



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

Date: July 26, 2019 (Modified on August 5, 2019)

To: Responsible Agencies and Interested Persons

**Subject: Revised Notice of Preparation of an Environmental Impact Report  
and Public Scoping Meeting for  
The Bowery at 2300 South Red Hill Avenue Mixed-Use Project**

**\*\* Revised to clarify that an Initial Study has not been prepared and only a Notice of Preparation is available for review. Revisions are shown in strikethrough and additions in underline.**

NOTICE IS HEREBY GIVEN that the City of Santa Ana has prepared this Notice of Preparation for a proposed mixed-use project located at 2300, 2310, and 2320 Red Hill Avenue. The City has determined that an Environmental Impact Report (EIR) is necessary pursuant to the Public Resources Code Section 21165 and the California Environmental Quality Act (CEQA) Guidelines Section 15050 to evaluate the potential environmental impacts from the proposed project. The City is the Lead Agency for the proposed project. The purpose of this notice is (1) to serve as a Notice of Preparation 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 forthcoming EIR to be prepared for the project, and (3) to serve as a notice of the public scoping meeting. ~~Copies of the~~ The Notice of Preparation ~~and Initial Study are~~ is available for review at the following locations:

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

City of Santa Ana Public Library  
26 Civic Center Plaza  
Santa Ana, CA 92701

The document can also be accessed on the City's website at:

<https://www.santa-ana.org/pb/planning-division/major-planning-projects-and-documents/bowery-2300-south-red-hill-avenue>

**Notice of Availability:** Pursuant to Public Resources Code Section 21080.4 and CEQA Guidelines Section 15082, the City has prepared a Notice of Preparation to solicit comments related to the scope and content of the EIR. The 30-day public comment period is from Tuesday, July 30, 2019 through Thursday, August 29, 2019. The City, as the Lead Agency, requests that responsible and trustee agencies respond in a manner consistent with Section 15082(b) of the CEQA Guidelines. **All environmental related comments to the Notice of Preparation should be submitted in writing by 5 p.m. on Thursday, August 29, 2019 to:**

Jerry C Guevara, Assistant Planner I  
City of Santa Ana Planning and Building Agency  
PO BOX 1988 (M-20)  
Santa Ana, CA 92702  
Email: [jguevara@santa-ana.org](mailto:jguevara@santa-ana.org)

**Scoping Meeting:** The City will conduct a public scoping meeting in conjunction with this Notice of Preparation in order to receive public comments and suggestions regarding the scope and content of the EIR. The meeting will be held on:

**Date:** Thursday, August 15, 2019  
**Time:** 6:00 p.m. to 7:00 p.m.  
**Location:** Embassy Suites by Hilton  
1325 East Dyer Road  
Santa Ana, CA 92705

Governor's Office of Planning & Research

**AUG 06 2019**

**STATE CLEARINGHOUSE**

**Project Title:** The Bowery at 2300 South Red Hill Avenue Mixed-Use Project

**Project Location:** The project site is located at 2300, 2310, and 2320 Red Hill Avenue, at the southwest corner of Red Hill Avenue and Warner Avenue, which is 0.32 miles southeast of State Route 55.

**Project Description:** The 14.69-acre site is currently developed with three large-scale industrial, warehousing, office buildings, associated parking areas, an open space lawn area, and limited areas of other landscaping.

The project proposes to redevelop the site with new mixed uses that include retail, restaurant, and multi-family residential. Three phases of mixed-use development are proposed with a total of 1,150 multi-family residential units to be provided in three buildings 5 to 7 stories tall with adjacent parking structures. In addition, a total of 80,000 square feet of retail and restaurant commercial space. The proposed residential units would range in size from approximately 635 square feet to 1,120 square feet and would consist of studios, one bedroom and two bedroom units.

The project would also provide approximately 236,000 square feet of open space in courtyards, common area amenities, a roof deck, and perimeter plazas and open space areas for residents and the public. In addition, recreation amenities for residents would include three pool and spa areas, a fitness area, and a community room. Each residential building would have a common area with outdoor kitchen and seating areas.

Three phases are proposed and would include development of one building and parking structure per phase; the open space/plaza area would be constructed in conjunction with the first phase. The project would connect to the existing utility infrastructure in the Red Hill Avenue and Warner Avenue rights-of-way. In addition, new landscaping would be installed throughout the site that would include ornamental trees, shrubs, and ground covers. New exterior lighting onsite would be provided to accent the landscaping, project signage, light walkways, parking areas, and to provide for security.

The project requires a General Plan Amendment to change the land use designation of the site from the Professional and Administration Office (PAO) designation to a mixed-use designation and a zone change to modify the zoning from Light Industrial (M-1) to a Specific Development (SD) zone.

**Environmental Issues:** Based on the proposal, the City anticipates that the following environmental topic areas will be addressed in the EIR:

- Aesthetics
- Air Quality
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- 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
- Project Alternatives

