



California Environmental Quality Act NOTICE OF PREPARATION AND SCOPING MEETING

Date: February 12, 2018

To: Responsible Agencies and Interested Persons

**Subject: Notice of Preparation of an Environmental Impact Report and
Public Scoping Meeting for the
2525 North Main Street Multi-Family Residential Project**

NOTICE IS HEREBY GIVEN that the City of Santa Ana has prepared an Initial Study for the proposed multi-family residential project located at 2525 N. Main Street, and has determined that an Environmental Impact Report (EIR) is necessary pursuant to the Public Resources Code Section 21165 and the California Environmental Quality Act (CEQA) Guidelines Section 15050. The City is the Lead Agency for the proposed project. The purpose of this notice is to (1) serve as a Notice of Preparation (NOP) of an EIR pursuant to the CEQA Guidelines Section 15082, (2) to advise and solicit comments and suggestions regarding the scope and content of the EIR to be prepared for the project, and (3) to notice the public scoping meeting. Copies of the Initial Study 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 document can also be accessed on the City's website at:

<http://www.ci.santa-ana.ca.us/pba/planning/2525MainResidentialDevelopment.asp>

Notice of Availability: Pursuant to Public Resources Code Section 21080.4 and CEQA Guidelines Section 15082, the Initial Study will be available for a 30-day public review between **Monday, February 12, 2018 and Tuesday, March 13, 2018**. 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 Initial Study and Notice of Preparation should be submitted in writing by 5 p.m. on March 13, 2018 to:**

Selena Kelaher, Associate Planner
City of Santa Ana Planning and Building Agency
PO BOX 1988
Santa Ana, CA 92702
Email: skelaher@santa-ana.org

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

Date: Thursday, March 1, 2018

Time: 5:30 p.m. to 6:30 p.m.

Location: First Congregational Church of Santa Ana
2555 Santiago Street
Santa Ana, CA 92706

Project Title: 2525 N. Main Street Multi-Family Residential Project

Project Location: The project site is located at 2525 N. Main Street, which is on the northeast corner of Main Street and Edgewood Road; and approximately 500 feet east of the Interstate 5 freeway.



Project Description: The 5.9-acre project site is developed with a vacant two-story office building that was constructed in 1982. The proposed project would redevelop the site to provide 517 multi-family residential units that would result in a density of 87.63 dwelling units per acre. Of the 517 units, 12 percent would be studio units, 59 percent would be one-bedroom units, 21 percent would be two-bedroom units, and 8 percent would be three-bedroom units. Parking for the proposed residences would be provided by a proposed 8-story central parking structure, that would have one level of subterranean parking and contain a total of 910 parking spaces. The main vehicular access to the project site and parking structure on North Main Street. Secondary access would be provided from Edgewood Road.

The project would provide onsite open space within 7 courtyard areas that would contain amenities and be located adjacent to the residential units, and an amenity deck that would be located on the roof of the parking structure. In addition, the project would include a dog park area with benches and shade trees in the northeastern portion of the project area, adjacent to the Santiago Park trail.

The project would connect to the existing utility infrastructure in the North Main Street and Edgewood Road right-of-ways. In addition, the project would retain a majority of the existing mature trees that line the project site boundary, and new landscaping would include ornamental trees, shrubs, and ground covers. 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 PAO (Professional & Administrative Office) and is zoned Professional (P). Implementation of the proposed project would require a General Plan Amendment to change the land use designation to District Center (DC) and a zone change to a designation of Specific Development (SD), allowing the proposed multi-family use.

Environmental Issues: Based on the Initial Study that was prepared for the proposed project, the City anticipates that the following environmental topic areas will be addressed in the EIR:

- Aesthetics
- Air Quality
- Biological Resources
- Greenhouse Gas Emissions
- Hazardous Materials
- Land Use and Planning
- Noise
- Population and Housing
- Parks and Recreation
- Traffic
- Water and Sewer Utilities