



California Environmental Quality Act NOTICE OF PREPARATION AND SCOPING MEETING

Date: March 17, 2023

To: Responsible Agencies and Interested Persons

Subject: Notice of Preparation of a Supplemental Environmental Impact Report and Public Scoping Meeting for the Related Bristol Specific Plan Project

NOTICE IS HEREBY GIVEN that the City of Santa Ana ("City") has prepared this Notice of Preparation for a proposed Specific Plan Project located at 3600 South Bristol Street ("proposed Project" or "Related Bristol Specific Plan Project"). The City has determined that a Supplemental Environmental Impact Report ("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. The City is the Lead Agency for the proposed Project pursuant to CEQA Guidelines Section 15050. The purpose of this notice is (1) to serve as a Notice of Preparation of a Supplemental EIR pursuant to the CEQA Guidelines Section 15082; (2) to advise and solicit comments and suggestions regarding the scope and content of the forthcoming Supplemental EIR to be prepared for the project; and (3) to serve as a notice of the public scoping meeting. Copies of the Notice of Preparation are available for review at the following locations:

City of Santa Ana, Planning Division
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/>

Notice of Preparation: Pursuant to Public Resources Code Section 21080.4 and CEQA Guidelines Section 15082, the City has prepared a Notice of Preparation to solicit comments related to the scope and content of the Supplemental EIR. The 30-day public comment period on the Notice of Preparation is from Friday, March 17, 2023 to Monday, April 17, 2023. The City, as the Lead Agency, requests that responsible and trustee agencies respond in a manner consistent with Section 15082(b) of the CEQA Guidelines. **All environmental related comments to the Notice of Preparation should be submitted in writing by 5:00 p.m. on Monday, April 17, 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

Scoping Meeting: The City will conduct a public scoping meeting in conjunction with this Notice of Preparation in order to receive public comments and suggestions regarding the scope and content of the Supplemental EIR. The meeting will be held on:

Date: Thursday, March 30, 2023
Time: 5:30 p.m. to 7:00 p.m.
Location: McFadden Institute of Technology
2701 S Raitt Street
Santa Ana, CA 92704

Project Title: Related Bristol Specific Plan Project

Project Location: The Project site is approximately 41.1 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, Bristol Street to the east, and Plaza Drive to the west. 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 Site Description: The 41.1-acre site is developed with 465,063 square feet (sf) of predominately retail and restaurant uses, with some medical office, financial, and fitness uses. The site includes 3 multi-story buildings and 11 one-story buildings occupied with single and multiple tenants. All parking is provided in surface parking areas located throughout the Project site.

The Project site is within the General Plan Land Use Element South Bristol Street Focus Area and is designated District Center-High (DC-5). The DC-5 designation has a maximum Floor Area Ratio (FAR) of 5.0, or 125 dwelling units per acre (du/ac) and a maximum height of 25 stories that would allow up to 8,733,780 sf of mixed uses, inclusive of residential uses, within the Project site.



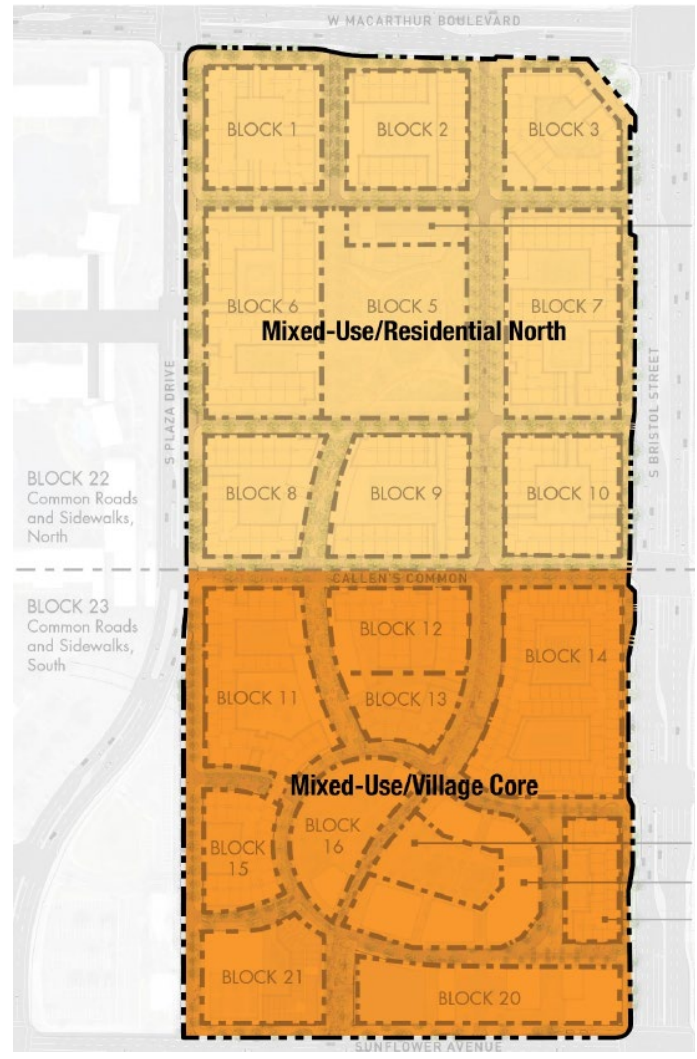
Project Location

Proposed Specific Plan Project Description Summary: The Project proposes a Specific Plan to replace the existing General Commercial (C2) and Regional Commercial (CR) zoning on the Project site. The Specific Plan would include a site-specific plan for the Project site, identifying the allowable site uses, development standards, design guidelines, and the processes and procedures for the approval of future development within the Specific Plan area. In addition to the proposed Specific Plan, the Project also includes redevelopment of the site in three phases. The Project proposes to demolish the existing shopping center and related infrastructure and provide a mixed-use development with (i) up to 3,750 multi-family residential units; (ii) up to 350,000 sf of commercial uses; (iii) a hotel with up to 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 FAR of 2.7 and density of 92 du/ac. Parking would be provided by above- and below-ground parking structures providing shared parking as well as ground level parking.

Proposed Specific Plan Land Uses: The proposed Specific Plan divides the planning area into 23 proposed development areas, each a different “Block” (including two common area blocks for common roads and sidewalks). The proposed Land Use Plan is comprised of two Mixed-Use districts: a high intensity, Mixed-Use/Village Core District, which is located south of Callen’s Common (and includes Blocks 11-21), and a lower intensity Mixed-Use/Residential District located to the north of Callen’s Common (including Blocks 1-10). These Districts are both comprised of a mixed-use development pattern, but the intensity of development character differs.



Proposed Land Use Blocks



Proposed Mixed-Use Districts

The number of residential units and non-residential square footage for both Districts is outlined in the table below.

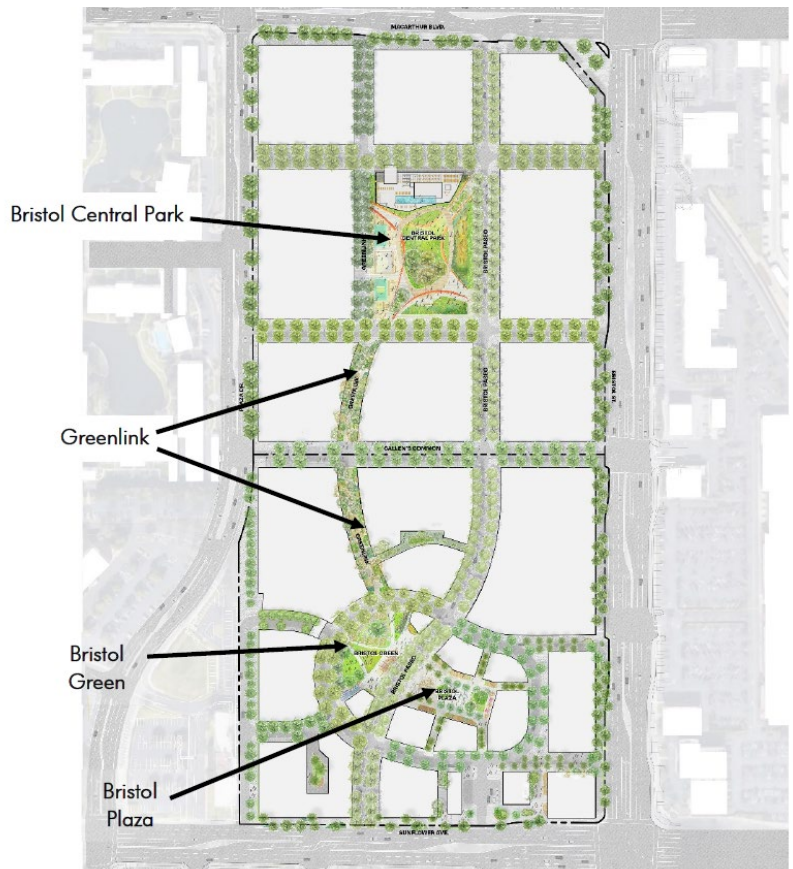
Proposed Land Uses	
Land Use	Proposed Intensity
Blocks 1-10 (Mixed-Use/Residential North District)	
Residential (units)	2,375 units
Private Amenity Building (in Bristol Central Park)	16,000 sf (target)
Commercial gross square feet (gsf)	100,000 sf
Bristol Central Park	2.5 acres
Greenlink	0.25 acres
Open Space (Programmable Roads and Parkways)	4.3 acres
Blocks 11-21 (Mixed-Use/Village Core District)	
Residential	1,375 units
Retail/Commercial (gsf)	250,000 sf
Hotel/Hospitality	250 rooms/150,000 sf
Senior/Continuum of Care (units)	200 units/225,000 sf
Bristol Plaza and Bristol Green, Retail Village Open Space	1.5 acres
Greenlink	0.3 acres
Open Space (Programmable Roads and Parkways)	4.3 acres

Residential: All residential development would be provided as for-rent multi-family uses. Residences would be in a vertical mixed-uses with residential on top of commercial uses and would include recreation areas, leasing offices, fitness rooms, pools/spas, business centers, etc. Residential uses would be located adjacent to public amenities including parks, open space areas, and the pedestrian-only green linkage (“Greenlink”) that connects the public open spaces throughout the Project site.

Commercial: The commercial uses would be centered around a pedestrian-focused circulation zone and Bristol Street to promote ground floor retail with clear wayfinding and easy access from surrounding streets and parking garages.

Open Space and Landscaping: Street trees would be installed along all streets within and adjacent to the Project site. New exterior lighting on site would be provided to accent landscaping, Project signage, walkways, parking areas, and to provide for security. The Project would provide the following open space areas that would be landscaped:

- **Bristol Green:** An approximately 0.7-acre open space area in the central portion of the Mixed-Use/Village Core.
- **Greenlink:** An approximately 0.6-acre landscaped pedestrian pathway linking the south and north areas of the Project site with shade trees, sitting areas, with connections to residences.
- **Bristol Plaza:** An approximately 0.9-acre urban plaza with seating, retail, outdoor dining, and landscaping.
- **Bristol Central Park:** An approximately 2.5-acre open space area with open play areas, walkways, seating, and a private recreation facility for residents.



Conceptual Open Space

Proposed Phasing: The proposed development would occur over three phases, as listed in the table below.

Conceptual Phasing				
Use	Phase 1	Phase 2	Phase 3	Total
Residential (units)	1,375	856	1,519	3,750
Commercial (gsf)	250,000	65,000	35,000	350,000
Hospitality (keys)	250	--	--	250
Senior/Continuum of Care (units)	200	--	--	200

The proposed Mixed-Use/Village Core District (Blocks 11-21) would be developed in Phase 1, located south of Callen's Common. Phase 2 and Phase 3 would develop the proposed Mixed-Use Residential North District (Blocks 1-14) which are located north of Callen's Common and extend to MacArthur Boulevard.

Phase 1: Phase 1 includes the demolition of all on-site buildings and infrastructure south of Callen's Common, and subsurface excavation for construction of two levels of subterranean parking. Phase 1 assumes the construction of approximately 1,375 multi-family residential units, 250,000 sf of retail uses, a 250-room hotel, a 200-unit senior living/continuum of care structure, and a public open space area, as well as associated landscape improvements and infrastructure upgrades, including offsite infrastructure upgrades. All existing development north of Callen's Common will remain operational during Phase 1.

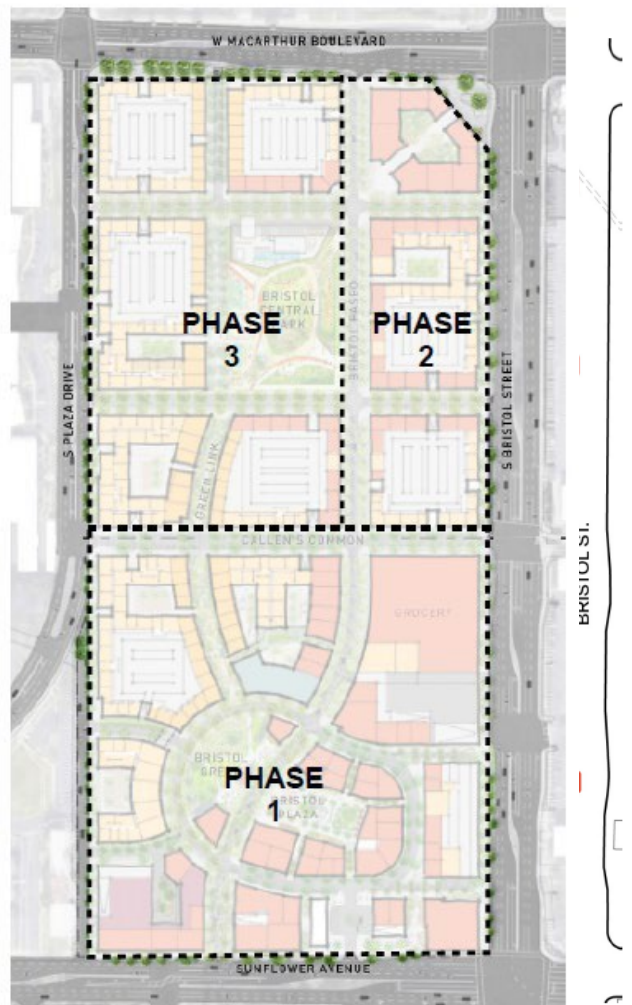
Phase 2: Phase 2 includes the demolition of all on-site buildings and infrastructure within the Phase 2 area of the site, and subsurface excavation for construction of one level of subterranean parking. Phase 2 assumes the construction of approximately 856 multi-family residential units, 65,000 sf of retail uses, public open space areas, as well as associated landscape improvements and infrastructure upgrades.

Phase 3: Phase 3 includes the demolition on-site buildings and infrastructure within the Phase 3 area of the site. Subsurface excavation would occur for construction of one level of subterranean parking. Phase 3 assumes the construction of approximately 1,519 multi-family residential units, 35,000 sf of retail uses, public open space areas, as well as associated landscape improvements and infrastructure upgrades.

Proposed Mobility: The Project is intended to be a walkable, bikeable community and would include an onsite sidewalk, and street system that would connect to the existing adjacent roadways. The Project includes Greenlink, which would be a landscaped pedestrian paseo linking the north and south areas of the site, and have landscaping, seating areas, and connections to residences, open space, and commercial areas. The Project would also include offsite bike lane improvements to provide a Class I Bike Lane on Bristol Street and Class II bike lanes on MacArthur Boulevard and Sunflower Avenue.

Several of the proposed onsite streets, Bristol Paseo (the primary north/south street), the looped road ringing Bristol Green and Bristol Plaza areas, and the Shared Streets would be "Programmable" streets; such that they could be used for special pedestrian events such as farmers' markets, seasonal festivals, music events, etc.

Roadway Improvements: The Project includes roadway improvements to the adjacent offsite roadway system including: new curb cuts for ingress/egress, planted setback areas, sidewalks, and street trees, potential new medians and median modifications, travel lane and signalization modifications, and bicycle lane modifications.

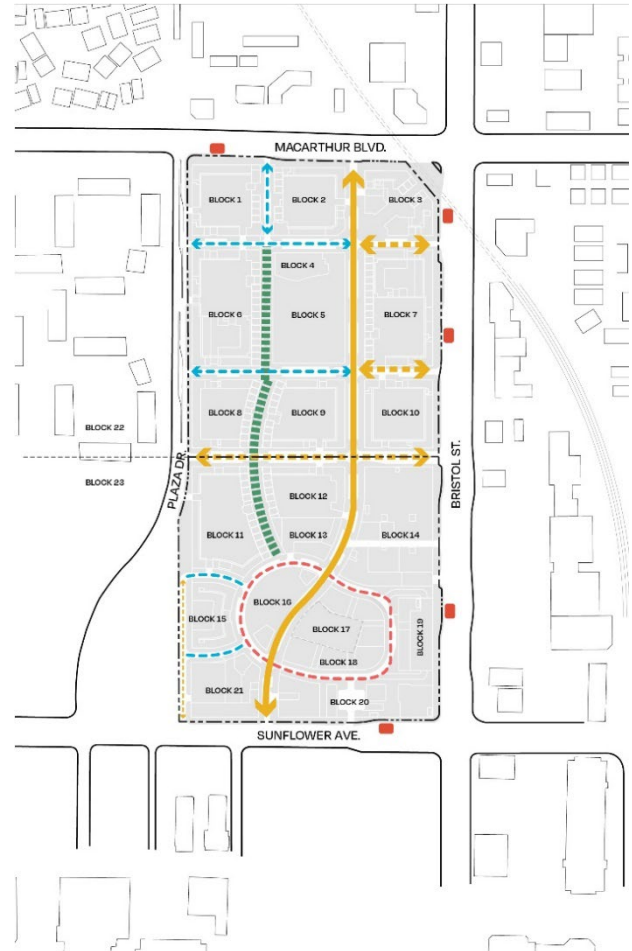
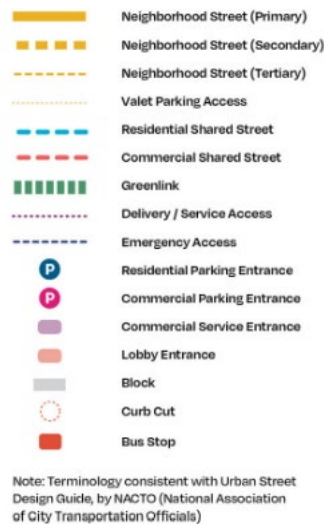


Conceptual Phasing Plan

Parking: The majority of parking would be provided in shared/joint/reciprocal subterranean and above-grade parking garages. One to two levels of subterranean parking are included in Phase 1 and one level of subterranean parking are included in Phase 2 and Phase 3. The Project also includes limited on-street parking.

Infrastructure Improvements: 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.

Discretionary Actions: The Project includes adoption of the Related Bristol Specific Plan to regulate future development at the site, certification of the Supplemental EIR, a Zoning Map Amendment to change the zoning of the site from Regional Commercial (CR) and General Commercial (C2) to Related Bristol Specific Plan District, a Tentative Tract Map (TTM) to delineate parcel boundaries and public rights-of-way, John Wayne Airport Land Use Commission (ALUC) review, and a development agreement detailing development rights and public benefits pursuant Government Code Section 65864 et seq.



Conceptual Circulation Plan

Environmental Issues: The City anticipates that the following environmental topic areas will be addressed in the Supplemental EIR:

- Aesthetics
- Air Quality
- Agriculture and Forestry
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services and Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire
- Project Alternatives