

March 2023

CEQA Scoping Meeting Related Bristol Specific Plan Project Santa Ana, CA



Scoping Meeting Agenda

1. Introductions
2. Purpose of CEQA
3. Purpose of Scoping Meeting
4. Project Location
5. Project Description
6. Overview of Environmental Process & Opportunities for Public Input
7. Breakout Stations



Introductions

- City of Santa Ana Planning Division Staff:
 - Ali Pezeshkpour, AICP, Planning Manager
 - Margarita Macedonio, Principal Planner
 - Ricardo Soto, AICP, Principal Planner
- City's Environmental Consultant - EPD Solutions:
 - Konnie Dobрева, CEQA Project Manager
 - Meaghan Truman, Associate Environmental Planner



Purpose of CEQA

- Disclose project impacts to the public and decision makers
- Identify feasible ways to avoid or reduce potential impacts
- Does not analyze if a project is “good” or “bad”



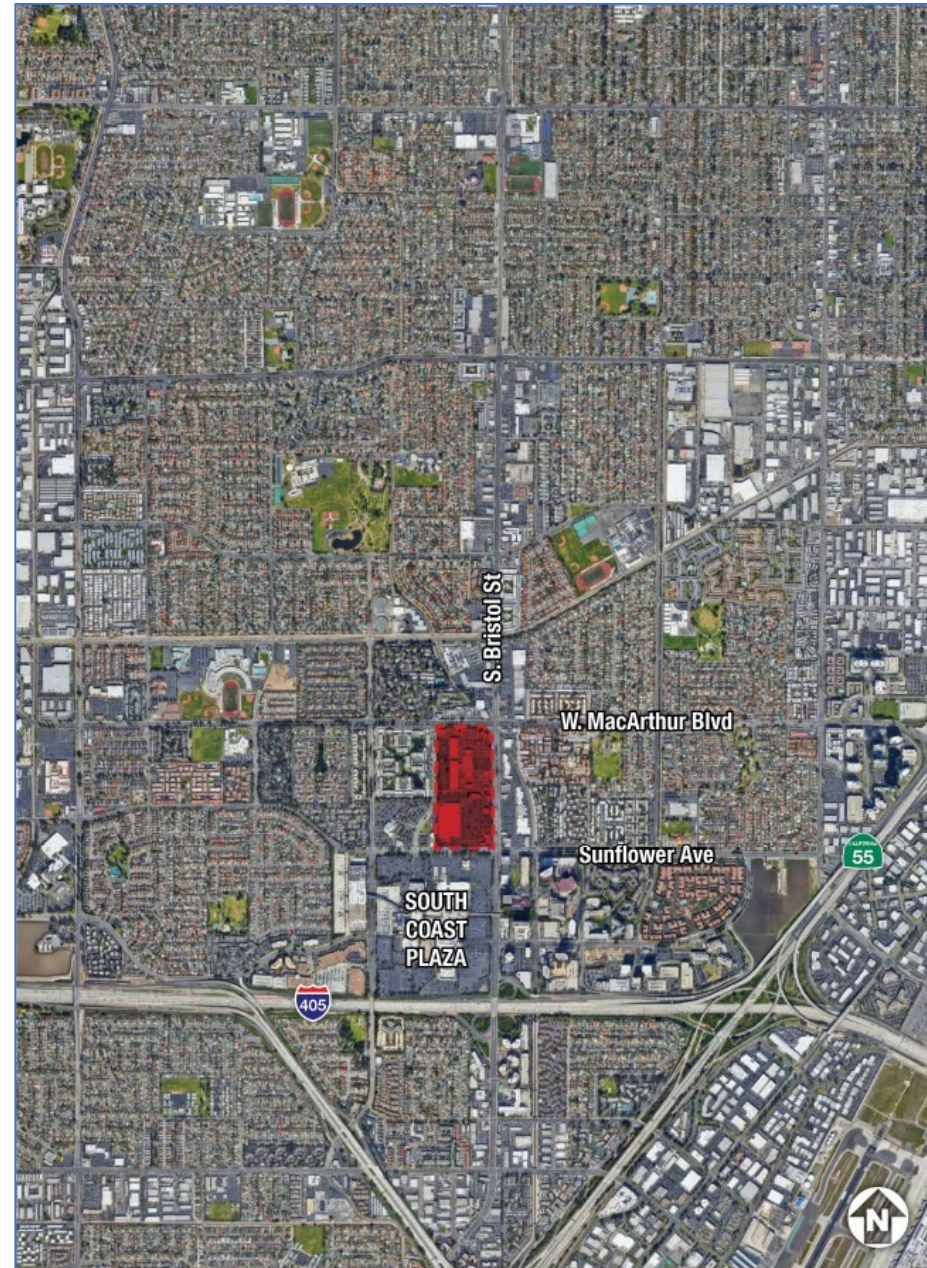
Purpose of Scoping Meeting

- Provide information regarding the proposed project
- Provide an opportunity for public input
- Determine the scope, focus, and content of the upcoming EIR



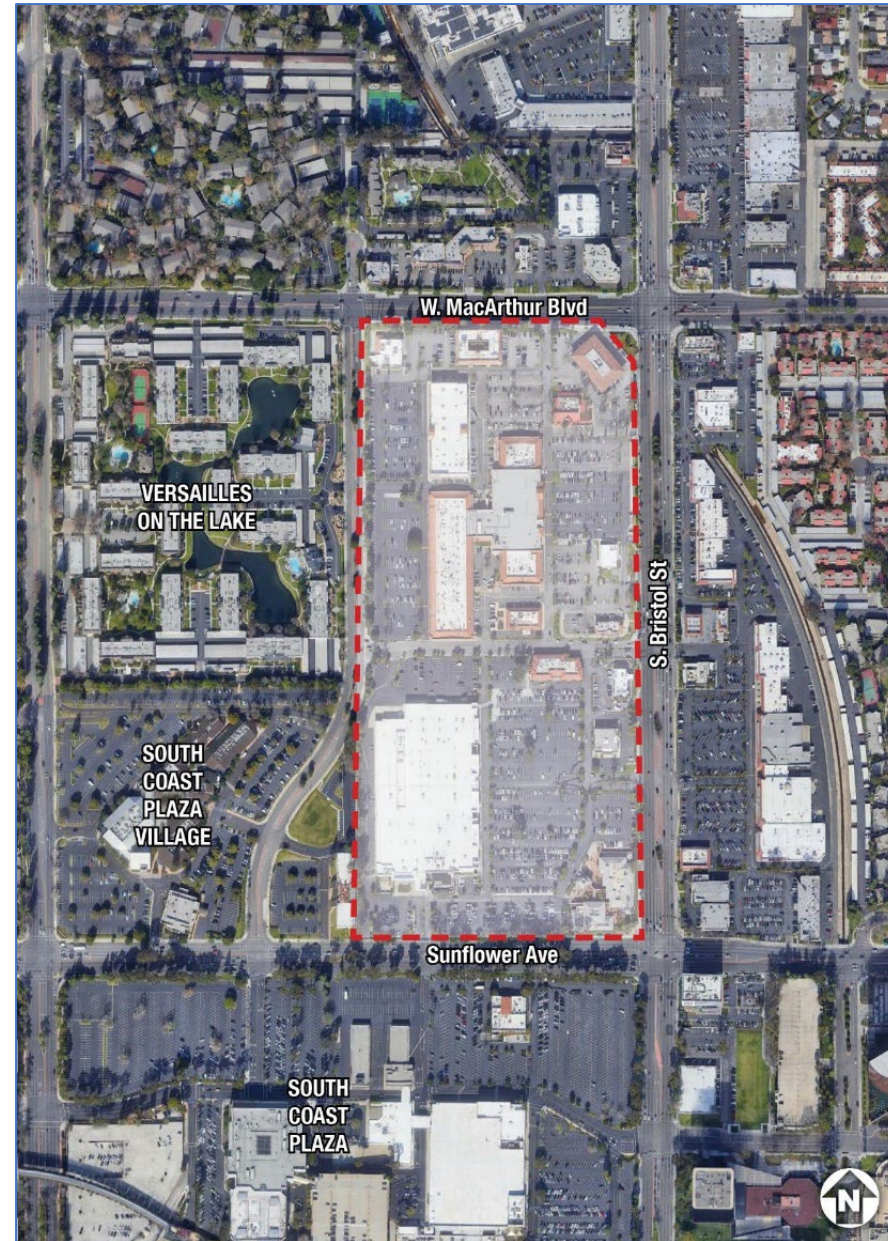
Project Location

- 3600, 3606, 3732, 3701, 3719, 3810, 3814, 3820, and 3900 South Bristol Street
- Southwest corner of West MacArthur Blvd and South Bristol Street



Project Site

- 41.1- acre site is currently developed with 3 multi-story and 11 one-story commercial buildings



General Plan

- South Bristol Street Focus Area
- Designated District Center High (DC-5), which allows developments up to:
 - 125 dwelling units per acre,
 - Floor-area ratio (FAR) of up to 5.0, and
 - Buildings up to 25 stories in height



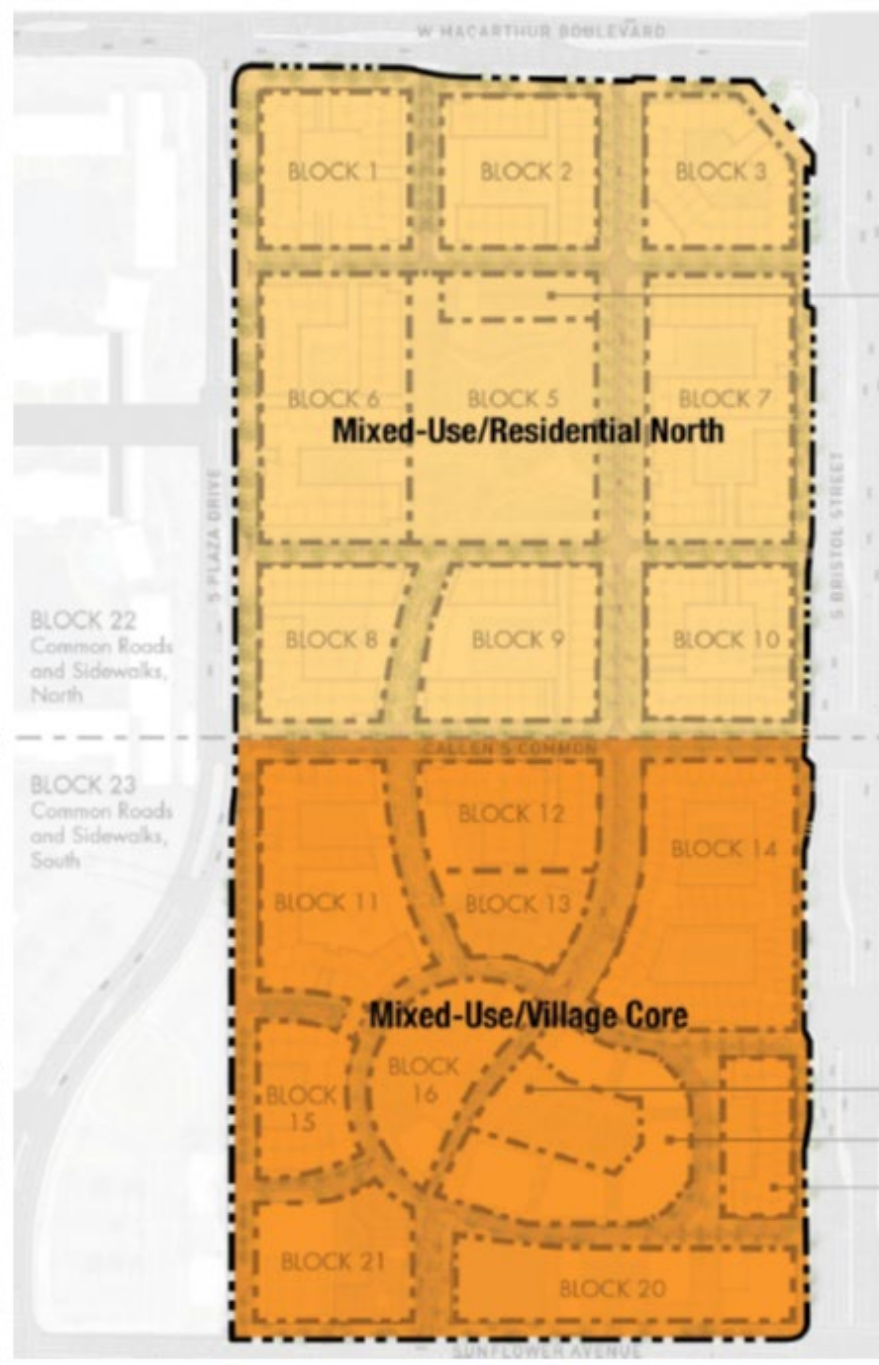
Project Description

- Specific Plan to replace the existing C2 and CR zoning
- Demolition of existing buildings and development of a mixed-use site with:
 - 3,750 multi-family units
 - 350,000 SF of commercial
 - 250 room hotel
 - Senior living/continuum of care with up to 200 units
 - 13.1 acres of green spaces, plazas, paseos, and common open space





Proposed Land Use Blocks



Proposed Mixed-Use Districts





Illustrative Ground Floor Plan



Illustrative Upper Floor Plan



Requested Discretionary Actions

- Adoption of the Related Bristol Specific Plan
- Zoning Map Amendment
 - From Regional Commercial (CR) and General Commercial (C2) to Related Bristol Specific Plan District
- Tentative Tract Map (TTM)
- Certification of a Supplemental Environmental Impact Report (SEIR)
- Development Agreement



Purpose of a Supplemental EIR

- Tiers from the Findings of the Santa Ana General Plan Final EIR. The project would implement the Santa Ana General Plan.
- Shares information with the public regarding the project's potential impacts.
- Identifies ways to avoid or reduce impacts.
- Identifies any needed new mitigation measures to reduce impacts.
- Analyzes alternatives to the proposed project.
- Promotes interagency coordination and public review.
- Provides a comprehensive environmental document that serves to inform decision-makers and help in the decision-making process.

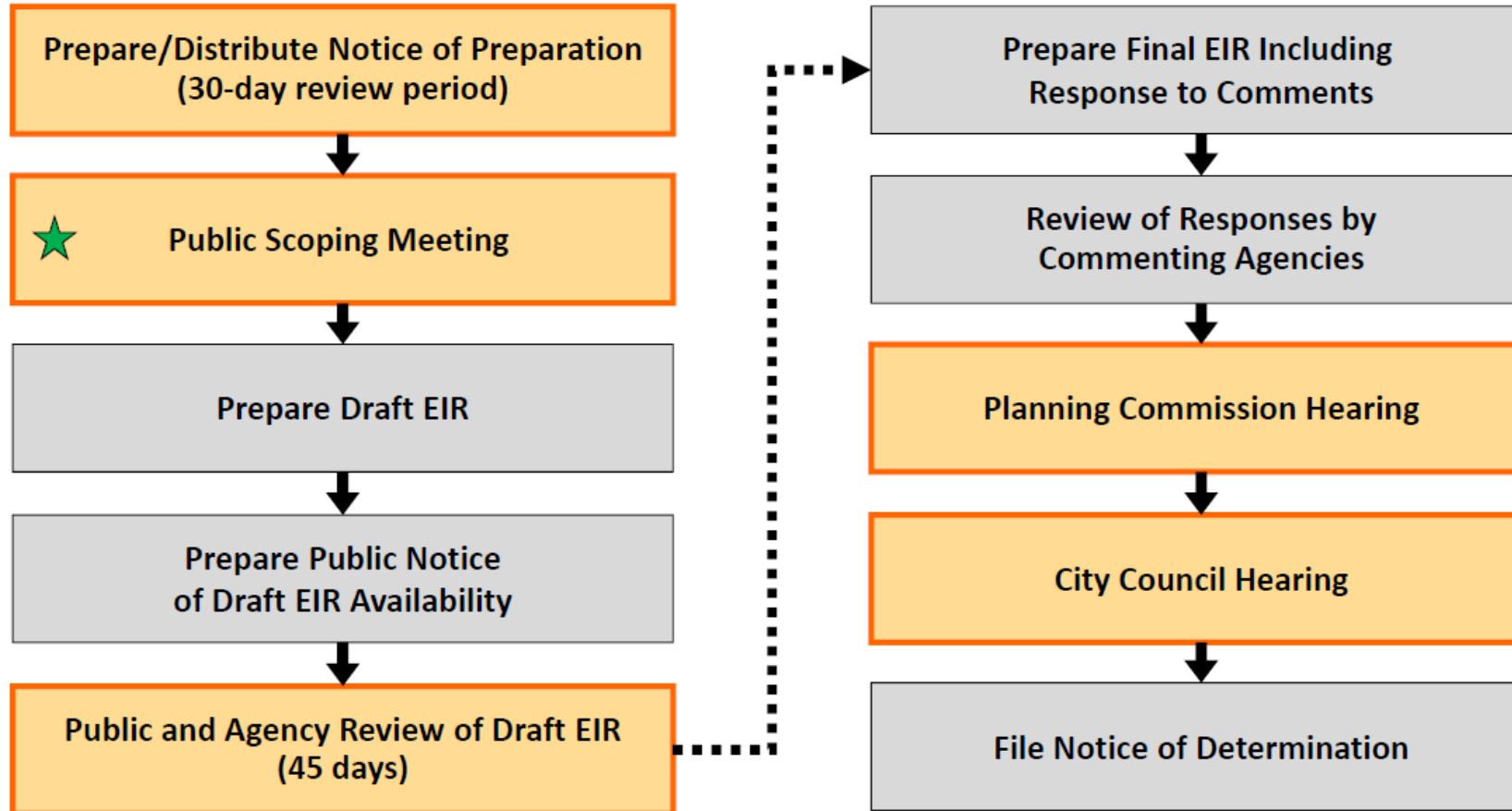


Issues to be Analyzed

- 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
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Mandatory Findings of Significance
- Project Alternatives



Environmental Review Process



 = Opportunities for Public Input



Notice of Preparation

- Contains a brief description of the project, its location, and where documents relating to the project can be found
- Notifies responsible agencies and other interested parties that an EIR will be prepared
- Solicits input regarding the scope, focus, and content of the upcoming EIR
- Distributed for a 30-day public review and comment period



Notice of Preparation Availability

1. Copies are available this evening.
2. Website: <https://www.santa-ana.org/related-california-bristol-specific-plan/>
3. In Person:

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

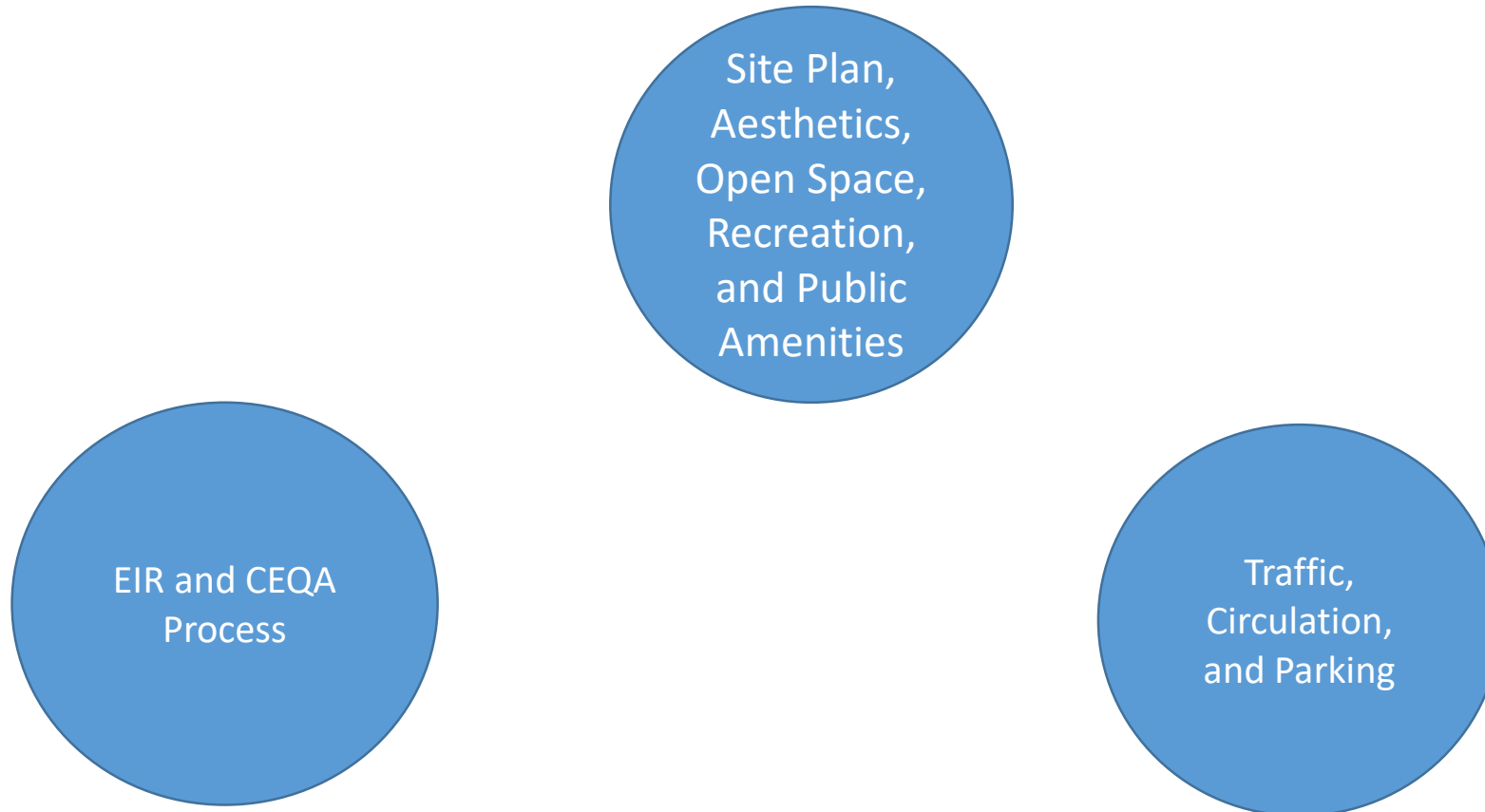


Submitting NOP Comments

- Written comments to the NOP may be submitted by Monday, April 17, 2023 via:
 - Mail: 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



Topic Area Breakout Stations



Comments

- Issues you would like to see addressed in the EIR
- Additional comments about the environmental review process
- General concerns about the EIR process

