



California Environmental Quality Act NOTICE OF AVAILABILITY

Date: August 7, 2018

To: Responsible Agencies and Interested Persons

**Subject: Notice of Availability of an Environmental Impact Report
for the Magnolia at the Park Multi-Family Residential Project
State Clearinghouse Number: 2018021031
City of Santa Ana: DP No. 2017-34**

NOTICE IS HEREBY GIVEN that the City of Santa Ana has prepared a Draft Environmental Impact Report (EIR) that evaluates potential environmental effects associated with the proposed Magnolia at the Park Multi-Family Residential Project located at 2525 N. Main Street, which is being distributed for public review. Pursuant to the California Public Resources Code and the California Environmental Quality Act Guidelines (CEQA Guidelines), the City of Santa Ana is the Lead Agency for the proposed project.

In accordance with state law, a 45-day public review period has been established for the Draft EIR, which will commence on **August 7, 2018 and September 20, 2018**. During the 45-day review period, the Draft EIR will be available for public review on the City's website and the following locations:

<http://santa-ana.org/pba/planning/2525mainresidentialdevelopment.asp>

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

City of Santa Ana Public Library
26 Civic Center Plaza
Santa Ana, CA 92701

All environmental related comments on the Draft EIR must be submitted in writing by 5 p.m. on September 20, 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

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 496 multi-family residential units that would result in a density of 84 dwelling units per acre. Of the proposed units there would be 73 studio units, 307 one-bedroom units, 88 two-bedroom units, and 28 three-bedroom units. Parking for the proposed residences would be provided by a proposed 9-level central parking structure that would have one level of subterranean parking, 8 levels of above ground parking, and contain a total of 904 parking spaces.



The project would provide onsite open space within 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 Santiago Park.

The main vehicular access to the project site and parking structure will be on North Main Street. The project would connect to the existing utility infrastructure in the N. Main Street and Edgewood Road right-of-ways. In addition, the project would retain many of the existing mature trees that line the project site boundary, and 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 Professional (P). 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 multi-family use. In addition, a Development Agreement between the City and the applicant will be required.

Environmental Topics Evaluated: The Draft EIR examines the potential of the proposed project to generate impacts related to the following environmental topics:

- Aesthetics
- Air Quality
- Biological Resources
- Historic Resources
- Greenhouse Gas Emissions
- Hazardous Materials
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Transportation and Traffic
- Tribal Cultural Resources
- Utilities and Service Systems
- Energy

In addition, the Draft EIR evaluates three project alternatives that include: a No Project/No Build Alternative, a Reduced Project Alternative, and the Build Out Under the Existing Zoning Alternative. For additional information please contact Selena Kelaher at (714) 667-2740 or skelaher@santa-ana.org.