ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30 - 10/09/2025 - 0766

202585000970
FILED
October 9, 2025
HUGH NGUYEN
CLERK - RECORDER
By Shera
Deputy clerk

Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

TYPE OR PRINT CLEARLY

Project Title

THE VILLAGE SANTA ANA SPECIFIC PLAN PROJECT

Check Document being Filed:

- (●) Environmental Impact Report (EIR)
- ( ) Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- ( ) Notice of Exemption (NOE)
- ( ) Other (Please fill in type):

FILED IN THE OFFICE OF THE ORANGE COUNTY CLERK-RECORDER ON October 9, 2025
Posted for 30 **days**

DEPUTY 461

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office.For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

MAYOR
Valerie Amezcua
MAYOR PRO TEM
Benjamin Vazquez
COUNCILMEMBERS
Phil Bacerra
Johnathan Ryan Hernandez
Jessie Lopez
David Penaloza
Thai Viet Phan

CITY MANAGER
Alvaro Nuñez
CITY ATTORNEY
Sonia R. Carvalho
CITY CLERK
Jennifer L. Hall

CITY OF SANTA ANA

PLANNING AND BUILDING AGENCY
20 Civic Center Plaza • P.O. Box 1988
Santa Ana, California 92702
www.santa-ana.org

FILED

OCT 09 2025

HUGH NGUYEN, CLERK-RECORDER

BY: _____ DEPUTY

NOTICE OF DETERMINATION

TO: ☒ Office of Land Use and Climate Innovation
1400 Tenth Street, Room 121
Sacramento, CA 95814

☒ Orange County Clerk Recorder
P.O. Box 238
Santa Ana, CA 92702-0238

FROM: City of Santa Ana
Planning and Building Agency
P.O. Box 1988
20 Civic Center Plaza, M-20
Santa Ana, CA 92702

CONTACT: Jerry C. Guevara, AICP
Senior Planner
jguevara@santa-ana.org

PHONE: (714) 647-5481

Subject: Filing Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code

Project Title: The Village Santa Ana Specific Plan Project
Application Nos: AA No. 2025-01 & DA No. 2025-01
State Clearinghouse Number: 2020029087
Project Location: 1561 W. Sunflower Avenue, Santa Ana, CA 92704 (Orange County)

Applicant: South Coast Plaza, a California general partnership
Attention: Justin McCusker
Applicant Mailing Address: 3315 Fairview Road, Costa Mesa, CA 92626
Phone: (714) 546-0110 **Email:** McCuskerJ@southcoastplaza.com

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.

SANTA ANA CITY COUNCIL

Valerie Amezcua, Mayor, vamezcua@santa-ana.org
Benjamin Vazquez, Mayor Pro Tem - Ward 2, bvazquez@santa-ana.org
Thai Viet Phan, Ward 1, tphan@santa-ana.org
Jessie Lopez, Ward 3, jessielopez@santa-ana.org
Phil Bacerra, Ward 4, pbacerra@santa-ana.org
Johnathan Ryan Hernandez, Ward 5, jryanhernandez@santa-ana.org
David Penaloza, Ward 6, dpenaloza@santa-ana.org

FILED

OCT 09 2025

HUGH NGUYEN, CLERK-RECORDER

BY: _____ DEPUTY

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 new Class IV bike lanes along Sunflower Avenue and 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.

The proposed project has a General Plan Land Use designation 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. The proposed project includes 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 between the City and the developer detailing development rights and public benefits.

On October 7, 2025, the City Council of the City of Santa Ana (Lead Agency) has:

1. Conducted the second reading of and adopted an ordinance approving Amendment Application No. 2025-01 establishing The Village Santa Ana Specific Plan (Specific Plan No. 6) and approving a zone change for the Project Site at 1561 W. Sunflower Avenue from Specific Development No. 48 to Specific Plan No. 6;

2. Conducted the second reading of and adopted an ordinance approving Development Agreement No. 2025-01; and

3. Determine that, pursuant to the California Environmental Quality Act (CEQA), the ordinances' second readings are covered by the Final Supplemental Environmental Impact Report (SEIR) No. 2025-01 (SCH No. 2020029087), including environmental findings of fact pursuant to the California Environmental Quality Act, the Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program that were certified and adopted by the City Council on September 16, 2025 for the Project.

This is to advise that the City of Santa Ana (Lead Agency) has approved the above described ordinances on October 7, 2025 based on the previously made determinations on September 16, 2025:

FILED

OCT 09 2025

HUGH NGUYEN, CLERK-RECORDER

BY: _____ DEPUTY

1. The project will have a significant effect on the environment.
2. An Environmental Impact Report was prepared and certified for this Project pursuant to the provisions of CEQA and reflects the independent judgment of the City of Santa Ana.
3. Mitigation measures were made a condition of the approval of the Project.
4. A mitigation reporting or monitoring plan was adopted for this Project.
5. A Statement of Overriding Considerations was adopted for this Project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Final Supplemental EIR with comments and responses and record of project approval, is available to the General Public at: City of Santa Ana, Planning and Building Agency, 20 Civic Center Plaza, M-20, Santa Ana, CA 92702.

Signature (Public Agency)	October 8, 2025 *Date*	Senior Planner *Title*

Date received for filing:
Date received for filing at SCH (if applicable):

Authority Cited: Sections 21083 and 21087, Public Resources Code.
Reference Sections 21000-21174, Public Resources Code.

County Clerk: Please post for 30 days in accordance with Section 21152(c) of the California Environmental Quality Act.
State Clearinghouse: Please post for 40 days in accordance with Section 21152(c) of the California Environmental Quality Act.

ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

202585000892
FILED
September 18, 2025
HUGH NGUYEN
CLERK - RECORDER
By _____
Deputy clerk

30 - 09 | 18 | 2025 - 0705

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

TYPE OR PRINT CLEARLY

Project Title

THE VILLAGE SANTA ANA SPECIFIC PLAN PROJECT

Check Document being Filed:

- [x] Environmental Impact Report (EIR)
- [ ] Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- [ ] Notice of Exemption (NOE)
- [ ] Other (Please fill in type):

FILED

OCT 09 2025

HUGH NGUYEN, CLERK-RECORDER

BY: _____ DEPUTY

FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON 09/18/2025
Posted 09/18/2025 Removed _____
Returned to agency on _____
DEPUTY 428

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

MAYOR
Valerie Amezcua
MAYOR PRO TEM
Benjamin Vazquez
COUNCILMEMBERS
Phil Bacerra
Johnathan Ryan Hernandez
Jessie Lopez
David Penaloza
Thai Viet Phan

FILED
OCT 09 2025
HUGH NGUYEN, CLERK-RECORDER
BY: _____ DEPUTY

CITY MANAGER
Alvaro Nuñez
CITY ATTORNEY
Sonia R. Carvalho
CITY CLERK
Jennifer L. Hall

CITY OF SANTA ANA
PLANNING AND BUILDING AGENCY
20 Civic Center Plaza • P.O. Box 1988
Santa Ana, California 92702
www.santa-ana.org

FILED
SEP 18 2025
HUGH NGUYEN, CLERK-RECORDER
BY: M.G. DEPUTY

NOTICE OF DETERMINATION

TO: ☒ Office of Land Use and Climate Innovation
1400 Tenth Street, Room 121
Sacramento, CA 95814

☒ Orange County Clerk Recorder
P.O. Box 238
Santa Ana, CA 92702-0238

FROM: City of Santa Ana
Planning and Building Agency
P.O. Box 1988
20 Civic Center Plaza, M-20
Santa Ana, CA 92702

CONTACT: Jerry C. Guevara, AICP
Senior Planner
jguevara@santa-ana.org

PHONE: (714) 647-5481

Subject: Filing Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code

Project Title: The Village Santa Ana Specific Plan Project
Application Nos: AA No. 2025-01, VTTM No. 2025-06, & DA No. 2025-01
State Clearinghouse Number: 2020029087
Project Location: 1561 W. Sunflower Avenue, Santa Ana, CA 92704 (Orange County)

Applicant: South Coast Plaza, a California general partnership
Attention: Justin McCusker
Applicant Address: 3315 Fairview Road, Costa Mesa, CA 92626
Phone: (714) 546-0110 **Email:** McCuskerJ@southcoastplaza.com

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.

SANTA ANA CITY COUNCIL

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Benjamin Vazquez, Mayor Pro Tem - Ward 2, bvazquez@santa-ana.org
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Phil Bacerra, Ward 4, pbacerra@santa-ana.org
Johnathan Ryan Hernandez, Ward 5, jryanhernandez@santa-ana.org
David Penaloza, Ward 6, dpenaloza@santa-ana.org

FILED

SEP 18 2025

HUGH NGUYEN, CLERK-RECORDER

BY: M.G DEPUTY

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The proposed project has a General Plan Land Use designation 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. The proposed project includes 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 between the City and the developer detailing development rights and public benefits.

On September 16, 2025, the City Council of the City of Santa Ana (Lead Agency) has:

1. Adopted a resolution: (1) certifying the Final Supplemental Environmental Impact Report No. 2025-01 (SCH No. 2020029087) for the Project; (2) adopting Environmental Findings of Fact and a Statement of Overriding Considerations for the Project; (3) adopting a Mitigation Monitoring and Reporting Program for the Project; and (4) approving the Project;

2. Adopted a resolution approving Vesting Tentative Tract Map No. 2025-06 (County Map No. 2023-159), as conditioned;

3. Adopted a resolution overruling the Orange County Airport Land Use Commission's determination that The Village Santa Ana Specific Plan is inconsistent with the Airport Environs Land Use Plan of John Wayne Airport, including supportive findings (requires two-thirds vote);

4. Conducted a first reading and adopt an ordinance approving Amendment Application No. 2025-01 establishing The Village Santa Ana Specific Plan (Specific Plan No. 6) and approving a zone change for the Project Site at 1561 W. Sunflower Avenue from Specific Development No. 48 to Specific Plan No. 6; and

5. Conducted a first reading and adopt an uncodified ordinance approving Development Agreement No. 2025-01.

This is to advise that the City of Santa Ana (Lead Agency) has approved the above described project on September 16, 2025 and has made the following determinations regarding the above described project:

1. The project will have a significant effect on the environment.

2. An Environmental Impact Report was prepared and certified for this Project pursuant to the provisions of CEQA and reflects the independent judgment of the City of Santa Ana.

3. Mitigation measures were made a condition of the approval of the Project.

4. A mitigation reporting or monitoring plan was adopted for this Project.

5. A Statement of Overriding Considerations was adopted for this Project.

6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Final Supplemental EIR with comments and responses and record of project approval, is available to the General Public at: City of Santa Ana, Planning and Building Agency, 20 Civic Center Plaza, M-20, Santa Ana, CA 92702.

Signature (Public Agency)	*Date*	*Title*
	September 18, 2025	Senior Planner

Date received for filing:
Date received for filing at SCH (if applicable):

Authority Cited: Sections 21083 and 21087, Public Resources Code.
Reference Sections 21000-21174, Public Resources Code.

County Clerk: Please post for 30 days in accordance with Section 21152(c) of the California Environmental Quality Act.
State Clearinghouse: Please post for 40 days in accordance with Section 21152(c) of the California Environmental Quality Act.

FILED

SEP 18 2025

HUGH NGUYEN, CLERK-RECORDER

BY: M.G. DEPUTY

State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

Print | Clear | Save

RECEIPT NUMBER:
30-09/18/2025-0705

STATE CLEARINGHOUSE NUMBER *(If applicable)*
2020029087

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF SANTA ANA		09/18/2025

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
ORANGE COUNTY	202585000882

PROJECT TITLE

THE VILLAGE SANTA ANA SPECIFIC PLAN PROJECT

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
SOUTH COAST PLAZA, A CALIFORNIA GENERAL PARTNERSHIP		(714) 546-0110

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
3315 FAIRVIEW ROAD	COSTA MESA	CA	92626

PROJECT APPLICANT *(Check appropriate box)*
☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

CHECK APPLICABLE FEES:

☒ Environmental Impact Report (EIR)	$ 4,123.50	$ 4,123.50
☐ Mitigated/Negative Declaration (MND)(ND)	$ 2,968.75	$
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$ 1,401.75	$
☐ Exempt from fee		
☐ Notice of Exemption (attach)		
☐ CDFW No Effect Determination (attach)		
☐ Fee previously paid (attach previously issued cash receipt copy)		
☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$ 850.00	$
☒ County documentary handling fee	$ 50.00	$ 50.00
☐ Other		$

PAYMENT METHOD:
☐ Cash ☐ Credit ☐ Check ☒ Other TOTAL RECEIVED $ 4,173.50

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X	Melissa Gomez Deputy Clerk

ORIGINAL - PROJECT APPLICANT | COPY - CDFW/ASB | COPY - LEAD AGENCY | COPY - COUNTY CLERK | DFW 753.5a (Rev. 01012025)

State of California - Department of Fish and Wildlife

2025 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

Print | StartOver | Save

RECEIPT NUMBER:
30 — 10/09/2025 — 0766

STATE CLEARINGHOUSE NUMBER *(If applicable)*
2020029087

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF SANTA ANA		10/09/2025

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
Orange	202585000970

PROJECT TITLE

THE VILLAGE SANTA ANA SPECIFIC PLAN PROJECT

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
SOUTH COAST PLAZA, A CALIFORNIA GENERIAL PARTNERSHIP		(714)546-0110

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
3315 FAIRVIEW ROAD	COSTA MESA	CA	92626

PROJECT APPLICANT *(Check appropriate box)*

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☑ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$4,123.50	$	0.00
☐ Mitigated/Negative Declaration (MND)(ND)	$2,968.75	$	0.00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$1,401.75	$	0.00
☐ Exempt from fee			
☐ Notice of Exemption (attach)			
☐ CDFW No Effect Determination (attach)			
☑ Fee previously paid (attach previously issued cash receipt copy)			
☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$850.00	$	0.00
☑ County documentary handling fee		$	50.00
☐ Other		$	

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☑ Other **TOTAL RECEIVED** $ 50.00

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X S Luna	SARAH LUNA, DEPUTY CLERK

ORIGINAL - PROJECT APPLICANT | COPY - CDFW/ASB | COPY - LEAD AGENCY | COPY - COUNTY CLERK | DFW 753.5a (Rev. 01012025)