



MEMORANDUM

To: Meaghan Truman, EPD Solutions Inc.
From: Ace Malisos, Kimley-Horn and Associates, Inc.
Date: September 9, 2024
Subject: Related Bristol Mitigation Measure GHG-2 Clarifications

Kimley-Horn prepared the Related Bristol Specific Plan Project Greenhouse Gas Emissions Assessment in May 2023 to support the Related Bristol Specific Plan Project Draft EIR, which was circulated for public review on July 5, 2023.

California's 2022 Building Standards Code (Title 24), established by the California Building Standards Commission (CBSC), went into effect January 1, 2023. Title 24, Part 11, is the California Green Building Standards Code (CALGreen). CALGreen includes two voluntary tiers, Tier 1 and Tier 2, that allow local building departments to set higher standards for sustainable goals.

The 2022 CALGreen Code was updated in 2024 and went into effect July 1, 2024 (July 2024 Supplement) after the Draft EIR was circulated for public review in 2023. As a result, clarifications to Draft EIR MM GHG-2 have been identified to: (1) separate the LEED requirement and the CALGreen requirement since they are separate standards; (2) clarify the performance standard for CALGreen Tier 2; (3) ensure consistency with the emissions modeling, mitigation reductions, and analysis in the Draft EIR; and (4) improve the ability for mitigation implementation and verification. The clarifications are shown in strikethrough and underline below.

Mitigation Measure GHG-2: LEED, Charging Stations, and Bus Stops. Prior to the issuance of a Phase 1, Phase 2, or Phase 3 building permits, the Project Applicant or successor in interest shall provide documentation to the City of Santa Ana demonstrating the following:

- The Project shall be designed to achieve Leadership in Energy and Environmental Design (LEED) certification. It will also be designed consistent with ~~to meet or exceed~~ CALGreen Tier 2 standards ~~or will otherwise achieve a 20% reduction below in effect at the time of building permit application in order to exceed~~ 2022 Title 24 energy efficiency standards. The 2022 version of Title 24 (effective January 1, 2023, prior to the July 2024 Supplement) is the baseline for improvement.
- The Project shall provide facilities to support electric charging stations per the Tier 2 standards in Section A5.106.5.3 (Nonresidential Voluntary Measures) and Section

A5.106.8.2 (Residential Voluntary Measures) of the 2022 CALGreen Code. The 2022 version of Title 24 (effective January 1, 2023, prior to the July 2024 Supplement) is the baseline for improvement.

- The Applicant shall coordinate with the City of Santa Ana and Orange County Transit Authority to ensure that bus pad and shelter improvements are incorporated, as appropriate.

As noted above, these changes would ensure consistency with the emissions modeling, mitigation reductions, and analysis in the Draft EIR and would not decrease the effectiveness of the mitigation measure compared to what was analyzed in the Draft EIR.

Please do not hesitate to contact me at 714.705.1380 or ace.malisos@kimley-horn.com with any questions.