



**California Environmental Quality Act
NOTICE OF PREPARATION AND SCOPING MEETING**

Date: January 21, 2015
To: Responsible Agencies and Interested Parties
Subject: Notice of Preparation of an Environmental Impact Report and Public Scoping Meeting for the Heritage Mixed Use Project

NOTICE IS HEREBY GIVEN that the City of Santa Ana has prepared an Initial Study for the proposed Heritage Mixed Use Project and has determined that an Environmental Impact Report (EIR) is necessary. Pursuant to Public Resources Code Section 21165 and the California Environmental Quality Act Guidelines (CEQA Guidelines) Section 15050, the City of Santa Ana is the Lead Agency for the project. The purpose of this notice is (1) to serve as a Notice of Preparation (NOP) of an EIR pursuant to the CEQA Guidelines Section 15082, (2) to advise and solicit comments and suggestions regarding the scope and content of the EIR to be prepared for the proposed project, and (3) to notice the public scoping meeting. Copies of the Initial Study 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 document can also be accessed online at: <http://www.ci.santa-ana.ca.us>

Notice of Availability: Pursuant to Public Resources Code Section 21080.4 and CEQA Guidelines Section 15082, the Initial Study will be available for a 30-day public review beginning on Wednesday, January 21, 2015 through Friday, February 20, 2015. The City, as Lead Agency, requests that responsible and trustee agencies respond in a manner consistent with Section 15082(b) of the CEQA Guidelines. All comments and responses to this Notice of Preparation should be submitted in writing to Vince C. Fregoso, AICP, Interim Executive Director, City of Santa Ana, Planning and Building Agency, 20 Civic Center Plaza, M-20, Santa Ana, CA 92701 or by email to VFregoso@santa-ana.org, by Friday, February 20, 2015.

Scoping Meeting: The City will conduct a public scoping meeting in conjunction with this NOP in order to present the project and the EIR process and to receive public comments and suggestions regarding the scope and content of the EIR. The meeting will be held at the project site on:

Wednesday, February 4, 2015

4:30 pm to 6:30 pm

2001 East Dyer Road

Santa Ana, CA 92701

Project Title: The Heritage Mixed Use Project

Project Location: The proposed project is located at 2001 East Dyer Road, which is near the northwest corner of East Dyer Road and Red Hill Avenue, adjacent to the Candlewood Suites Hotel.

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 1978. The proposed project would redevelop the project site with residential and commercial uses in four phases. Phases one through three would develop the site with up to 1,240 multi-family residential units to be provided in three buildings with adjacent parking structures (one level of which would be subterranean) surrounding a one-acre central private park area. In addition, a total of 12,633 square feet of retail space and 5,427 square feet restaurant space would be provided on the ground level of these residential buildings. The proposed residential units would range in size from 512 square feet to 1,201 square feet and would consist of studios, one bedroom and two bedroom units. All units would have between 41 square feet and 71 square feet of outdoor terrace area. These three phases include development of one building per phase, and the central park area would be constructed in conjunction with the first building. The fourth phase would either develop a 66,000 square feet office building or a 161 unit residential building.

The project would also provide approximately 234,000 square feet of open space in courtyards, common area amenities, roof terraces and perimeter plazas and open space areas and a Central Park for residents. The Central Park would include an outdoor theatre, putting green, and par course/walking/running trail with seating. In addition, recreation amenities for residents that would include a pool and spa, fire pits, dog park, outdoor bbq area, fitness area, community center, tennis and basketball courts, and children's play area. Each building would have a common area rooftop deck with outdoor kitchen and seating areas.

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, and a vesting map.

Environmental Issues: Based on the Initial Study prepared for the proposed project, the City anticipates that the following environmental topic areas will be addressed in the EIR:

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