



California Environmental Quality Act
**NOTICE OF COMPLETION OF A FINAL EIR AND
NOTICE OF A PLANNING COMMISSION MEETING**

Date: April 27, 2020

To: Responsible Agencies and Interested Persons

**Subject: Notice of Completion of a Final 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 Final Environmental Impact Report (EIR) that is being distributed in accordance with Public Resources Code (PRC) Section 21092.5, which requires copies of written responses to comments and the Final EIR be forwarded to public agencies at least 10 days prior to certification of the EIR.

The Final EIR is available for review online on the City's website at:

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

The Final EIR will be also available for viewing in print by appointment only. Please send requests to view to PlanningDepartment@santa-ana.org or call (714) 647-5804. Technical appendices will be provided in digital format.

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

Planning Commission Meeting: The proposed Bowery Mixed-Use Project will be heard by the City of Santa Ana Planning Commission on Monday, May 11, 2020 at 5:30 p.m. For information on virtual meeting attendance, please visit: <https://www.santa-ana.org/cc/city-meetings>.

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 Draft 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 included: a No Project/No Build Alternative, a Reduced Project Alternative, and a Build Out Under the Existing Land Use and Zoning Alternative.

For additional information, please contact the project's case planners:

Jerry Guevara, Assistant Planner I, by phone at (714) 647-5481 or by email at jguevara@santa-ana.org.

Ali Pezeshkpour, Senior Planner, by phone at (714) 647-5882 or by email at: APezeshkpour@santa-ana.org