

## City of Santa Ana

### Notice of Intent to Adopt a Mitigated Negative Declaration

**To:** Agencies, Organizations, and Interested Parties  
**From:** City of Santa Ana  
**Subject:** Notice of Intent to Adopt an Initial Study/Mitigated Negative Declaration (IS/MND) for the Legacy Square Project

The City of Santa Ana ("City") is the Lead Agency under the California Environmental Quality Act (CEQA) for the proposed project identified below. The City has prepared an Initial Study to determine the environmental effects of the proposed project and finds issuance of a Mitigated Negative Declaration is the appropriate level of CEQA environmental review.

**AGENCIES:** The City requests that your agency review the scope and content of the environmental information relevant to your agency's statutory responsibilities in connection with the proposed project, in accordance with California Code of Regulations, Title 14, Section 15086(a).

**ORGANIZATIONS AND INTERESTED PARTIES:** The City requests your comments and concerns regarding the environmental issues associated with the proposed project.

**Project Title:** Legacy Square Project

**Project Description:** The proposed project consists of the development of a new commercial/residential mixed-use infill development on a previously developed site located at the northwest corner of the intersection of French Street and E. Santa Ana Boulevard in Santa Ana, California (APN 398-236-03 and APN 398-236-04). The project would include: (1) demolition of existing structures on site, (2) construction of a commercial/residential mixed-use development consisting of 93 residential units (92 of which would be affordable units), 7,767 square feet of flexible non-residential space, a 2,576 square foot community center, 984 square foot of leasing/property management office space and a total of 29,297 square feet of open space, (3) utilities improvements, (4) site improvements, parking and landscaping. The project would include a density bonus agreement.

**Project Location:** 609 North Spurgeon Street, Santa Ana, CA 92701

**Significant Environmental Effects:** The IS/MND concludes that no significant unavoidable environmental effects would occur as a result of the proposed project. Potentially significant impacts related to aesthetics, biological resources, cultural resources, hazards and hazardous materials, noise, public services, recreation, tribal cultural resources, and mandatory findings of significance would be mitigated to a less than significant level.

**Public Review Period/Responses and Comments:** The IS/MND will be available for public review and comment pursuant to California Code of Regulations, Title 14, Section 15087. The City will accept responses and comments for 21 days, starting on **January 8, 2019 to January 29, 2019**. All comments must be submitted in written format; either in a letter or email format. Please indicate a contact person for your agency or organization and send your responses or comments to:

City of Santa Ana, Planning Division  
Attn: Pedro Gomez, Assistant Planner I  
20 Civic Center Plaza, Ross Annex M-20  
Santa Ana, CA 92701  
Email: [pgomez@santa-ana.org](mailto:pgomez@santa-ana.org)

**DOCUMENT AVAILABILITY:** This IS/MND and associated materials are available for review during regular business hours at the following locations:

- City of Santa Ana Planning Division, 20 Civic Center Plaza, Ross Annex M-20, Santa Ana, CA 92701
- Santa Ana Public Library, 26 Civic Center Plaza (M-75), Santa Ana, CA 92701-4010

The document is available on-line on the City's website at: <https://www.santa-ana.org/pb/planning-division/major-planning-projects-and-documents>