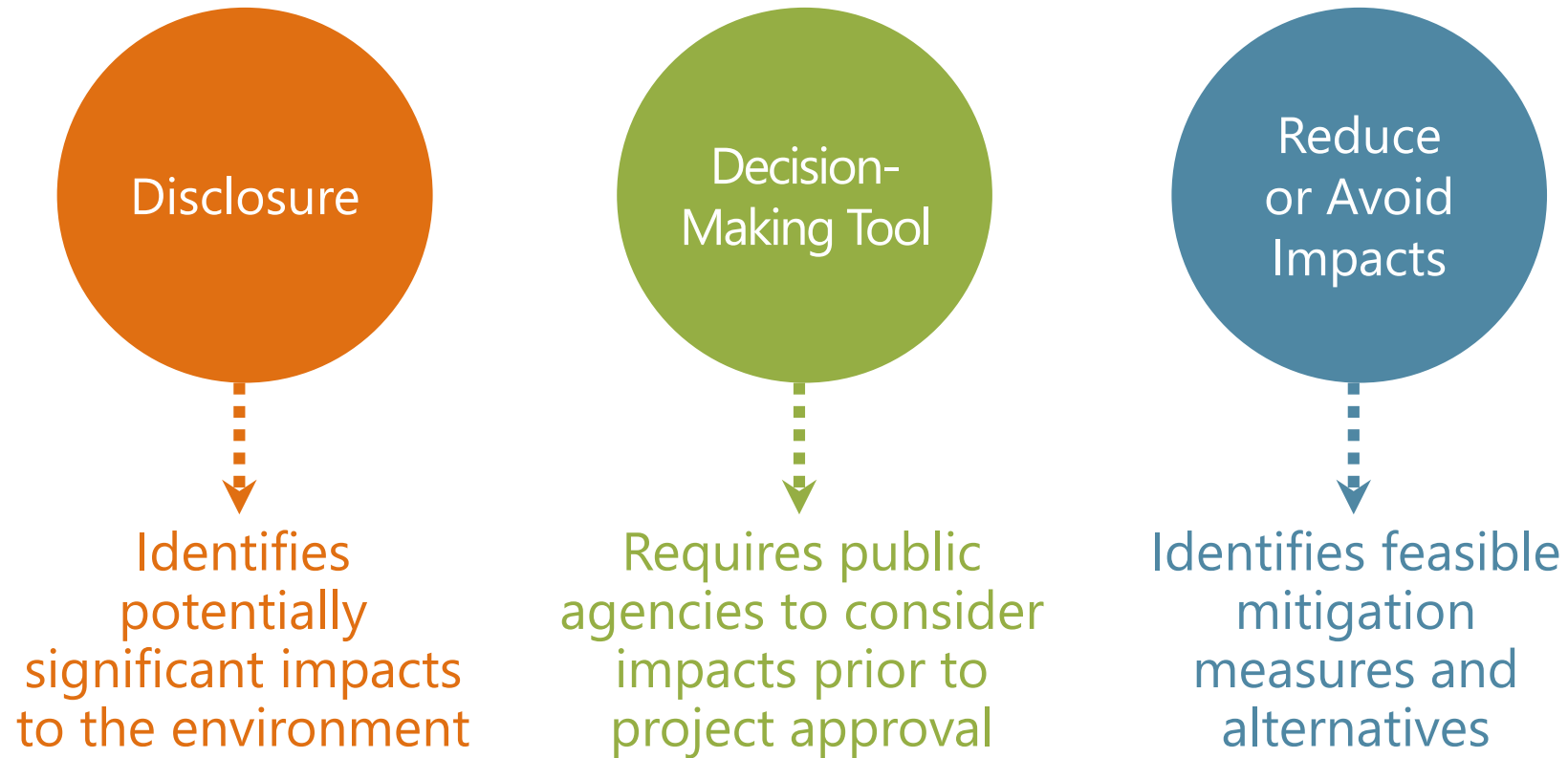
- City's Environmental Consultant - Ascent:
 - Tanya Jones, CEQA Project Manager
 - Chad Beckstrom, AICP, CEQA Project Director



Agenda

- CEQA Objectives
- Purpose of Scoping Meeting
- Project Location
- Project Description
- Environmental Process
- Opportunities for Public Input

CEQA Objectives

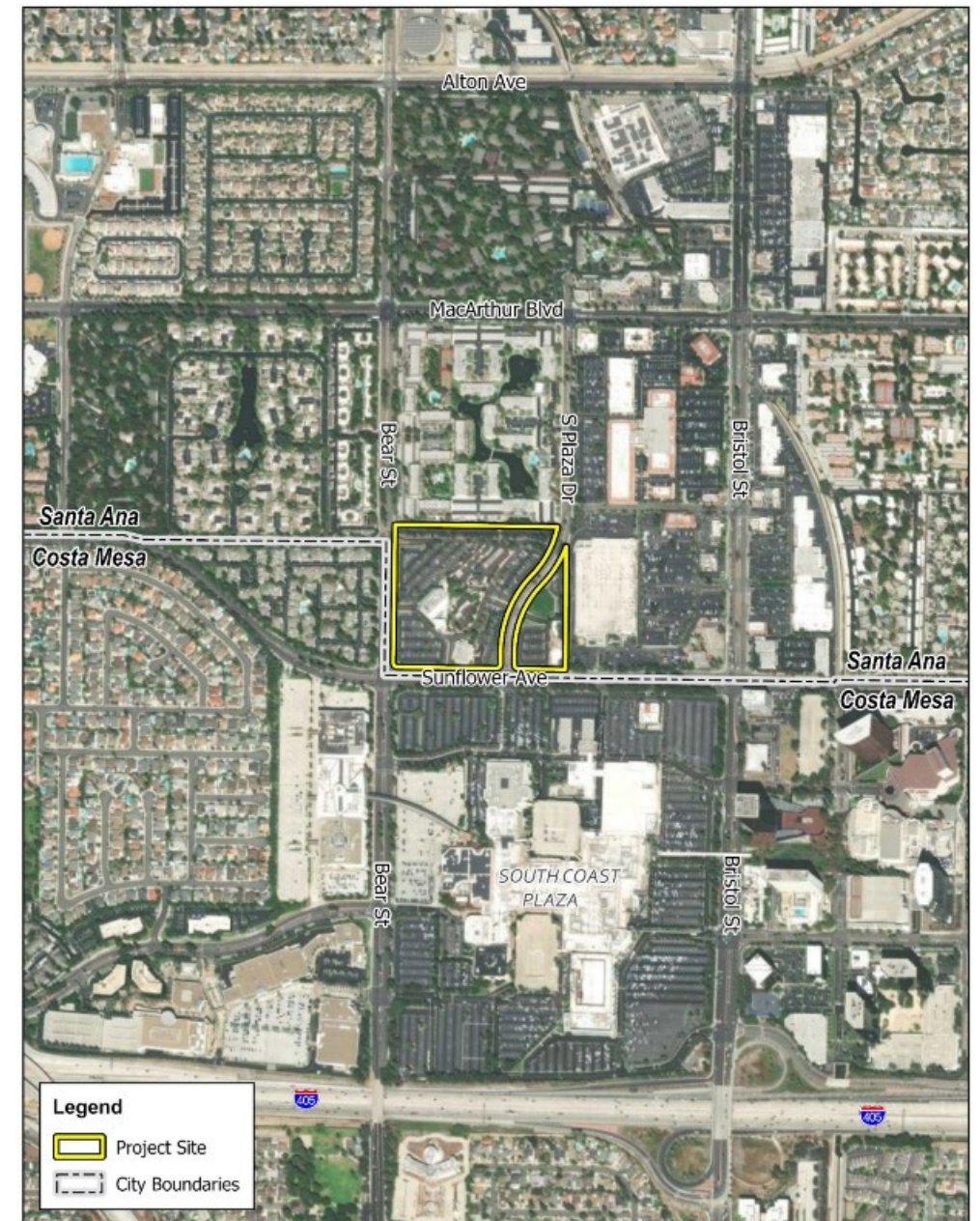


Purpose of Scoping

- The Scoping Meeting is to:
 - Provide information to the public and agencies about the project
 - Provide information about the CEQA process
 - Solicit input on the scope and content of the EIR
- The Scoping Meeting is not:
 - A forum to discuss the merits or qualities of the project
 - A public hearing for approval or denial of the project

Project Location

- 17.2 acres, 7 parcels
- Northeast corner of West Sunflower Avenue and Bear Street
- Transected by South Plaza Drive
- Across from South Coast Plaza



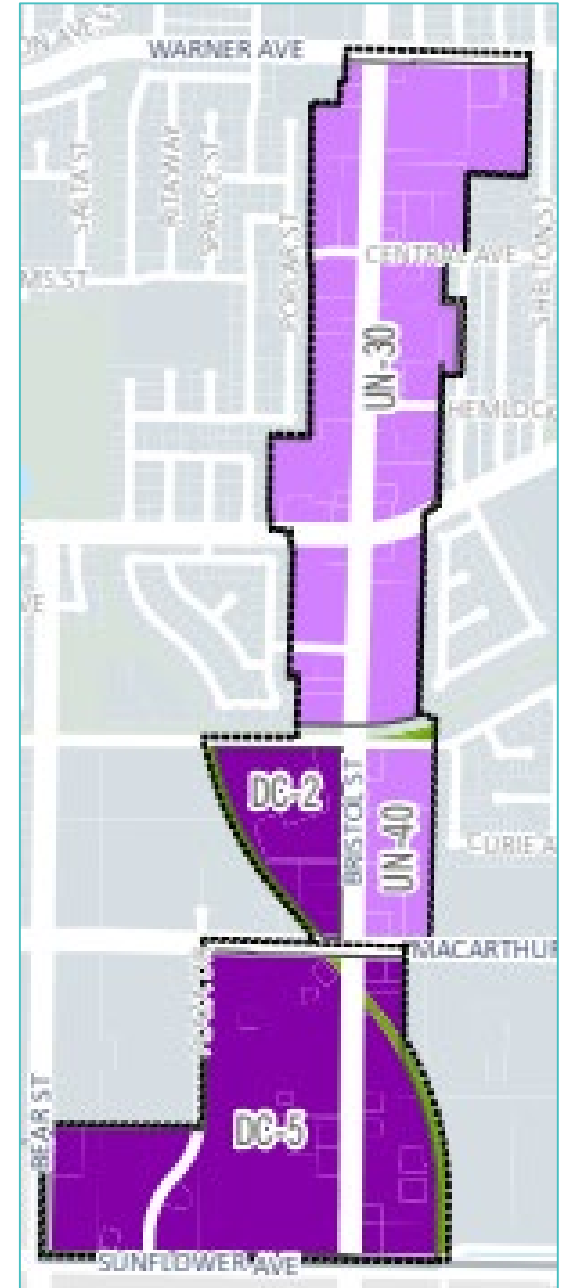
Existing Project Site

- **South Coast Plaza Village commercial center**
 - 164,049 square feet of retail shops and restaurants, offices, and the Regency Theatres cinema building
 - Surface parking, a variety of trees and a half-acre open space lawn area
- **Surrounding properties include:**
 - South Coast Plaza
 - Multi-family housing communities of Versailles on the Lake and St. Albans
 - Retail shopping center
 - The Village Creek condominium community



Current General Plan

- Santa Ana General Plan Update Adopted in 2022
- District Center-High (DC-5) within the South Bristol Street Focus Area
- Allows urban retail, residential, mixed-use, and employment centers:
 - 125 dwelling units per acre,
 - Floor-area ratio (FAR) of up to 5.0, and
 - Buildings up to 25 stories in height
- Implements the South Bristol Street Focus Area
 - “...create opportunities to transform auto oriented shopping plazas to walkable, bike-friendly, and transit-friendly urban villages that incorporate a mix of high intensity office and residential living with experiential commercial uses.”



Project Description

- Residential
 - 1,583 units
- Commercial
 - 80,000 sf
- Office
 - 300,000 sf
- Open Space
 - 3+ acres/20+%



Requested Discretionary Actions

- **Specific Plan** to regulate future development at the site
- **Zoning Map Amendment** to change the zoning from Specific Development Plan Number 48 (SD-48) to The Village Santa Ana Specific Plan District
- **Tentative Tract Map (TTM)** to delineate parcel boundaries and public rights-of-way
- **Development Agreement** detailing development rights and public benefits pursuant Government Code Section 65864 et seq.

Why a Supplemental EIR?

- General Plan adopted, and Final EIR certified, in April 2022
- The project is consistent with and would implement the General Plan
- Identifies any new information since certification of the GP Final EIR
- Evaluates impacts at project-level detail
- Determines whether the project would result in new or more severe significant environmental impacts as disclosed in the GP Final EIR
- Identifies and incorporates applicable mitigation measures from the GP EIR, and any new mitigation to reduce impacts

Potentially Significant Environmental Effects to be Analyzed

- Air Quality
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services and Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Mandatory Findings of Significance
- Cumulative Impacts
- Project Alternatives

Environmental Effects Found Not to be Significant

- Aesthetics
- Agriculture and Forestry Resources
- Biological Resources
- Mineral Resources
- Wildfire

Environmental Review Process



Preliminary Schedule

- NOP/Public Review Period: November 3rd to December 4th, 2023
- Prepare Draft SEIR: Fall 2023-Spring 2024
- Publish Draft SEIR, 45-Day Public Comment Period: Spring 2024
- Prepare Response to Comments/Final SEIR: Summer 2024
- Planning Commission Hearing/City Council Hearing: Fall-Winter 2024

We Want to Hear from You

- Issues you would like to see addressed in the SEIR
- Additional comments about the environmental review process
- General concerns about the SEIR process

Submitting NOP Comments

- Written comments to the NOP may be submitted by Monday, December 4, 2023 via:
- Mail:
 - Jerry C. Guevara, Senior Planner
 - City of Santa Ana, Planning and Building Agency
 - PO BOX 1988 (M-20)
 - Santa Ana, CA 92702
- Email: jguevara@santa-ana.org
- Comment Card