



California Environmental Quality Act
**NOTICE OF PREPARATION AND SCOPING
MEETING**

Date: February 26, 2020
To: Responsible Agencies and Interested Parties
Subject: Notice of Preparation and Scoping Meeting for the Santa Ana
General Plan Program Environmental Impact Report

To: Reviewing Agencies and Other Interested Parties

Project Title: Santa Ana General Plan

Project Applicant: City of Santa Ana

Notice of Preparation Review Period: 2/26/20 through 3/27/2020 (30 days)

Scoping Meeting: Thursday, March 5, 2020, Santa Ana Police Community Room

NOTICE IS HEREBY GIVEN that the City of Santa Ana (City) will prepare a program environmental impact report (EIR) for the Santa Ana General Plan. The City is the lead agency for the project. The purpose of this notice is (1) to serve as a Notice of Preparation of an EIR pursuant to the California Environmental Quality Act (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 proposed project, and (3) to notice the public scoping meeting.

The City determined that the proposed project would require preparation of a full-scope EIR; thus, an Initial Study was not prepared in conjunction with this Notice of Preparation.

1. Introduction

The City's General Plan was last comprehensively updated in 1982. Various updates to the City's Land Use Element, Circulation Element, Urban Design Element and Economic Development were completed in 1998. In March 2014 the City Council adopted the Santa Ana Strategic Plan. The Strategic Plan was the result of an extensive community outreach process and established specific goals, objectives and strategies to guide the City's major efforts. One of the key strategies identified is to complete a comprehensive update of the City's Existing General Plan. The updated General Plan will provide long-term policy direction to guide the physical development, quality of life, economic health, and sustainability of the Santa Ana community through 2045. The updated General Plan will address the eight topics required by state law as well as five optional topics. The topic of housing will also be addressed as a separate effort in late 2021 in accordance with state law.

2. Environmental Setting

Project Location

The City of Santa Ana encompasses roughly 27 square miles of land in central Orange County. The cities of Orange and Costa Mesa border Santa Ana to the north and south, respectively. Santa Ana's western border connects with the cities of Garden Grove, Westminster, and Fountain Valley, while Santa Ana's eastern border touches the cities of Irvine and Tustin. Regional connectivity to the City of Santa Ana is provided by interstates 15 and 405 and by State Routes 22 and 55. The City of Santa Ana is the second largest city in Orange County in terms of both population (approximately 340,000 residents as of 2019) and workers (approximately 160,000 jobs as of 2019).

3. Project Description

The City of Santa Ana is in the process of preparing a comprehensive update to its existing General Plan. Santa Ana's "Golden City Beyond: A Shared Vision" General Plan is expected to be completed in 2020 and will guide the City's development and conservation for the next 25 years through 2045. The update will provide long-term policy direction and communicate the vision, values, and goals for the City's physical development, fiscal and environmental sustainability, and overall quality of life. The new Santa Ana General Plan will serve to identify areas of opportunity and provide options to enhance development potential in key areas of the city while bringing the City into compliance with recent state laws and reflect updates to current conditions and input from the general public, city staff, and other stakeholders.

Santa Ana's General Plan is based on a vision statement and core values established as part of an extensive multi-year community outreach effort, a Technical Advisory Committee, and a General Plan Advisory Group.

Vision Statement

"Santa Ana is a city that promotes the physical, social, and economic health and wellness of our people and our community. We celebrate our past, embrace the power of diversity, and work together to create economic and educational opportunities for the next generation, leading to a more sustainable and prosperous future."

Core Values

- » **Health.** The people of Santa Ana value a physical environment that encourages healthy lifestyles, a planning process that ensures that health impacts are considered, and a community that actively pursues policies and practices that improve the health of our residents.
- » **Equity.** Our residents value taking all necessary steps to ensure equitable outcomes, expanding access to the tools and resources that residents need, and to balance competing interests in an open and democratic manner.
- » **Sustainability.** Santa Ana values land use decisions that benefit future generations, plans for the impacts of climate change, and incorporates sustainable design practices at all level of the planning process.
- » **Culture.** Our community values efforts that celebrate our differences as a source of strength, preserve and build upon existing cultural resources, and nurture a citywide culture of empowered residents.
- » **Education.** We are a city that values the creation of lifelong learners, the importance of opening up educational opportunities to all residents and investing in educational programs that advance our residents' economic wellbeing.

General Plan Topics

State law requires that a general plan address eight specific topics, which each topic commonly presented as an element of the general plan. State law gives jurisdictions the discretion to incorporate optional topics and to address any of these topics in a single element or across multiple elements of the general plan. Santa Ana's General Plan will address the following eight mandatory and five optional topics:

Mandatory Topics

- Land Use
- Circulation
- Housing*
- Environmental Justice**
- Open Space
- Conservation
- Safety
- Noise

Optional Topics

- Health and Wellness
- Historic Preservation
- Urban Design
- Economic Prosperity
- Community Services

* The updated General Plan will incorporate the current 2014–2021 Housing Element and no substantive changes are anticipated as part of the comprehensive general plan update. The topic of housing will be addressed as a separate effort in late 2021 in accordance with state law.

** The topic of environmental justice will be incorporated throughout the General Plan, with goals and policies incorporated into multiple elements.

Project Buildout

In coordination with the General Plan Advisory Group, the City identified five areas suited for new growth and development: South Main Street, Grand Avenue/17th Street, West Santa Ana Boulevard, 55 Freeway/Dyer Road, and South Bristol Street. These five areas are located along major travel corridors, the future OC Streetcar line, and/or linked to the Downtown. In general, many areas currently designated for General Commercial and Professional Office are expanding opportunities for residential development through a proposed change to the Urban Neighborhood or District Center General Plan land use designations. Industrial Flex would be introduced where Industrial land use designations currently exist within each of the five focus areas in order to allow for cleaner industrial and commercial uses with live-work opportunities.

There are seven other planning areas that represent specific plans and other special zoning areas that were previously adopted: Adaptive Reuse Overlay (2014), Bristol Street Corridor Specific Plan (1991/2018), Harbor Mixed Use Corridor Specific Plan (2014), MainPlace Specific Plan (2019), Metro East Overlay Zone (2007/2018), Midtown Specific Plan (1996), and Transit Zoning Code Specific Development (2010). The potential for new development in these areas is based on the forecasted buildout at the time of the respective zoning document's adoption, minus the amount of new development built between their adoption date and 2019. The most recent adoption/amendment date for each zoning document is noted in parentheses.

Growth outside of the focus areas and special planning areas is expected to be incremental and limited. Some growth was projected for the professional office surrounding the Orange County Global Medical Center and along Broadway north of the Midtown Specific Plan. Some growth was also projected for the commercial and retail area south of the West Santa Ana Boulevard focus area. Finally, some additional residential development is expected to occur on a small portion (five percent) of single-family and multi-family lots through the construction of second units.

Table 1 provides a statistical summary of the buildout potential associated with the General Plan compared to existing conditions. Figure 1 displays the draft General Plan Land Use Map while Figure 2 illustrates the boundaries of the five focus areas and special planning areas.

4. Probable Environmental Effects

The City has determined that a Program EIR will be prepared for the proposed General Plan. Section 15168 of the CEQA Guidelines states that a Program EIR may be prepared on a series of actions that can be characterized as one large project and are related either: 1) geographically; 2) as logical parts in the chain of contemplated actions; 3) in connection with issuance of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program; or 4) as individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects that can be mitigated in similar ways.

The Program EIR will be prepared in accordance with the requirements of CEQA Statute and Guidelines, as amended. Pursuant to Section 15146 of the CEQA Guidelines, the degree of specificity in the Program EIR will correspond to the degree of specificity involved in the proposed General Plan. The EIR will focus on the primary effects that can be expected to follow from adoption of the proposed project and will not be as detailed as an EIR on the specific development or construction projects that may follow. Based on the City's preliminary analysis of the project, the following environmental impact categories and their associated impact thresholds will be examined in the Program EIR:

Aesthetics	Greenhouse Gas Emissions	Public Services
Agricultural/Forest Resources	Hazards/Hazardous Materials	Recreation
Air Quality	Hydrology/Water Quality	Transportation
Biological Resources	Land Use/Planning	Tribal Cultural Resources
Cultural Resources	Mineral Resources	Utilities/Service Systems
Energy	Noise	Wildfire
Geology and Soils	Population/Housing	

The Draft EIR will address the short- and long-term effects of the General Plan on the environment. Mitigation measures will be proposed for impacts that are determined to be significant. A mitigation monitoring program will also be developed as required by Section 15150 of the CEQA Guidelines.

5. Public Review Period

This NOP will be available for a 30-day public review period from **February 26, 2020**, to **March 27, 2020**, on the City's website at <https://www.santa-ana.org/general-plan>. Hard copies will also be available at:

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 City is seeking input from both agencies and members of the public on the scope and content of the environmental information and analysis in the EIR. Due to the time limits mandated by state law, written comments must be sent via mail, e-mail, or fax no later than 5:00 PM on **Thursday March 27, 2020**. Please send your comments at the earliest possible date to:

Verny Carvajal, Principal Planner
City of Santa Ana Planning and Building Agency
PO BOX 1988 (M-20)
Santa Ana, CA 92702
Email: VCarvajal@santa-ana.org

6. Public Scoping Meeting

Pursuant to the California Public Resources Code Section 21083.9, the City will conduct a public scoping meeting. This meeting will provide a public forum for information dissemination and dialogue regarding the components of the proposed project and the environmental review process. Please note the main purpose of the public scoping meeting is to provide a project description and solicit comments to refine and/or expand the scope of the EIR. **Although staff will summarize the issues raised at these meetings, anyone wishing to make formal comments on the scope of the EIR must do so in writing.** The public scoping meeting will be held on:

Date: Thursday, March 5, 2020
Time: from 6:00 to 7:30 PM
Location: Santa Ana Police Community Room, 60 Civic Center Plaza, Santa Ana, CA 92701

Table 1 Existing Conditions, Potential Growth, and Buildout Conditions in Santa Ana, 2020 to 2045

PLANNING AREA	EXISTING ¹			GROWTH ²			BUILDOUT		
	Housing Units	Bldg. Sq. Ft. ³	Jobs	Housing Units	Bldg. Sq. Ft. ³	Jobs	Housing Units	Bldg. Sq. Ft. ³	Jobs
FOCUS AREAS	6,380	12,849,259	29,931	17,481	3,233,332	9,542	23,861	16,082,591	39,473
55 Freeway/Dyer Road	1,221	5,094,557	10,401	8,731	1,434,665	3,849	9,952	6,529,222	14,250
Grand Avenue/17 th Street	561	1,400,741	3,568	1,667	-689,325	-1,929	2,228	711,416	1,639
South Bristol Street	220	1,577,511	3,337	5,233	3,508,975	11,319	5,453	5,086,486	14,656
South Main Street	1,720	1,685,978	3,455	588	-739,316	-1,304	2,308	946,662	2,151
West Santa Ana Boulevard	2,658	3,090,472	9,170	1,262	-281,667	-2,393	3,920	2,808,805	6,777
SPECIFIC PLAN / SPECIAL ZONING	4,685	13,924,891	38,548	15,839	3,033,554	1,154	20,524	16,958,445	39,702
Adaptive Reuse Overlay Zone ⁴	260	976,935	3,043	1,000	0	-476	1,260	976,935	2,567
Bristol Street Corridor Specific Plan	136	140,348	294	-1	2,791	-12	135	143,139	282
Harbor Corridor Specific Plan	1,324	1,767,937	3,286	3,298	200,045	-1,708	4,622	1,967,982	1,578
Main Place Specific Plan	0	1,108,080	2,216	1,900	1,318,843	3,164	1,900	2,426,923	5,380
Metro East Overlay Zone	844	2,516,056	7,524	4,707	2,169,891	4,734	5,551	4,685,947	12,258
Midtown Specific Plan	607	1,885,065	4,824	0	-66,812	-209	607	1,818,253	4,615
Transit Zoning Code	1,514	5,530,470	17,361	4,935	-591,204	-4,339	6,449	4,939,266	13,022
ALL OTHER AREAS OF THE CITY ⁵	67,727	39,772,550	92,004	2,847	552,536	3,666	70,574	40,325,086	95,670
CITYWIDE TOTAL	78,792	66,546,700	160,483	36,167	6,819,422	14,362	114,959	73,366,122	174,845

Source: City of Santa Ana, 2020.

1. Existing represents conditions as of December 2019 as derived from the City of Santa Ana Planning Information Network and projects already under construction per the January 2020 monthly development project report.

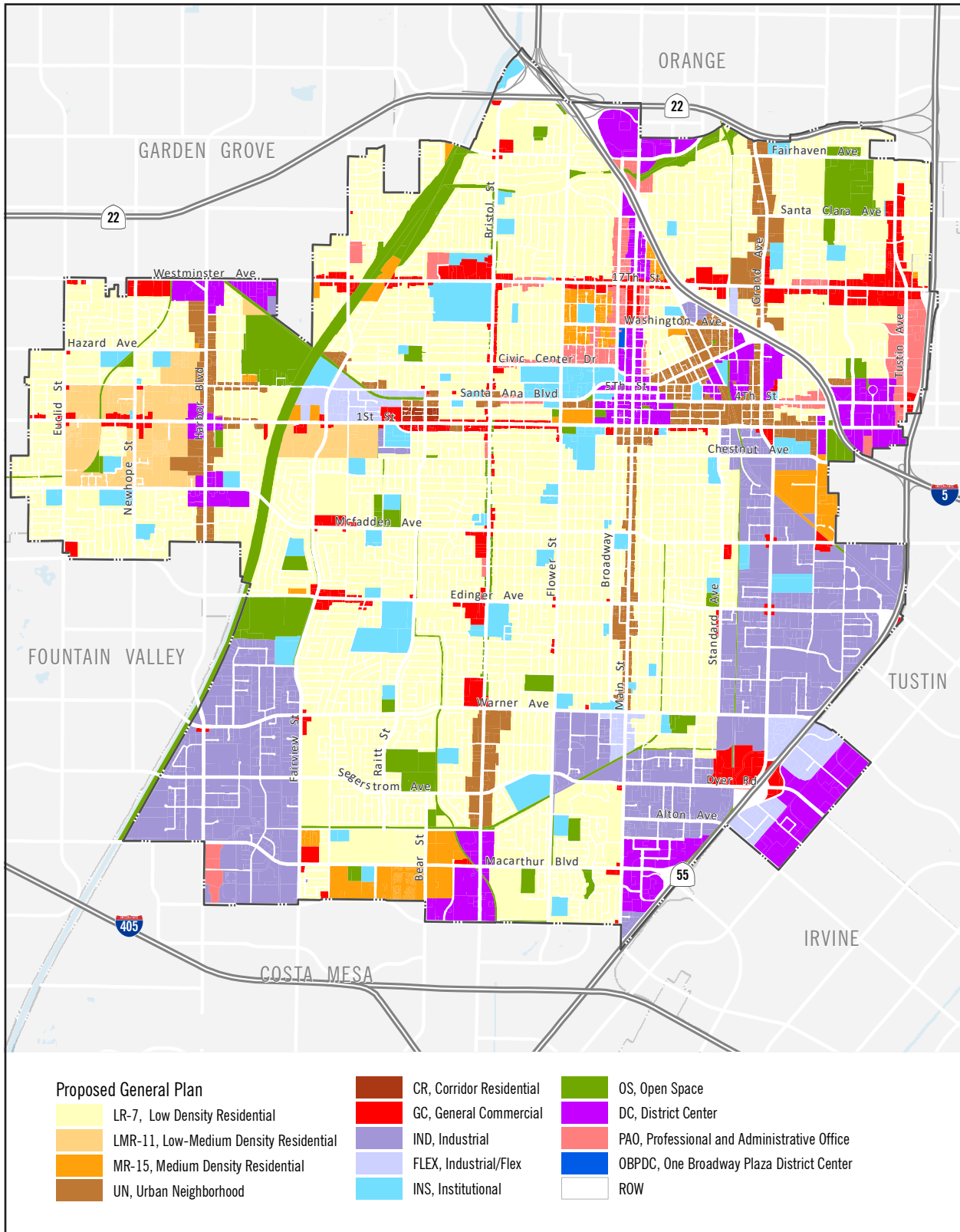
2. The potential growth for new development in specific plan/special zoning area is based on the forecasted buildout at the time of the respective zoning document's adoption, minus the amount of new development built between its adoption date and 2019.

3. Only includes nonresidential building square footage.

4. The figures shown on the row for the Adaptive Reuse Overlay represents parcels that are exclusively in the Adaptive Reuse Overlay boundary. Figures for parcels that are within the boundaries of both the Adaptive Reuse Overlay Zone and a specific plan, other special zoning, or focus area boundary are accounted for in the respective specific plan, other special zoning, or focus area.

5. The City has included an assumption for growth on a small portion (five percent) of residential parcels through the construction of second units, which is distributed throughout the City and is not concentrated in a subset of neighborhoods. Additional growth includes known projects in the pipeline and an increase of 10 percent in building square footage and employment for the professional office surrounding the Orange County Global Medical Center and along Broadway north of the Midtown Specific Plan, as well as the commercial and retail area south of the West Santa Ana Boulevard focus area.

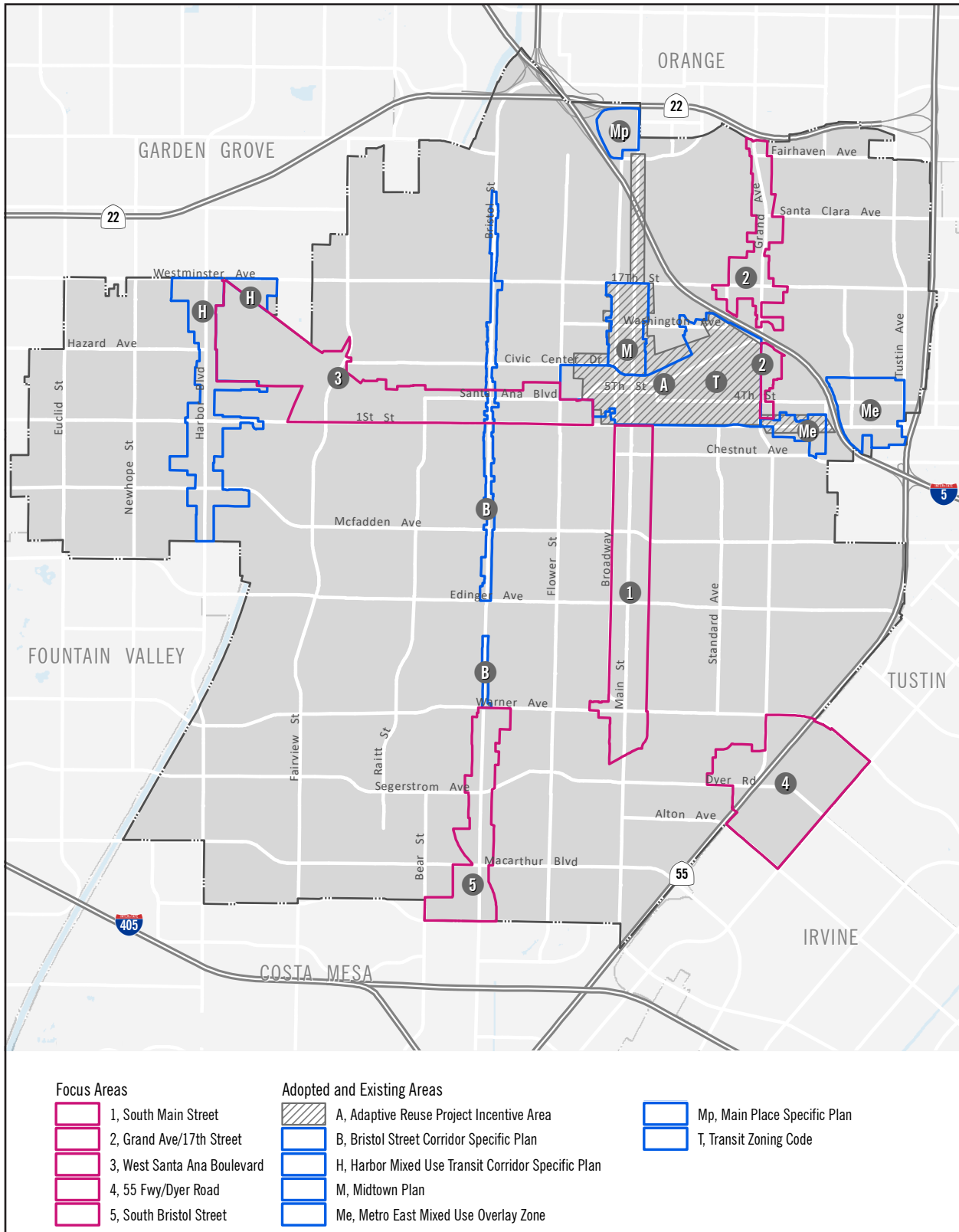
Figure 1 - Proposed General Plan Land Use



0 1
Scale (Miles)



Figure 2 - Proposed General Plan Focus Areas and Other Special Planning Areas



0 1
Scale (Miles)

