California Environmental Quality Act
NOTICE OF AVAILABILITY

Date: April 17, 2025 (Additional Distribution on June 3, 2025)
To: Responsible Agencies and Interested Persons
Subject: Notice of Availability of a Supplemental Environmental Impact Report for The Village Santa Ana Specific Plan Project
State Clearinghouse Number: 2020029087
City of Santa Ana: DP No. 2023-34

NOTICE IS HEREBY GIVEN that the City of Santa Ana (City) has prepared a Supplemental Environmental Impact Report (EIR) to the City's General Plan Update (GPU) Final Program EIR (GPU PEIR) (State Clearinghouse No. 2020029087) for the proposed The Village Santa Ana Specific Plan Project (proposed project or The Village) located on the northeast corner of West Sunflower Avenue and Bear Street, transected by South Plaza Drive. The City has determined that a Supplemental EIR to the City's GPU PEIR is necessary pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15163 to evaluate the potential environmental impacts from the proposed project. The City is the Lead Agency for the proposed project pursuant to CEQA Guidelines Section 15050.

In accordance with state law, a minimum 45-day public review period was established for the Draft Supplemental EIR, which commenced on **April 17, 2025** and continued through **June 2, 2025**. This updated notice corrects a typographical error in the email address for sending written comments on the Draft Supplemental EIR. No other changes have been made to this notice. As corrected below, written comments on the Draft Supplemental EIR may be sent by e-mail to: JGuevara@santa-ana.org. **This public review period has been extended until June 9, 2025** as a courtesy to reviewers and to provide for more time to re-submit their comments to the appropriate e-mail address**.** During the public review period, the Draft Supplemental EIR will be available for public review at:

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

Southwest Senior Center
2201 West McFadden Avenue
Santa Ana, CA 92704

The documents can also be accessed on the City's website and on the CEQAnet webportal at: https://www.santa-ana.org/the-village-santa-ana-specific-plan/ and https://ceqanet.opr.ca.gov/.



All environmental related comments on the Draft Supplemental EIR should be submitted in writing by 5:00 p.m. on June 9, 2025 to:

Jerry C. Guevara, AICP, Senior Planner
City of Santa Ana, Planning and Building Agency
P.O. Box 1988 (M-20)
Santa Ana, CA 92702
Email: mailto:JGuevara@santa-ana.org

PROJECT TITLE: The Village Santa Ana Specific Plan Project

PROJECT LOCATION: The project site comprises approximately 17.2 acres, located on the northeast corner of West Sunflower Avenue and South Bear Street, transected by South Plaza Drive. The project site comprises seven parcels (Assessor's Parcel Numbers 412-451-01 through -04 and 412-131-10, -20, -21).

PROJECT SITE DESCRIPTION: The project site is currently occupied by the South Coast Plaza Village commercial center on both sides of South Plaza Drive which consists of approximately 164,049 square feet of retail shops and restaurants, offices, and the Regency Theatres cinema building. The City's GPU Land Use Element designates the project site as District Center-High (DC-5) within the South Bristol Street Focus Area. Development in the DC-5 designation is intended to provide urban retail, residential, mixed-use, and employment centers. The project site is currently zoned as Specific Development Plan Number 48 (SD-48) which was adopted in 1989 and was last amended in 1997.

PROJECT DESCRIPTION: The Village Santa Ana Specific Plan Project would provide for redevelopment of the approximately 17.2-acre site with mixed-use commercial and residential, residential only, and commercial only buildings. A central commercial area

would include a variety of commercial uses, such as restaurants, a market, and retail uses, with additional commercial uses extending through the ground floor of adjacent residential buildings. Stand-alone residential and mixed-use buildings would provide housing opportunities for residents in the City's South Bristol Street Focus Area. In total, The Village would include up to 1,583 residential units (encompassing approximately 1,850,000 square feet of building space), 80,000 square feet of retail space, 300,000 square feet of office space, and approximately 7.5 acres of publicly accessible open space and common areas. The Specific Plan includes a maximum height of 25 stories with a minimum of 1 story for commercial/office only buildings and no minimum height for residential or mixed-use buildings. Parking would be provided in tower and podium buildings and underground building levels with up to four levels below grade.

At full buildout, the project is anticipated to provide a combined 13.8 acres of public and private outdoor and recreation space including approximately 7.5 acres of publicly accessible open space and common areas and 6.3 acres of private outdoor and amenity spaces. Public open spaces at The Village would consist of active spaces, outdoor seating, garden paseos, a fitness loop, and a recreational lawn. Private open space amenities include outdoor balconies and patios, pools and spas, outdoor kitchens, and communal gathering spaces. The proposed project would also include roadway and streetscape modifications and improvements along Sunflower Avenue, Bear Street, and South Plaza Drive in addition to new access points throughout the project site and a bicycle network which includes a new Class IV cycle track along Sunflower Avenue, and a new Class I bike path along Bear Street.

Construction of the proposed project is anticipated to begin January 2026 and could take up to 20 years to complete. Construction of the proposed project would be implemented in a series of five phases to reflect anticipated market conditions and to ensure that access, public facilities, and infrastructure connections are appropriately installed to serve the project. Demolition of the entire project site would occur during the first phase of the construction period. Subsequently, the construction period for each phase would generally include excavation, grading, trenching, pile driving, installation of utilities, building construction, architectural coating, paving activities, and installation of landscaping and hardscape elements for the respective phase. The maximum excavation would reach approximately 52 feet below grade where up to four levels of subterranean parking are proposed. Approximately 420,000 cubic yards of total material would be excavated and likely hauled away from the project site.

DISCRETIONARY ACTIONS: The project would require the following entitlements, which will be considered at the discretion of the City: adoption of the Village Santa Ana Specific Plan to regulate future development at the site; certification of a Supplemental EIR; a Zone Change to change the zoning of the site from SD-48 to The Village Santa Ana Specific Plan District (SP No. 6); a Tentative Tract Map to delineate parcel boundaries and public rights-of-way; and a Development Agreement detailing development rights and public benefits pursuant Government Code Section 65864 et seq. Consideration by outside agencies such as the Airport Land Use Commission and Orange County Transportation Authority is also required.

ENVIRONMENTAL TOPICS EVALUATED: The Draft Supplemental EIR examined the potential of the proposed project to generate impacts related to the following environmental topics:

- 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

In addition, the Draft Supplemental EIR evaluated three project alternatives: a No Project/No Build Alternative, Reduced Project Alternative, and Reduced Project with No Subterranean Parking Alternative.

The Draft Supplemental EIR determined that the project site is not a hazardous materials site per Section 65962.5 of the Government Code. The site does not include any hazardous waste facilities, hazardous waste disposal sites, land designated as hazardous waste property, or other similar hazardous materials sites.

The GPU PEIR identified significant and unavoidable impacts related to air quality, cultural resources, greenhouse gas emissions, noise, population and housing, and recreation. However, the Draft Supplemental EIR determined that the proposed project would result in no new significant impacts and no substantial increase in the severity of previously identified impacts disclosed in the GPU PEIR. Regardless, project-level impacts on recreation are considered significant and unavoidable. The proposed project would also result in several potentially significant environmental impacts that would be reduced to a less than significant level with the implementation of identified mitigation measures for air quality, cultural resources, geology and soils, noise, and tribal cultural resources.

For additional information please contact Jerry C. Guevara, Senior Planner, by email at JGuevara@santa-ana.org.