



Gavin Newsom
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Kate Gordon
Director

Memorandum

Date: January 8, 2020
To: All Reviewing Agencies
From: Scott Morgan, Director
Re: SCH # 2019080011
The Bowery Mixed-Use Project

The Lead Agency has corrected some information regarding the above-mentioned project. Please see the attached materials for more specific information. All other project information remains the same.

cc: Jerry Guevara
City of Santa Ana
20 Civic Center Plaza, 2nd Floor
Santa Ana, CA 92701



TRANSMITTAL

Date: January 7, 2020

To: Responsible Agencies and Interested Persons

Subject: Updated Electronic File Provided for The Bowery Mixed-Use Project Draft EIR, City of Santa Ana: DP No. 2019-06 (State Clearinghouse Number: 2019080011) for Notice of Availability issued January 3, 2020

The attached Notice of Availability was circulated on January 3, 2020 for a 46-day public review. The electronic files for one of the Environmental Impact Report's appendices (Appendix K, Traffic Impact Analysis) did not upload in its entirety. The electronic files for Appendix K are now provided in their entirety in the enclosed USB, and are available on the City's website and the following locations:

<https://www.santa-ana.org/pb/planning-division/major-planning-projects-and-documents/bowery>

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

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

All environmental related comments on the Draft EIR must be submitted in writing by 5:00 p.m. on February 18, 2020 to:

Jerry Guevara, Assistant Planner I
City of Santa Ana Planning and Building Agency
PO BOX 1988
Santa Ana, CA 92702
Email: jguevara@santa-ana.org

Attachment: Notice of Availability.



California Environmental Quality Act NOTICE OF AVAILABILITY

Date: January 3, 2020

To: Responsible Agencies and Interested Persons

**Subject: Notice of Availability of an Environmental Impact Report
for The Bowery mixed-use project
State Clearinghouse Number: 2019080011
City of Santa Ana: DP No. 2019-06**

NOTICE IS HEREBY GIVEN that the City of Santa Ana has prepared a Draft Environmental Impact Report (EIR) that evaluates potential environmental effects associated with the proposed Bowery Mixed-Use Project located at 2300, 2310, and 2320 South Redhill Avenue, which is being distributed for public review. Pursuant to the California Public Resources Code and the California Environmental Quality Act Guidelines (CEQA Guidelines), the City of Santa Ana is the Lead Agency for the proposed project.

In accordance with state law, a minimum 45-day public review period has been established for the Draft EIR, which will commence on **January 3, 2020 and end on February 18, 2020**. During the 46-day review period, the Draft EIR will be available for public review on the City's website and the following locations:

<https://www.santa-ana.org/pb/planning-division/major-planning-projects-and-documents/bowery>

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Project Location: The Project site is 14.58 acres and is located at 2300, 2310, and 2320 South Redhill Avenue, which is on the southwest corner of Red Hill Avenue and Warner Avenue.

Project Description: The 14.58-acre project site is developed with 3 existing light industrial buildings total 212,121 square feet. The proposed project would redevelop the site to provide up to 1,150 multi-family residential units and up to 80,000 square feet of commercial retail and restaurant space. The development would consist of three mixed-use buildings that would be 6-stories in height and one residential building that would be 5-stories in height. Each of these buildings would have an adjacent parking structure. Two parking structures would provide 7-levels of above ground parking and two parking structures would provide 6-levels of above ground parking. In addition, the Project would develop two one-story retail/restaurant commercial buildings and a surface parking lot along Redhill Avenue. The



main vehicular access to the project site and parking facilities would be from two driveways on Warner Avenue and one driveway on Redhill Avenue.

The Project would provide open space and recreation amenities for residents that would include 174,555 square feet of exterior open space recreation area, open space plazas, courtyards, and roof decks; and approximately 8,008 square feet of interior amenities. A total of 183,363 square feet of recreational and open space would be provided onsite. In addition, new landscaping including ornamental trees, shrubs, and ground covers would be installed. New exterior lighting onsite would be provided to accent the landscaping, project signage, light walkways, parking areas, and to provide for security.

The project site currently has a General Plan Land Use designation of Professional & Administrative Office (PAO) and is zoned Light Industrial (M-1). Implementation of the proposed project would require a General Plan Amendment to change the land use designation to District Center (DC) and an Amendment Application zone change to a designation of Specific Development (SD), allowing the proposed mixed-uses. In addition, a Development Agreement between the City and the developer may be requested.

Environmental Topics Evaluated: The EIR examined the potential of the proposed project to generate impacts related to the following environmental topics:

- Aesthetics
- 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
- Park and Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems

In addition, the Draft EIR evaluated three project alternatives that include: a No Project/No Build Alternative, a Reduced Project Alternative, and a Build Out of the Existing Land Use and Zoning Alternative.

For additional information please contact Jerry Guevara, Case Planner, by phone at (714) 647-5481 or by email at jguevara@santa-ana.org.