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CITY OF SANTA ANA

Planning and Building Agency

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

NOTICE OF DETERMINATION

TO: Office of Planning and Research
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
P.O. Box 1988
20 Civic Center Plaza
Santa Ana, CA 92702

Contact: Ali Pezeshkpour
Phone: (714) 647-5882

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

Project Title: The Related Bristol Specific Plan Project

Applicant: RCR Bristol LLC

State Clearinghouse Number: 2020029087

Project Location: 3600 South Bristol Street

City: Santa Ana **County:** Orange

Project Description: The proposed Project would redevelop the 41.13-acre site 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's land use plan is comprised of two Mixed-Use districts, differing in development intensity, with the Mixed-Use/Village Core to the south and Mixed-Use/Residential to the north. Parking would be provided through free-standing and above and below-ground structures. 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.

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 or Class II bike lane on Bristol Street, MacArthur Boulevard, and Sunflower Avenue.

The Project site has a General Plan Land Use designation of District Center-High (DC-5) within the South Bristol Street Focus Area. The existing zoning for the Project site is 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. In addition, the Project includes a Development Agreement between the City and the developer.

On October 1, 2024 the City Council of the City of Santa Ana (Lead Agency) has:

- Adopted a resolution certifying Final Environmental Impact Report No. 2022-01 (SCH No. 2020029087), adopting environmental findings of fact pursuant to the California Environmental Quality Act (CEQA), adopting a Statement of Overriding Considerations, and adopting the Mitigation Monitoring and Reporting Program;
- Conducted the first reading of an ordinance approving Amendment Application No. 2023-03 to establish the Related Bristol Specific Plan No. 5 and to approve a zone change for the Project site from General Commercial (C2) and Commercial Residential (CR) to Related Bristol Specific Plan (SP No. 5);
- Conducted the first reading of an ordinance approving Development Agreement No. 2023-02;

- Adopted a resolution approving Vesting Tentative Tract Map No. 2023-01 (County Map No. 19272), as conditioned;
- Adopted a resolution overruling the Orange County Airport Land Use Commission’s determination that the Related Bristol Specific Plan is inconsistent with the Airport Environs Land Use Plan, including supportive findings.

Further, on October 1, 2024, the City Council of the City of Santa Ana (Lead Agency) has found that:

1. <input checked="" type="checkbox"/>	The Project will have a significant effect on the environment.
<input type="checkbox"/>	The Project will NOT have a significant effect on the environment
2. <input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	A Negative Declaration was prepared for this Project pursuant to the provisions of CEQA and reflects the independent judgment of the City of Santa Ana.
<input type="checkbox"/>	A Mitigated Negative Declaration was prepared for this Project pursuant to the provisions of CEQA and reflects the independent judgment of the City of Santa Ana.
3. <input checked="" type="checkbox"/>	Mitigation measures were made a condition of the approval of the Project.
<input type="checkbox"/>	Mitigation measures were NOT made a condition of the approval of the Project.
4. <input checked="" type="checkbox"/>	A Mitigation Monitoring or Reporting Plan was adopted for this Project.
<input type="checkbox"/>	A Mitigation Monitoring or Reporting Plan was NOT adopted for this project.
5. <input checked="" type="checkbox"/>	A Statement of Overriding Considerations was adopted for this project.
<input type="checkbox"/>	A Statement of Overriding Considerations was NOT adopted for this project
6. <input checked="" type="checkbox"/>	Findings were made pursuant to the provisions of CEQA.
<input type="checkbox"/>	Findings were NOT made pursuant to the provisions of CEQA.

This is to certify that the Final Supplemental EIR and the record of Project approval, are available at: City of Santa Ana Planning Division, 20 Civic Center Plaza, Santa Ana, CA 92702:



October 2, 2024 Planning Manager

Signature:

Date:

Title:

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