

# 1. Executive Summary

This Draft Environmental Impact Report (EIR) evaluates the environmental effects that may result from the construction and operation of the proposed Bowery Mixed-Use Project (proposed Project). This EIR has been prepared in conformance with State and City of Ontario environmental policy guidelines for implementation of the California Environmental Quality Act (CEQA).

The EIR is being circulated for review and comment by the public and other interested parties, agencies and organizations for 45 days in accordance with Section 15087 and Section 15105 of the CEQA Guidelines. During the 45-day review period, the Draft EIR will be available for public review at the City's website: (<https://www.santa-ana.org/pb/planning-division/major-planning-projects-and-documents/bowery-2300-south-red-hill-avenue>) or physically at the following locations:

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

Written comments related to environmental issues in the Draft EIR should be addressed to:

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A Notice of Availability of the Draft EIR was published concurrently with distribution of this document.

## 1.1 PROJECT LOCATION

The Project site is 14.58 acres and is located at 2300, 2310, and 2320 South Redhill Avenue in the City of Santa Ana. (For the purposes of this EIR, the site's addresses are identified by the City of Santa Ana name for the roadway, which is "South Redhill Avenue". In the rest of the EIR, the roadway is identified as "Red Hill Avenue," as it is named in the Cities of Tustin and Irvine.) The site is identified by APNs 430-222-01 and 430-222-16. The site is located at the southwest corner of Red Hill Avenue and Warner Avenue. Regional access to the Project site is generally provided via the Costa Mesa (SR-55) Freeway at the Dyer Road exit. Access to the Project site is provided by Red Hill Avenue and Warner Avenue.

The Project site is located within the southeastern most portion of the City of Santa Ana. Areas across from Red Hill Avenue (to the east) are within the City of Tustin and are part of the former Tustin Marine Corps Air Station (MCAS), now known as the Tustin Legacy. Areas across from Dyer Road (0.5 mile south of the site) are in the City of Irvine, within the Irvine Business Complex (IBC).

## 1.2 PROJECT DESCRIPTION SUMMARY

The Project would redevelop the Project site for new commercial and multi-family residential uses. The proposed Project would demolish the three existing buildings and remove all of the existing improvements, landscaping, and pavement. The Project would then construct a 4-phase mixed-use development that would

include up to 1,150 multi-family residential units and up to 80,000 square feet of commercial retail and restaurant space.

The proposed Project would develop 3 mixed use buildings that would be 6-stories in height and one residential building that would be 5-stories in height. Each building of these buildings would have an adjacent parking structure. Two parking structures would provide 7-levels of above ground parking and two 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. The tallest point of the Project would be approximately 94 feet from the ground level, which would be at the top of the architectural trim of the 6-story buildings. See Figure 3-4, Conceptual Site Plan.

Parking spaces would be provided at a rate of approximately 1.7 spaces per residential unit and 5 spaces per 1,000 square feet of commercial space. In addition, the Project would include 94 Electrical Vehicle (EV) parking spaces. The proposed development within each phase is listed in Table 3-1.

**Table 1-1: Project Summary**

<b>Phase 1</b>	<b>Phase 2</b>	<b>Phase 3</b>	<b>Phase 4</b>
Total Residential Units: 295 <ul style="list-style-type: none"> <li>• Studios: 59</li> <li>• 1 Bedrooms: 155</li> <li>• 2 Bedrooms: 81</li> </ul>	Total Residential Units: 262 <ul style="list-style-type: none"> <li>• Studios: 38</li> <li>• 1 Bedrooms: 145</li> <li>• 2 Bedrooms: 79</li> </ul>	Total Residential Units: 335 <ul style="list-style-type: none"> <li>• Studios: 69</li> <li>• 1 Bedrooms: 167</li> <li>• 2 Bedrooms: 99</li> </ul>	Total Residential Units: 258 <ul style="list-style-type: none"> <li>• Studios: 38</li> <li>• 1 Bedrooms: 135</li> <li>• 2 Bedrooms: 85</li> </ul>
Residential Parking: 527 EV Spaces: 28	Residential Parking: 457 EV Spaces: 27	Residential Parking: 570 EV Spaces: 30	Residential Parking: 440 EV Spaces: 9
Commercial: 40,000 sf	Commercial: 20,000 sf	Commercial: 20,000 sf	--
Commercial Parking: 200	Commercial Parking: 130	Commercial Parking: 100	--

The proposed multi-family residential units would be for rental purposes and would be developed at a density of up to 79 dwelling units per acre. The proposed unit mix consists of 204 studios (17.7 percent), 602 one-bedrooms (52.4 percent), and 344 two-bedrooms (29.9 percent) residential units and would range in size from approximately 635 square feet to over 1,120 square feet. Residential units would have between 50 square feet and 80 square feet of outdoor terrace area.

### **Open Space, Recreation, and Amenities**

The Project would provide open space and recreation amenities for residents that would include: open space plazas, courtyards, roof decks, and interior amenities. The Project would provide a total of 174,555 square feet of exterior open space recreation area and approximately 8,008 square feet of interior amenities to total 183,363 square feet of recreational and open space onsite. Each of the four residential buildings would have a recreational open space area that would include a pool, spa/hot tub, outdoor kitchen, seating areas, fitness center, club room.

### **Site Access**

Vehicular access to the Project site would be provided via a full-access driveway and a right-in/right-out driveway on Warner Avenue and a right-in/right-out driveway on Red Hill Avenue. The proposed full-access driveway on Warner Avenue would be slightly offset to the east from the adjacent driveway on the north side of Warner Avenue. This driveway would be signalized with split-phase operation in the northbound and southbound direction. The split phase operation is necessary to ensure safety of ingress and egress for the Project and for the driveway on the north side of Warner Avenue.

Onsite parking would be provided in 3 parking structures and one surface parking lot. The site design would also include pedestrian/bicycle paths to provide for non-vehicular onsite circulation and connection to existing sidewalks and bike lanes adjacent to the Project site.

### **Wastewater Infrastructure**

Wastewater from the Project site currently discharges into an existing City-owned 8-inch sewer line within Warner Avenue. The Project includes replacing approximately 367 feet of the existing 8-inch City sewer line in Warner Avenue, between the Project site and the Orange County Sanitation sewer line in Red Hill Avenue, with a 10-inch sewer. In addition, the Project would install a new onsite sewer system that would connect to off-site City of Santa Ana sewer facilities. Approximately half the Project site would discharge wastewater directly into a City-owned manhole located at the intersection of Warner Avenue and Red Hill Avenue. The other half of the Project site would discharge wastewater into the improved 10-inch sewer in Warner Avenue to the existing 42-inch sewer in Red Hill Avenue.

### **Drainage Infrastructure**

The existing topography of the Project site is relatively flat and the site is 75 percent impervious. As part of development of the Project a new onsite storm water drainage system would be installed that could convey runoff to four Modular Wetland System units for water quality treatment in the parking lot along Redhill Avenue, which have been sized to treat runoff from the Design Capture Storm (85th percentile, 24-hour) from the proposed Project. The Modular Wetland System units are devices that are manufactured to mimic natural systems such as bioretention areas by incorporating plants, soil, and microbes engineered to provide treatment at higher flow rates or volumes and with smaller footprints than their natural counterparts. Treated runoff from the Modular Wetland System units would slowly discharge into the existing 84-inch storm drain in Red Hill Avenue.

### **General Plan Land Use and Zoning**

The Project site has an existing General Plan land use designation of Professional and Administrative Office (PAO) and a zoning designation of Light Industrial (M-1). A General Plan Land Use Amendment and zone change are required to allow for the proposed mixed-uses. The Project is requesting to change the General Plan land use designation to District Center (DC) and a zone change to Specific Development (SD). The DC land use designation would allow residential uses up to a maximum of 90 dwelling units per acre; and the SD zoning designation would provide site-specific standards for the mixed-use Project.

## **1.3 PROJECT OBJECTIVES**

The following objectives have been identified in order to aid decision makers in their review of the proposed Project and its associated environmental impacts.

- Develop a mixed-use Project that constructs new multi-family residential units, which would help meet the region's demand for housing.
- Transform an underutilized site with an economically viable development consistent with other regional redevelopment in the Tustin Legacy Specific Plan and Irvine Business Complex (IBC) and combines residential uses with community-serving retail near employment opportunities, freeway access, and transit.

- Redevelop existing land uses that would utilize existing infrastructure, including: water, sewer, arterial roadways, transit, and freeways; and provide non-vehicular (pedestrian and bicycle) circulation.
- Develop a mix of housing to assist the City in meeting its jobs/housing balance.
- Provide onsite uses that reduce vehicular miles traveled (VMT) by providing an internal pedestrian circulation system that links residential uses, recreation areas, and retail/commercial areas onsite.
- Implement the SCAG Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) Land Use Policies related to population and housing by providing additional housing near employment centers.

## 1.4 SUMMARY OF ALTERNATIVES

Section 6.0, *Alternatives*, of this EIR analyzes a range of reasonable alternatives to the proposed Project. The alternatives that are analyzed in detail in Section 6.0 are summarized below.

**Alternative 1: No Project/No Build Alternative.** Under this alternative, the proposed Project would not be developed, and no development would occur. The existing three industrial buildings would remain. In accordance with the CEQA Guidelines, the No Project/No Build Alternative for a development project on an identifiable property consists of the circumstance under which the Project does not proceed. Section 15126.6(e)(3)(B) of the *CEQA Guidelines* states that, “In certain instances, the no project alternative means ‘no build’ wherein the existing environmental setting is maintained.”

Accordingly, Alternative 1: No Project/No Build provides a comparison between the environmental impacts of the proposed Project in contrast to the result from not approving, or denying, the proposed Project. Thus, this alternative is intended to meet the requirements of *CEQA Guidelines* Section 15126.6(e) for evaluation of a no project alternative.

**Alternative 2: Reduced Project Alternative.** Under this alternative, a reduction in the number of residential units and commercial square footage would be built, which would result in increased setbacks and reduced building heights. Pursuant to discussion with City planning staff, it was determined that a reasonable decrease in developed on the Project site is 30 percent of each unit type and a 30 percent reduction in commercial retail space. Thus, like the proposed Project 17 percent of the units would be studios, 52 percent would be one-bedroom units, and 29 percent would be 2-bedroom units. This alternative would develop and operate 805 multi-family residential units and 56,000 square feet of retail and restaurant commercial uses.

Reducing these units from the proposed Project would eliminate 100 units from the three proposed mixed use buildings and 45 units from the residential only building, which would reduce the height of the three 6-story mixed use buildings by two stories and reduce the height of the one 5-story building by one story. Thus, each of the mixed-use and residential buildings would be 4-stories in height under the Reduced Project Alternative.

To support the reduced project under this alternative parking spaces would be provided at the same rate as the proposed Project of 1.7 spaces per residential unit and 5 spaces per 1,000 square feet of commercial space within a two 4-level parking structures and two 5-level parking structures, which would each be two levels lower than the proposed Project. The 24,000 square foot reduction in commercial space would occur from reducing the Phase 1 commercial square footage from 40,000 square feet to 20,000 square feet and from reducing the Phase 3 commercial square footage from 20,000 square feet to 16,000 square feet.

Under the Reduced Project Alternative, the recreation amenities would also be reduced by 30 percent; thus, approximately 122,189 square feet of exterior open space recreation area and approximately 5,606 square feet of indoor amenities would be provided by this alternative.

Like the proposed Project, this alternative would require a General Plan Amendment from the existing land use designation of PAO (Professional and Administrative Office) to District Center (DC), and a Zone change from M-1 (Light Industrial) to a Specific Development (SD) designation.

**Alternative 3: Build Out of the Existing Land Use and Zoning Alternative.** The Project site has a General Plan Land Use designation of Professional and Administrative Office (PAO) with a designated Floor Area Ratio (FAR) of 0.5 and is zoned Light Industrial (M-1). Under this alternative, the Project site would be redeveloped for new light industrial uses as allowed by the existing General Plan Land Use designation and the City's Zoning Code Sections 41-472 through 41-483. The Project site has a zoning designation of Light Industrial (M-1), which permits uses such as: warehousing, distribution, manufacture, assembly, and storage. The M-1 zone allows buildings up to 3-stories or 35-feet in height.

At the allowable 0.5 FAR, the 14.58-acre site would provide for approximately 317,552 square feet of light industrial building space and building heights of up to 35-feet. These buildings would require approximately 635 parking spaces (per Municipal Code Section 41-1390 requirement of 2 spaces per 1,000 square feet). The industrial buildings would be surrounded by drought tolerant ornamental landscaping.

Under this alternative, the existing onsite development would be demolished, removed, and replaced to provide new building structures that would be developed pursuant to current building requirements, such as energy efficient power systems, drought tolerant landscaping, storm water filtration, and other Low Impact Development (LID) requirements.

## 1.5 SUMMARY OF IMPACTS

Table 1-2 summarizes the conclusions of the environmental analysis contained in this EIR. The level of significance of impacts after the proposed mitigation measures are applied are identified as significant and unavoidable, less than significant, and no impact. Relevant standard conditions of approval are identified, and mitigation measures are provided for all potentially significant impacts.

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**Table 1-2: Summary of Impacts, Mitigation Measures, and Level of Significance**

Impact	Applicable Standard Conditions or Plan, Program, Policy	Level of Significance before Mitigation	Mitigation Measures	Significance after Mitigation
<b>5.1 Aesthetics</b>				
<b>Impact AE-1:</b> The Project would not have a substantial adverse effect on a scenic vista.		Less than significant	None required	Less than significant
<b>Impact AE-2:</b> The Project would not damage scenic resources, including, trees, rock outcroppings, and historic buildings within a state scenic highway.		Less than significant	None required	Less than significant
<b>Impact AE-3:</b> The Project would not substantially degrade the existing visual character or quality of public views of the site and its surroundings (public views are those that are experienced from publicly accessible vantage point); and would not conflict with applicable zoning and other regulations governing scenic quality.		Less than significant	None required	Less than significant
<b>Impact AE-4:</b> The Project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.		Less than significant	None required	Less than significant
<b>Cumulative</b>		Less than significant	None required	Less than significant
<b>5.2 Air Quality</b>				
<b>Impact AQ-1:</b> The Project would result in a conflict with or obstruct implementation of the applicable air quality plan.	<b>PPP AQ-1: Rule 403.</b> The following measures shall be incorporated into	Significant	Emissions from operation of the Project would exceed SCAQMD's threshold for VOCs that would be derived from consumer products and vehicular activity that neither the Project Applicant nor the City have the ability to reduce emissions of. There are no feasible mitigation measures to reduce VOC emissions.	Significant and Unavoidable
<b>Impact AQ-2:</b> The Project would result in a cumulatively considerable net increase of a criteria pollutant for which the Project region is non-attainment		Significant		Significant and Unavoidable

Impact	Applicable Standard Conditions or Plan, Program, Policy	Level of Significance before Mitigation	Mitigation Measures	Significance after Mitigation
under an applicable federal or state ambient air quality standard.	construction plans and specifications as implementation of Rule 403:			
<b>Impact AQ-3:</b> The Project would not result in exposure of sensitive receptors to substantial pollutant concentrations.	<ul style="list-style-type: none"> <li>○ All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions.</li> </ul>	Less than significant		Less than significant
<b>Impact AQ-4:</b> The Project would not result in emissions (such as those leading to odors) adversely affecting a substantial number of people.	<ul style="list-style-type: none"> <li>○ The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the Project are watered at least three (3) times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three times a day, preferably in the mid-morning, afternoon, and after work is done for the day.</li> </ul>	Less than significant	None required	Less than significant
<b>Cumulative</b>	<ul style="list-style-type: none"> <li>○ The contractor shall ensure that traffic speeds on unpaved roads and Project site areas are reduced to 15 miles per hour or less.</li> </ul> <p><b>PPP AQ-2: Rule 1113.</b> The following measure shall be incorporated into construction plans and specifications as implementation of Rule 1113. The Project shall only use “Low-Volatile Organic Compounds (VOC)” paints (no more than 50 gram/liter of VOC) consistent with SCAQMD Rule 1113.</p> <p><b>PPP AQ-3: Rule 445.</b> The following measure shall be incorporated into construction plans and specifications</p>	Significant	There are no feasible mitigation measures to reduce cumulative VOC emissions.	Significant and Unavoidable



Impact	Applicable Standard Conditions or Plan, Program, Policy	Level of Significance before Mitigation	Mitigation Measures	Significance after Mitigation
	as implementation of Rule 445. Wood burning stoves and fireplaces shall not be included or used in the new development.			
<b>5.3 Cultural Resources</b>				
<b>Impact CUL-1:</b> The Project would not cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines Section 15064.5.		No impact	None required	No impact
<b>Impact CUL-2:</b> The Project would not cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5.		Less than significant	None required	Less than significant
<b>Impact CUL-3:</b> The Project would not disturb any human remains, including those interred outside of formal cemeteries.		Less than significant	None required	Less than significant
<b>Cumulative</b>		Less than significant	None required	Less than significant
<b>5.4 Energy</b>				
<b>Impact E-1:</b> The Project would not result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation.		Less than significant	None required	Less than significant
<b>Impact E-2:</b> The Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.		No impact	None required	No impact
<b>Cumulative</b>		Less than significant	None required	Less than significant

Impact	Applicable Standard Conditions or Plan, Program, Policy	Level of Significance before Mitigation	Mitigation Measures	Significance after Mitigation
<b>5.5 Geology and Soils</b>				
<b>Impact GEO-1i:</b> The Project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault.		No impact	None required	No impact
<b>Impact GEO-1ii:</b> The Project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking.	<b>PPP GEO-1: CBC Compliance.</b> The Project is required to comply with the California Building Standards Code (CBC) as included in the City's Municipal Code as Chapter 8, Article 2, Division 1, to preclude significant adverse effects associated with seismic and soils hazards. As part of CBC compliance, CBC related and geologist and/or civil engineer specifications for the proposed Project shall be incorporated into grading plans and building specifications as a condition of construction permit approval.	Less than significant	None required	Less than significant
<b>Impact GEO-1iii:</b> The Project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction.	<b>PPP GEO-1: CBC Compliance,</b> listed above	Less than significant	None required	Less than significant
<b>Impact GEO-1iv:</b> The Project would not directly or indirectly cause potential substantial adverse effects, including		No impact	None required	No impact

Impact	Applicable Standard Conditions or Plan, Program, Policy	Level of Significance before Mitigation	Mitigation Measures	Significance after Mitigation
the risk of loss, injury, or death involving landslides.				
<b>Impact GEO-2:</b> The Project would not result in substantial soil erosion or the loss of topsoil.		Less than significant	None required	Less than significant
<b>Impact GEO-3:</b> The Project would not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse.	<b>PPP GEO-1:</b> CBC Compliance, listed above	Less than significant	None required	Less than significant
<b>Impact GEO-4:</b> The Project would not be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property.	<b>PPP GEO-1:</b> CBC Compliance, listed above	Less than significant	None required	Less than significant
<b>Impact GEO-5:</b> The Project would not have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater.		No impact	None required	No impact
<b>Impact GEO-6:</b> The Project would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.		Less than significant	None required	Less than significant
<b>Cumulative</b>	<b>PPP GEO-1:</b> CBC Compliance	Less than significant	None required	Less than significant
<b>5.6 Greenhouse Gas Emissions</b>				
<b>Impact GHG-1:</b> The Project would generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment.		Significant	Approximately 60 percent of the GHG emissions would be generated by vehicle trips. Neither the Project Applicant nor the Lead Agency (City of Santa Ana) can substantively or materially reduce the vehicular-source GHG emissions.	Significant and Unavoidable
<b>Impact GHG-2:</b> The Project would conflict with any applicable plan, policy		Significant		Significant and Unavoidable

Impact	Applicable Standard Conditions or Plan, Program, Policy	Level of Significance before Mitigation	Mitigation Measures	Significance after Mitigation
or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases.				
<b>Cumulative</b>		Significant		Significant and Unavoidable
<b>5.7 Hazards and Hazardous Materials</b>				
<p><b>Impact HAZ-1:</b> The Project would not create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials.</p>	<p><b>PPP HAZ-1:</b> SCAQMD Rule 1403. Prior to issuance of demolition permits, the Project applicant shall submit verification to the City Building and Safety Division that an asbestos survey has been conducted at all existing buildings located on the Project site. If asbestos is found, the Project applicant shall follow all procedural requirements and regulations of South Coast Air Quality Management District Rule 1403. Rule 1403 regulations require that the following actions be taken: notification of SCAQMD prior to construction activity, asbestos removal in accordance with prescribed procedures, placement of collected asbestos in leak-tight containers or wrapping, and proper disposal.</p> <p><b>PPP HAZ-2:</b> Lead. Prior to issuance of demolition permits, the Project applicant shall submit verification to the City Building and Safety Division that a lead-based paint survey has been conducted at all existing buildings located on the Project site. If lead-based paint is found, the Project applicant shall follow all procedural requirements and regulations for proper removal and</p>	Significant	<p><b>Mitigation Measure HAZ-1:</b> Prior to issuance of a grading permit, a Soil Management Plan (SMP) shall be prepared by a qualified hazardous materials consultant and shall detail procedures and protocols for excavation and disposal of onsite hazardous materials, including:</p> <ul style="list-style-type: none"> <li>• A certified hazardous waste hauler shall remove all potentially hazardous soils. Excavation of contaminated soils shall be removed. In addition, sampling of soil shall be conducted during excavation to ensure that all contaminated soils are removed, and that residential Environmental Screening Levels (ESLs) for residential uses are not exceeded. Excavated materials shall be transported per California Hazardous Waste Regulations to a landfill permitted by the state to accept hazardous materials.</li> <li>• Any subsurface materials exposed during construction activities that appear suspect of contamination, either from visual staining or suspect odors, shall require immediate cessation of excavation activities. Soils suspected of contamination shall be tested for potential contamination. If contamination is found to be present per the California Department of Toxic Substances Control (DTSC) or Regional</li> </ul>	Less than significant

Impact	Applicable Standard Conditions or Plan, Program, Policy	Level of Significance before Mitigation	Mitigation Measures	Significance after Mitigation
	<p>disposal of the lead-based paint. Cal-OSHA has established limits of exposure to lead contained in dusts and fumes. Specifically, CCR Title 8, Section 1532.1 provides for exposure limits, exposure monitoring, and respiratory protection, and mandates good working practices by workers exposed to lead.</p>		<p>Water Quality Control Board (RWQCB) ESLs for residential uses, it shall be transported and disposed of per California Hazardous Waste Regulations to an appropriately permitted landfill.</p> <ul style="list-style-type: none"> <li>• A Health and Safety Plan (HSP) shall be prepared for each contractor that addresses potential safety and health hazards and includes the requirements and procedures for employee protection. The HSP shall also outline proper soil handling procedures and health and safety requirements to minimize worker and public exposure to hazardous materials during construction.</li> <li>• All SMP measures shall be printed on the construction documents, contracts, and project plans prior to issuance of grading permits.</li> </ul>	
<p><b>Impact HAZ-2:</b> The Project would not create a significant hazard to the public or the environment through reasonably foreseeable upset or accident conditions involving the release of hazardous materials into the environment.</p>	<p><b>PPP HAZ-1:</b> SCAQMD Rule 1403, listed above.</p> <p><b>PPP HAZ-2:</b> Lead, listed above.</p> <p><b>PPP WQ-1: NPDES/SWPPP.</b> Prior to issuance of any grading or demolition permits, the applicant shall provide the City Building and Safety Division evidence of compliance with the NPDES (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and</p>	<p>Significant</p>	<p><b>Mitigation Measure HAZ-1:</b> Soil Management Plan, listed above</p>	<p>Less than significant</p>

Impact	Applicable Standard Conditions or Plan, Program, Policy	Level of Significance before Mitigation	Mitigation Measures	Significance after Mitigation
	<p>construction sites of one acre or larger. The Project applicant/proponent shall comply by submitting a Notice of Intent (NOI) and by developing and implementing a Stormwater Pollution Prevention Plan (SWPPP) and a monitoring program and reporting plan for the construction site.</p> <p><b>PPP WQ-2: WQMP.</b> Prior to the approval of the Grading Plan and issuance of Grading Permits a completed Water Quality Management Plan (WQMP) shall be submitted to and approved by the City Building and Safety Division. The WQMP shall identify all Post-Construction, Site Design, Source Control, and Treatment Control Best Management Practices (BMPs) that will be incorporated into the development project in order to minimize the adverse effects on receiving waters.</p>			
<p><b>Impact HAZ-3:</b> The Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within 0.25 mile of an existing or proposed school.</p>	<p><b>PPP HAZ-1:</b> SCAQMD Rule 1403, listed above</p> <p><b>PPP HAZ-2:</b> Lead, listed above</p>	<p>Less than significant</p>	<p>None required</p>	<p>Less than significant</p>
<p><b>Impact HAZ-4:</b> The Project would not be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment.</p>		<p>No impact</p>	<p>None required</p>	<p>No impact</p>

Impact	Applicable Standard Conditions or Plan, Program, Policy	Level of Significance before Mitigation	Mitigation Measures	Significance after Mitigation
<b>Impact HAZ-5:</b> The Project would not result in a safety hazard or excessive noise for people residing or working in the Project area for a project located within an airport land use plan or, where such plan has not been adopted, be within 2 miles of a public airport use airport or public use airport.		Less than significant	None required	Less than significant
<b>Impact HAZ-6:</b> The Project would not impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan.		Less than significant	None required	Less than significant
<b>Impact HAZ-7:</b> The Project would not expose people or structures either directly or indirectly to a significant risk of loss, injury, or death involving wildland fires.		No impact	None required	No impact
<b>Cumulative</b>	PPP HAZ-1, PPP HAZ-2, PPP WQ-1, PPP WQ-2.	Less than significant	None required	Less than significant
<b>5.8 Hydrology and Water Quality</b>				
<b>Impact WQ-1:</b> The Project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality.	<b>PPP WQ-1:</b> NPDES/SWPPP, listed above  <b>PPP WQ-2:</b> WQMP, listed above	Less than significant	None required	Less than significant
<b>Impact WQ-2:</b> The Project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin.		Less than significant	None required	Less than significant
<b>Impact WQ-3:</b> The Project would not substantially alter the existing drainage pattern of the site or area, including	<b>PPP WQ-1:</b> NPDES/SWPPP, listed above	Less than significant	None required	Less than significant

Impact	Applicable Standard Conditions or Plan, Program, Policy	Level of Significance before Mitigation	Mitigation Measures	Significance after Mitigation
through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in a substantial erosion or siltation on- or off-site.	PPP WQ-2: WQMP, listed above			
<b>Impact WQ-4:</b> The Project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.	PPP WQ-1: NPDES/SWPPP, listed above  PPP WQ-2: WQMP, listed above	Less than significant	None required	Less than significant
<b>Impact WQ-5:</b> The Project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.	PPP WQ-1: NPDES/SWPPP, listed above  PPP WQ-2: WQMP, listed above	Less than significant	None required	Less than significant
<b>Impact WQ-6:</b> The Project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would impede or redirect flood flows.		Less than significant	None required	Less than significant
<b>Impact WQ-7:</b> The Project would not risk release of pollutants due to Project inundation in a flood hazard, tsunami, or seiche zone.		No impact	None required	No impact



Impact	Applicable Standard Conditions or Plan, Program, Policy	Level of Significance before Mitigation	Mitigation Measures	Significance after Mitigation
<p><b>Impact WQ-8:</b> The Project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.</p>		Less than significant	None required	Less than significant
<p><b>Cumulative</b></p>	PPP WQ-1 and PPP WQ-2, listed above.	Less than significant	None required	Less than significant
<p><b>5.9 Land Use and Planning</b></p>				
<p><b>Impact LU-1:</b> The Project would not physically divide an established community.</p>		Less than significant	None required	Less than significant
<p><b>Impact LU-2:</b> The Project would not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.</p>		Potentially significant	<p><b>Mitigation Measure LU-1:</b> The Development Agreement that is required for implementation of the proposed Project shall include a clause requiring that all prospective residents of the Project site shall be notified of airport related noise. Notification shall be included in lease/rental agreements and shall state the following:</p> <p>“Notice of Airport in Vicinity. This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations related to noise. Individual sensitivities to noise annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property and determine whether they are acceptable to you.”</p>	Less than significant
<p><b>Cumulative</b></p>		Less than significant	None required	Less than significant

Impact	Applicable Standard Conditions or Plan, Program, Policy	Level of Significance before Mitigation	Mitigation Measures	Significance after Mitigation
<b>5.10 Noise</b>				
<b>Impact NOI-1:</b> The Project would not generate a substantial temporary or permanent increase in ambient noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.		Less than significant	None required	Less than significant
<b>Impact NOI-2:</b> The Project would not generate excessive groundborne vibration or groundborne noise levels.		Less than significant	None required	Less than significant
<b>Impact NOI-3:</b> The Project would not expose people residing or working in the Project area to excessive noise levels.		Potentially significant	<b>Mitigation Measure LU-1:</b> Airport, listed above.	Less than significant
<b>Cumulative</b>		Less than significant	None required	Less than significant
<b>5.11 Population and Housing</b>				
<b>Impact POP-1:</b> The Project would not induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).		Less than significant	None required	Less than significant
<b>Impact POP-2:</b> The Project would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.		Less than significant	None required	Less than significant
<b>Cumulative</b>		Less than significant	None required	Less than significant
<b>5.12 Public Services</b>				
<b>Impact PS-1:</b> The Project would not result in substantial adverse physical impacts associated with the provision of		Less than significant	None required	Less than significant

Impact	Applicable Standard Conditions or Plan, Program, Policy	Level of Significance before Mitigation	Mitigation Measures	Significance after Mitigation
new or physically altered fire facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection services.				
<b>Impact PS-2:</b> The Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered police facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for police services.		Less than significant	None required	Less than significant
<b>Impact PS-3:</b> The Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered school facilities, the construction of which could cause significant environmental impacts.		Less than significant	None required	Less than significant
<b>Cumulative</b>		Less than significant	None required	Less than significant
<b>5.13 Parks and Recreation</b>				
<b>Impact PR-1:</b> The Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered park facilities, the construction of which could cause significant environmental impacts.		Less than significant	None required	Less than significant
<b>Impact PR-2:</b> The Project would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.		Less than significant	None required	Less than significant

Impact	Applicable Standard Conditions or Plan, Program, Policy	Level of Significance before Mitigation	Mitigation Measures	Significance after Mitigation
<p><b>Impact PR-3:</b> The Project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.</p>		Less than significant	None required	Less than significant
<p><b>Cumulative</b></p>		Less than significant	None required	Less than significant
<p><b>5.14 Transportation</b></p>				
<p><b>Impact TR-1:</b> The Project would conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.</p>		Significant	<p><b>Mitigation Measure TR-1: Grand Avenue/Warner Avenue (#4) (Santa Ana):</b> The Development Agreement that is required for implementation of the proposed Project shall include a clause requiring payment of a fair share contribution to the improvement to add an eastbound protected right-turn overlap phase and prohibit northbound U-turns at the intersection of Grand Avenue/Warner Avenue.</p> <p><b>Mitigation Measure TR-2: Red Hill Avenue/Barranca Parkway (#30) (Santa Ana/Tustin/Irvine):</b> The Development Agreement that is required for implementation of the proposed Project shall include a clause requiring payment of the full cost or implementation of an additional westbound protected right-turn overlap phase and to prohibit southbound U-turns. The installation of this improvement is subject to the approval of the Cities of Tustin and Irvine.</p> <p><b>Mitigation Measure TR-3: Red Hill Avenue/Alton Parkway (#32) (Santa Ana/Irvine):</b> The Development Agreement that is required for implementation of the proposed Project shall include a clause</p>	Significant and Unavoidable

Impact	Applicable Standard Conditions or Plan, Program, Policy	Level of Significance before Mitigation	Mitigation Measures	Significance after Mitigation
			requiring payment of the full cost or implementation of a westbound protected right-turn overlap phase and to prohibit southbound U-turns. The installation of this improvement is subject to the approval of the City of Irvine.  <b>Mitigation Measure TR-4: Tustin Ranch Road/Warner Avenue North (#47) (Tustin):</b> The Development Agreement that is required for implementation of the proposed Project shall include a clause requiring payment of a fair share contribution to restripe the 3rd northbound through lane as a shared through-right lane and remove the northbound right turn overlap. The installation of this improvement is subject to the approval of the City of Tustin.	
<b>Impact TR-2:</b> The Project would not conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b).		Less than significant	None required	Less than significant
<b>Impact TR-3:</b> The Project would not substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).		Less than significant	None required	Less than significant
<b>Impact TR-4:</b> The Project would not result in inadequate emergency access.		Less than significant	None required	Less than significant
<b>Cumulative</b>		Significant	Mitigation Measures TR-1 through TR-4, listed above.	Significant and Unavoidable
<b>5.15 Tribal Cultural Resources</b>				
<b>Impact TCR-1:</b> The Project would not cause a substantial adverse change in the significance of a tribal cultural resource that is listed or eligible for listing in the California Register of		Less than significant	None required	Less than significant

Impact	Applicable Standard Conditions or Plan, Program, Policy	Level of Significance before Mitigation	Mitigation Measures	Significance after Mitigation
Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k).				
<p><b>Impact TCR-2:</b> The Project would not cause a substantial adverse change in the significance of a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, that considers the significance of the resource to a California Native American tribe.</p>		Potentially significant	<p><b>Mitigation Measure TCR-1: Native American Monitoring.</b> Prior to the issuance of any permits for initial site clearing (such as pavement removal, grubbing, tree removals) or issuance of permits allowing ground-disturbing activities that cause excavation to depths greater than artificial fill (including as boring, grading, excavation, drilling, potholing or auguring, and trenching), the City of Santa Ana shall ensure that the project applicant/developer retain qualified Native American Monitor(s). The monitor(s) shall be approved by the tribal representatives of the Gabrieleno Band of Mission Indians - Kizh Nation and be present on-site during initial site clearing and construction that involves ground disturbing activities that cause excavation to depths greater than artificial fill identified herein. The monitor shall conduct a Native American Indian Sensitivity Training for construction personnel. The training session includes a handout and focus on how to identify Native American resources encountered during earthmoving activities and the procedures followed if resources are discovered. The Native American monitor(s) shall complete monitoring logs on a daily basis, providing descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when grading and excavation activities of native soil (i.e., previously undisturbed) are completed, or when the tribal representatives and monitor have indicated that the site has a low</p>	Less than significant

Impact	Applicable Standard Conditions or Plan, Program, Policy	Level of Significance before Mitigation	Mitigation Measures	Significance after Mitigation
			<p>potential for tribal cultural resources, whichever occurs first.</p> <p>In the event that tribal cultural resources are inadvertently discovered during ground-disturbing activities, work must be halted within 50 feet of the find until it can also be evaluated by a qualified archaeologist in cooperation with a Native American monitor to determine if the potential resource meet the CEQA definition of historical (State CEQA Guidelines 15064.5(a)) and/or unique resource (Public Resources Code 21083.2(g)). Construction activities could continue in other areas. If the find is considered an “archeological resource” the archaeologist, in cooperation with a Native American monitor shall pursue either protection in place or recovery, salvage and treatment of the deposits. Recovery, salvage and treatment protocols shall be developed in accordance with applicable provisions of Public Resource Code Section 21083.2 and State CEQA Guidelines 15064.5 and 15126.4. If unique a tribal cultural resource cannot be preserved in place or left in an undisturbed state, recovery, salvage and treatment shall be required at the Project applicant’s expense. All recovered and salvaged resources shall be prepared to the point of identification and permanent preservation in an established accredited professional repository.</p>	
<b>Cumulative</b>		Potentially significant	Mitigation Measure TCR-1: Inadvertent Discoveries., listed above.	Less than significant
<b>5.16 Utilities and Service Systems</b>				
<b>Impact UT-1:</b> The Project would not require or result in the relocation or construction of new water facilities, the		Less than significant	None required	Less than significant

Impact	Applicable Standard Conditions or Plan, Program, Policy	Level of Significance before Mitigation	Mitigation Measures	Significance after Mitigation
construction or relocation of which could cause significant environmental effects.				
<b>Impact UT-2:</b> The Project would have sufficient water supplies available to serve the Project and reasonably foreseeable development during normal, dry, and multiple dry years.		Less than significant	None required	Less than significant
<b>Impact UT-3:</b> The Project would not require or result in the construction of new or expanded wastewater facilities, or expansion of existing facilities, the construction of which could cause significant environmental effects.		Less than significant	None required	Less than significant
<b>Impact UT-4:</b> The Project would result in a determination by the wastewater treatment provider which serves or may serve the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments.		Less than significant	None required	Less than significant
<b>Impact UT-5:</b> The Project would not require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.		Less than significant	None required	Less than significant
<b>Impact UT-6:</b> The Project would not generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals.		Less than significant	None required	Less than significant
<b>Impact UT-7:</b> The Project would comply with federal, state, and local statutes and regulations related to solid waste.		No impact	None required	No impact



<b>Impact</b>	<b>Applicable Standard Conditions or Plan, Program, Policy</b>	<b>Level of Significance before Mitigation</b>	<b>Mitigation Measures</b>	<b>Significance after Mitigation</b>
<b>Cumulative</b>		Less than significant	None required	Less than significant

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