



California Environmental Quality Act NOTICE OF AVAILABILITY

Date: July 6, 2023

To: Responsible Agencies and Interested Persons

Subject: Notice of Availability of a Supplemental Environmental Impact Report
for the Related Bristol Specific Plan Project

State Clearinghouse Number: 2020029087

City of Santa Ana: DP No. 2022-31

NOTICE IS HEREBY GIVEN that the City of Santa Ana ("City") has prepared a Draft Supplemental Environmental Impact Report ("EIR") that evaluates potential environmental effects associated with the proposed Related Bristol Specific Plan Project located at 3600 South Bristol Street. The City has determined that a Supplemental EIR to the City's General Plan Final Recirculated Program EIR (SCH # 2020029087) is necessary pursuant to California Environmental Quality Act ("CEQA") Guidelines Section 15163 to evaluate the potential environmental impacts from the proposed Project. 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 Supplemental EIR, which will commence on **July 6, 2023 and end on August 21, 2023**. During the 45-day review period, the Draft Supplemental EIR will be available for public review at the following locations:

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

The documents can also be accessed on the City's website and on the CEQAnet webportal at:

<https://www.santa-ana.org/related-california-bristol-specific-plan/>

<https://ceqanet.opr.ca.gov/>

All environmental related comments on the Draft Supplemental EIR must be submitted in writing by 5:00 p.m. on Monday, August 21, 2023 to:

Ali Pezeshkpour, AICP, Planning Manager
City of Santa Ana Planning and Building Agency
PO BOX 1988 (M-20)
Santa Ana, CA 92702
Email: APezeshkpour@santa-ana.org

Project Title: Related Bristol Specific Plan Project

Project Location: The Project site is approximately 41.13 gross acres and is located at 3600 South Bristol Street. The site is generally bordered by MacArthur Boulevard to the north, Sunflower Avenue to the south, and Bristol Street to the east. The west side of the site is bordered by South Plaza Drive between MacArthur Boulevard and Callen's Common and by existing off-site development between Callen's Common and Sunflower Avenue to the south. The Project site includes the following nine parcels: (Assessor Parcel Numbers [APNs]) 412-131-12, 412-131-13, 412-131-14, 412-131-16, 412-131-17, 412-131-22, 412-131-24, 412-131-25, and 412-131-26.



Project Description: The 41.13-gross-acre Project site is currently developed with 16 existing commercial buildings totaling 465,063 square feet. The proposed Specific Plan Project would redevelop the site in three phases to provide: (i) up to 3,750 multi-family residential units; (ii) up to 350,000 sf of commercial uses; (iii) a hotel with 250 rooms; (iv) a senior living/continuum of care use with up to 200 units; and (v) approximately 13.1 acres of parks, pedestrian paseos, and common open space. The Project would result in a floor area ratio (FAR) of 2.7 and density

of 91 dwelling units per acre. The Project proposes two mixed-use districts, differing in development intensity on the site with parking provided in above- and below-ground parking structures with limited surface parking. The main vehicular access to the Project site would be provided via driveways along Bristol Street, South Plaza Drive, MacArthur Boulevard, and Sunflower Avenue. Intersections would be added at MacArthur Boulevard and Sunflower Avenue to provide direct access to Bristol Paseo, the proposed primary north/south local neighborhood street.

The Project would include approximately 13.1 acres of publicly accessible open space within recreation areas, open space plazas, courtyards, and pedestrian paseos. Street trees would be installed along all streets within and adjacent to the Project site. New exterior lighting onsite would be provided to accent the landscaping, project signage, light walkways, parking areas, and for security. The Project is intended to be a walkable, bikeable community and would include onsite sidewalks, and street system that would connect to the existing adjacent roadways. The Project also includes offsite bike lane improvements to provide a Class IV bike lane on Bristol Street, MacArthur Boulevard, and Sunflower Avenue.

The Project includes roadway improvements to the adjacent offsite roadway system including: new curb cuts for ingress/egress, planted setback areas, sidewalks, new medians and median modifications, and restriping and signalization modifications. The Project includes installation of new water, stormwater, sewer, drainage, gas, and electrical service lines and connection to the existing infrastructure in the adjacent street systems. In addition, the Project would upgrade 2,230 linear feet of 54-inch drainage pipe in Sunflower Avenue to a 72-inch drainage pipe, and 320 linear feet of 42-inch drainage pipe in South Plaza Drive to a 60-inch drainage pipe. The Project would replace the existing 14-inch water pipeline in MacArthur Boulevard with a new 16-inch water main. North of Callens Common, the Project would upgrade the existing 12-inch water main in South Plaza Drive with a 16-inch water main, and the existing 12-inch water main in South Bristol Street with a 16-inch water main. South of Callens Common, the Project would upgrade the existing 12-inch water mains in South Plaza Drive, South Bristol Street and Sunflower Avenue with a new 12-inch water main.

The Project site has a General Plan Land Use designation of District Center-High (DC-5) and a zoning of General Commercial (C-2) north of Callen’s Common, and Commercial Residential (CR) and General Commercial (C-2) south of Callen’s Common. The Project includes a Zoning Map Amendment to change the zoning from CR and C-2 to Related Bristol Specific Plan District to regulate future development in the site.

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
- Park 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, a Reduced Project Alternative, and a Build Out of the Existing Zoning 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, land designated as hazardous waste property, hazardous waste disposal site, or other similar hazardous materials site.

The Draft Supplemental EIR determined that the Project would result in significant environmental effects related to air quality, cumulative air quality, parks and recreation, and cumulative parks and recreation after implementation of existing regulations and mitigation measures. In addition, the Draft Supplemental EIR determined that impacts related to cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, noise, and tribal cultural resources would be reduced to a less than significant level with incorporation of mitigation.

For additional information please contact Ali Pezeshkpour, Planning Manager, by phone at (714) 647-5882 or by email at APezeshkpour@santa-ana.org.