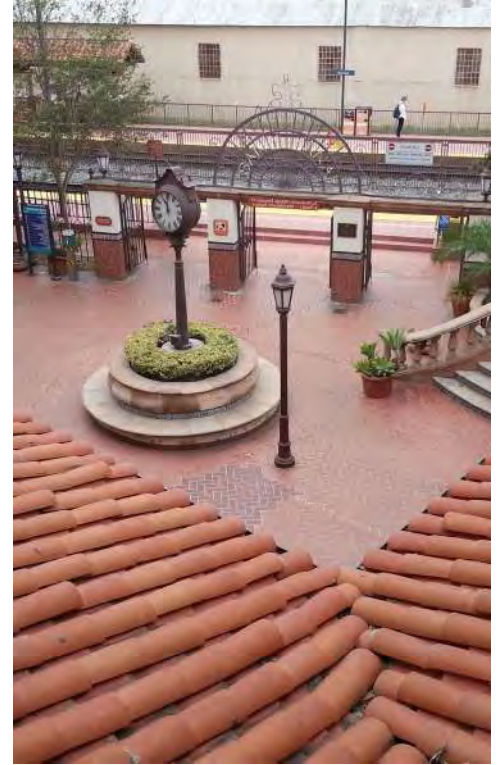




Volume III



SANTA ANA GENERAL PLAN UPDATE



Final Recirculated Program Environmental Impact Report VOLUME III – Appendices A-a to J-b to the Updated Draft PEIR

State Clearinghouse #2020029087

October 2021

Prepared for:

City of Santa Ana

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APPENDICES

Volume III – Appendices A-a Through J-b

Volume IV – Appendices L and K

VOLUME III Appendices to the Updated Draft PEIR: Appendices A through J-b

- Appendix A-a NOP, NOP Comment Letters, and Scoping Meeting Sign-In Sheet and Comments
- Appendix A-b EJ Background Analysis
- Appendix B-a Proposed General Plan Update Policies
- Appendix B-b Santa Ana Buildout Methodology
- Appendix C Air Quality and Greenhouse Gas Emissions Modeling
- Appendix D Biological and Natural Resource Inventory and Assessment
- Appendix E-a Historical Resources Technical Report
- Appendix E-b Archeological Resources Technical Report
- Appendix F Energy Worksheet
- Appendix G-a Geological Background Technical Report
- Appendix G-b Paleontological Existing Conditions Technical Report
- Appendix H-a Infrastructure Technical Report for Hydrology, Sewer, Water, and Water Quality
- Appendix H-b Water Supply & Demand Technical Report
- Appendix I-a Noise Existing Condition Report
- Appendix I-b Noise Monitoring and Modeling Data
- Appendix J-a Existing Conditions Report for Fire and Police Services
- Appendix J-b Service Provider Questionnaire Responses

VOLUME IV Appendices to the Updated Draft PEIR: Appendices K and L

- Appendix K Transportation Impact Study
- Appendix L Tribal Consultation Correspondences

Contents

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Appendix A-a NOP, NOP Comment Letters, and Scoping Meeting Sign-In Sheet and Comments

Appendices

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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.

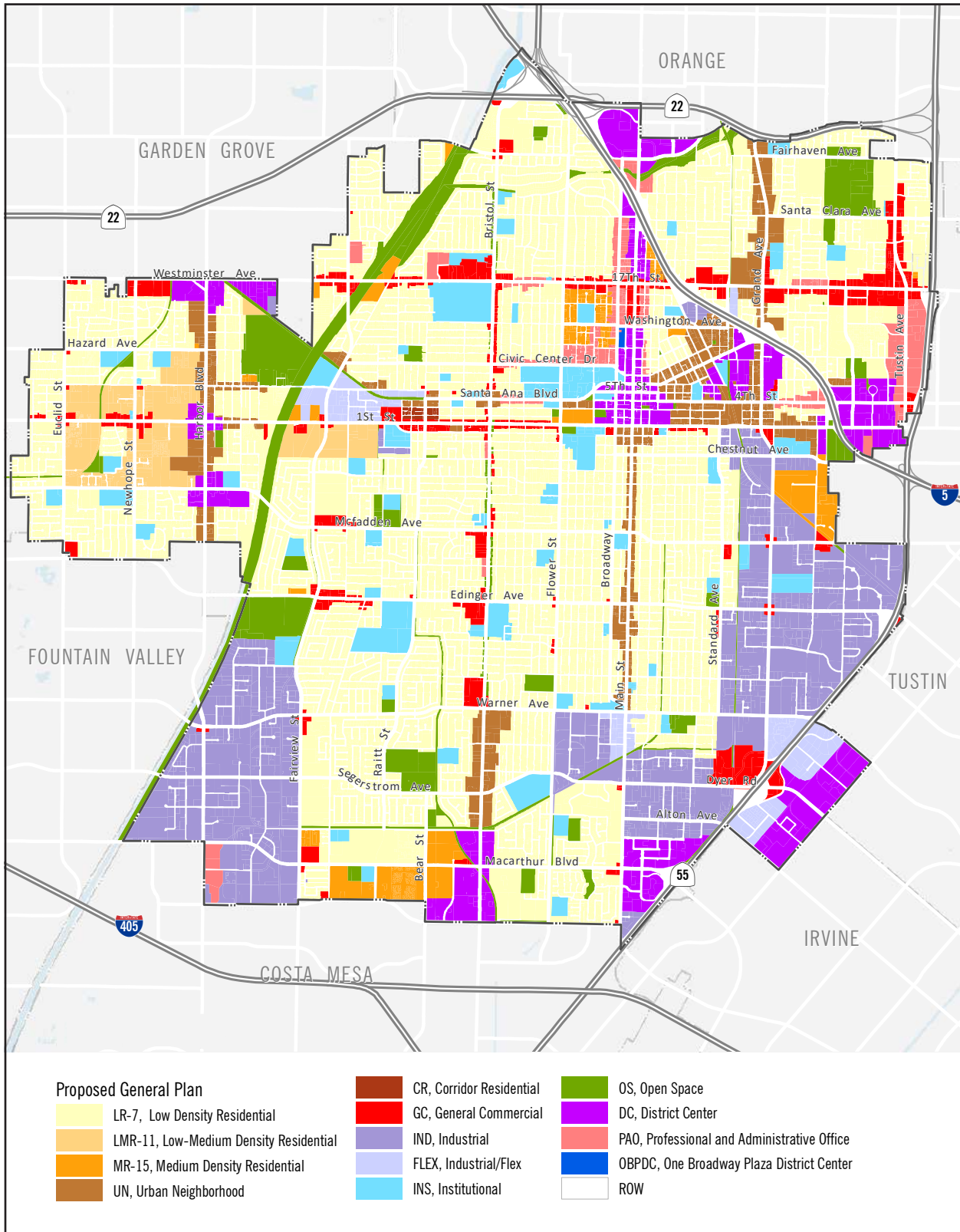
2. The potential growth for new development in specific plan/special zoning area is based on the forecasted buildout at the time of the respective zoning document's adoption, minus the amount of new development built between its adoption date and 2019.

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



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Scale (Miles)

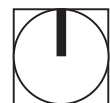
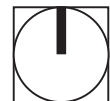
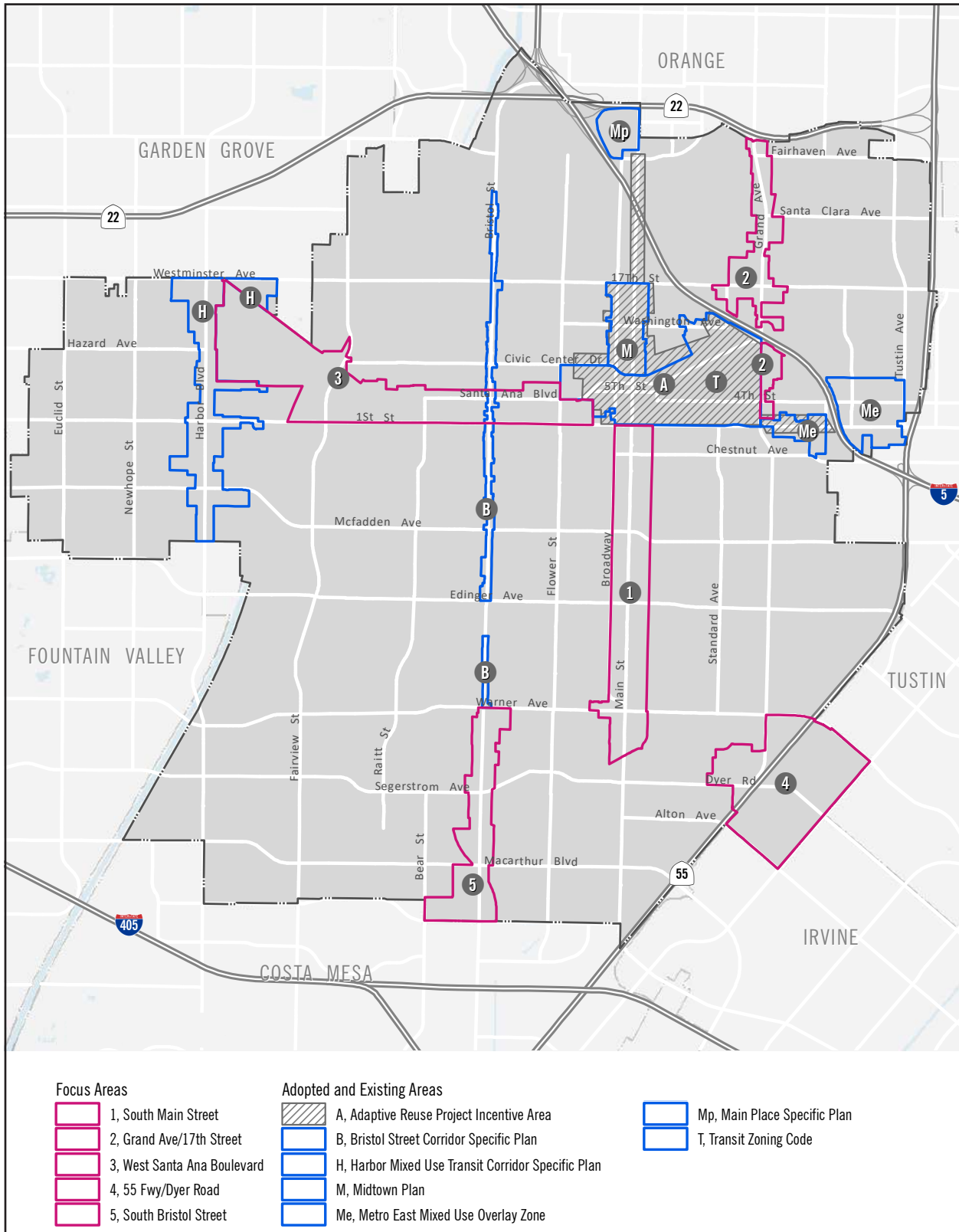


Figure 2 - Proposed General Plan Focus Areas and Other Special Planning Areas





THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA

March 16, 2020

Verny Carvajal, Principal Planner
City of Santa Ana
Planning and Building Agency
PO BOX 1988 (M-20)
Santa Ana, CA 92702

Via E-mail

Dear Mr. Carvajal:

Notice of Preparation
for the City of Santa Ana General Plan Environmental Impact Report

The Metropolitan Water District of Southern California (Metropolitan) has reviewed the Notice of Preparation for the City of Santa Ana General Plan Environmental Impact Report (Plan). The proposed General Plan update will reflect goals set in the 2014 Santa Ana Strategic Plan, state law, and provide guidance on long-term policy regarding physical development, quality of life, economic health, and sustainability through 2045. The City of Santa Ana is the CEQA Lead Agency. This letter contains Metropolitan's comments as a potentially affected public agency.

Metropolitan is a public agency and regional water wholesaler. It is comprised of 26 member public agencies, serving approximately 19 million people in portions of six counties in Southern California, including Riverside County. Metropolitan's mission is to provide its 5,200 square mile service area with adequate and reliable supplies of high-quality water to meet present and future needs in an environmentally and economically responsible way.

Metropolitan owns and operates the Orange County Feeder, East Orange County Feeder 2 and Santa Ana Cross Feeder pipelines in the plan area. The Orange County Feeder and East Orange County Feeder pipelines vary from 36-79 inches-inside-diameter and run north-south through the plan area. Santa Ana Cross Feeder is 18-20 inches-inside-diameter and runs east-west through the center of the plan area. The pipelines distribute treated water (drinking water) to Orange County member agencies. See attached map for locations of Metropolitan infrastructure, referenced above.

Metropolitan is concerned with indirect effects to Metropolitan's facilities that may result. Future development and land use conditions associated with the proposed plan must not restrict any of Metropolitan's day-to-day operations, access or repair to these facilities. Metropolitan must be allowed to maintain its rights-of-way and requires unobstructed access to its facilities in order to maintain and repair its system. In order to avoid potential conflicts with Metropolitan's facilities

Verny Carvajal, Principal Planner

Page 2

March 16, 2020

and rights-of-way, we require that any design plans for any activity in the area of Metropolitan's pipelines or facilities be submitted for our review and written approval. Metropolitan will not permit procedures that could subject the pipeline to excessive vehicle, impact or vibratory loads.

Detailed prints of drawings of Metropolitan's pipelines and rights-of-way may be obtained by calling Metropolitan's Substructures Information Line at (213) 217-7663. To assist applicants in preparing plans that are compatible with Metropolitan's facilities and easements, we have attached the "Guidelines for Improvements and Construction Projects Proposed in the Area of Metropolitan's Facilities and Rights-of-Way." Please note that all submitted designs or plans must clearly identify Metropolitan's facilities and rights-of-way.

We appreciate the opportunity to provide input to your planning process and we look forward to receiving future documentation and plans for this project. Please contact Ms. Jolene Ditmar at (213) 217-6184 or jditmar@mwdh2o.com if you require further assistance.

Very truly yours,



Sean Carlson

Team Manager, Environmental Planning Section

JD:ds

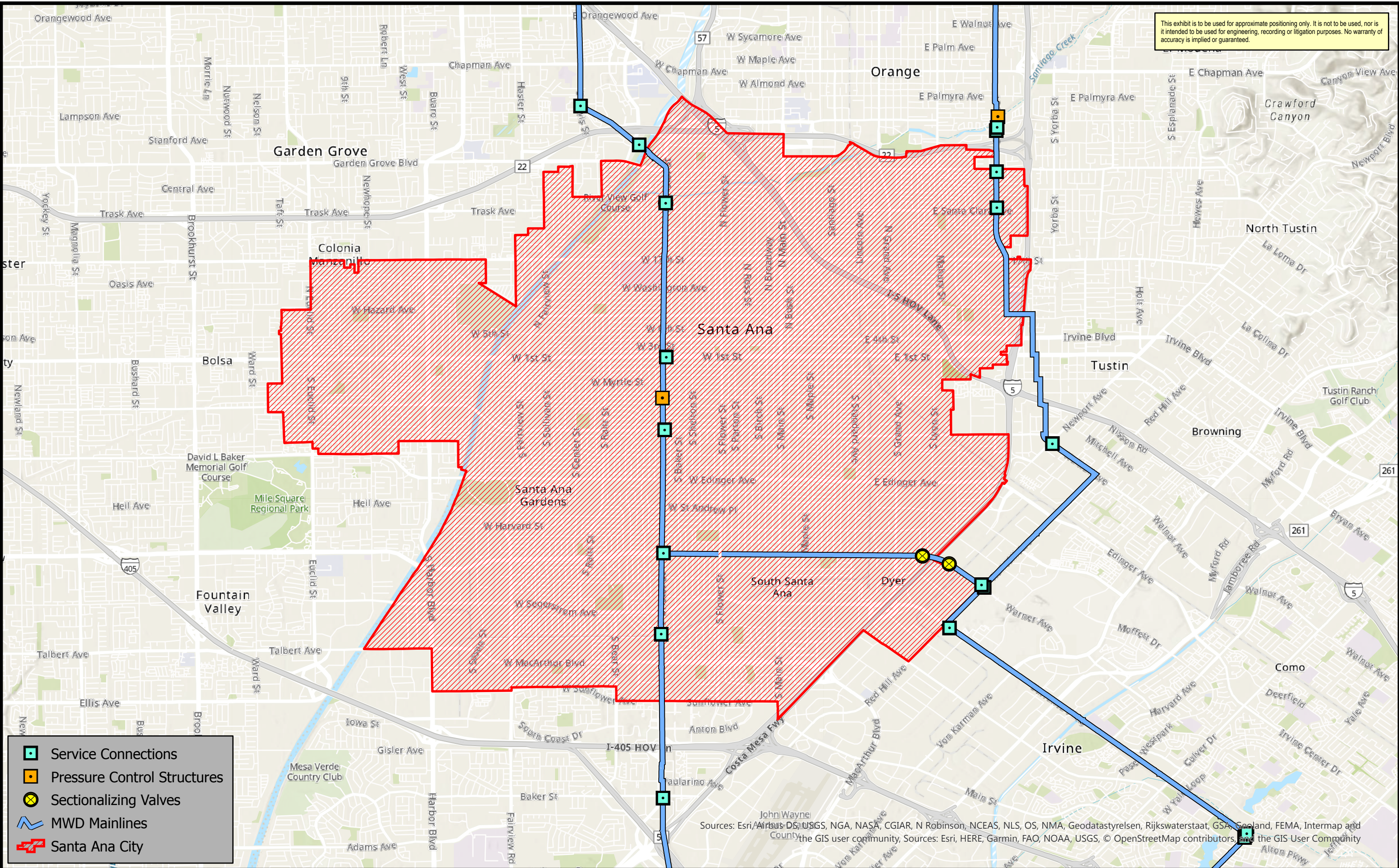
SharePoint\City of Santa Ana_Santa Ana General Plan Comment Letter






Enclosures:

- (1) Map
- (2) Guidelines for Improvements and Construction Projects Proposed in the Area of Metropolitan's Facilities and Rights-of-Way

This exhibit is to be used for approximate positioning only. It is not to be used, nor is it intended to be used for engineering, recording or litigation purposes. No warranty of accuracy is implied or guaranteed.

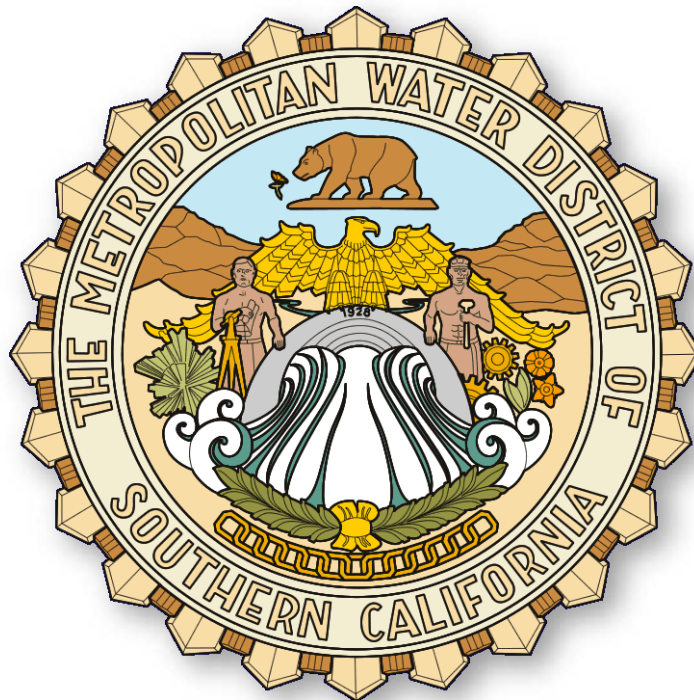
ZIPProjects\Special_Requests\Jolene_Dimar\GIS\General_Plans\General_Plans.aprx. [Printed 3/11/2020] Photography Date: Bing Prepared by: Tom Bleicher (Geodetics & Mapping Team) Checked by: Jolene Dimar Job#: GIS20-03-13



-  Service Connections
-  Pressure Control Structures
-  Sectionalizing Valves
-  MWD Mainlines
-  Santa Ana City

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

**Guidelines for
Improvements and Construction Projects Proposed
in the Area of
Metropolitan's Facilities and Rights-of-Way**



July 2018

Prepared By:
The Metropolitan Water District of Southern California
Substructures Team, Engineering Services
700 North Alameda Street
Los Angeles, California 90012

Additional Copies: To obtain a copy of this document, please contact the Engineering Services Group, Substructures Team.

Disclaimer

Metropolitan assumes no responsibility for the accuracy of the substructure information herein provided. The user assumes responsibility for verifying substructure locations before excavating and assumes all liability for damage to Metropolitan's facilities as a result of such excavation. Additionally, the user is cautioned to conduct surveys and other field investigations as deemed prudent, to assure that project plans are correct. The appropriate representative from Metropolitan must be contacted at least two working days, before any work activity in proximity to Metropolitan's facilities.

It generally takes 30 days to review project plans and provide written responses. Metropolitan reserves the right to modify requirements based on case-specific issues and regulatory developments.

PUBLICATION HISTORY:

Initial Release

July 2018

1.0	GENERAL INFORMATION	1
1.1	Introduction.....	1
1.2	Submittal and Review of Project Plans/Utilities and Maps.....	1
1.3	Identification of Metropolitan’s Facilities and Rights-of-Way.....	3
2.0	General Requirements	3
2.1	Vehicular Access	3
2.2	Fences.....	3
2.3	Driveways and Ramps.....	3
2.4	Walks, Bike Paths, and Trails	3
2.5	Clear Zones	4
2.6	Slopes.....	4
2.7	Structures	4
2.8	Protection of Metropolitan Facilities	4
2.9	Potholing of Metropolitan Pipelines	4
2.10	Jacked Casings or Tunnels.....	4
3.0	Landscaping.....	5
3.1	Plans.....	5
3.2	Drought-Tolerant Native and California Friendly Plants.....	5
3.3	Trees	5
3.4	Other Vegetation.....	6
3.5	Irrigation.....	6
3.6	Metropolitan Vehicular Access.....	6
4.0	General Utilities.....	6
4.1	Utility Structures.....	6
4.2	Utility Crossings	6
4.3	Longitudinal Utilities	7
4.4	Underground Electrical Lines	7
4.5	Fiber Optic Lines.....	7
4.6	Overhead Electrical and Telephone Lines.....	7
4.7	Sewage Disposal Systems.....	7
4.8	Underground Tanks	8
5.0	Specific Utilities: Non-Potable Utility Pipelines.....	8
6.0	Cathodic Protection/Electrolysis Test Stations.....	8
6.1	Metropolitan Cathodic Protection	8
6.2	Review of Cathodic Protection Systems.....	8
7.0	Drainage.....	9
7.1	Drainage Changes Affecting Metropolitan Rights-of-Way.....	9
7.2	Metropolitan’s Blowoff and Pumpwell Structures.....	9
8.0	Grading and Settlement.....	9

8.1	Changes in Cover over Metropolitan Pipelines.....	9
8.2	Settlement	9
9.0	Construction Equipment	10
9.1	Review of Proposed Equipment.....	10
9.2	Equipment Restrictions	10
9.3	Vibratory Compaction Equipment.....	10
9.4	Equipment Descriptions	10
10.0	Excavations Close to Metropolitan Facilities	11
10.1	Shoring Design Submittal.....	11
10.2	Shoring Design Requirements	11
11.0	Support of Metropolitan Facilities.....	11
11.1	Support Design Submittal	11
11.2	Support Design Requirements	11
12.0	Backfill.....	12
12.1	Metropolitan Pipeline Not Supported.....	12
12.2	Metropolitan Pipeline Partially Exposed	12
12.3	Metropolitan Cut and Cover Conduit on Colorado River Aqueduct (CRA)	12
13.0	Piles	13
13.1	Impacts on Metropolitan Pipelines	13
13.2	Permanent Cast-in-place Piles.....	13
14.0	Protective Slabs for Road Crossings Over Metropolitan Pipelines	13
15.0	Blasting	13
16.0	Metropolitan Plan Review Costs, Construction Costs and Billing	14
16.1	Plan Review Costs.....	14
16.2	Cost of Modification of Facilities Performed by Metropolitan	14
16.3	Final Billing	14
17.0	Street Vacations and Reservation of Easements for Metropolitan	14
18.0	Metropolitan Land Use Guidelines.....	14
19.0	Compliance with Environmental Laws and Regulations.....	15
20.0	Paramount Rights / Metropolitan's Rights within Existing Rights-of-Way	17
21.0	Disclaimer and Information Accuracy	17

Table 1: General Guidelines for Pipeline Separation between Metropolitan’s Pipeline ¹ and Sanitary Sewer ² or Hazardous Fluid Pipeline ³	18
Table 2: General Guidelines for Pipeline “Separation between Metropolitan’s Pipeline ¹ and Storm Drain and/or Recycled Water ²	19
Table 3: General Guidelines for Pipeline “Separation ¹ between Metropolitan’s Pipeline and Recycled Water ^{2,4} Irrigationsm,	20
Figure 1: AASHTO H-20 Loading	21
Figure 2: Drawing SK-1	22

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1.0 GENERAL INFORMATION

Note: Underground Service Alert at 811 must be notified at least two working days before excavating in proximity to Metropolitan's facilities.

1.1 Introduction

These guidelines provide minimum design and construction requirements for any utilities, facilities, developments, and improvements, or any other projects or activities, proposed in or near Metropolitan Water District of Southern California (Metropolitan) facilities and rights-of-way. Additional conditions and stipulations may also be required depending on project and site specific conditions. Any adverse impacts to Metropolitan's conveyance system, as determined by Metropolitan, will need to be mitigated to its satisfaction.

All improvements and activities must be designed so as to allow for removal or relocation at builder or developer expense, as set forth in the paramount rights provisions of Section 20.0. Metropolitan shall not be responsible for repair or replacement of improvements, landscaping or vegetation in the event Metropolitan exercises its paramount rights powers.

1.2 Submittal and Review of Project Plans/Utilities and Maps

Metropolitan requires project plans/utilities be submitted for all proposed activities that may impact Metropolitan's facilities or rights-of-way. Project plans shall include copies of all pertinent utilities, sewer line, storm drain, street improvement, grading, site development, landscaping, irrigation and other plans, all tract and parcel maps, and all necessary state and federal environmental documentation. Metropolitan will review the project plans and provide written approval, as it pertains to Metropolitan's facilities and rights-of-way. Written approval from Metropolitan must be obtained, prior to the start of any activity or construction in the area of Metropolitan's facilities or rights-of-way. Once complete project plans and supporting documents are submitted to Metropolitan, it generally takes 30 days to review and to prepare a detailed written response. Complex engineering plans that have the potential for significant impacts on Metropolitan's facilities or rights-of-way may require a longer review time.

Project plans, maps, or any other information should be submitted to Metropolitan's Substructures Team at the following mailing address:

**Attn: Substructures Team
The Metropolitan Water District of Southern California
700 North Alameda St.
Los Angeles, CA 90012**

**General Mailing Address: P.O. Box 54153
Los Angeles, CA 90054-0153**

Email: EngineeringSubstructures@mwdh2o.com

For additional information, or to request prints of detailed drawings for Metropolitan's facilities and rights-of-way, please contact Metropolitan's Substructures Team at 213-217-7663 or EngineeringSubstructures@mwdh2o.com.

1.3 Identification of Metropolitan's Facilities and Rights-of-Way

Metropolitan's facilities and rights-of-way must be fully shown and identified as Metropolitan's, with official recording data, on the following:

- A. All applicable plans
- B. All applicable tract and parcel maps

Metropolitan's rights-of-ways and existing survey monuments must be tied dimensionally to the tract or parcel boundaries. Metropolitan's Records of Survey must be referenced on the tract and parcel maps with the appropriate Book and Page.

2.0 General Requirements

2.1 Vehicular Access

Metropolitan must have vehicular access along its rights-of-way at all times for routine inspection, patrolling, operations, and maintenance of its facilities and construction activities. All proposed improvements and activities must be designed so as to accommodate such vehicular access.

2.2 Fences

Fences installed across Metropolitan's rights-of-way must include a 16-foot-wide gate to accommodate vehicular access by Metropolitan. Additionally, gates may be required at other specified locations to prevent unauthorized entry into Metropolitan's rights-of-way.

All gates must accommodate a Metropolitan lock or Knox-Box with override switch to allow Metropolitan unrestricted access. There should be a minimum 20-foot setback for gates from the street at the driveway approach. The setback is necessary to allow Metropolitan vehicles to safely pull off the road prior to opening the gate.

2.3 Driveways and Ramps

Construction of 16-foot-wide commercial-type driveway approaches is required on both sides of all streets that cross Metropolitan's rights-of-way. Access ramps, if necessary, must be a minimum of 16 feet wide.

There should be a minimum 20-foot setback for gates from the street at the driveway approach. Grades of ramps and access roads must not exceed 10 percent; if the slope of an access ramp or road must exceed 10 percent due to topography, then the ramp or road must be paved.

2.4 Walks, Bike Paths, and Trails

All walkways, bike paths, and trails along Metropolitan's rights-of-way must be a minimum 12-foot wide and have a 50-foot or greater radius on all horizontal curves if also used as Metropolitan's access roads. Metropolitan's access routes, including all walks and drainage facilities crossing the access routes, must be constructed to American Association of State Highway and Transportation Officials (AASHTO) H-20 loading standards (see Figure 1). Additional requirements will be placed on equestrian trails to protect the water quality of Metropolitan's pipelines and facilities.

2.5 Clear Zones

A 20-foot-wide clear zone is required to be maintained around Metropolitan's manholes and other above-ground facilities to accommodate vehicular access and maintenance. The clear zone should slope away from Metropolitan's facilities on a grade not to exceed 2 percent.

2.6 Slopes

Cut or fill slopes proposed within Metropolitan's rights-of-way must not exceed 10 percent. The proposed grade must not worsen the existing condition. This restriction is required to facilitate Metropolitan use of construction and maintenance equipment and allow uninhibited access to above-ground and below-ground facilities.

2.7 Structures

Construction of structures of any type is not allowed within the limits of Metropolitan's rights-of-way to avoid interference with the operation and maintenance of Metropolitan's facilities and possible construction of future facilities.

Footings and roof eaves of any proposed buildings adjacent to Metropolitan's rights-of-way must meet the following criteria:

- A. Footings and roof eaves must not encroach onto Metropolitan's rights-of-way.
- B. Footings must not impose any additional loading on Metropolitan's facilities.
- C. Roof eaves must not overhang onto Metropolitan's rights-of-way.

Detailed plans of footings and roof eaves adjacent to Metropolitan's rights-of-way must be submitted for Metropolitan's review and written approval, as pertains to Metropolitan's facilities.

2.8 Protection of Metropolitan Facilities

Metropolitan facilities within its rights-of-way, including pipelines, structures, manholes, survey monuments, etc., must be protected from damage by the project proponent or property owner, at no expense to Metropolitan. The exact location, description and method of protection must be shown on the project plans.

2.9 Potholing of Metropolitan Pipelines

Metropolitan's pipelines must be potholed in advance, if the vertical clearance between a proposed utility and Metropolitan's pipeline is indicated to be 4 feet or less. A Metropolitan representative must be present during the potholing operation and will assist in locating the pipeline. Notice is required, a minimum of three working days, prior to any potholing activity.

2.10 Jacked Casings or Tunnels

A. General Requirements

Utility crossings installed by jacking, or in a jacked casing or tunnel under/over a Metropolitan pipeline, must have at least 3 feet of vertical clearance between the outside diameter of the pipelines and the jacked pipe, casing, or tunnel. The actual

cover over Metropolitan's pipeline shall be determined by potholing, under Metropolitan's supervision.

Utilities installed in a jacked casing or tunnel must have the annular space between the utility and the jacked casing or tunnel filled with grout. Provisions must be made for grouting any voids around the exterior of the jacked pipe, casing, or tunnel.

B. Jacking or Tunneling Procedures

Detailed jacking, tunneling, or directional boring procedures must be submitted to Metropolitan for review and approval. The procedures must cover all aspects of operation, including, but not limited to, dewatering, ground control, alignment control, and grouting pressure. The submittal must also include procedures to be used to control sloughing, running, or wet ground, if encountered. A minimum 10-foot clearance must be maintained between the face of the tunneling or receiving pits and outside edges of Metropolitan's facility.

C. Shoring

Detailed drawings of shoring for jacking or receiving pits must be submitted to Metropolitan for review and written-approval. (See Section 10 for shoring requirements).

D. Temporary Support

Temporary support of Metropolitan's pipelines may be required when a utility crosses under a Metropolitan pipeline and is installed by means of an open trench. Plans for temporary support must be reviewed and approved in writing by Metropolitan. (See Section 11, Supports of Metropolitan Facilities).

3.0 Landscaping

3.1 Plans

All landscape plans must show the location and limits of Metropolitan's right-of-way and the location and size of Metropolitan's pipeline and related facilities therein. All landscaping and vegetation shall be subject to removal without notice, as may be required by Metropolitan for ongoing maintenance, access, repair, and construction activities. Metropolitan will not be financially responsible for the removal of any landscaping and vegetation.

3.2 Drought-Tolerant Native and California Friendly Plants

Metropolitan recommends use of drought-tolerant native and California Friendly® plants (excluding sensitive plants) on proposed projects. For more information regarding California Friendly® plants refer to www.bewaterwise.com.

3.3 Trees

Trees are generally prohibited within Metropolitan's rights-of-way as they restrict Metropolitan's ability to operate, maintain and/or install new pipeline(s) located within these rights-of-way. Metropolitan will not be financially responsible for the removal and replacement of any existing trees should they interfere with access and any current or future Metropolitan project located within the right-of-way.

3.4 Other Vegetation

Shrubs, bushes, vines, and groundcover are generally allowed within Metropolitan's rights-of-way. Larger shrubs are not allowed on Metropolitan fee properties; however, they may be allowed within its easements if planted no closer than 15 feet from the outside edges of existing or future Metropolitan facilities. Only groundcover is allowed to be planted directly over Metropolitan pipeline, turf blocks or similar is recommended to accommodate our utility vehicle access. Metropolitan will not be financially responsible for the removal and replacement of the vegetation should it interfere with access and any current or future Metropolitan project.

3.5 Irrigation

Irrigation systems are acceptable within Metropolitan's rights-of-way, provided valves and controllers are located near the edges of the right-of-way and do not interfere with Metropolitan vehicular access. A shutoff valve should also be located along the edge of the right-of-way that will allow the shutdown of the system within the right-of-way should Metropolitan need to do any excavation. No pooling or saturation of water above Metropolitan's pipeline and right-of-way is allowed. Additional restrictions apply to non-potable water such as Recycled Water and are covered on Table 3 of Page 20.

3.6 Metropolitan Vehicular Access

Landscape plans must show Metropolitan vehicular access to Metropolitan's facilities and rights-of-way and must be maintained by the property owner or manager or homeowners association at all times. Walkways, bike paths, and trails within Metropolitan's rights-of-way may be used as Metropolitan access routes. (See Section 2.4, Walks, Bike Paths, and Trails).

4.0 General Utilities

Note: For non-potable piping like sewer, hazardous fluid, storm drain, disinfected tertiary recycled water and recycled water irrigation see Table 1 through Table 3.

4.1 Utility Structures

Permanent utility structures (e.g., manholes, power poles, pull boxes, electrical vaults, etc.) are not allowed within Metropolitan's rights-of-way. Metropolitan requests that all permanent utility structures within public streets be placed as far from its pipelines and facilities as practical, but not closer than 5 feet from the outside edges of Metropolitan facilities.

Note: Non-potable utility pipelines are an exception to the 5-foot minimum clearance. Non-potable utility pipelines should have 10 feet of separation.

4.2 Utility Crossings

Metropolitan requests a minimum of 1 foot of vertical clearance between Metropolitan's pipeline and any utility crossing the pipeline. Utility lines crossing Metropolitan's pipelines must be as perpendicular to the pipeline as possible. Cross-section drawings, showing proposed locations and elevations of utility lines and locations of Metropolitan's pipelines and limits of rights-of-way, must be submitted with utility plans, for all

crossings. Metropolitan's pipeline must be potholed under Metropolitan's supervision at the crossings (See Section 2.9).

4.3 Longitudinal Utilities

Installation of longitudinal utilities is generally not allowed along Metropolitan's rights-of-way. Within public streets, Metropolitan requests that all utilities parallel to Metropolitan's pipelines and appurtenant structures (facilities) be located as far from the facilities as possible, with a minimum clearance of 5 feet from the outside edges of the pipeline.

Note: Non-potable utility pipelines are an exception to the 5-foot minimum clearance. Non-potable utility pipelines should have 10 feet of separation (for more information See Table 1 on Page 18).

4.4 Underground Electrical Lines

Underground electrical conduits (110 volts or greater) which cross a Metropolitan's pipeline must have a minimum of 1 foot of vertical clearance between Metropolitan's pipeline and the electrical lines. Longitudinal electrical lines, including pull boxes and vaults, in public streets should have a minimum separation of 5 feet from the edge of a Metropolitan pipeline or structures.

4.5 Fiber Optic Lines

Fiber optic lines installed by directional boring require a minimum of 3 feet of vertical clearance when boring is over Metropolitan's pipelines and a minimum of 5 feet of vertical clearance when boring is under Metropolitan's pipelines. Longitudinal fiber optic lines, including pull boxes, in public streets should have a minimum separation of 5 feet from the edge of a Metropolitan pipelines or structures. Potholing must be performed, under Metropolitan's supervision, to verify the vertical clearances are maintained.

4.6 Overhead Electrical and Telephone Lines

Overhead electrical and telephone lines, where they cross Metropolitan's rights-of-way, must have a minimum 35 feet of clearance, as measured from the ground to the lowest point of the overhead line. Overhead electrical lines poles must be located at least 30 feet laterally from the edges of Metropolitan's facilities or outside Metropolitan's right-of-way, whichever is greater.

Longitudinal overhead electrical and or telephone lines in public streets should have a minimum separation of 10 feet from the edge of a Metropolitan pipelines or structures where possible.

4.7 Sewage Disposal Systems

Sewage disposal systems, including leach lines and septic tanks, must be a minimum of 100 feet from the outside limits of Metropolitan's rights-of-way or the edge of its facilities, whichever is greater. If soil conditions are poor, or other adverse site-specific conditions exist, a minimum distance of 150 feet is required. They must also comply with local and state health code requirements as they relate to sewage disposal systems in proximity to major drinking water supply pipelines.

4.8 Underground Tanks

Underground tanks containing hazardous materials must be a minimum of 100 feet from the outside limits of Metropolitan's rights-of-way or edge of its facilities, whichever is greater. In addition, groundwater flow should be considered with the placement of underground tanks down-gradient of Metropolitan's facilities.

5.0 Specific Utilities: Non-Potable Utility Pipelines

In addition to Metropolitan's general requirements, installation of non-potable utility pipelines (e.g., storm drains, sewers, and hazardous fluids pipelines) in Metropolitan's rights-of-way and public street rights-of-way must also conform to the State Water Resources Control Board's Division of Drinking Water (DDW) regulation (Waterworks Standards) and guidance for separation of water mains and non-potable pipelines and to applicable local county health code requirements. Written approval is required from DDW for the implementation of alternatives to the Waterworks Standards and, effective December 14, 2017, requests for alternatives to the Waterworks Standards must include information consistent with: DDW's [Waterworks Standards Main Separation Alternative Request Checklist](#).

In addition to the following general guidelines, further review of the proposed project must be evaluated by Metropolitan and requirements may vary based on site specific conditions.

- A. Sanitary Sewer and Hazardous Fluids (General Guideline See Table 1 on Page 18)
- B. Storm Drain and Recycled Water (General Guideline See Table 2 on Page 19)
- C. Irrigation with Recycled Water (General Guideline See Table 3 on Page 20)
- D. Metropolitan generally does not allow Irrigation with recycled water to be applied directly above its treated water pipelines
- E. Metropolitan requests copies of project correspondence with regulating agencies (e.g., Regional Water Quality Control Board, DDW); regarding the application of recycled water for all projects located on Metropolitan's rights-of-way

6.0 Cathodic Protection/Electrolysis Test Stations

6.1 Metropolitan Cathodic Protection

Metropolitan's existing cathodic protection facilities in the vicinity of any proposed work must be identified prior to any grading or excavation. The exact location, description, and type of protection must be shown on all project plans. Please contact Metropolitan for the location of its cathodic protection stations.

6.2 Review of Cathodic Protection Systems

Metropolitan must review any proposed installation of impressed-current cathodic protection systems on pipelines crossing or paralleling Metropolitan's pipelines to determine any potential conflicts with Metropolitan's existing cathodic protection system.

7.0 Drainage

7.1 Drainage Changes Affecting Metropolitan Rights-of-Way

Changes to existing drainage that could affect Metropolitan's rights-of-way require Metropolitan's approval. The project proponent must provide acceptable solutions to ensure Metropolitan's rights-of-way are not negatively affected by changes in the drainage conditions. Plans showing the changes, with a copy of a supporting hydrology report and hydraulic calculations, must be submitted to Metropolitan for review and approval. Long term maintenance of any proposed drainage facilities must be the responsibility of the project proponent, City, County, homeowner's association, etc., with a clear understanding of where this responsibility lies. If drainage must be discharged across Metropolitan's rights-of-way, it must be carried across by closed conduit or lined open channel and must be shown on the plans.

7.2 Metropolitan's Blowoff and Pumpwell Structures

Any changes to the existing local watercourse systems will need to be designed to accommodate Metropolitan's blowoff and pumpwell structures, which periodically convey discharged water from Metropolitan's blowoff and pumping well structures during pipeline dewatering. The project proponents' plans should include details of how these discharges are accommodated within the proposed development and must be submitted to Metropolitan for review and approval. Any blowoff discharge lines impacted must be modified accordingly at the expense of the project proponent.

8.0 Grading and Settlement

8.1 Changes in Cover over Metropolitan Pipelines

The existing cover over Metropolitan's pipelines must be maintained unless Metropolitan determines that proposed changes in grade and cover do not pose a hazard to the integrity of the pipeline or an impediment to its maintenance capability. Load and settlement or rebound due to change in cover over a Metropolitan pipeline or ground in the area of Metropolitan's rights-of-way will be factors considered by Metropolitan during project review.

In general, the minimum cover over a Metropolitan pipeline is 4 feet and the maximum cover varies per different pipeline. Any changes to the existing grade may require that Metropolitan's pipeline be potholed under Metropolitan's supervision to verify the existing cover.

8.2 Settlement

Any changes to the existing topography in the area of Metropolitan's pipeline or right-of-way that result in significant settlement or lateral displacement of Metropolitan's pipelines are not acceptable. Metropolitan may require submittal of a soils report showing the predicted settlement of the pipeline at 10-foot intervals for review. The data must be carried past the point of zero change in each direction and the actual size and varying depth of the fill must be considered when determining the settlement. Possible settlement due to soil collapse, rebound and lateral displacement must also be included.

In general, the typical maximum allowed deflection for Metropolitan's pipelines must not exceed a deflection of 1/4-inch for every 100 feet of pipe length. Metropolitan may require additional information per its Geotechnical Guidelines. Please contact Metropolitan's Substructures Team for a copy of the Geotechnical Guidelines.

9.0 Construction Equipment

9.1 Review of Proposed Equipment

Use of equipment across or adjacent to Metropolitan's facilities is subject to prior review and written approval by Metropolitan. Excavation, backfill, and other work in the vicinity of Metropolitan's facilities must be performed only by methods and with equipment approved by Metropolitan. A list of all equipment to be used must be submitted to Metropolitan a minimum of 30 days before the start of work.

- A. For equipment operating within paved public roadways, equipment that imposes loads not greater than that of an AASHTO H-20 vehicle (see Figure 1 on Page 21) may operate across or adjacent to Metropolitan's pipelines provided the equipment operates in non-vibratory mode and the road remains continuously paved.
- B. For equipment operating within unpaved public roadways, when the total cover over Metropolitan's pipeline is 10 feet or greater, equipment imposing loads no greater than those imposed by an AASHTO H-20 vehicle may operate over or adjacent to the pipeline provided the equipment is operated in non-vibratory mode. For crossings, vehicle path shall be maintained in a smooth condition, with no breaks in grade for 3 vehicle lengths on each side of the pipeline.

9.2 Equipment Restrictions

In general, no equipment may be used closer than 20 feet from all Metropolitan above-ground structures. The area around the structures should be flagged to prevent equipment encroaching into this zone.

9.3 Vibratory Compaction Equipment

Vibratory compaction equipment may not be used in vibratory mode within 20 feet of the edge of Metropolitan's pipelines.

9.4 Equipment Descriptions

The following information/specifications for each piece of equipment should be included on the list:

- A. A description of the equipment, including the type, manufacturer, model year, and model number. For example, wheel tractor-scraper, 1990 Caterpillar 627E.
- B. The empty and loaded total weight and the corresponding weight distribution. If equipment will be used empty only, it should be clearly stated.
- C. The wheel base (for each axle), tread width (for each axle), and tire footprint (width and length) or the track ground contact (width and length), and track gauge (center to center of track).

10.0 Excavations Close to Metropolitan Facilities

10.1 Shoring Design Submittal

Excavation that impacts Metropolitan's facilities requires that the contractor submit an engineered shoring design to Metropolitan for review and acceptance a minimum of 30 days before the scheduled start of excavation. Excavation may not begin until the shoring design is accepted in writing by Metropolitan.

Shoring design submittals must include all required trenches, pits, and tunnel or jacking operations and related calculations. Before starting the shoring design, the design engineer should consult with Metropolitan regarding Metropolitan's requirements, particularly as to any special procedures that may be required.

10.2 Shoring Design Requirements

Shoring design submittals must be stamped and signed by a California registered civil or structural engineer. The following requirements apply:

- A. The submitted shoring must provide appropriate support for soil adjacent to and under Metropolitan's facilities.
- B. Shoring submittals must include detailed procedures for the installation and removal of the shoring.
- C. Design calculations must follow the Title 8, Chapter 4, Article 6 of the California Code of Regulations (CCR) guidelines. Accepted methods of analysis must be used.
- D. Loads must be in accordance with the CCR guidelines or a soils report by a geotechnical consultant.
- E. All members must be secured to prevent sliding, falling, or kickouts.

Metropolitan's pipelines must be located by potholing under Metropolitan's supervision before the beginning construction. Use of driven piles within 20 feet of the centerline of Metropolitan's pipeline is not allowed. Piles installed in drilled holes must have a minimum 2-foot clearance between Metropolitan's pipeline and the edge of the drilled hole, and a minimum of 1-foot clearance between any part of the shoring and Metropolitan's pipeline.

11.0 Support of Metropolitan Facilities

11.1 Support Design Submittal

If temporary support of a Metropolitan facility is required, the contractor shall submit a support design plan to Metropolitan for review and approval a minimum of 30 days before the scheduled start of work. Work may not begin until the support design is approved in writing by Metropolitan. Before starting design, the design engineer should consult with Metropolitan regarding Metropolitan's requirements.

11.2 Support Design Requirements

Support design submittals must be prepared, stamped, and signed by a California registered civil or structural engineer. The following requirements apply:

- A. Support drawings must include detailed procedures for the installation and removal of the support system.
- B. Design calculations must follow accepted practices, and accepted methods of analysis must be used.
- C. Support designs must show uniform support of Metropolitan's facilities with minimal deflection.
- D. The total weight of the facility must be transferred to the support system before supporting soil is fully excavated.
- E. All members must be secured to prevent sliding, falling, or kickouts.

12.0 Backfill

12.1 Metropolitan Pipeline Not Supported

In areas where a portion of Metropolitan pipeline is not supported during construction, the backfill under and to an elevation of 6 inches above the top of the pipeline must be one-sack minimum cement sand slurry. To prevent adhesion of the slurry to Metropolitan's pipeline, a minimum 6-mil-thick layer of polyethylene sheeting or similar approved sheeting must be placed between the concrete support and the pipeline.

12.2 Metropolitan Pipeline Partially Exposed

In areas where a Metropolitan pipeline is partially exposed during construction, the backfill must be a minimum of 6 inches above the top of the pipeline with sand compacted to minimum 90 percent compaction.

12.3 Metropolitan Cut and Cover Conduit on Colorado River Aqueduct (CRA)

In areas where a Metropolitan cut and cover conduit is exposed, the following guidelines apply:

- A. No vehicle or equipment shall operate over or cross the conduit when the cover is less than 3 feet.
- B. Track-type dozer with a gross vehicle weight of 12,000 lbs or less may be used over the conduit when the cover is a minimum of 3 feet.
- C. Wheeled vehicles with a gross vehicle weight of 8,000 lbs or less may operate over the conduit when the cover is a minimum of 4 feet.
- D. Tracked dozer or wheeled vehicle should be used to push material over the conduit from the side.
- E. Tracked dozer or wheeled vehicle should gradually increase cover on one side of the conduit and then cross the conduit and increase cover on the other side of the conduit. The cover should be increased on one side of the conduit until a maximum of 2 feet of fill has been placed. The cover over the conduit is not allowed to be more than 2 feet higher on one side of the conduit than on the other side.
- F. The cover should be gradually increased over the conduit until the grade elevations have been restored.

13.0 Piles

13.1 Impacts on Metropolitan Pipelines

Pile support for structures could impose lateral, vertical and seismic loads on Metropolitan's pipelines. Since the installation of piles could also cause settlement of Metropolitan pipelines, a settlement and/or lateral deformation study may be required for pile installations within 50 feet of Metropolitan's pipelines. Metropolitan may require additional information per its Geo-technical Guidelines for pile installation. Please contact Metropolitan's Substructures Team for a copy of the Geotechnical Guidelines.

13.2 Permanent Cast-in-place Piles

Permanent cast-in-place piles must be constructed so that down drag forces of the pile do not act on Metropolitan's pipeline. The pile must be designed so that down drag forces are not developed from the ground surface to springline of Metropolitan's pipeline.

Permanent cast-in-place piles shall not be placed closer than 5 feet from the edge of Metropolitan's pipeline. Metropolitan may require additional information per its Geo-technical Guidelines for pile installation. Please contact Metropolitan's Substructures Team for a copy of the Geotechnical Guidelines.

14.0 Protective Slabs for Road Crossings Over Metropolitan Pipelines

Protective slabs must be permanent cast-in-place concrete protective slabs configured in accordance with Drawing SK-1 (See Figure 2 on Page 22).

The moments and shear for the protective slab may be derived from the American Association of State Highway and Transportation Officials (AASHTO). The following requirements apply:

- A. The concrete must be designed to meet the requirements of AASHTO
- B. Load and impact factors must be in accordance with AASHTO. Accepted methods of analysis must be used.
- C. The protective slab design must be stamped and signed by a California registered civil or structural engineer and submitted to Metropolitan with supporting calculations for review and approval.

Existing protective slabs that need to be lengthened can be lengthened without modification, provided the cover and other loading have not been increased.

15.0 Blasting

At least 90 days prior to the start of any drilling for rock excavation blasting, or any blasting in the vicinity of Metropolitan's facilities, a site-specific blasting plan must be submitted to Metropolitan for review and approval. The plan must consist of, but not be limited to, hole diameters, timing sequences, explosive weights, peak particle velocities (PPV) at Metropolitan pipelines/structures, and their distances to blast locations. The PPV must be estimated based on a site-specific power law equation. The power law equation provides the peak particle velocity versus the scaled distance and must be calibrated based on measured values at the site.

16.0 Metropolitan Plan Review Costs, Construction Costs and Billing

16.1 Plan Review Costs

Metropolitan plan reviews requiring 8 labor hours or less are generally performed at no cost to the project proponent. Metropolitan plan reviews requiring more than 8 labor hours must be paid by the project proponent, unless the project proponent has superior rights at the project area. The plan review will include a written response detailing Metropolitan's comments, requirements, and/or approval.

A deposit of funds in the amount of the estimated cost and a signed letter agreement will be required from the project proponent before Metropolitan begins or continues a detailed engineering plan review that exceeds 8 labor hours.

16.2 Cost of Modification of Facilities Performed by Metropolitan

Cost of modification work conducted by Metropolitan will be borne by the project proponent, when Metropolitan has paramount/prior rights at the subject location.

Metropolitan will transmit a cost estimate for the modification work to be performed (when it has paramount/prior rights) and will require that a deposit, in the amount of the estimate, be received before the work will be performed.

16.3 Final Billing

Final billing will be based on the actual costs incurred, including engineering plan review, inspection, materials, construction, and administrative overhead charges calculated in accordance with Metropolitan's standard accounting practices. If the total cost is less than the deposit, a refund will be made; however, if the cost exceeds the deposit, an invoice for the additional amount will be forwarded for payment.

17.0 Street Vacations and Reservation of Easements for Metropolitan

A reservation of an easement is required when all or a portion of a public street where Metropolitan facilities are located is to be vacated. The easement must be equal to the street width being vacated or a minimum 40 feet. The reservation must identify Metropolitan as a "public entity" and not a "public utility," prior to recordation of the vacation or tract map. The reservation of an easement must be submitted to Metropolitan for review prior to final approval.

18.0 Metropolitan Land Use Guidelines

If you are interested in obtaining permission to use Metropolitan land (temporary or long term), a Land Use Form must be completed and submitted to Metropolitan for review and consideration. A nonrefundable processing fee is required to cover Metropolitan's costs for reviewing your request. Land Use Request Forms can be found at:

http://mwdh2o.com/PDF_Doing_Your_Business/4.7.1_Land_Use_Request_form_revised.pdf

The request should be emailed to RealEstateServices@mwdh2o.com, or contact the Real Property Development and Management (RPDM) Group at (213) 217-7750.

After the initial application form has been submitted, Metropolitan may require the following in order to process your request:

- A. A map indicating the location(s) where access is needed, and the location & size (height, width and depth) of any invasive subsurface activity (boreholes, trenches, etc.).
- B. The California Environmental Quality Act (CEQA) document(s) or studies that have been prepared for the project (e.g., initial study, notice of exemption, Environmental Impact Report (EIR), Mitigated Negative Declaration (MND), etc.).
- C. A copy of an ACORD insurance certification naming Metropolitan as an additional insured, or a current copy of a statement of self-insurance.
- D. Confirmation of the legal name of the person(s) or entity(ies) that are to be named as the permittee(s) in the entry permit.
- E. Confirmation of the purpose of the land use.
- F. The name of the person(s) with the authority to sign the documents and any specific signature title block requirements for that person or any other persons required to sign the document (i.e., legal counsel, Board Secretary/Clerk, etc.).
- G. A description of any vehicles that will have access to the property. The exact make or model information is not necessary; however, the general vehicle type, expected maximum dimensions (height, length, width), and a specific maximum weight must be provided.

Land use applications and proposed use of the property must be compatible with Metropolitan's present and/or future use of the property. Any preliminary review of your request by Metropolitan shall not be construed as a promise to grant any property rights for the use of Metropolitan's property.

19.0 Compliance with Environmental Laws and Regulations

As a public agency, Metropolitan is required to comply with all applicable environmental laws and regulations related to the activities it carries out or approves. Consequently, project plans, maps, and other information must be reviewed to determine Metropolitan's obligations pursuant to state and federal environmental laws and regulations, including, but not limited to:

- A. California Environmental Quality Act (CEQA) (Public Resources Code 21000-21177) and the State CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 1500-15387)
- B. Federal Endangered Species Act (ESA) of 1973, 16 U.S.C. §§ 1531, et seq.
- C. California Fish and Game Code Sections 2050-2069 (California ESA)
- D. California Fish and Game Code Section 1602
- E. California Fish and Game Code Sections 3511, 4700, 5050 and 5515 (California fully protected species)
- F. Federal Migratory Bird Treaty Act (MBTA), 16 U.S.C. §§ 703-712
- G. Federal Clean Water Act (including but not limited to Sections 404 and 401) 33 U.S.C. §§ 1342, 1344)

- H. Porter Cologne Water Quality Control Act of 1969, California Water Code §§ 13000-14076.
- I. Title 22, California Code of Regulations, Chapter 16 (California Waterworks Standards), Section 64572 (Water Main Separation)

Metropolitan may require the project applicant to pay for any environmental review, compliance and/or mitigation costs incurred to satisfy such legal obligations.

20.0 Paramount Rights / Metropolitan's Rights within Existing Rights-of-Way

Facilities constructed within Metropolitan's rights-of-way shall be subject to the paramount right of Metropolitan to use its rights-of-way for the purpose for which they were acquired. If at any time Metropolitan or its assigns should, in the exercise of their rights, find it necessary to remove or relocate any facilities from its rights-of-way, such removal and replacement or relocation shall be at the expense of the owner of the facility.

21.0 Disclaimer and Information Accuracy

Metropolitan assumes no responsibility for the accuracy of the substructure information herein provided. The user assumes responsibility for verifying substructure locations before excavating and assumes all liability for damage to Metropolitan's facilities as a result of such excavation. Additionally, the user is cautioned to conduct surveys and other field investigations as you may deem prudent, to assure that your project plans are correct. The relevant representative from Metropolitan must be called at least two working days, before any work activity in proximity to Metropolitan's facilities.

It generally takes 30 days to review project plans and provide written responses. Metropolitan reserves the right to modify requirements based on case-specific issues and regulatory developments.

Table 1: General Guidelines for Pipeline Separation between Metropolitan’s Pipeline¹ and Sanitary Sewer² or Hazardous Fluid Pipeline³

<p><u>Pipeline Crossings</u></p>	<p>Metropolitan requires that sanitary sewer and hazardous fluid pipelines that cross Metropolitan’s pipelines have special pipe construction (no joints) and secondary containment⁴. This is required for the full width of Metropolitan’s rights-of-way or within 10 feet tangent to the outer edges of Metropolitan’s pipeline within public streets. Additionally, sanitary sewer and hazardous fluid pipelines crossing Metropolitan’s pipelines must be perpendicular and maintain a minimum 1-foot vertical clearance between the top and the bottom of Metropolitan’s pipeline and the pipe casing.</p> <p>These requirements apply to all sanitary sewer crossings regardless if the sanitary sewer main is located below or above Metropolitan’s pipeline.</p>
<p><u>Parallel Pipeline</u></p>	<p>Metropolitan generally does not permit the installation of longitudinal pipelines along its rights-of-way. Within public streets, Metropolitan requires that all parallel sanitary sewer, hazardous fluid pipelines and/or non-potable utilities be located a minimum of 10 feet from the outside edges of Metropolitan’s pipelines. When 10-foot horizontal separation criteria cannot be met, longitudinal pipelines require special pipe construction (no joints) and secondary containment⁴.</p>
<p><u>Sewer Manhole</u></p>	<p>Sanitary sewer manholes are not allowed within Metropolitan’s rights-of-way. Within public streets, Metropolitan requests manholes parallel to its pipeline be located a minimum of 10 feet from the outside edges of its pipelines. When 10 foot horizontal separation criteria cannot be met, the structure must have secondary containment⁵.</p>

Notes:

¹ Separation distances are measured from the outer edges of each pipe.

² Sanitary sewer requirements apply to all recycled water treated to less than disinfected tertiary recycled water (disinfected secondary recycled water or less). Recycled water definitions are included in Title 22, California Code of Regulations, Chapter 3 (Water Recycling Criteria), Section 60301.

³ Hazardous fluids include e.g., oil, fuels, chemicals, industrial wastes, wastewater sludge, etc.

⁴ Secondary Containment for Pipeline - Secondary containment consists of a continuous pipeline sleeve (no joints). Examples acceptable to Metropolitan include welded steel pipe with grout in annular space and cathodic protection (unless coated with non-conductive material) and High Density Polyethylene (HDPE) pipe with fusion-welded joints.

⁵ Secondary Containment for Structures – Secondary containment consists of external HDPE liner or other approved method.

Table 2: General Guidelines for Pipeline Separation between Metropolitan’s Pipeline¹ and Storm Drain and/or Disinfected Tertiary Recycled Water²

<p><u>Pipeline Crossings</u></p>	<p>Metropolitan requires crossing pipelines to be special pipe construction (no joints) or have secondary containment³ within 10-feet tangent to the outer edges of Metropolitan’s pipeline. Additionally, pipelines crossing Metropolitan’s pipelines must be perpendicular and maintain a minimum 1-foot vertical clearance.</p>
<p><u>Parallel Pipeline</u></p>	<p>Metropolitan generally does not permit the installation of longitudinal pipelines along its rights-of-way. Within public streets, Metropolitan requests that all parallel pipelines be located a minimum of 10 feet from the outside edges of Metropolitan’s pipelines. When 10-foot horizontal separation criteria cannot be met, special pipe construction (no joints) or secondary containment³ are required.</p>
<p><u>Storm Drain Manhole</u></p>	<p>Permanent utility structures (e.g., manhole, catch basin, inlets) are not allowed within Metropolitan’s rights-of-way. Within public streets, Metropolitan requests all structures parallel to its pipeline be located a minimum of 10 feet from the outside edges of its pipelines. When 10 foot horizontal separation criteria cannot be met, the structure must have secondary containment⁴.</p>

Notes:

¹ Separation distances are measured from the outer edges of each pipe.

² Disinfected tertiary recycled water as defined in Title 22, California Code of Regulations, Chapter 3 (Water Recycling Criteria), Section 60301.

³ Secondary Containment for Pipeline - Secondary containment consists of a continuous pipeline sleeve (no joints). Examples acceptable to Metropolitan include welded steel pipe with grout in annular space and cathodic protection (unless coated with non-conductive material) and High Density Polyethylene (HDPE) pipe with fusion-welded joints.

⁴ Secondary Containment for Structures – Secondary containment consists of external HDPE liner or other approved method.

Table 3: General Guidelines for Pipeline Separation¹ between Metropolitan’s Pipeline and Recycled Water^{2,4} Irrigations

<p>Pressurized recycled irrigation mainlines</p>	<ul style="list-style-type: none"> • Crossings - must be perpendicular and maintain a minimum 1-foot vertical clearance. Crossing pressurized recycled irrigation mainlines must be special pipe construction (no joints) or have secondary containment³ within 10-feet tangent to the outer edges of Metropolitan’s pipeline. • Longitudinal - must maintain a minimum 10-foot horizontal separation and route along the perimeter of Metropolitan’s rights-of-way where possible.
<p>Intermittently Energized Recycled Water Irrigation System Components</p>	<ul style="list-style-type: none"> • Crossings - must be perpendicular and maintain a minimum 1-foot vertical clearance. Crossing irrigation laterals within 5-feet tangent to the outer edges of Metropolitan’s pipeline must be special pipe construction (no joints) or have secondary containment³. • Longitudinal – must maintain a minimum 5-foot horizontal separation between all intermittently energized recycled water irrigation system components (e.g. irrigation lateral lines, control valves, rotors) and the outer edges of Metropolitan’s pipeline. Longitudinal irrigation laterals within 5-feet tangent to the outer edges of Metropolitan’s pipeline must be special pipe construction (no joints) or have secondary containment³.
<p>Irrigation Structures</p>	<p>Irrigation structures such as meters, pumps, control valves, etc. must be located outside of Metropolitan’s rights-of-way.</p>
<p>Irrigation spray rotors near Metropolitan’s aboveground facilities</p>	<p>Irrigation spray rotors must be located a minimum of 20-foot from any Metropolitan above ground structures with the spray direction away from these structures. These rotors should be routinely maintained and adjusted as necessary to ensure no over-spray into 20-foot clear zones.</p>
<p>Irrigations near open canals and aqueducts</p>	<p>Irrigation with recycled water near open canals and aqueducts will require a setback distance to be determined based on site-specific conditions. Runoff of recycled water must be contained within an approved use area and not impact Metropolitan facilities. Appropriate setbacks must also be in place to prevent overspray of recycled water impacting Metropolitan’s facilities.</p>

Notes:

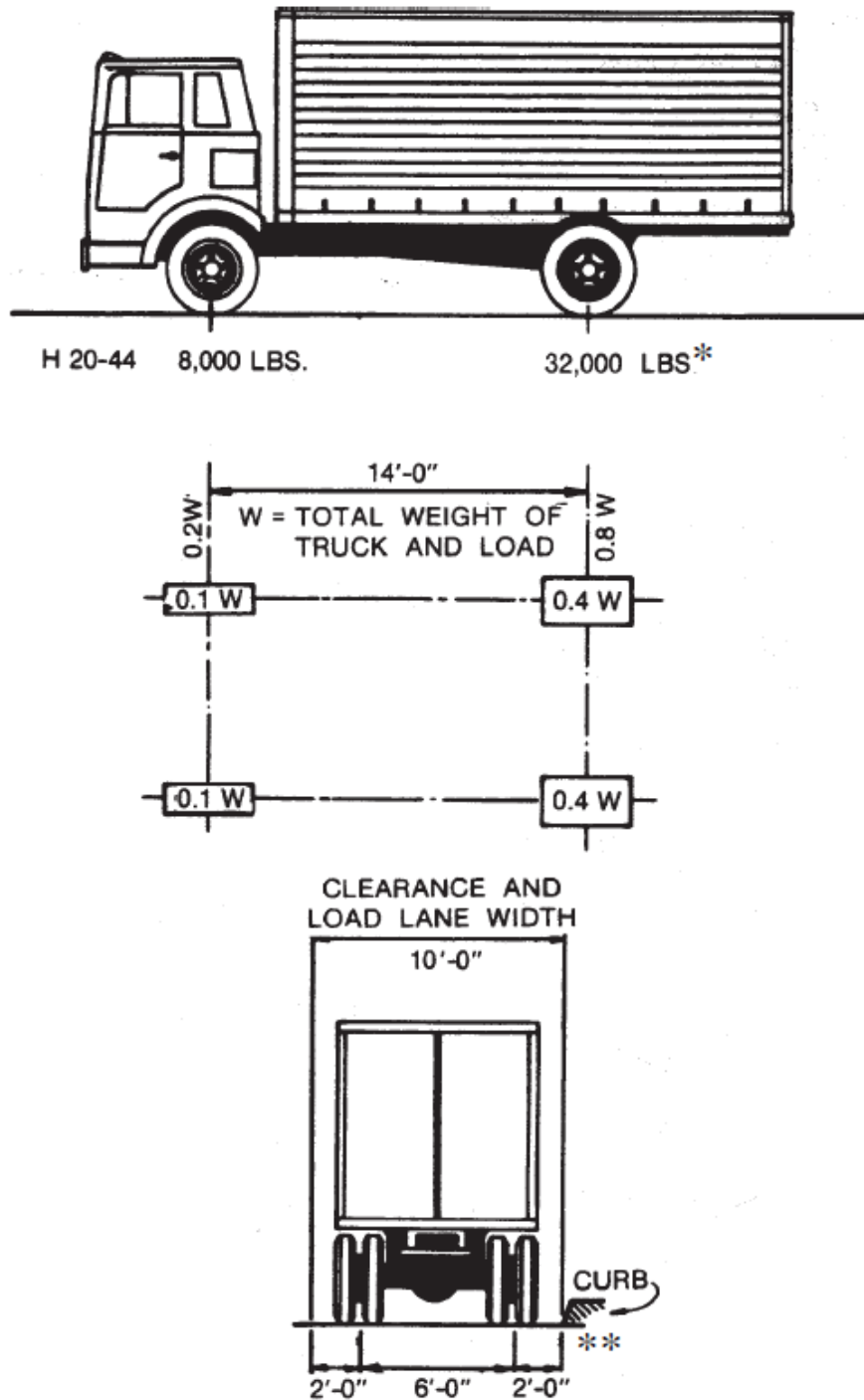
¹ Separation distances are measured from the outer edges of each pipe.

² Requirements for recycled water irrigation apply to all levels of treatment of recycled water for non-potable uses. Recycled water definitions are included in Title 22, California Code of Regulations, Chapter 3 (Water Recycling Criteria), Section 60301.

³ Secondary Containment for Pipeline - Secondary containment consists of a continuous pipeline sleeve (no joints). Examples acceptable to Metropolitan include welded steel pipe with grout in annular space and cathodic protection (unless coated with non-conductive material) and High Density Polyethylene (HDPE) pipe with fusion-welded joints.

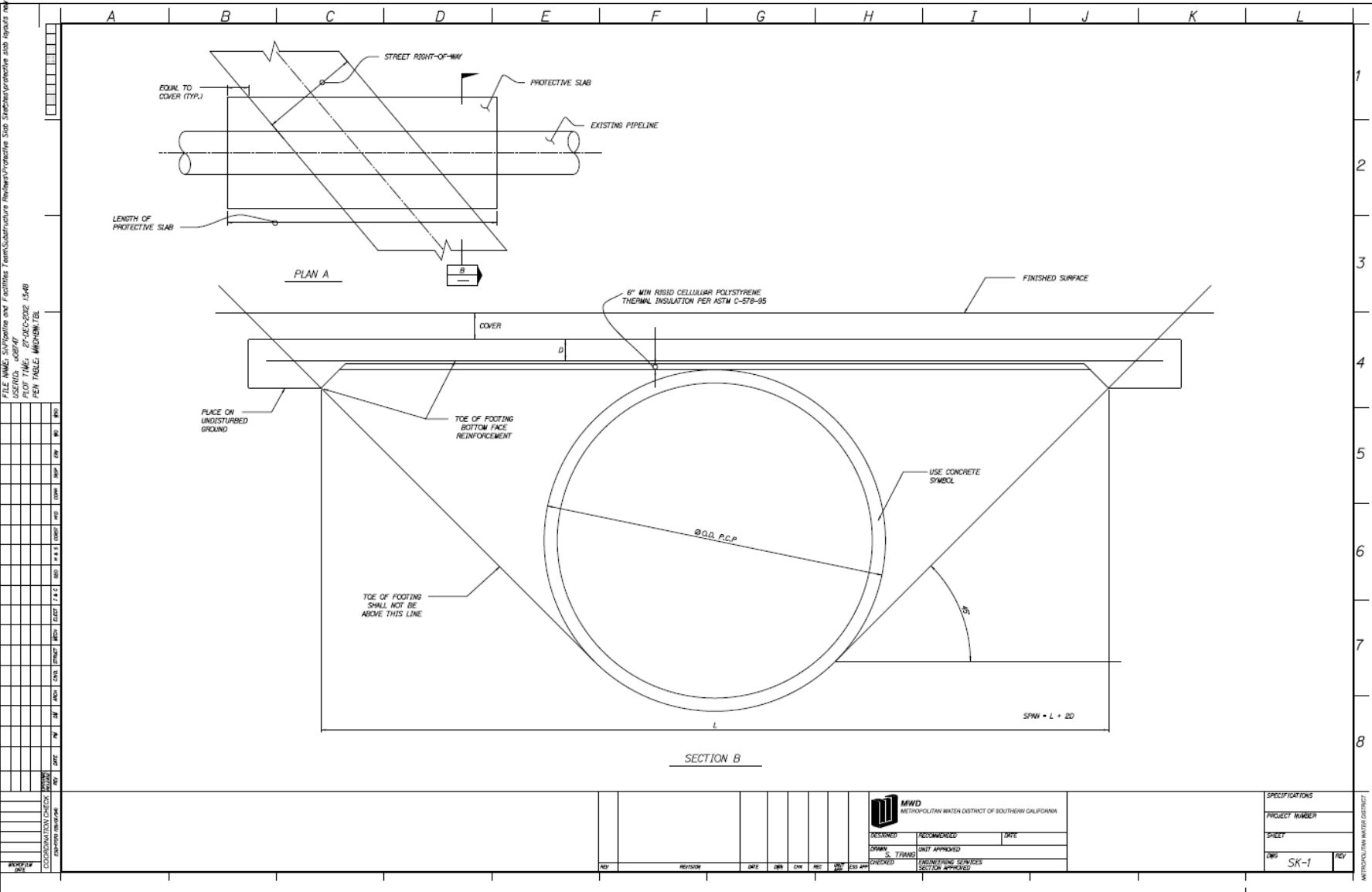
⁴ Irrigation with recycled water shall not be applied directly above Metropolitan’s treated water pipelines.

Figure 1: AASHTO H-20 Loading



Note: The H loadings consist of a two-axle truck or the corresponding lane loadings as illustrated above. The H loadings are designated "H" followed by a number indicating the gross weight in tons of the standard truck.

Figure 2: Drawing SK-1



SENT VIA E-MAIL:

March 17, 2020

VCarvajal@santa-ana.org

Verny Carvajal, Principal Planner
City of Santa Ana, Planning and Building Agency
P.O. Box 1988 (M-20)
Santa Ana, CA 92702

**Notice of Preparation of a Program Environmental Impact Report for the Proposed
Santa Ana General Plan**

South Coast Air Quality Management District (South Coast AQMD) staff appreciates the opportunity to comment on the above-mentioned document. South Coast AQMD staff's comments are recommendations regarding the analysis of potential air quality impacts from the Proposed Project that should be included in the Program Environmental Impact Report (EIR). Please send South Coast AQMD a copy of the Program EIR upon its completion and public release. Note that copies of the Program EIR that are submitted to the State Clearinghouse are not forwarded to South Coast AQMD. Please forward a copy of the Program EIR directly to South Coast AQMD at the address shown in the letterhead. **In addition, please send with the Program EIR all appendices or technical documents related to the air quality, health risk, and greenhouse gas analyses and electronic versions of all air quality modeling and health risk assessment files¹. These include emission calculation spreadsheets and modeling input and output files (not PDF files). Without all files and supporting documentation, South Coast AQMD staff will be unable to complete our review of the air quality analyses in a timely manner. Any delays in providing all supporting documentation will require additional time for review beyond the end of the comment period.**

Air Quality Analysis

South Coast AQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. South Coast AQMD staff recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analyses. Copies of the Handbook are available from the South Coast AQMD's Subscription Services Department by calling (909) 396-3720. More recent guidance developed since this Handbook was published is also available on South Coast AQMD's website at: [http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-\(1993\)](http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-(1993)). South Coast AQMD staff also recommends that the Lead Agency use the CalEEMod land use emissions software. This software has recently been updated to incorporate up-to-date state and locally approved emission factors and methodologies for estimating pollutant emissions from typical land use development. CalEEMod is the only software model maintained by the California Air Pollution Control Officers Association (CAPCOA) and replaces the now outdated URBEMIS. This model is available free of charge at: www.caleemod.com.

On March 3, 2017, the South Coast AQMD's Governing Board adopted the 2016 Air Quality Management Plan (2016 AQMP), which was later approved by the California Air Resources Board on March 23, 2017.

¹ Pursuant to the CEQA Guidelines Section 15174, the information contained in an EIR shall include summarized technical data, maps, plot plans, diagrams, and similar relevant information sufficient to permit full assessment of significant environmental impacts by reviewing agencies and members of the public. Placement of highly technical and specialized analysis and data in the body of an EIR should be avoided through inclusion of supporting information and analyses as appendices to the main body of the EIR. Appendices to the EIR may be prepared in volumes separate from the basic EIR document, but shall be readily available for public examination and shall be submitted to all clearinghouses which assist in public review.

Built upon the progress in implementing the 2007 and 2012 AQMPs, the 2016 AQMP provides a regional perspective on air quality and the challenges facing the South Coast Air Basin. The most significant air quality challenge in the Basin is to achieve an additional 45 percent reduction in nitrogen oxide (NO_x) emissions in 2023 and an additional 55 percent NO_x reduction beyond 2031 levels for ozone attainment. The 2016 AQMP is available on South Coast AQMD's website at: <http://www.aqmd.gov/home/library/clean-air-plans/air-quality-mgt-plan>.

South Coast AQMD staff recognizes that there are many factors Lead Agencies must consider when making local planning and land use decisions. To facilitate stronger collaboration between Lead Agencies and South Coast AQMD to reduce community exposure to source-specific and cumulative air pollution impacts, South Coast AQMD adopted the Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning in 2005². This Guidance Document provides suggested policies that local governments can use in their General Plans or through local planning to prevent or reduce potential air pollution impacts and protect public health. South Coast AQMD staff recommends that the Lead Agency review this Guidance Document as a tool when making local planning and land use decisions. Additional guidance on siting incompatible land uses (such as placing homes near freeways or other polluting sources) can be found in the California Air Resources Board's *Air Quality and Land Use Handbook: A Community Health Perspective*, which can be found at: <http://www.arb.ca.gov/ch/handbook.pdf>. Guidance³ on strategies to reduce air pollution exposure near high-volume roadways can be found at: https://www.arb.ca.gov/ch/rd_technical_advisory_final.PDF.

South Coast AQMD has also developed both regional and localized air quality significance thresholds. South Coast AQMD staff requests that the Lead Agency compare the emissions to the recommended regional significance thresholds found here: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf>. In addition to analyzing regional air quality impacts, South Coast AQMD staff recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LSTs can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the Proposed Project, it is recommended that the Lead Agency perform a localized analysis by either using the LSTs developed by South Coast AQMD or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds>.

When specific development is reasonably foreseeable as result of the goals, policies, and guidelines in the Proposed Project, the Lead Agency should identify any potential adverse air quality impacts and sources of air pollution that could occur using its best efforts to find out and a good-faith effort at full disclosure in the EIR. The degree of specificity will correspond to the degree of specificity involved in the underlying activity which is described in the EIR (CEQA Guidelines Section 15146). When quantifying air quality emissions, emissions from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources,

² South Coast AQMD. 2005. Accessed at: <http://www.aqmd.gov/docs/default-source/planning/air-quality-guidance/complete-guidance-document.pdf>.

³ In April 2017, CARB published a technical advisory, *Strategies to Reduce Air Pollution Exposure Near High-Volume Roadways: Technical Advisory*, to supplement CARB's *Air Quality and Land Use Handbook: A Community Health Perspective*. This technical advisory is intended to provide information on strategies to reduce exposures to traffic emissions near high-volume roadways to assist land use planning and decision-making in order to protect public health and promote equity and environmental justice. The technical advisory is available at: <https://www.arb.ca.gov/ch/landuse.htm>.

such as sources that generate or attract vehicular trips, should be included in the analysis. Furthermore, for phased projects where there will be an overlap between construction and operational activities, emissions from the overlapping construction and operational activities should be combined and compared to South Coast AQMD's regional air quality CEQA *operational* thresholds to determine the level of significance.

If the Proposed Project generates or attracts vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the Lead Agency perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("*Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis*") can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mobile-source-toxics-analysis>. An analysis of all toxic air contaminant impacts due to the use of equipment potentially generating such air pollutants should also be included.

Mobile Source Health Risk Assessment

Notwithstanding the court rulings, South Coast AQMD staff recognizes that the Lead Agencies that approve CEQA documents retain the authority to include any additional information they deem relevant to assessing and mitigating the environmental impacts of a project. Because of South Coast AQMD staff's concern about the potential public health impacts of siting sensitive populations within close proximity of freeways and other sources of air pollution, South Coast AQMD staff recommends that, prior to approving the project, Lead Agencies consider the impacts of air pollutants on people who will live in a new project and provide mitigation where necessary.

Based on review of Figure 1 enclosed in the Notice of Preparation, South Coast AQMD staff found that sensitive land uses (e.g., residential uses) may be located within close proximity to Interstate 5 and State Route 22. Sensitive receptors would be exposed to diesel particulate matter (DPM) emitted from heavy-duty, diesel-fueled on-road vehicles. DMP is a toxic air contaminant and a carcinogen. Since sensitive receptors would be exposed to toxic emissions, South Coast AQMD staff recommends that the Lead Agency conduct a mobile source health risk assessment (HRA)⁴ in the Program EIR to disclose the potential health risks⁵. The HRA will facilitate the purpose and goal of CEQA on public disclosure and enable decision-makers with meaningful information to make an informed decision on project approval. This will also foster informed public participation by providing the public with useful information that is needed to understand the potential health risks from living and working within close proximity to freeways.

Mitigation Measures

If the Proposed Project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate these impacts. Pursuant to CEQA Guidelines Section 15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed. Several resources are available to assist the Lead Agency with identifying possible mitigation measures for the Proposed Project, including:

- Chapter 11 "Mitigating the Impact of a Project" of South Coast AQMD's *CEQA Air Quality Handbook*
- South Coast AQMD's CEQA web pages available here: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mitigation-measures-and-control-efficiencies>

⁴ South Coast AQMD. *Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis*. Accessed at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mobile-source-toxics-analysis>.

⁵ South Coast AQMD has developed the CEQA significance threshold of 10 in one million for cancer risk. When South Coast AQMD acts as the Lead Agency, South Coast AQMD staff conducts a HRA, compares the maximum cancer risk to the threshold of 10 in one million to determine the level of significance for health risk impacts, and identifies mitigation measures if the risk is found to be significant.

- South Coast AQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook for controlling construction-related emissions and Rule 1403 – Asbestos Emissions from Demolition/Renovation Activities
- California Air Pollution Control Officers Association's (CAPCOA) *Quantifying Greenhouse Gas Mitigation Measures* available here: <http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf>

Health Risks Reduction Strategies

As stated above, the Proposed Project is located within close proximity to freeways. Many strategies are available to reduce exposures, including, but are not limited to, building filtration systems with MERV 13 or better, or in some cases, MERV 15 or better is recommended; building design, orientation, location; vegetation barriers or landscaping screening, etc. Enhanced filtration units are capable of reducing exposures. Installation of enhanced filtration units can be verified during occupancy inspection prior to the issuance of an occupancy permit.

Enhanced filtration systems have limitations. South Coast AQMD staff recommends that the Lead Agency consider the limitations of the enhanced filtration. For example, in a study that South Coast AQMD conducted to investigate filters⁶, a cost burden is expected to be within the range of \$120 to \$240 per year to replace each filter. The initial start-up cost could substantially increase if an HVAC system needs to be installed. In addition, because the filters would not have any effectiveness unless the HVAC system is running, there may be increased energy costs to the sensitive receptors (e.g., residents). It is typically assumed that the filters operate 100 percent of the time while sensitive receptors at the Proposed Project are indoors, and the environmental analysis does not generally account for the times when sensitive receptors have their windows or doors open or are in common space areas of the project. In addition, these filters have no ability to filter out any toxic gases from vehicle exhaust. Therefore, the presumed effectiveness and feasibility of any filtration units should be carefully evaluated in more detail prior to assuming that they will sufficiently alleviate exposures to DPM emissions.

Because of the limitations, to ensure that enhanced filters are enforceable throughout the lifetime of the Proposed Project as well as effective in reducing exposures to DPM emissions, South Coast AQMD staff recommends that the Lead Agency provide additional details regarding the ongoing, regular maintenance and monitoring of filters in the environmental analysis. To facilitate a good faith effort at full disclosure and provide useful information to people who will live at the Proposed Project, the environmental analysis should include the following information, at a minimum:

- Disclose the potential health impacts to sensitive receptors from living in close proximity of sources of air pollution and the reduced effectiveness of air filtration system when windows are open and/or when receptors are outdoor (e.g., in the common and open space areas);
- Identify the responsible implementing and enforcement agency such as the Lead Agency to ensure that enhanced filtration units are installed on-site at the Proposed Project before a permit of occupancy is issued;
- Identify the responsible implementing and enforcement agency such as the Lead Agency to ensure that enhanced filtration units are inspected regularly;
- Provide information to sensitive receptors on where the MERV filters can be purchased;
- Disclose the potential increase in energy costs for running the HVAC system to sensitive receptors;
- Provide recommended schedules (e.g., once a year or every six months) for replacing the enhanced filtration units to sensitive receptors;

⁶ This study evaluated filters rated MERV 13 or better. Accessed at: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/aqmdpilotstudyfinalreport.pdf>. Also see 2012 Peer Review Journal article by South Coast AQMD: <https://onlinelibrary.wiley.com/doi/10.1111/ina.12013>.

- Identify the responsible entity such as sensitive receptors themselves (e.g., residents), Homeowner's Association, or property management for ensuring enhanced filtration units are replaced on time, if appropriate and feasible (if sensitive receptors should be responsible for the periodic and regular purchase and replacement of the enhanced filtration units, the Lead Agency should include this information in the disclosure form);
- Identify, provide, and disclose any ongoing cost sharing strategies, if any, for the purchase and replacement of the enhanced filtration units;
- Set City-wide or Project-specific criteria for assessing progress in installing and replacing the enhanced filtration units; and
- Develop a City-wide or Project-specific process for evaluating the effectiveness of the enhanced filtration units at the Proposed Project.

Alternatives

If the Proposed Project generates significant adverse air quality impacts, CEQA requires the consideration and discussion of alternatives to the project or its location which are capable of avoiding or substantially lessening any of the significant effects of the project. The discussion of a reasonable range of potentially feasible alternatives, including a "no project" alternative, is intended to foster informed decision-making and public participation. Pursuant to CEQA Guidelines Section 15126.6(d), the Program EIR shall include sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the Proposed Project.

Permits

If implementation of the Proposed Project requires a permit from South Coast AQMD, South Coast AQMD should be identified as a Responsible Agency for the Proposed Project in the Program EIR. For more information on permits, please visit South Coast AQMD's webpage at: <http://www.aqmd.gov/home/permits>. Questions on permits can be directed to South Coast AQMD's Engineering and Permitting staff at (909) 396-3385.

Data Sources

South Coast AQMD rules and relevant air quality reports and data are available by calling the South Coast AQMD's Public Information Center at (909) 396-2001. Much of the information available through the Public Information Center is also available via the South Coast AQMD's webpage (<http://www.aqmd.gov>).

South Coast AQMD staff is available to work with the Lead Agency to ensure that project's air quality impacts are accurately evaluated and mitigated where feasible. Please contact me at lsun@aqmd.gov, should you have any questions.

Sincerely,

Lijin Sun

Lijin Sun, J.D.

Program Supervisor, CEQA IGR

Planning, Rule Development & Area Sources

LS

ORC200303-03

Control Number



GABRIELENO BAND OF MISSION INDIANS - KIZH NATION

Historically known as The San Gabriel Band of Mission Indians
recognized by the State of California as the aboriginal tribe of the Los Angeles basin

March 20, 2020

Project Name: Santa Ana General Plan

Dear Verny Carvajal,

Thank you for your letter dated February 26, 2020 regarding AB52 consultation. The above proposed project location is within our Ancestral Tribal Territory; therefore, our Tribal Government requests to schedule a consultation with you as the lead agency, to discuss the project and the surrounding location in further detail.

Please contact us at your earliest convenience. ***Please Note: AB 52, "consultation" shall have the same meaning as provided in SB 18 (Govt. Code Section 65352.4).***

Thank you for your time,

Andrew Salas, Chairman
Gabrieleno Band of Mission Indians – Kizh Nation
1(844)390-0787



AIRPORT LAND USE COMMISSION

FOR ORANGE COUNTY

3160 Airway Avenue • Costa Mesa, California 92626 • 949.252.5170 fax: 949.252.6012

March 26, 2020

Verny Carvajal, Principal Planner
City of Santa Ana Planning and Building Agency
P.O. Box 1988, M-20
Santa Ana, CA 92702

Subject: Comments on the Notice of Preparation of Program Environmental Impact Report (EIR) for Santa Ana General Plan

Dear Mr. Carvajal:

Thank you for the opportunity to review the Notice of Preparation (NOP) for the City of Santa Ana General Plan in the context of the *Airport Environs Land Use Plan (AELUP) for John Wayne Airport (JWA)*. We wish to offer the following comments and respectfully request consideration of these comments as you proceed with your DEIR and General Plan Update.

The City of Santa Ana is located within the AELUP Notification Area for JWA. The DEIR and General Plan should address height restrictions and imaginary surfaces by discussing Federal Aviation Administration (FAA) Federal Aviation Regulation (FAR) Part 77 as the criteria for determining height restrictions for projects located within the airport planning area. To ensure the safe operation of aircraft activity at JWA, structures anywhere in the JWA airport planning area should not exceed the applicable elevations defined in FAR Part 77 (Objects Affecting Navigable Air Space). The General Plan should include height policy language and a mitigation measure in the EIR that states that no buildings will be allowed to penetrate the FAR Part 77 imaginary surfaces for JWA to ensure the protection of its airspace.

Development proposals within the City, which include the construction or alteration of structures more than 200 feet above ground level, require filing with the FAA and Airport Land Use Commission (ALUC) notification. Projects meeting this threshold must comply with procedures provided by Federal and State law, and with all conditions of approval imposed or recommended by FAA and ALUC including filing a Notice of Proposed Construction or Alteration (FAA Form 7460-1). Depending on the maximum building heights that will be allowed within the General Plan, the City may wish to consider a mitigation and condition of approval specifying this 200 feet above ground level height

threshold. In addition, any project that penetrates the Notification Surface for JWA is required to file FAA Form 7460-1.

Portions of the City of Santa Ana fall within the 60 and 65 dB CNEL noise contours for JWA including a portion of the 55 Freeway/Dyer Road planning area. The DEIR and General Plan Update should include policies and mitigations for development within these contours, especially if mixed-use/residential development would be permitted. Per the *AELUP for JWA*, all residential units within the 65 dB CNEL contour are typically inconsistent in this area unless it can be shown conclusively that such units are sufficiently sound attenuated for present and projected noise exposure so as not to exceed an interior standard of 45 dB CNEL. However, the ALUC recommends that residential uses not be permitted within the 65 dB CNEL contour. As for residential development within the 60 dB CNEL contour, the ALUC may not find residential units incompatible in this area, but would strongly recommend that residential units be limited or excluded from this area unless sufficiently sound attenuated not to exceed an interior level of 45 dB.

We also recommend that the DEIR and the General Plan Update identify if the development of heliports will be allowed within your jurisdiction. Should the development of heliports occur within your jurisdiction, proposals to develop new heliports may be submitted through the City to the ALUC for review and action pursuant to Public Utilities Code Section 21661.5. Proposed heliport projects must comply fully with the state permit procedure provided by law and with all conditions of approval imposed or recommended by FAA, by the ALUC for Orange County and by Caltrans/Division of Aeronautics.

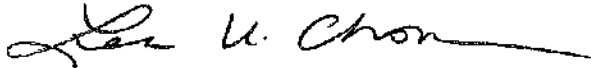
To address consistency with the *AELUP for Heliports* we suggest adding the following language to your General Plan Update and inclusion as a mitigation measure in the EIR:

“The City will ensure that development proposals including the construction or operation of a heliport or helistop comply fully with permit procedures under State law, including referral of the project to the ALUC by the applicant, and with all conditions of approval imposed or recommended by the Federal Aviation Administration (FAA), ALUC, and Caltrans, including the filing of a Form 7480-1 (Notice of Landing Area Proposal) with the FAA. This requirement shall be in addition to all other City development requirements.”

Section 21676 of the PUC requires that prior to the adoption or amendment of a general plan or specific plan, or the adoption or approval of a zoning ordinance or building regulation within the planning boundary established by the Airport Land Use Commission pursuant to Section 21675, the local agency shall first refer the proposed action to the ALUC. We recommend that the City include policy in its General Plan and a mitigation measure in the EIR that states that the City shall refer projects to the Airport Land Use Commission (ALUC) for Orange County as required by Section 21676 of the California Public Utilities Code to determine consistency of projects with the *AELUP for JWA*.

The Commission requests that referrals for determinations be submitted to the ALUC after the city's Planning Commission hearing and before the City Council action. Since the ALUC meets on the third Thursday afternoon of each month, submittals must be received in the ALUC office by the first of the month to ensure sufficient time for review, analysis, and agendaizing. For additional information, please contact Julie Fitch at (949) 252-2584 or at jfitch@ocair.com.

Sincerely,



Lea U. Choum
Executive Officer

cc: Airport Land Use Commissioners



March 26, 2020

Mr. Verny Carvajal
City of Santa Ana
PO Box 1988 (M-20)
Santa Ana, CA 92702

Dear Mr. Carvajal:

**Subject: Santa Ana General Plan Program Environmental Impact Report (PROJECT)
NOTICE OF PREPARATION (NOP) OF A PROGRAM ENVIRONMENTAL
IMPACT REPORT (PEIR) SCH# 2020029087**

The California Department of Fish and Wildlife (CDFW) received a Notice of Preparation (NOP) of a Program Environmental Impact Report (PEIR) from the City of Santa Ana (City) for the Project pursuant the California Environmental Quality Act (CEQA) and CEQA Guidelines.¹

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish and wildlife. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may be required to carry out or approve through the exercise of its own regulatory authority under the Fish and Game Code.

CDFW ROLE

CDFW is California’s **Trustee Agency** for fish and wildlife resources, and holds those resources in trust by statute for all the people of the state. (Fish & G. Code, §§ 711.7, subd. (a) & 1802; Pub. Resources Code, § 21070; CEQA Guidelines § 15386, subd. (a).) CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species. (*Id.*, § 1802.) Similarly for purposes of CEQA, CDFW is charged by law to provide, as available, biological expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect fish and wildlife resources.

PROJECT DESCRIPTION SUMMARY

Proponent: City of Santa Ana (City)

Objective: The objective of the Project is to update the City’s existing General Plan to guide development and conservation for the next 25 years through 2045. Five regions are identified as focus areas to be enhanced through development.

¹ CEQA is codified in the California Public Resources Code in section 21000 et seq. The “CEQA Guidelines” are found in Title 14 of the California Code of Regulations, commencing with section 15000.

Location: The City of Santa Ana encompasses roughly 27 square miles of land in central Orange County. The City is bordered to the north by Orange, to the south by Costa Mesa, to the west by Garden Grove, Westminster, and Fountain Valley, and to the east by Tustin and Irvine. The Santa Ana River traverses through the northwestern quadrant of the City. Special status species with the potential to occur in the region include: Steelhead - southern California Distinct Population Segment (DPS) (*Oncorhynchus mykiss irideus*; Endangered Species Act (ESA) listed endangered), coast horned lizard (*Phrynosoma blainvillii*; California Species of Special Concern (SSC)), Crotch bumble bee (*Bombus crotchii*; Candidate for CESA-listed endangered), Mexican long-tongued bat (*Choeronycteris mexicana*; SSC), and American peregrine falcon (*Falco peregrinus anatum*; FPS).

Timeframe: The comprehensive update to the existing General Plan is anticipated to be completed in 2020 and will guide development and conservation through 2045.

COMMENTS AND RECOMMENDATIONS

CDFW offers the comments and recommendations below to assist the City in adequately identifying and/or mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources. Based on the potential for the Project to have a significant impact on biological resources, CDFW agrees that a Program Environmental Impact Report is appropriate for the Project.

I. Potential Impacts to Santa Ana River

Would the Project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by CDFW or USFWS?

COMMENT #1:

Issue: The Proposed General Plan focus area along West Santa Ana Boulevard intersects the Santa Ana River corridor as well as adjacent open space areas. Development within that focus area may potentially affect biological resources associated with riparian habitat or neighboring open space.

CDFW Recommendations To Minimize Significant Impacts:

1. The Proposed General Plan focus area along West Santa Ana Boulevard intersects the Santa Ana River corridor. Historically, the Santa Ana River and tributaries supported federally endangered southern California steelhead (<https://wildlife.ca.gov/Conservation/Fishes/Coastal-Rainbow-Trout-Steelhead>). California Fish and Game Code § 5901 states that it is unlawful to construct or maintain any device or contrivance that prevents, impedes, or tends to prevent or impede the passing of fish up and down stream.

In accordance with California Fish and Game Code, we recommend that the PEIR include an analysis of any proposed major stream crossings in the context of fish passage. The analysis should include, but not be limited to, steelhead presence or historic presence, existing conditions including habitat and barrier assessments, any known projects to remove barriers or

restore habitat that would affect or be affected by this project, and cumulative impacts to steelhead populations and/or habitat resulting from this project.

2. CDFW has responsibility for wetland and riparian habitats. It is the policy of CDFW to strongly discourage development in wetlands or conversion of wetlands to uplands. We oppose any development or conversion that would result in a reduction of wetland acreage or wetland habitat values, unless, at a minimum, project mitigation assures there will be "no net loss" of either wetland habitat values or acreage. Development and conversion include but are not limited to conversion to subsurface drains, placement of fill or building of structures within the wetland, and channelization or removal of materials from the streambed. All wetlands and watercourses, whether ephemeral, intermittent, or perennial, should be retained and provided with substantial setbacks that preserve the riparian and aquatic values and maintain their value to on-site and off-site wildlife populations. Mitigation measures to compensate for impacts to mature riparian corridors must be included in the PEIR and must compensate for the loss of function and value of a wildlife corridor.

3. CDFW considers adverse impacts to a species protected by the California Endangered Species Act (CESA), for the purposes of CEQA, to be significant without mitigation. As to CESA, take of any endangered, threatened, or candidate species that results from the project is prohibited, except as authorized by state law (Fish & G. Code, §§ 2080, 2085). Consequently, if any associated Project, Project construction, or any Project-related activity during the life of the Project will result in take of a species designated as endangered or threatened, or a candidate for listing under CESA, CDFW recommends that the project proponent seek appropriate take authorization under CESA prior to implementing the project. Appropriate authorization from CDFW may include an incidental take permit (ITP) or a consistency determination in certain circumstances, among other options (Fish and G. Code §§ 2080.1, 2081, subds. (b),(c)). Early consultation is encouraged, as significant modification to a project and mitigation measures may be required in order to obtain a CESA Permit. Revisions to the Fish and Game Code, effective January 1998, may require that CDFW issue a separate CEQA document for the issuance of an ITP unless the project CEQA document addresses all project impacts to CESA-listed species and specifies a mitigation monitoring and reporting program that will meet the requirements of an ITP. For these reasons, biological mitigation monitoring and reporting proposals should be of sufficient detail and resolution to satisfy the requirements for a CESA ITP.

Mitigation for the Project-related Biological Impacts

4. The PEIR should include measures to fully avoid and otherwise protect Rare Natural Communities from project-related impacts. CDFW considers these communities as threatened habitats having both regional and local significance.

5. For proposed preservation and/or restoration, the PEIR should include measures to perpetually protect the targeted habitat values from direct and indirect negative impacts. The objective should be to offset the project-induced qualitative and quantitative losses of wildlife habitat values. Issues that should be addressed include restrictions on access, proposed land dedications, monitoring and management programs, control of illegal dumping, water pollution, increased human intrusion, etc.

ENVIRONMENTAL DATA

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a data base which may be used to make subsequent or supplemental environmental determinations. (Pub. Resources Code, § 21003, subd. (e).) Accordingly, please report any special status species and natural communities detected during Project surveys to the California Natural Diversity Database (CNDDDB). The CNDDDB field survey form can be found at the following link:

http://www.dfg.ca.gov/biogeodata/cnddb/pdfs/CNDDDB_FieldSurveyForm.pdf. The completed form can be mailed electronically to CNDDDB at the following email address:

CNDDDB@wildlife.ca.gov. The types of information reported to CNDDDB can be found at the following link: http://www.dfg.ca.gov/biogeodata/cnddb/plants_and_animals.asp.

FILING FEES

The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW. Payment of the fee is required in order for the underlying project approval to be operative, vested, and final. (Cal. Code Regs, tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089.)

CONCLUSION

CDFW appreciates the opportunity to comment on the NOP of a PEIR to assist the City in identifying and mitigating Project impacts on biological resources.

Questions regarding this letter or further coordination should be directed to Jessie Lane, environmental scientist at (858) 636-3159 or Jessie.Lane@wildlife.ca.gov.

Sincerely,



David A. Mayer
Acting Environmental Program Manager
South Coast Region

cc: Office of Planning and Research, State Clearinghouse, Sacramento

REFERENCES

Cowardin, Lewis M., et al. 1979. Classification of Wetlands and Deepwater Habitats of the United States. U.S. Department of the Interior, Fish and Wildlife Service.

Sawyer, J. O., T. Keeler-Wolf and J.M. Evens. 2009. A Manual of California Vegetation, Second Edition. California Native Plant Society Press, Sacramento.

Community Development Department

March 26, 2020

Mr. Verry Carvajal
Principal Planner
City of Santa Ana
Planning and Building Agency
PO BOX 1988 (M-20)
Santa Ana, CA 92702



SUBJECT: REVIEW OF NOTICE OF PREPARATION OF A DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT FOR THE CITY OF SANTA ANA GENERAL PLAN

Dear Mr. Carvajal:

Thank you for the opportunity to provide comments on the Notice of Preparation (NOP) of a Program Environmental Impact Report (PEIR) for the City of Santa Ana General Plan. According to the NOP, the proposed General Plan will guide the City of Santa Ana's development for the next 25 years and will provide options to increase development potential in several areas of the City while bringing the City into compliance with recent state laws and reflecting community input and updates to current conditions

The proposed General Plan envisions up to 36,167 additional housing units, 6,819,422 square feet of additional nonresidential space, and 14,362 new jobs between 2020 and 2045. As proposed, 13,438 of these housing units and 3,604,556 square feet of the commercial space could be built in close proximity to Tustin within the Metro East Overlay Zone and the 55 Freeway/Dyer Road Focus Area.

The City of Tustin offers the following comments at this time:

1. **Land Use Intensification** - The City of Tustin is concerned with the significant changes in land uses (i.e., from commercial and industrial buildings to residential mixed use) along Red Hill Avenue and Dyer Road that are proposed by the Santa Ana General Plan, the Bowery project, or that have occurred recently with the approval and construction of The Heritage project at 2001 East Dyer Road. These land use changes could result in significant traffic and park impacts and affect planned mitigations. The cumulative impacts to traffic and parks are likely to be substantial. Therefore, there should be detailed overall projections of the anticipated changes in land uses in the PEIR, so the cumulative impacts related to traffic and parks and the associated mitigation can be documented.
2. **Technical Analyses** – It is unclear how the development potential identified in Table 1 of the NOP was calculated. No technical analyses or supporting documentation was provided with the NOP. Undoubtedly there will be capacity issues that need to be addressed in accommodating the proposed development. No project alternative was identified in the NOP, yet there have been project alternatives identified for the Focus Areas. How was the development potential identified in Table 1 of the NOP concluded to be the preferred option? There does not appear to be any conclusive analysis provided within public documents available on the City of Santa Ana website.

Therefore, the Draft PEIR should identify project alternatives and provide the technical analyses which identify that the proposed development can be accommodated with the appropriate facilities and levels of service. Apart from community outreach efforts, there appears to have been no technical evaluation of the proposed General Plan Update provided to the public.

3. **Parks and Open Space** – Resident feedback within the Community Outreach – The First Conversation Executive Summary noted the lack of open space, need for better park maintenance, lack of community centers, and unsafe parks within Santa Ana. However, neither of the project alternatives presented through community outreach identified any open space proposed within the 55 Freeway/Dyer Road Focus Area. The City of Santa Ana Municipal Code requires residential projects to pay park acquisition and development fees or dedicate land for park and recreational purposes. It is unclear from the NOP whether any additional park land or open space is proposed as part of the Santa Ana General Plan Update. According to Figure 1 of the NOP, no additional open space is proposed in the 55 Freeway/Dyer Road Focus Area. Open space within future residential projects that may include private open space and perimeter open space is not equivalent to park land provided. In any event, the Santa Ana General Plan should require land for park and recreational purposes to meet the City of Santa Ana’s minimum standard of “two (2) acres of property devoted to parks and recreational purposes for each thousand (1,000) persons residing within the City of Santa Ana.” There is an average 2018 household size of 4.5 persons in the City of Santa Ana per the Southern California Association of Government’s 2019 Profile of the City of Santa Ana. This equates to a minimum of approximately 89.6 acres of new parkland needed to serve the 9,952 housing units projected at build-out for the Focus Area, as there are no park facilities currently existing in the Focus Area.

It is also notable that the Santa Ana goal of two (2) acres per 1,000 residents falls short of the widely held minimum standard of three (3) acres per 1,000 residents as established under the Quimby Act (CA Government Code Section 66477). As shown in the table below, the minimum General Plan park acreage goals of many surrounding jurisdictions are higher than that of Santa Ana.

City	General Plan Minimum Parkland Acreage Goal
Costa Mesa	4.26 acres per 1,000 residents
Fountain Valley	13.2 acres per 1,000 residents (existing); 3-5 acre goal
Garden Grove	2.0 acres per 1,000 residents for parkland; 5.0 acres per 1,000 residents for open space
Irvine	5.0 acres per 1,000 residents
Orange	3.0 acres per 1,000 residents
Santa Ana	2.0 acres per 1,000 residents
Tustin	3.0 acres per 1,000 residents
Westminster	3.0 acres per 1,000 residents

Policy 1.4 – Park Connectivity of the Open Space Element from the Santa Ana General Plan Policy Framework (GPPF) proposes to establish and enhance options for residents to access existing and new park facilities through safe walking, bicycling, and transit routes. There is a

fragmented and absent sidewalk network and there are no parkland facilities existing within the 55 Freeway/Dyer Road Focus Area. Further, the 55 Freeway creates a barrier to those properties currently proposed for residential uses. The closest park facilities are across Red Hill Avenue within Tustin Legacy and are within both biking and walking distance of the Focus Area.

The proposed Veterans Sports Park at Tustin Legacy, for example, will be three times larger and about half the distance from the Project site than the closest park in Santa Ana and will offer new, state of art facilities that will be attractive to park users. The analysis in the PEIR should consider the quality, amenities, and attractiveness of nearby parks when estimating park usage.

If additional sufficient parkland is not identified in the Santa Ana General Plan, residents of future projects may be unable to find adequate parks in Santa Ana and may negatively impact parks and overburden parkland facilities in adjacent jurisdictions, including Tustin. These impacts must be mitigated. An analysis in the PEIR of the proposed compliance with the City of Santa Ana's park standards should focus on the potential to physically deteriorate existing and future recreational facilities in the City of Tustin, as the nearest existing and planned large scale recreational facilities to the 55 Freeway/Dyer Road Focus Area are located in the City of Tustin.

The apparent lack of commitment to open space and parkland by the City of Santa Ana is troubling given the Focus Area's adjacency to the City of Tustin and Tustin Legacy. Community outreach identified Santa Ana residents' need for additional and better park facilities. It is highly likely that residents within the Focus Area will use Tustin Legacy park facilities due to their close proximity, convenience, safety, and likely enhanced level of maintenance compared to Santa Ana park facilities based on resident feedback obtained from Santa Ana's community outreach. This will place an unplanned and undue burden on Tustin Legacy facilities.

4. **Parks and Open Space Studies** - A comprehensive study of parkland demand should be conducted to evaluate the impacts of the General Plan buildout on Tustin facilities. It is recommended that the minimum park facilities as required by the General Plan be accommodated within the Focus Area. Thresholds tied to the development and upzoning of any properties should be required to ensure the development of the minimum parkland facilities within the Focus Area. The PEIR should also include a study that analyzes how far residents in a suburban community are willing to travel to reach a community park. As a comparison, the study should also analyze the distances from other similar existing City of Santa Ana residential neighborhoods to their nearest community parks.
5. **District Center Land Use - 55 Freeway/Dyer Road Focus Area** - The PowerPoint presentation for the General Plan Land Use Community Workshop for the 55 Freeway/Dyer Road Focus Area held on April 29, 2019, identified two (2) project alternatives which offer varying levels of increased commercial and residential intensities. Stated goals for the Focus Area include, but are not limited to the following: 1. Protect industrial and office

employment base, 2. Provide complementary housing at the City's edge, and 3. Maintain hotel and commercial uses.

According to Table 1 of the NOP, the development of an additional 8,731 housing units is proposed within the Focus Area. Currently the District Center Land Use Designation allows for up to 90 dwelling units per acre as a maximum residential density. Alternative 1 considers only the addition of the Bowery project located at 2300 Red Hill Avenue which proposes 1,150 dwelling units. Alternative 2 proposes an increased area for residential mixed-use development of what appears to be approximately 53 acres overall. If developed at the maximum residential density allowed (90 du/ac.) this area would yield approximately 4,770 dwelling units.

It is unclear where the additional housing units noted within Table 1 would be located. The level of development noted in Table 1 does not appear to align with the vision represented to the public in the two (2) development alternatives. This appears to run contrary to the Focus Area goal of protecting the industrial and office employment base by eroding commercially used properties.

An accurate representation of the vision for the area should be provided to the public along with the technical analysis to justify that the development potential can be accommodated. A residential unit cap may be needed similar to that of the Irvine Business Complex in the City of Irvine to ensure adherence with the General Plan vision and goals.

6. **Affordable Housing** – There is no mention in the NOP of affordable housing to be provided in conjunction with the proposed upzoning of properties. The lack of affordable housing within Santa Ana was noted as a concern to residents in the Community Outreach – The First Conversation Executive Summary. Potential density bonus units should be identified and evaluated for their impacts when evaluating buildout capacity.
7. **Land Use Compatibility** – The General Plan proposes to introduce residential uses into what is predominately an office and industrial business park area. This has already occurred in a piecemeal approach with the Heritage Project located at 2001 E. Dyer Road. The GPPF from December 2018 identifies Land Use Policy 1.1 Compatible Uses. The General Plan Update should identify how these land uses such as industrial and residential will co-exist directly adjacent to one another. Facility improvements required to “enhance livability and promote healthy lifestyles” should be identified and a course of action for implementation provided. As an example, a significant portion of the area does not have sidewalks which presents a mobility issue for future residents.
8. **Noise** - The 55 Freeway/Dyer Road Focus Area lies within the John Wayne Airport (JWA) flightpath, with a substantial portion of the area included within the 65 dB(A) and 60 dB(A) CNEL contours (2016 Baseline). Policy 3.1 of the Noise Element from the GPPF does not support residential development within the 65 dB(A) CNEL noise contour. Areas falling within the 65 dB(A) CNEL noise contour should be clearly identified in the PEIR and restricted so as not to allow residential development.

- Policy 2.2 – Stationary Related Noise of the Noise Element from the GPPF seeks to minimize noise impacts from commercial and industrial facilities adjacent to residential uses. Mitigation measures will need to be identified as to how this goal will be achieved with the introduction of residential uses in the Focus Area which currently consists of predominately office and industrial uses.
9. **Traffic/Circulation** - Due to land use changes contemplated in Santa Ana's proposed General Plan, a Traffic Impact Analysis (TIA) is required. The Study Area should include Tustin arterial roadways within the area between Barranca Parkway/Dyer Road and the I-5 Freeway and between the SR-55 Freeway and Jamboree Road. The greatest potential impacts are anticipated to occur along Red Hill Avenue, Warner Avenue, and Barranca Parkway. The intersections of Tustin Ranch Road-Von Karman Avenue/Barranca Parkway and Red Hill Avenue/Warner Avenue are especially sensitive to additional impacts, as they are already expected to operate at capacity at Long-Term Buildout. The Red Hill Avenue /I-5 Ramp intersections along with the adjacent intersections at Nissan Road and El Camino Real should also be included.
 10. **Traffic/Circulation** - The newly installed landscaped median on Red Hill Avenue between Warner Avenue and Carnegie Avenue currently prevents left turn ingress and egress at driveways along the westerly side of Red Hill Avenue along the frontage of contemplated development. Due to the high speeds and traffic volume on Red Hill Avenue, the City is not supportive of an additional traffic signal to serve proposed development, nor the installation of median breaks to provide turning movements across the median. Any driveways on Red Hill Avenue to serve proposed development will need to only allow right-turn in and right-turn out movements.
 11. **Traffic/Circulation** - Any significant development or land use intensification in the 55 Freeway/Dyer Road Focus Area would likely require improvements along southbound Red Hill Avenue i.e., dedicated right-turn lanes on eastbound Warner Avenue and Carnegie Avenue at Red Hill Avenue or right-turn lanes on southbound Red Hill Avenue at Warner Avenue and Carnegie Avenue.
 12. **Traffic/Circulation** - Any analysis of Tustin roadways and intersections would need to comply with the most current City of Tustin methodology for such analyses. The traffic analysis should consider cumulative traffic impacts, and all traffic impacts should be mitigated to the greatest extent feasible through the imposition of effective mitigation measures on the project.
 13. **Traffic/Circulation** - Due to this project's proximity with the City of Tustin and its potential to significantly impact Tustin roadways, it is requested that an opportunity be extended to Tustin staff to participate in the development of the TIA for the project, and to review the TIA before public release.

Thank you again for the opportunity to provide comments on the proposed City of Santa Ana General Plan project. The City of Tustin would appreciate receiving early responses to our comments as well as a copy of the Draft EIR when it becomes available and all future public hearing notices with respect to this project.

Mr. Verny Carvajal
Santa Ana General Plan NOP
March 26, 2020
Page 6

Please provide all future CEQA notices regarding this project to the undersigned pursuant to Public Resources Code Section 21092.2.

If you have any questions regarding the City's comments, please call Scott Reekstin, Principal Planner, at (714) 573-3016 or Krys Saldivar, Public Works Manager, at (714) 573-3172.

Sincerely,



Elizabeth A. Binsack
Community Development Director

cc: Minh Thai, Executive Director, Santa Ana Planning and Building Agency
Phil Johnson, Fire Chief, Orange County Fire Authority
Matthew S. West, City Manager
Nicole Bernard, Assistant City Manager
David Kendig, City Attorney
Stu Greenberg, Police Chief
Jason Al-Imam, Director of Finance
Chris Koster, Director of Economic Development
Douglas S. Stack, Public Works Director
Chad Clanton, Parks and Recreation Director
Ken Nishikawa, Deputy Director of Public Works/Engineering
Justina Willkom, Assistant Director – Planning
Kris Saldivar, Public Works Manager
Scott Reekstin, Principal Planner
Ryan Swiontek, Senior Management Analyst

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ADMINISTRATION
(714) 744-7240
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PLANNING DIVISION
(714) 744-7220
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BUILDING DIVISION
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CODE ENFORCEMENT DIVISION
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March 26, 2020

#01-20

Verny Carvajal, Principal Planner
City of Santa Ana Planning and Building Agency
PO BOX 1988 (M-20)
Santa Ana, CA 92702

via email: VCarvajal@santa-ana.org

**Subject: Notice of Preparation (NOP) for Santa Ana General Plan Program
Environmental Impact Report**

Dear Mr. Carvajal:

Thank you for the opportunity to review and comment on the NOP of a Program Environmental Impact Report (PEIR) for the City of Santa Ana General Plan. The project is a comprehensive update to the City of Santa Ana General Plan. It is our understanding that much of the update will focus on incorporating focused growth areas into the City of Santa Ana General Plan update. For the NOP, details other than proposed General Plan Land Use designations and projected buildout numbers do not appear to be available for review and comment.

Due to the growth areas' proximity to the City of Orange, the City has an interest in ensuring that the Draft PEIR addresses potential adverse impacts to Orange residents and infrastructure. We would appreciate the opportunity to consult on the technical studies, particularly for potential noise and transportation impacts.

We appreciate the opportunity to comment and we look forward to reviewing the Draft PEIR upon completion. If you have any questions, please feel free to contact me, at (714) 744-7237 or at cortlieb@cityoforange.org.

Sincerely,



Chad Ortlieb
Senior Planner
City of Orange

cc: Rick Otto, City Manager
William Crouch, Community Development Director
Chris Cash, Public Works Director
Larry Tay, City Traffic Engineer



AFFILIATED AGENCIES

*Orange County
Transit District*

*Local Transportation
Authority*

*Service Authority for
Freeway Emergencies*

*Consolidated Transportation
Service Agency*

*Congestion Management
Agency*

March 26, 2020

Mr. Verny Carvajal
Principal Planner
City of Santa Ana Planning and Building Agency
PO BOX 1988 (M-20)
Santa Ana, CA 92702

Subject: Notice of Preparation and Scoping Meeting for the Santa Ana General Plan Program Environmental Impact Report

Dear Mr. Carvajal:

Thank you for providing the Orange County Transportation Authority (OCTA) with a copy of the Notice of Preparation and Scoping Meeting for the Santa Ana General Plan Program Environmental Impact Report. The following comments are provided for your consideration:

- Thank you for keeping OCTA apprised of the Santa Ana's "Golden City Beyond: A Shared Vision" General Plan. Please continue to coordinate with OCTA to maintain consistency between the Circulation Element and the Orange County Master Plan of Arterial Highways.
- Please note that First Street, Irvine Boulevard, Harbor Boulevard, Edinger Avenue, and Warner Avenue are part of the Congestion Management Program Highway System and should be analyzed as such for any potential traffic impacts.

Throughout the development of this project, we encourage communication with OCTA on any matters discussed herein. If you have any questions or comments, please contact me at (714) 560-5907 or at dphu@octa.net.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Phu", written over a light blue horizontal line.

Dan Phu
Manager, Environmental Programs



March 27, 2020

Mr. Verry Carvajal, Principal Planner
City of Santa Ana Planning and Building Agency
P.O. Box 1988 (M-20)
Santa Ana, California 92701
E-mail: VCarvajal@santa-ana.org

RE: SCAG Comments on the Notice of Preparation of a Draft Environmental Impact Report for the Santa Ana General Plan [SCAG NO. IGR10139]

Dear Mr. Carvajal,

Thank you for submitting the Notice of Preparation of a Draft Environmental Impact Report for the Santa Ana General Plan ("proposed project") to the Southern California Association of Governments (SCAG) for review and comment. SCAG is the authorized regional agency for Inter-Governmental Review (IGR) of programs proposed for Federal financial assistance and direct Federal development activities, pursuant to Presidential Executive Order 12372. Additionally, SCAG reviews the Environmental Impact Reports of projects of regional significance for consistency with regional plans pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines.

SCAG is also the designated Regional Transportation Planning Agency under state law, and is responsible for preparation of the Regional Transportation Plan (RTP) including the Sustainable Communities Strategy (SCS) pursuant to Senate Bill (SB) 375. As the clearinghouse for regionally significant projects per Executive Order 12372, SCAG reviews the consistency of local plans, projects, and programs with regional plans.¹ SCAG's feedback is intended to assist local jurisdictions and project proponents to implement projects that have the potential to contribute to attainment of Regional Transportation Plan/Sustainable Community Strategies (RTP/SCS) goals and align with RTP/SCS policies.

SCAG staff has reviewed the Notice of Preparation of a Draft Environmental Impact Report for the Santa Ana General Plan in Orange County. The proposed project includes a General Plan update to identify areas of opportunity, provide options to enhance development potential, and bring the City into compliance with recent state laws, totaling roughly 17,280 acres.

When available, please send environmental documentation to SCAG's Los Angeles office in Los Angeles (900 Wilshire Boulevard, Ste. 1700, Los Angeles, California 90017) or by email to au@scag.ca.gov providing, at a minimum, the full public comment period for review.

If you have any questions regarding the attached comments, please contact the Inter-Governmental Review (IGR) Program, attn.: Anita Au, Associate Regional Planner, at (213) 236-1874 or au@scag.ca.gov. Thank you.

Sincerely,

Ping Chang
Manager, Compliance and Performance Monitoring

¹ Lead agencies such as local jurisdictions have the sole discretion in determining a local project's consistency with the 2016 RTP/SCS for the purpose of determining consistency for CEQA. Any "consistency" finding by SCAG pursuant to the IGR process should not be construed as a determination of consistency with the 2016 RTP/SCS for CEQA.

SOUTHERN CALIFORNIA
ASSOCIATION OF GOVERNMENTS
900 Wilshire Blvd., Ste. 1700
Los Angeles, CA 90017
T: (213) 236-1800
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Transportation
Cheryl Viegas-Walker, El Centro

**COMMENTS ON THE NOTICE OF PREPARATION OF A
DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE
SANTA ANA GENERAL PLAN [SCAG NO. IGR10139]**

CONSISTENCY WITH RTP/SCS

SCAG reviews environmental documents for regionally significant projects for their consistency with the adopted RTP/SCS. For the purpose of determining consistency with CEQA, lead agencies such as local jurisdictions have the sole discretion in determining a local project’s consistency with the RTP/SCS.

Please note the Draft 2020 RTP/SCS (Connect SoCal) was released for public review on November 14, 2019 until January 24, 2019. The Final Connect SoCal is anticipated to be adopted in April 2020. Please refer to Connect SoCal goals and growth forecast for RTP/SCS consistency for future projects. The Draft Connect SoCal can be reviewed here: <https://www.connectsocial.org/Pages/Connect-SoCal-Draft-Plan.aspx>.

2016 RTP/SCS GOALS

The SCAG Regional Council adopted the 2016 RTP/SCS in April 2016. The 2016 RTP/SCS seeks to improve mobility, promote sustainability, facilitate economic development and preserve the quality of life for the residents in the region. The long-range visioning plan balances future mobility and housing needs with goals for the environment, the regional economy, social equity and environmental justice, and public health (see <http://scagrtpscs.net/Pages/FINAL2016RTPSCS.aspx>). The goals included in the 2016 RTP/SCS may be pertinent to the proposed project. These goals are meant to provide guidance for considering the proposed project within the context of regional goals and policies. Among the relevant goals of the 2016 RTP/SCS are the following:

SCAG 2016 RTP/SCS GOALS	
RTP/SCS G1:	<i>Align the plan investments and policies with improving regional economic development and competitiveness</i>
RTP/SCS G2:	<i>Maximize mobility and accessibility for all people and goods in the region</i>
RTP/SCS G3:	<i>Ensure travel safety and reliability for all people and goods in the region</i>
RTP/SCS G4:	<i>Preserve and ensure a sustainable regional transportation system</i>
RTP/SCS G5:	<i>Maximize the productivity of our transportation system</i>
RTP/SCS G6:	<i>Protect the environment and health for our residents by improving air quality and encouraging active transportation (e.g., bicycling and walking)</i>
RTP/SCS G7:	<i>Actively encourage and create incentives for energy efficiency, where possible</i>
RTP/SCS G8:	<i>Encourage land use and growth patterns that facilitate transit and active transportation</i>
RTP/SCS G9:	<i>Maximize the security of the regional transportation system through improved system monitoring, rapid recovery planning, and coordination with other security agencies*</i>
<small>*SCAG does not yet have an agreed-upon security performance measure.</small>	

For ease of review, we encourage the use of a side-by-side comparison of SCAG goals with discussions of the consistency, non-consistency or non-applicability of the goals and supportive analysis in a table format. Suggested format is as follows:

SCAG 2016 RTP/SCS GOALS	
Goal	Analysis
RTP/SCS G1: <i>Align the plan investments and policies with improving regional economic development and competitiveness</i>	<i>Consistent: Statement as to why; Not-Consistent: Statement as to why; Or Not Applicable: Statement as to why; DEIR page number reference</i>
RTP/SCS G2: <i>Maximize mobility and accessibility for all people and goods in the region</i>	<i>Consistent: Statement as to why; Not-Consistent: Statement as to why; Or Not Applicable: Statement as to why; DEIR page number reference</i>
etc.	etc.

2016 RTP/SCS STRATEGIES

To achieve the goals of the 2016 RTP/SCS, a wide range of land use and transportation strategies are included in the 2016 RTP/SCS. Technical appendances of the 2016 RTP/SCS provide additional supporting information in detail. To view the 2016 RTP/SCS, please visit: <http://scagrtpscs.net/Pages/FINAL2016RTPSCS.aspx>. The 2016 RTP/SCS builds upon the progress from the 2012 RTP/SCS and continues to focus on integrated, coordinated, and balanced planning for land use and transportation that the SCAG region strives toward a more sustainable region, while the region meets and exceeds in meeting all of applicable statutory requirements pertinent to the 2016 RTP/SCS. These strategies within the regional context are provided as guidance for lead agencies such as local jurisdictions when the proposed project is under consideration.

DEMOGRAPHICS AND GROWTH FORECASTS

Local input plays an important role in developing a reasonable growth forecast for the 2016 RTP/SCS. SCAG used a bottom-up local review and input process and engaged local jurisdictions in establishing the base geographic and socioeconomic projections including population, household and employment. At the time of this letter, the most recently adopted SCAG jurisdictional-level growth forecasts that were developed in accordance with the bottom-up local review and input process consist of the 2020, 2035, and 2040 population, households and employment forecasts. To view them, please visit <http://www.scag.ca.gov/Documents/2016GrowthForecastByJurisdiction.pdf>. The growth forecasts for the region and applicable jurisdictions are below.

	Adopted SCAG Region Wide Forecasts			Adopted City of Santa Ana Forecasts		
	Year 2020	Year 2035	Year 2040	Year 2020	Year 2035	Year 2040
Population	19,663,000	22,091,000	22,138,800	340,600	343,400	343,100
Households	6,458,000	7,325,000	7,412,300	76,600	77,700	78,000
Employment	8,414,000	9,441,000	9,871,500	160,600	165,200	166,000

MITIGATION MEASURES

SCAG staff recommends that you review the Final Program Environmental Impact Report (Final PEIR) for the 2016 RTP/SCS for guidance, as appropriate. SCAG’s Regional Council certified the Final PEIR and adopted the associated Findings of Fact and a Statement of Overriding Considerations (FOF/SOC) and Mitigation Monitoring and Reporting Program (MMRP) on April 7, 2016 (please see: <http://scagrtpscs.net/Pages/FINAL2016PEIR.aspx>). The Final PEIR includes a list of project-level performance standards-based mitigation measures that may be considered for adoption and implementation by lead, responsible, or trustee agencies in the region, as applicable and feasible. Project-level mitigation measures are within responsibility, authority, and/or jurisdiction of project-implementing agency or other public agency serving as lead agency under CEQA in subsequent project- and site- specific design, CEQA review, and decision-making processes, to meet the performance standards for each of the CEQA resource categories.

Serving:

Anaheim
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Seal Beach
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Tustin
Villa Park
County of Orange
Costa Mesa
Sanitary District
Midway City
Sanitary District
Irvine Ranch
Water District
Yorba Linda
Water District



March 31, 2020

Verny Carvajal, Principal Planner
City of Santa Ana Planning and Building Agency
PO Box 1988 (M-20)
Santa Ana, CA 92701

SUBJECT: Santa Ana NOP General Plan PEIR

Thank you for the opportunity to review and comment on the subject matter. I would recommend that a sewer study be performed in the future to assure there is adequate sewer capacity.

I would like to bring to your attention that any new or modified connection to Orange County Sanitation District (OCSD) sewer lines will require your agency to coordinate with us and may require a permit. Your contact at OCSD will be Daniel Lee, Engineer, at (714)593-7176 or dlee@ocsd.com.

Thank you for the opportunity to provide input on the City's proposed NOP General Plan PEIR. If you have any questions, please contact Kevin Hadden at (714)593-7462 or khadden@ocsd.com.

Adam Nazaroff
Engineering Supervisor

From: [Ginelle Hardy](#)
To: [Macedonio, Margarita](#)
Cc: [Carvajal, Verny](#)
Subject: General Plan EIR
Date: Friday, March 06, 2020 11:48:20 AM

Hello Margarita,

Public review is closing March 27, 2020 for public comments pertaining to the General Plan's EIR. South Main Street is Focus Area #1 potentially affecting Heninger Park properties and residential homes on S. Sycamore (that back up to S. Main St.). It looks like the focus area includes S. Broadway in Heninger Park also!

The March 18th Heninger Park neighborhood meeting would be a timely opportunity to present the General Plan and EIR - as it relates to South Main from 1st Street to W.

McFadden, S Sycamore & S. Broadway. Principal Planner, Verny Carvajal may have ideas about how to disperse this information @ our March meeting. Also he may be able to provide printed "Notice of Preparation Review Period" informative flyer, condition growth buildout table 1 and land use & focus area maps.

I will copy Verny this email so he will know my interest in a General Plan & related EIR presentation @ Heninger Park's March 18th neighborhood meeting.

Thank you,

Ginelle Hardy

Heninger Park, President

ginelleann@gmail.com

From: mjohnston@recupero.net
To: [New General Plan](#)
Subject: New General Plan Approval
Date: Tuesday, March 17, 2020 11:12:26 AM

Hello,

I am reaching out to find out if you can share a rough estimate for when the General Plan may be reviewed and potentially approved by the City Council. I saw from the scoping meeting presentation on 3/5 that the draft EIR is expected to be circulated this summer. I am wondering if that means that the General plan will be adopted after the EIR is finalized, so sometime late Fall 2020? I'm just trying to gain a better understanding of timing and know that these things are dynamic. Any light you could shed on the timeline for the update would be greatly appreciated.

Thank you in advance,

Mike Johnston
RECUPERO AND ASSOCIATES, INC.
31877 Del Obispo St., Suite 204
San Juan Capistrano, CA 92675
(949) 429-6300

From: [Justin Esayian](#)
To: [New General Plan](#)
Cc: [Norm Scheel](#)
Subject: General Plan Update Status
Date: Wednesday, March 25, 2020 10:26:34 AM

Hello,

I have a few questions/requests regarding the General Plan Update.

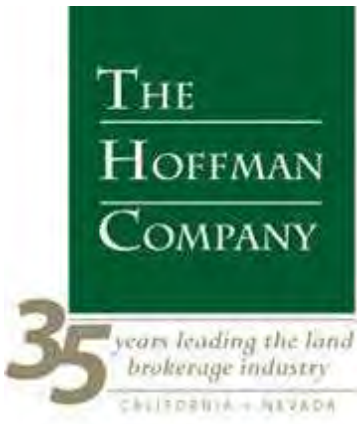
- 1) I wish to receive updates to the progress of the general plan update. Can you please add me to your communication group on emails that will be sent to the public regarding the progress of the GP update?
- 2) Also, can you please let me know when you expect to have the GP update finalized, given the current environment?
- 3) Did the public EIR scoping meeting occur on March 5th? If not, are there plans to reschedule this and if so, when would you expect this to occur?

Thank you!

Sincerely,

Justin A. Esayian
Senior Vice President
The Hoffman Company
18881 Von Karman Avenue
Suite 150
Irvine, CA 92612
(949) 705-0921 Direct
(949) 553-8449 Fax

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March 27, 2020

RE: Public Comment on the Scope of the Environmental Impact Report for the Proposed General Plan

The Rise Up Willowick Coalition (“the Coalition”) is comprised of residents from the City of Santa Ana, the City of Garden Grove, and neighboring Orange County Cities as well as local organizations whose goal is to ensure that the Willowick Golf Course property (“Willowick”) is developed in a way that reflects the local residents needs and vision -- especially the most vulnerable such as, but not limited to, working class individuals, youth, and immigrant residents -- which includes deep affordable housing and open-space use for parkland.

In the process of updating its General Plan, the City of Santa Ana (“the City”) proposes new growth and development for five focus areas, including the West Santa Ana Boulevard, which encompasses the Willowick Golf Course, a critical area of advocacy for the Coalition. **With any consideration for land development, it is imperative for the City of Santa Ana to understand and meet the needs of its current residents.**

As a coalition, we surveyed 324 residents of which 95% of respondents lived within a 1 mile-radius of the Willowick property, we hosted monthly community meetings, and we continue to engage our neighbors and fellow residents to shape our community vision for Willowick.

Based on this engagement¹, our vision for the future of Willowick includes:

- Parks and open space that are safe, well resourced, and well maintained
- Deeply affordable housing that is accessible to very low-income families
- Well resourced community spaces

The community’s vision aligns with residents’ needs in the Santa Anita neighborhood. The median family income in the Santa Anita area is approximately \$46,000 a year, much lower than Orange County’s median income of \$92,700². According to the HUD, the residents around the Willowick area are at an extremely to very low-income level. Furthermore, open space is scarce as it only constitutes 4% of the total land in Santa Ana and the investment on parks/open space the city makes is only \$47 per resident, while other cities in Orange County enjoy the vast amount of open space available to them³. For example, the City of Irvine dedicates approx 30% of land to parks and open space while investing approximately \$250 per resident⁴.

Given the urgent need for open space in the Santa Anita neighborhood and more broadly in the City of Santa Ana, the Coalition is concerned over the environmental impact of the proposed

¹ Willowick: The Opportunity to Use Public Land for Public Good. 2019. <http://riseupwillowick.org/wp-content/uploads/2019/10/riseupwillowickreport.pdf>

² Ibid.

³ Trust for Public Land Park Score. 2019. <https://www.tpl.org/city/santa-ana-california>

⁴ Trust for Public Land Park Score. 2019. <https://www.tpl.org/city/irvine-california>



General Plan updates, especially in regards to open space. As we reviewed the notice provided by the City on the scope of the Environmental Impact Report (the “EIR”) for the proposed updated General Plan, we were troubled by the following: 1) the lack of assessment the City is proposing to do in its EIR on the impact of limited open space in the City and 2) the impact of incentivizing development in the five focus areas at the expense of what is already a limited supply of open space in the City as is the case with the inclusion of the entire Willowick site within the West Santa Ana Boulevard focus area. As stated on page 3 of the Notice⁵, the focus areas are seen by the City as “suited for new growth and development.” **Given that Willowick is the last remaining large-scale, open space site in the City of Santa Ana, it is one of the few viable opportunities to increase urgently needed parkland for residents, and thus, the impacts of depleting this resource need to be thoroughly analyzed by the EIR.**

RECOMMENDATIONS

As the City works to complete the EIR for the proposed General Plan, the Coalition strongly urges it considers the following:

1. The City needs to ensure it is actively working to accomplish the Core Values proposed in the General Plan.
 - a. By supporting RUW’s vision, the City ensures it is implementing the General Plan’s values of health, equity, sustainability, culture, and education given that improving park accessibility improves the overall health of residents by promoting a healthy lifestyle, increases access to a critically needed resource, improves students' academic performance, and invests land use decisions that will benefit many future generations.
 - b. The City must intentionally include residents in development processes and must work with the City of Garden Grove to ensure it negotiates in good faith with nonprofit affordable housing and open space developers in order to achieve the community’s vision of open space and affordable housing on the Willowick site.
2. The City needs to go above and beyond what the state law requires under CEQA and include an additional the environmental impact category of Open-Space and Parkland as one of its impacted areas of study that the EIR needs to thoroughly assess.
 - a. Since this would be a new category, in its EIR, the City must define in detail how it is conducting this analysis.
 - b. Any future EIR prepared for development projects in the City, especially a project within the West Santa Ana Boulevard, should include the environmental impact category of Open-Space and Parkland as one of its impacted areas of study.

⁵ City of Santa Ana Notice of Preparation and Scoping Meeting. 2020.
https://www.santa-ana.org/sites/default/files/pb/general-plan/documents/Final%20NOP_Final.pdf



- c. The City should work with residents to ensure this impact category is properly analyzed.

We are available to further discuss our recommendations and are available to meet with City representatives to ensure that the current residents' needs and visions are met and reflected in the EIR for the General Plan and the General Plan. Please contact us at cguerra@riseupwillowick.org with comments or questions.

March 27, 2020

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

RE: Environmental Impact Report

Dear Mr. Carvajal:

We submit these comments regarding the City's work on an EIR for the City of Santa Ana's General Plan, and we write to ask that the City ensure that the projects that the City has approved and will seek to approve, not detrimentally affect the environment. We also request that the City ensure that the projects that it approves will affirmatively further fair housing and land use opportunities, as required by state law¹, for its most vulnerable residents.

The need to protect low-income residents in Santa Ana comes at a critical time. As the nation heals from one of the worst public health crises in human memory, the need to provide healthy spaces for Santa Ana residents and their families to thrive is critical. As attorneys and advocates who have helped low-income Santa Ana residents obtain access to the courts, we at the Public Law Center, collaborate with other organizations for sensible strategies to end poverty in Orange County. We also collaborate with stakeholders to create and maintain effective housing policies for lower-income working families. Because we practice in a jurisdiction that lacks local rent control laws, we implore cities, such as the City of Santa Ana, to develop environmental plans that will consider the needs of the City's most vulnerable residents.

In this regard, given the City's large size of 330,000 persons, of about which 60% are renters, we ask of the City to ensure that the environmental projects that it puts forward meet its core values and contribute to the need for cultural pride, good health, and equity and sustainability in land use development. It is our experience that there exists a great need for the City to continue to produce housing for those who have very-low and extremely-low incomes. According to the U.S. Census Bureau's 2013-2017 American Community Survey 5-Year Estimates, residents in the City of Santa Ana have a median household income of just over \$57,151, compared to a median income of more than \$81,151 for Orange County. According to the May 2017 report by the California Housing Partnership Corporation, median rent in Orange County, which includes the City of Santa Ana, has increased 24% since 2000, while median renter household income has declined by 10%, when adjusted for inflation. Additionally, renters need to earn approximately 3.7 times the state minimum wage to afford base median rent of \$2,261 for a two-bedroom

¹ Gov. Code section 8899.50; Gov. Code section 65583, *et seq.*

apartment in Santa Ana. Moreover, according to a recent California Housing Partnership Study, Orange County's lowest-income renters spend 84% of their income on rent, leaving very little to meet other basic human needs such as food and health. Furthermore, in the academic year of 2019, there were approximately 51,482 students in the Santa Ana Unified School District. Of this number, the Santa Ana Unified School District reported enrollment numbers of approximately 46,597 students. Of this number, 40,925 students—87.8%, are economically disadvantaged. Additionally, 5,995 students, or 12.9%, identified as homeless. Moreover, in 2019, 41,115 of the Santa Ana Unified School District's 51,482 students, or 80% were eligible for a free or reduced-cost lunch. Evictions and displacement impose an especially high burden on school-aged children and their families, including increased absences from school and other educational disruption that can have long-lasting effects, such as impacts on mental and physical health, as well as school and social hardships for the affected children and their families. Because of the devastating impacts brought upon by lack of affordable housing opportunities, we ask that the City act in the best interests of its residents to provide clear guidance and direction for its EIR and ensure that it will protect its most vulnerable residents.

Sincerely,

/s/ Ugochi Anaebere-Nicholson

Directing Attorney, Housing and Homelessness Prevention Unit

Dina El Chammas

Subject: FW: Santa Ana General Plan Update - NOP Question

From: Oscar Uranga [<mailto:oscar@img-cm.com>]

Sent: Tuesday, April 07, 2020 7:20 AM

To: Carvajal, Verny <VCarvajal@santa-ana.org>

Cc: ejzuziak@jzmkpartners.com

Subject: Santa Ana General Plan Update - NOP Question

Hey Verny,

What are the proposed changes to the Urban Neighborhood land use designation (highlighted below)?

GP Update NOP - 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.

Thanks,



Oscar Uranga, PMP

Principal

IMG Construction Management

19782 Macarthur Blvd, Suite 300 | Irvine, CA 92612

C: 949.933.4103 | Oscar@img-cm.com

From: [Pat Coleman](#)
To: [New General Plan](#)
Subject: General Plan Scoping
Date: Friday, March 27, 2020 5:00:38 PM

Regarding the Scope of the EIR for the City of Santa Ana General Plan Update:

Please include some of the older City parks when assessing for Historical Significance.

For example, Santiago Park (Santa Ana's fourth park) was built in 1936 as a WPA project. Florence Yoch, daughter of Joseph Yoch of Santa Ana, designed the original layout for Santiago Park. She was a well-known Pasadena landscape architect, having designed movie sets for the 1930's *Gone With the Wind* and *Romeo and Juliet* as well as many estates in Carmel and Pasadena for Hollywood figures such as Jack Warner and David Selznik. The original design and hardscape of these early parks are worth preserving whenever possible.

Please add Access Management to Level of Service evaluations for Road Design and Modifications

Currently, the City is using Level of Service (LOS) to evaluate road modifications, but when used by itself, this parameter does not adequately cover safety, especially pedestrian safety. The inclusion of an Access Management evaluation considers pedestrian traffic as well as efficiency of flow and would bring Santa Ana in line with recommendations from the NTSB.

Please consider including recommendations and requirements of the Seismic Hazard Mapping Act of 1990 (Public Resources Code, Chapter 7.8, Section 2690-2699.6) and the Special Publication 117A into the Safety Element

Currently, the City of Santa Ana's approach to evaluating seismic safety for new developments is uneven, at best, even though much of Santa Ana is within a Seismic Hazard Liquefaction Zone. For some projects, seismic safety is addressed in the EIR, for others, it is not addressed until the permitting process. The Seismic Hazard Mapping Act (SHMA) does not require that the investigation occur during the CEQA process, but its guiding Special Publication (SP 117A) notes that:

"Some of the potential mitigation measures described herein (e.g., strengthening of foundations) will have little or no adverse impact on the environment. However, other mitigation measures (e.g., draining of subsurface water, driving of piles, densification, extensive grading, or removal of liquefiable material) may have significant impacts. If the CEQA process is completed prior to the site-specific investigation, it may be desirable to discuss a broad range of potential mitigation measures (any that might be proposed as part of the project) and related impacts. If, however, part or all of the site-specific investigation is conducted prior to completion of the CEQA process, it may be possible to narrow the discussion of mitigation alternatives to only those that would provide reasonable protection of the public safety given site-specific conditions." (SP 117A, pg. 6)

Please consider including a Geology section in all CEQA studies for projects within the liquefaction zone. Saving the study for the permitting process keeps mitigation measures of significant impact out of public view. This goes against the City's guiding principle of transparency and may lead to significant impacts unaccounted for when weighing a project. For example, in a current project, no Geology section was included, however the Geological Report's recommendations for dealing with unstable topsoil was to remove 5 feet out and 5 feet down from the foundation and recompact the unstable fill (requiring the removal and recompacting of a calculated 33,476 cubic yards of soil – no small environmental impact).

The SHMA also requires that the certified geological study and its professional certified review (usually done by the City) be submitted to the appropriate state agency. This again creates a

reviewable public record and allows all the professional involved to own their professional recommendations.

We have good science and guidelines for minimizing seismic hazards, let's use and comply with all of them.

From: [Lisa Ganz](#)
To: [Carvajal, Verny](#)
Subject: Public Comments: Santa Ana General Plan
Date: Monday, March 16, 2020 12:45:36 PM

Please include the following comment/questions in the public record on the NOP for the Santa Ana General Plan Program.

Santa Ana is the most dense city in OC and the second dense in the state. Santa Ana City Planning documents consistently make the statement the "the city is nearly built out." SCAG reports that So Cal has the worst congestion in the country for the last 2 decades.

Adding more high density housing projects to the General Plan is just plain irresponsible. The NOP document seems to primarily focus on Land Use, while the "Shared Vision" Plan should instead focus on quality of life initiatives that will improve the city through 2045: More open/park space, less congestion, quality services. The 2014-21 Housing Element should absolutely be a part of this analysis and the Mandatory Topics should be looked at in its entirety, not piece-mealed. A THOROUGH EIR should be conducted - and not be determined on the "degree of specificity involved." The Main Place Mall Renovation is a perfect example of when things go wrong. That project should have had an updated EIR and should not have been approved based on a 20 year old EIR document.

I strongly oppose the plan to turn Grand and 17th into an Urban Neighborhood. This area is congested already. Keep the zoning and incentivize new retail. The 55/Dyer development will add more congestion to the already crowded 55 FWY.

Santa Ana needs a better vision for the city. Better streets/timed lights. More open space. Good retail that makes people want to visit. Reasonable housing in the right space - single family that fit the uniqueness of our historic neighborhoods.

Please consider this.

Thank you,
Lisa Ganz resident of Santa Ana

General Plan Update - EIR Scoping Meeting - March 5, 2020



First Name	Last Name	E-Mail Address	Street Address	Zip Code	Primary Telephone #	Neighborhood Association or Organization	Contact with Project Updates?
FRANK	LOPEZ					PARK SANTIAGO	
PETER	KATZ					MARLES	
JOE	ANDRADE					Logan	
SAM	ROMERO					LOGAN	
GINELLE	HARDY					HENNINGER PARK	✓
DALE	HELVIG					PSNA	x
Irma	Sauregui					SSAMA/Wilshire	
Nylda	Anaya					Monte Carlo Square	
Patricia	Coleman					Park Santiago	✓
BRIAN	Diaz					N/A	✓
Tay	Aston					Maybury	-
Ashley	CHASTY					ASHLEY ADAMS	
Soledad	Valentin						
Diane	Franklin					Park Santiago	✓
Corey	Hayas					Memorial pk	
CHAD	ORTUÑO						✓
CHRIS	SCHMIDT					WINDSOIL VILLAGES	
TOM	MORRISSEY						
JEFF	KATE					FLORAL PARK	✓
Sharon	Kelany					"	✓
TRESA	OLIVERI						
Gaby	Hernandez						✓
Roy	Russell						
Barbara	Russell					Washington Square	
Pedro	ARANDA					Fisher Park	✓
Catalina	Lopez						
Maura	Lopez						
Obdulia	Flores						

General Plan Update - EIR Scoping Meeting - March 5, 2020



First Name	Last Name	E-Mail Address	Street Address	Zip Code	Primary Telephone #	Neighborhood Association or Organization	Contact with Project Updates?
ERIC	HIBUCHI					n/a	Yes
Cecilia	Iglesias						
STEVEN	OH					N/A	Yes
Franco	Ortega						
Drew	Emmel					N/A	YES
THAI	Phan					N/A	Yes
Manny	Escamilla					Central/City	yes
Peter	YAM						
Cynthia	Querra						
ELENA	MOYA						
Albert	Castillo					N/A	Yes



COMMENT CARD
Santa Ana General Plan Update EIR
Public Scoping Meeting

March 5, 2020, 6:00 PM

+ green house
1900s

Please let us know your comments/concerns regarding the Santa Ana General Plan Update EIR (please print):

UN designation for the Medical Arts property is a very constricted parcel w/ the Western boundary being RR tracks.

Also, there is a proposal to do a grade separation for the RR crossing @ 17th & Lincoln - this will greatly restrict access from the Medical Arts property into 17th St.

The proposed UN designation will add way too much traffic, NOISE, Air Quality issues to an already very congested 17th St & Grand

You need to include a major park/greenspace component for this UN designation

Last summer we attended a Gen Plan update meeting & took a survey for the Medical Arts property & the majority didn't want to see MORE High Density at this location - apparently it doesn't matter what the neighbors want because you show UN as the designation anyway. This will definitely impact the quality of the existing residents in a very negative way - Way too dense for an already dense area - there is not any additional infrastructure which exists today - Very unsustainable & irresponsible!

Name: Dave Frankel
 Address: 2402 N. Oakmont 92704

Its all about
 a BALANCE

1) Please return this card to Verny Carvajal, Principal Planner for the City of Santa Ana, at the end of the Scoping Meeting, 2) Email your comments to newgeneralplan@santa-ana.org or 3) Mail this comment card by folding it in half, sealing with scotch tape, and adding a postal stamp.

* The concern is that our existing infrastructure (Streets, sewer, water, storm drain) can't handle the proposed density in many of these areas - unless these projects are going to add New Roadways (& water/sewer/storm drain) its NOT sustainable as it exists today

Circulation Plan - how do the classifications work & are they changed based on the new designations? Are there physical changes to the roads based on the new designations & if so are they prepared/constructed prior to any commencement of construction for the new designated areas?

Fold here

Thank you!



Place
Stamp
Here

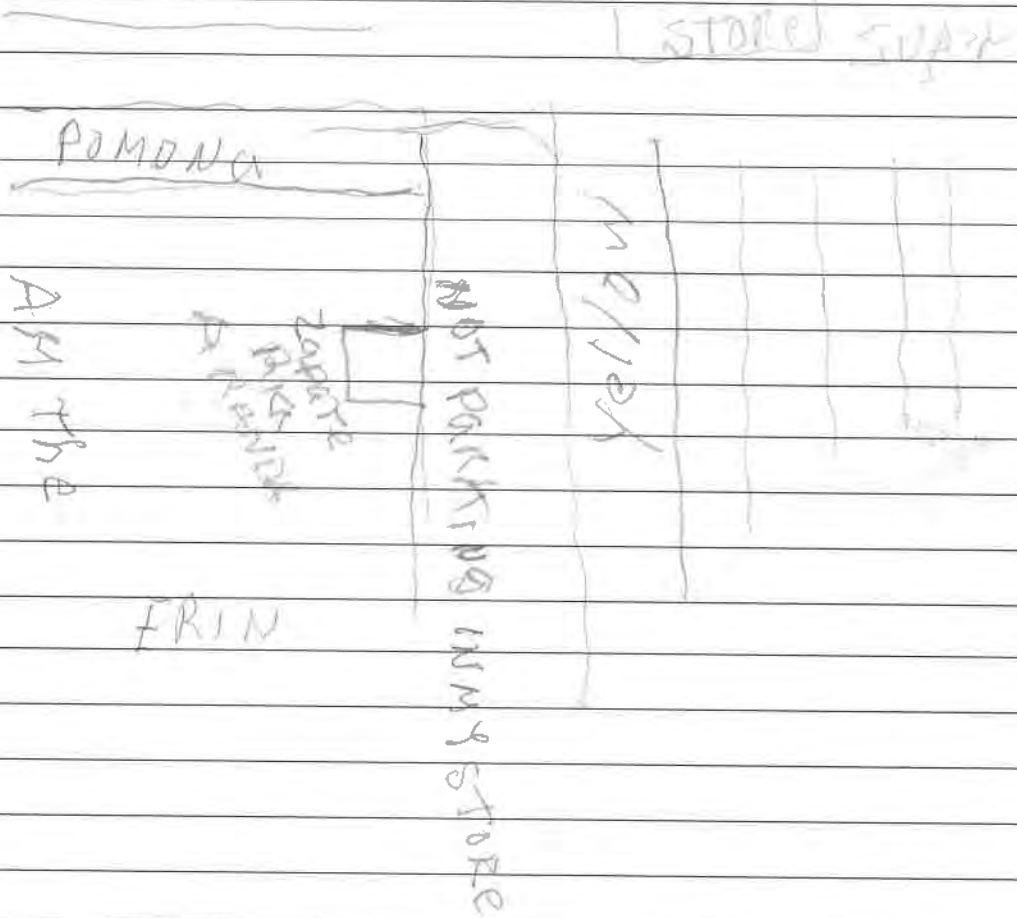
City of Santa Ana Planning and Building Agency
Attn. Verna Carvajal, Principal Planner
PO Box 1988, M-20
Santa Ana, CA 92702



COMMENT CARD
Santa Ana General Plan Update EIR
Public Scoping Meeting

March 5, 2020, 6:00 PM

Please let us know your comments/concerns regarding the Santa Ana General Plan Update EIR (please print):



Name: Pedro ARANDA Zapateria ARANDA

Address: 1611 S MAIN ST Santa Ana CA, 92707

Phone: 714 973 1537 - Cell: 714 856 0004

1) Please return this card to Verny Carvajal, Principal Planner for the City of Santa Ana, at the end of the Scoping Meeting, 2) Email your comments to newgeneralplan@santa-ana.org or 3) Mail this comment card by folding it in half, sealing with scotch tape, and adding a postal stamp.

GRACIAS PONSU ATT.



COMMENT CARD
Santa Ana General Plan Update EIR
Public Scoping Meeting

March 5, 2020, 6:00 PM

Please let us know your comments/concerns regarding the Santa Ana General Plan Update EIR (please print):

Increasing housing by 50% should also entail on site parking for each unit and keeping in mind that multiple drivers will be living in these spaces due to actual cost of these units. The current (2.4?) ~~area~~ requirement is extremely insufficient and will have a negative effect on the use and safety of surrounding neighborhoods.

Environmentally - it is inherent in planning that open space is increased. Adding all these multi-unit residences without providing the additional and necessary, open space is a concrete jungle in the making.

Define terms - i.e. District Center
low - Med - etc residential
? Environmental Justice

Name: Tay Aston taybird54@gmail.com
Address: 1605 N. Linwood Ave. 92701

1) Please return this card to Verny Carvajal, Principal Planner for the City of Santa Ana, at the end of the Scoping Meeting, 2) Email your comments to newgeneralplan@santa-ana.org or 3) Mail this comment card by folding it in half, sealing with scotch tape, and adding a postal stamp.



TARJETA DE COMENTARIOS
Reunión Informativa para Santa Ana General Plan Update EIR

5 de marzo de 2020, 6:00 PM

Por favor háganos saber sus comentarios/inquietudes con respecto al Santa Ana General Plan Update EIR (favor de escriba en letra de molde):

Me gustaría que en la calle 1ª y Standard es en la esquina un lugar de carros que ya no están trabajando los movieran para otro lugar adecuado para ellos o los dueños y que las calles principales estén siempre limpias.

Que los negocios limpien afuera que mantengan limpio.

Y que cuando hagan construcción de edificios que se enfoquen en las tuberías de agua luz y gas que todo sea nuevo.

Nombre: Soledad Valentin
Dirección: 1030 S Minnie Apt. 3 Santa Ana Ca, 9270

1) Por favor devuelva esta tarjeta a Verny Carvajal, Planificador Principal de la ciudad de Santa Ana, al final de la reunión informativa, 2) Envíe sus comentarios por correo electrónico a newgeneralplan@santa-ana.org o 3) Envíe esta tarjeta de comentario al doblar por la mitad, sellar con cinta adhesiva, y añadir con sello postal.

From: [Diane Fradkin](#)
To: [Carvajal, Verny](#)
Cc: [Ridge, Kristine](#); [Thai, Minh](#)
Subject: Santa Ana General Plan Update - NOP mtg on March 5th
Date: Friday, March 06, 2020 8:21:04 PM

Hi Verny:

Nice meeting you on Thursday evening as well as your EIR consultant Joanne.

I wanted to discuss the proposed use for the Grand and 17th Street area. When we attended the focus study last year (spring/summer 2019), there was a survey which was performed with real time results. The proposed use of Urban Neighborhood was met by the audience as too much for the area. The survey results were that the general public (neighbors of the area) at that meeting overwhelmingly rejected this use for the Grand and 17th Street location. Again, this survey had real time results.

I understand that you did other surveys and had an advisory committee, but given my recent experience of door knocking over the entire City of Santa Ana to gather signatures for the 2525 N. Main St. Referendum, the feedback from a majority of Santa Ana residents is that they DO NOT want more high density residential. They believe that the overcrowding will cause more stress to an already over stressed and older infrastructure of our City. **The message is that the residents of Santa Ana want "responsible development".**

The City Planning Department continues to want to increase density throughout our already dense City. The City is right in wanting to improve areas which need revitalization, but the focus needs to be more on businesses and jobs.....we are already overcrowded with density!

I would encourage you to provide several alternatives to study in the EIR for the Grand and 17th Street section.....there needs to be alternatives with more SFR and town homes and low rise garden style apartments with a well thought out park component including a dog park and appropriate retail and office. Another alternative could secure a Costco with gas sales for a portion of the property, office and appropriate residential.....again SFR, townhomes and low rise garden style multi-family along with a "Grand City" park component.

Because the Medical Arts property currently houses many medical offices, it would be best to include this use in your General Plan Update for the Grand & 17th section so that these medical services can stay at this location to service this portion of the City.

Another item to consider in the incorporation of the land use and design for the area is the proposed grade separation at 17th and Lincoln for the RR tracks. This will likely inhibit access along 17th Street focusing more access along Grand Ave. This needs to be incorporated in the EIR.

I provide these comments to hopefully make our City and its future a better place.

Respectfully Submitted,

Diane Fradkin
Park Santiago
714-914-8047

From: [John Fradkin](#)
To: [New General Plan](#)
Cc: [Thai, Minh](#); [Ridge, Kristine](#); [Diane Fradkin](#)
Subject: Comments on New General Plan
Date: Friday, March 06, 2020 10:32:24 AM

I attended the Public Scoping Meeting last night and have these comments:

1. The City of Santa Ana is still placing too much emphasis on adding to the city's housing stock. The state of California needs more housing but perhaps Santa Ana does not. Our city is already almost completely built out and we are already one of the densest cities in the nation. If we continue to build high density housing we will decrease the quality of life for existing residents. Nice neighborhoods will become less nice as wealthier residents leave. Do we really want that ? This is the cornerstone underlying clash between the viewpoint of current residents and the City of Santa Ana Planning Department's view and vision for the future of Santa Ana. Current residents want more businesses, more local jobs, and more parks and open space. They don't want more housing and more people living in Santa Ana.
2. There is a huge seismic shift going on in the automotive industry and the majority of cars in the future are going to be powered by electricity. Electric vehicles do not produce greenhouse gasses. The EIR for the general plan, which is supposed to cover a 25 year period, should take this into account because so much of the past thinking has been aimed at reducing greenhouse gasses by building high density housing next to transportation nodes in order to reduce greenhouse gasses by getting people to use public transportation and reducing automotive trips. This Transit Oriented Development is perhaps an older way of thinking that is less relevant going forward in a world of electric vehicles that do not produce greenhouse gasses.
3. Definitions of relevant zoning terms like Urban Neighborhood and MR-15 need to be decided upon early in the process in order for comments and studies to be accurate and useful.
4. In the "Urban Neighborhood" mixed use zoned areas the mixed use should be done on a horizontal basis and not on a vertical basis. Vertical mixed use buildings, where you have commercial on the bottom and residential on the top, have proven to be relatively unsuccessful as they are both hard to finance and hard to find tenants for the commercial spaces. Large companies as a rule will not lease those spaces as they do not like residents living above their businesses for insurance reasons as there is too much potential liability. This limits potential tenants to mom and pop small businesses and my sources have told me that many newly constructed buildings of this type are having trouble.

Regards,

John Fradkin
Santa Ana resident
714-915-8047

From: [Lisa Ganz](#)
To: [Carvajal, Verny](#)
Subject: Santa Ana General Plan update
Date: Friday, March 06, 2020 3:32:31 PM

Good afternoon- I was unable to attend the meeting last night. I have visited the website but dont see the report on what the City in considering to update. Can you please send me the link?

Thank you.

Lisa

From: [jessie Lopez](#)
To: [Carvajal, Verna](#)
Subject: General Plan Update
Date: Friday, March 06, 2020 11:42:20 AM

Hello,

Will the City host another meeting so that residents who couldn't make the last one can also attend?

Thanks,
Jessie

Appendix A-b EJ Background Analysis

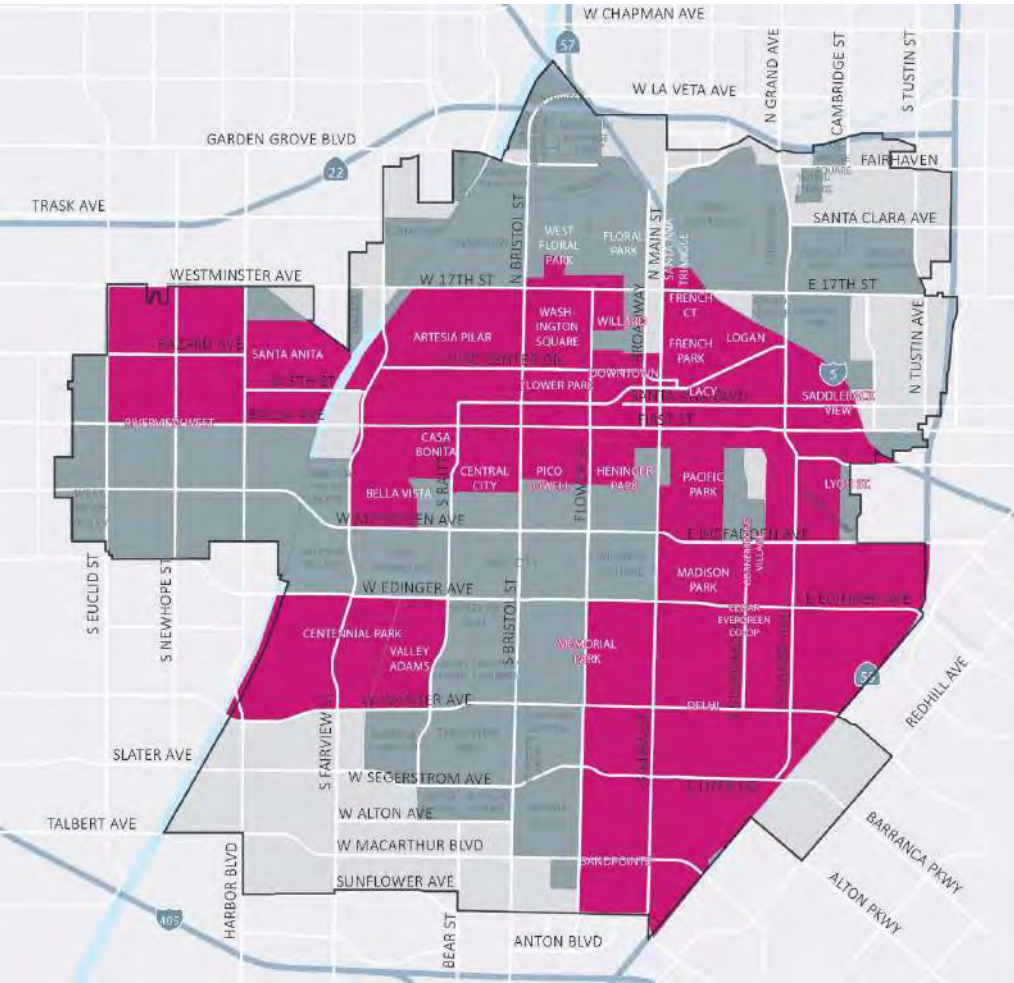
Appendices

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ENVIRONMENTAL JUSTICE BACKGROUND & ANALYSIS FOR THE GENERAL PLAN UPDATE

City of Santa Ana | Updated March 2021 (Initial Publication July 2020)



Prepared for:
City of Santa Ana

Prepared by:
PlaceWorks



Table of Contents

Page	Section
3	SB 1000 Legal Background
6	Environmental Justice Analysis for Santa Ana
9	EJ Communities in Santa Ana
11	CalEnviroScreen Scores Summary
16	CalEnviroScreen Mapping
17	Composite Scores Mapping
19	Pollution Burden Scores Mapping and Discussion
48	Population Characteristics Scores Mapping and Discussion
66	Compendium of Environmental Justice Goals, Policies, and Implementation Actions



SB 1000 Legal Background

Senate Bill 1000, the Planning for Healthy Communities Act, was signed into law in September 2016. SB 1000 mandates that, after January 1, 2018, cities and counties adopt an Environmental Justice element in their general plans or integrate environmental justice policies, objectives, and goals into other elements when two or more general plan elements are being updated. The new environmental justice goals, policies, and objectives must do the following:

- Reduce the unique or compounded health risks in disadvantaged communities by reducing pollution exposure and promoting public improvements, public services, community amenities, food access, safe and sanitary homes, and physical activity.
- Promote civil engagement in the public decision-making process.
- Prioritize improvements and programs that address the needs of disadvantaged communities.



SB 1000- Legal Background

SB 1000's definition of a disadvantaged community include areas that: 1) are disproportionately affected by environmental pollution and other hazards that can lead to negative public health effects, exposure, or environmental degradation; and 2) have concentrations of people with low income, high unemployment, low levels of homeownership, high rent burden, sensitive populations, or low levels of educational attainment. Additionally, the term "community" can be defined or understood as various geographic places, ranging from a neighborhood to a small unincorporated area or to a small region.

"Disadvantaged communities" are defined as areas identified by the California Environmental Protection Agency pursuant to Section 39711 of the Health and Safety Code or low-income areas that are disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation.

Note: There are other provisions in State law and programs that reference the term "disadvantaged communities", such as GHG emissions cap-and-trade program (SB 535 and AB 1550) and the Integrated Regional Water Management fund. These laws and programs generally define "disadvantaged communities" as lower income, without consideration of other factors such as pollution exposure.



SB 1000- Legal Background

While the law does not define the phrase “disproportionately affected by environmental pollution,” there are some sources of relevant data that could be considered:

CalEnviroScreen – <https://oehha.ca.gov/calenviroscreen>

Public Health Alliance, Health Disadvantage Index – <http://phasocal.org/ca-hdi/>

UC Davis, Regional Opportunity Index – <http://interact.regionalchange.ucdavis.edu/roi/>

PolicyLink, National Equity Atlas – <http://nationalequityatlas.org/>

HUD, Opportunity Index – <http://opportunity.census.gov/>

NHI, Environmental Justice Strategy – <https://www.transportation.gov/policy/transportation-policy/environmental-justice-strategy>

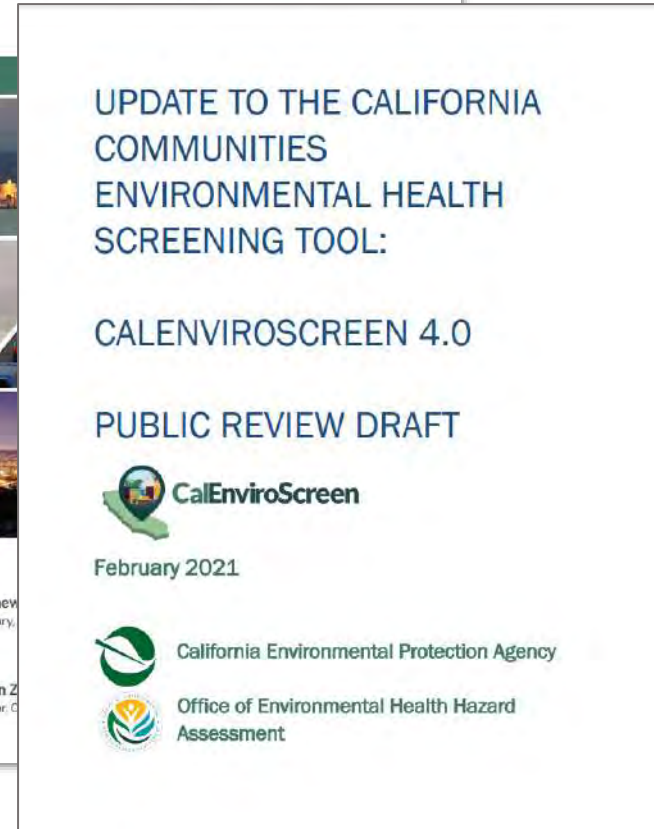


Environmental Justice Analysis For Santa Ana

Methodology

The California Communities Environmental Health Screening Tool, or CalEnviroScreen (CES), was developed by the Office of Environmental Health Hazards Assessment on behalf of CalEPA. CES is a method for identifying communities that are disproportionately burdened by pollution and/or have a disproportionately vulnerable population. In accordance with SB 1000, jurisdictions can use this tool to help identify areas within their communities where environmental justice concerns may arise. Goals, policies, and programs can then be developed to address concerns.

Note: CES v4.0 was released in draft form in February 2021 and is expected to be finalized in Summer 2021.

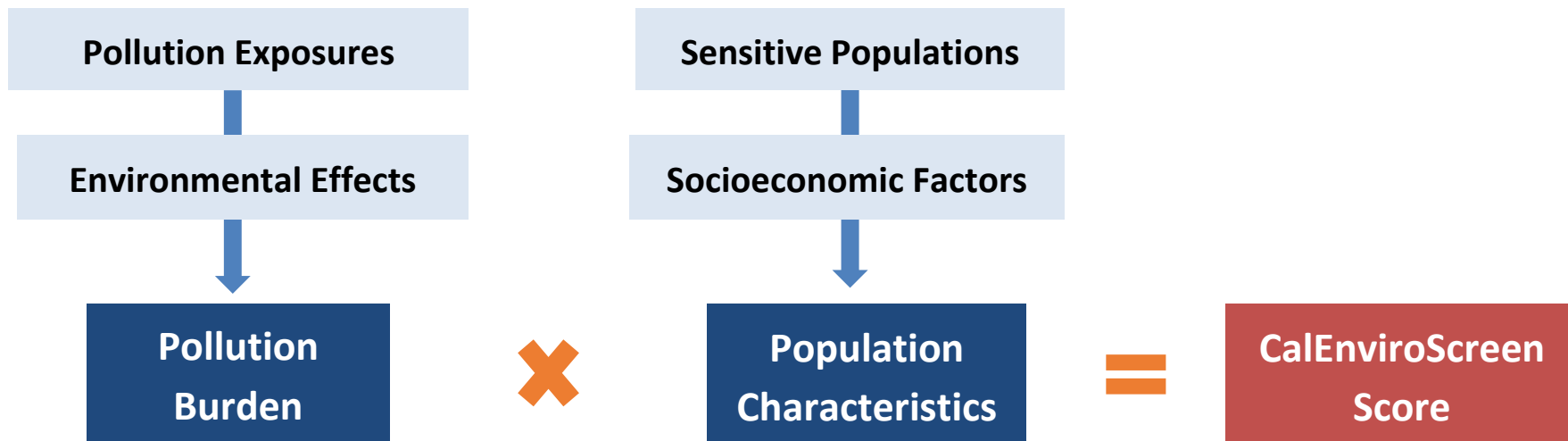




Environmental Justice Analysis For Santa Ana

Methodology

CalEnviroScreen scores are calculated from the scores for two groups of indicators: pollution burden and population characteristics. Pollution burden represents the potential exposures to pollutants and the adverse environmental conditions caused by pollution. Population characteristics represent biological traits, health status, or community characteristics that can result in increased vulnerability to pollution.

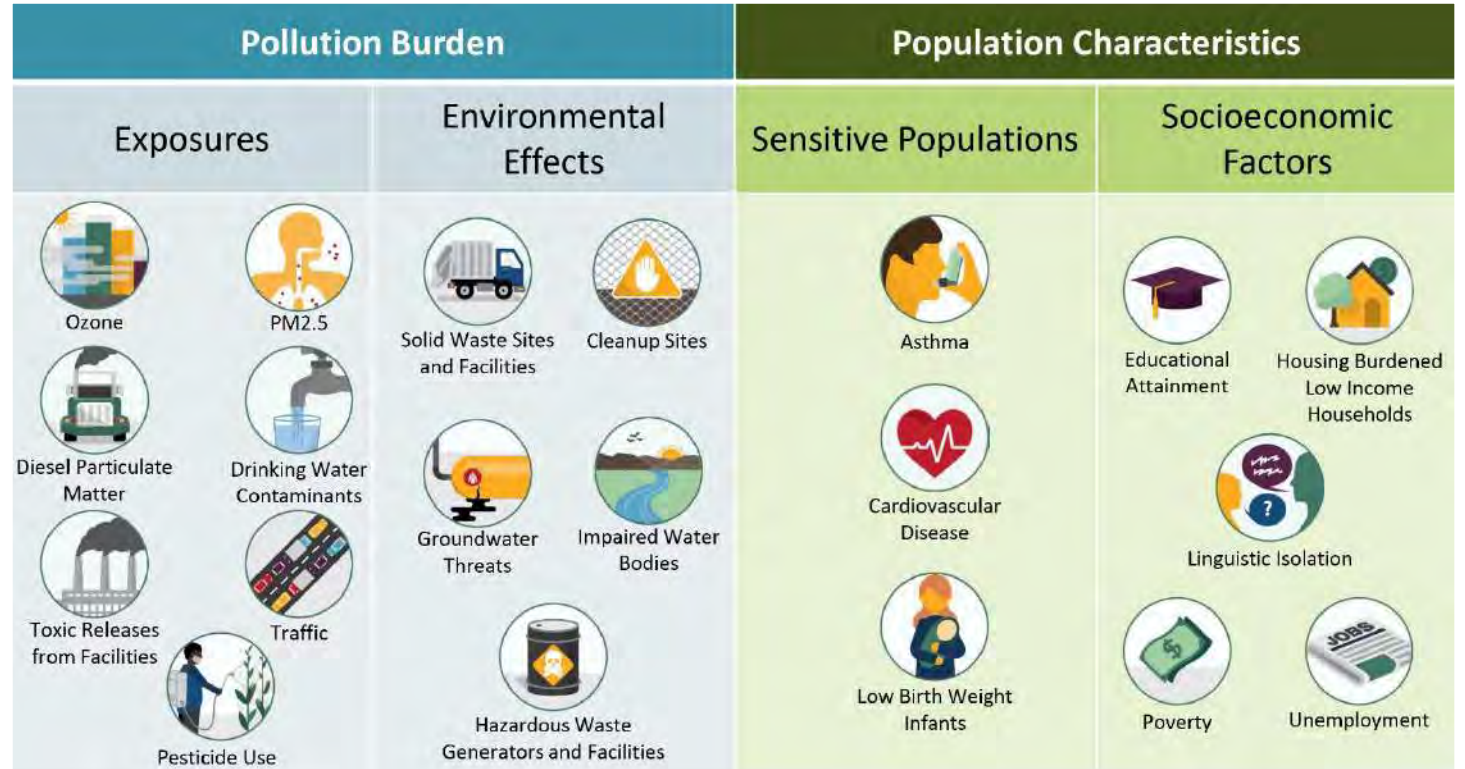




Environmental Justice Analysis For Santa Ana

Methodology

The CES tool measures 21 different indicators related to people's exposure to pollution and quality of life. CES uses a census tract as a proxy for community. The results for each census tract are then measured against every other census tract in California. The outcome is a scale that sorts census tracts from the least impacted to the most impacted --- as a ranked percentile --- for each indicator.



Lead Risk A-b-8

Children's Lead Risk from Housing was added in version 4.0 of CES 4.0. The data sources for the other 20 other indicators were also updated in version 4.0.

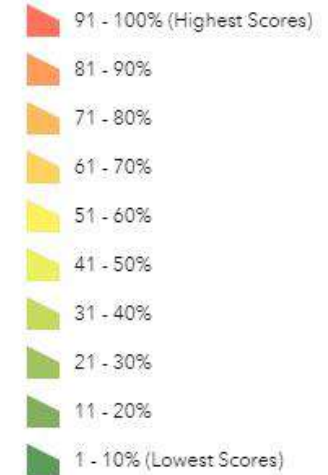
Methodology

The combined ranked percentile scores of these 20 indicators are then combined and ranked again as two population and pollution burden categories, and as a combined or composite score.

This map shows the composite scores for each census tract. Those ranked in the top 25%--- shown with values between 75 and 100 percent---are considered to be a disadvantaged or environmental justice community. This top 25th percentile score is also referred to as an upper quartile score.

Legend

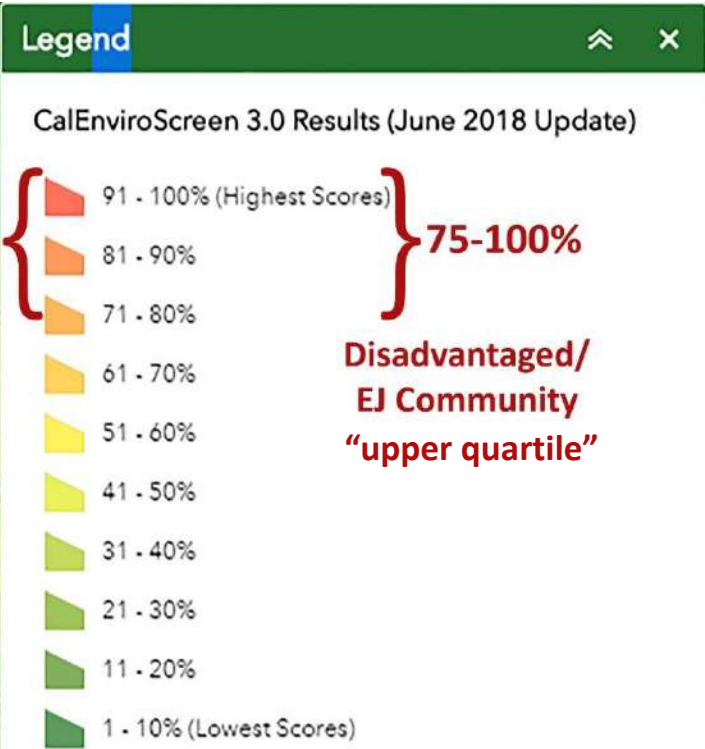
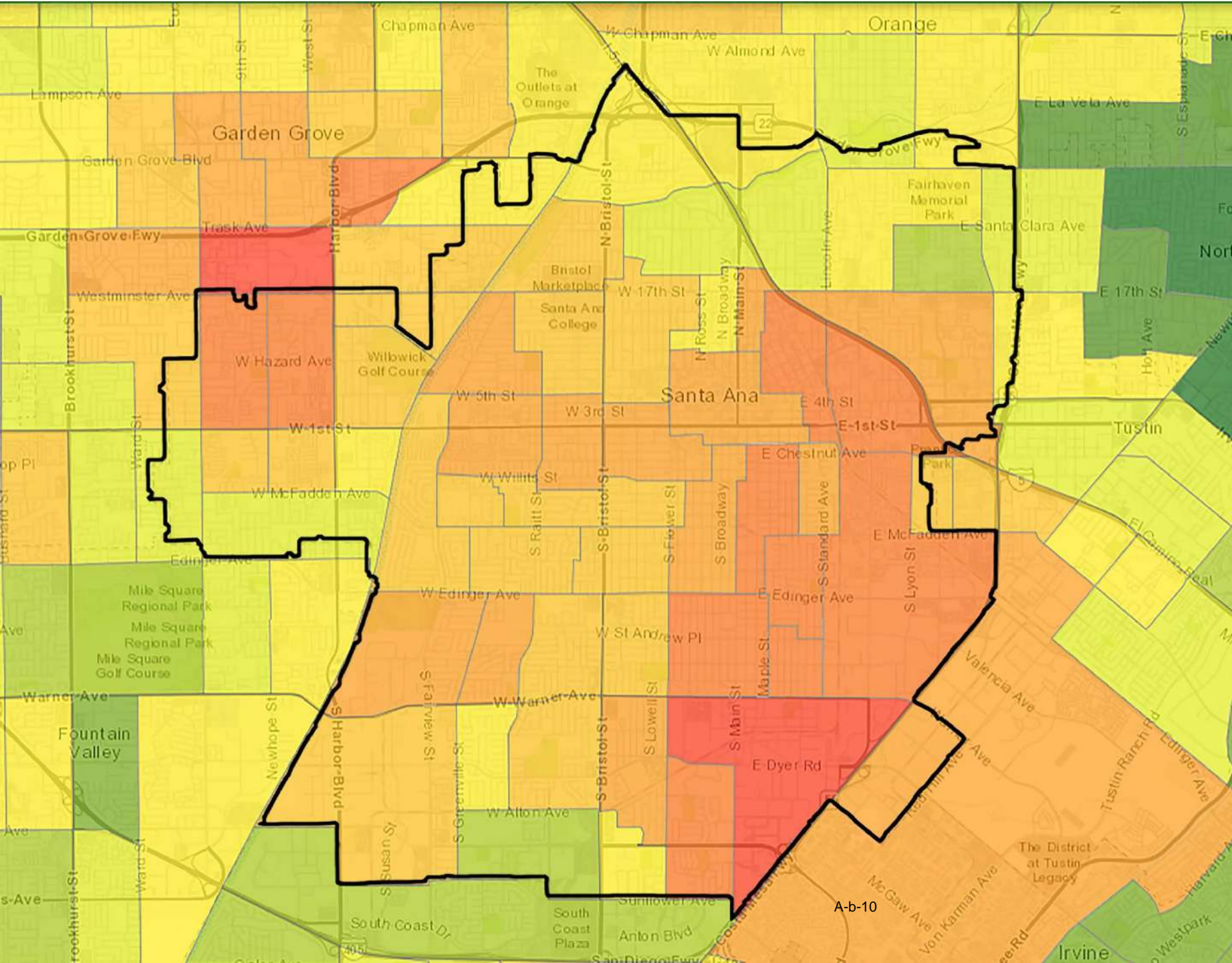
CalEnviroScreen 3.0 Results (June 2018 Update)



Tracts ranked from 75% to 100% are a disadvantaged or EJ community

Combined scores compared to identify lowest to highest burden

Note: The City's approach is consistent with CalEPA methodology.



Tracts ranked from 75% to 100% are a disadvantaged or EJ community

Combined scores compared to identify lowest to highest burden

Note: The City's approach is consistent with CalEPA methodology.



EJ Communities in the City of Santa Ana

Based on a combination of CES scores and local issues raised in community outreach, the main priorities* are:



Diesel Emissions



Air Quality**



Groundwater Contamination



Cleanup Sites



Solid Waste Sites



Lead Risk***



Linguistic Isolation



Housing Burden



Low Birth Weight Infants



Poverty

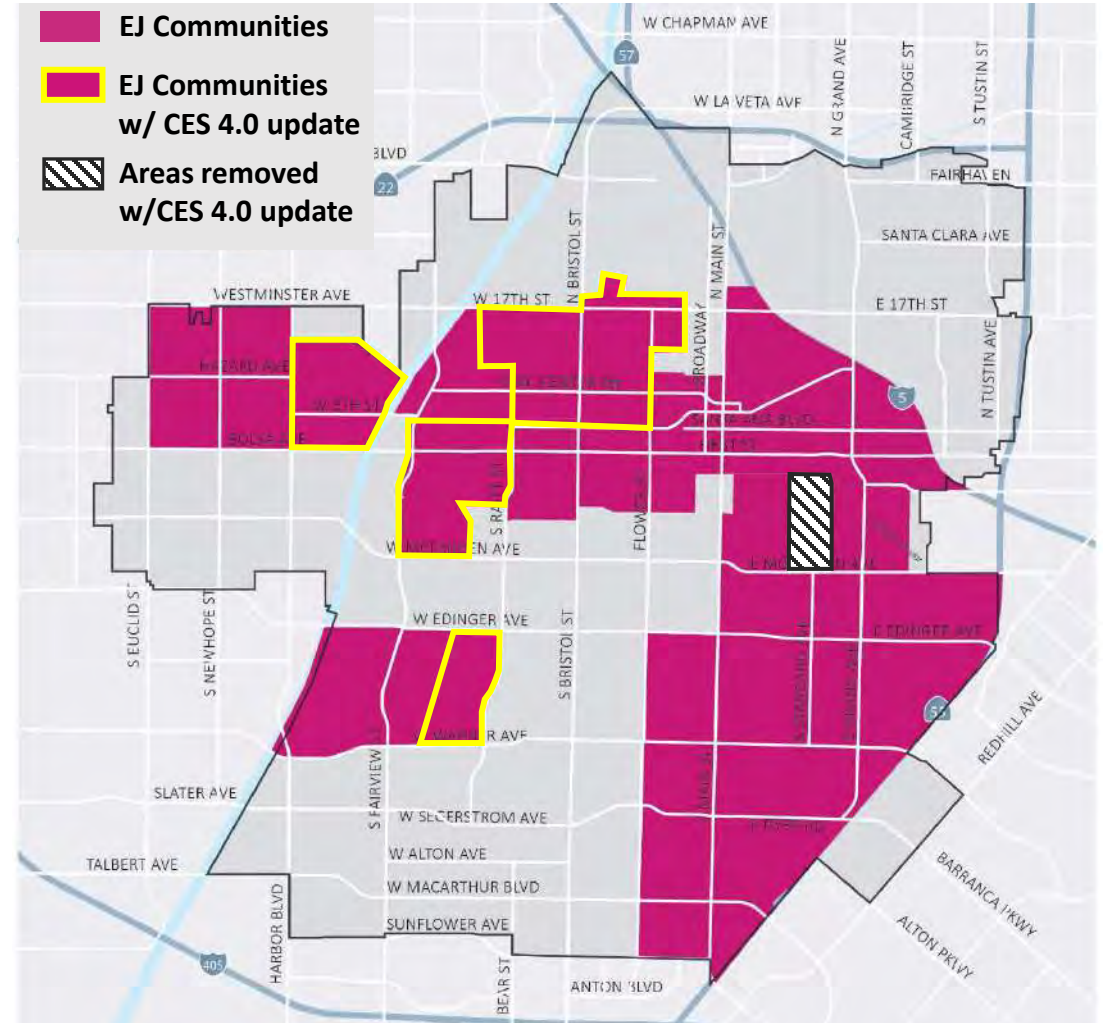


Education

* The first row of issues is related to pollution burden, with the second row related to population characteristics. The issues are not otherwise listed in any specific order of severity or importance. All of the above issues have scores in the upper quartile (75-100%) for multiple census tracts. The majority of the above issues were also referenced by the community at meetings, workshops, and/or individual comments. For maps and additional discussion, see pages 18-59.

** The symbol shown for Air Quality is used by CES to represent fine particle pollution (PM2.5). On this page, the City also uses this symbol (as the simplest and clearest option) to communicate a trio of air quality/air pollution issues: Ozone, PM2.5, and Toxic Releases.

*** The indicator for Children’s Lead Risk is based on the draft CES 4.0 methodology, released in February 2021.





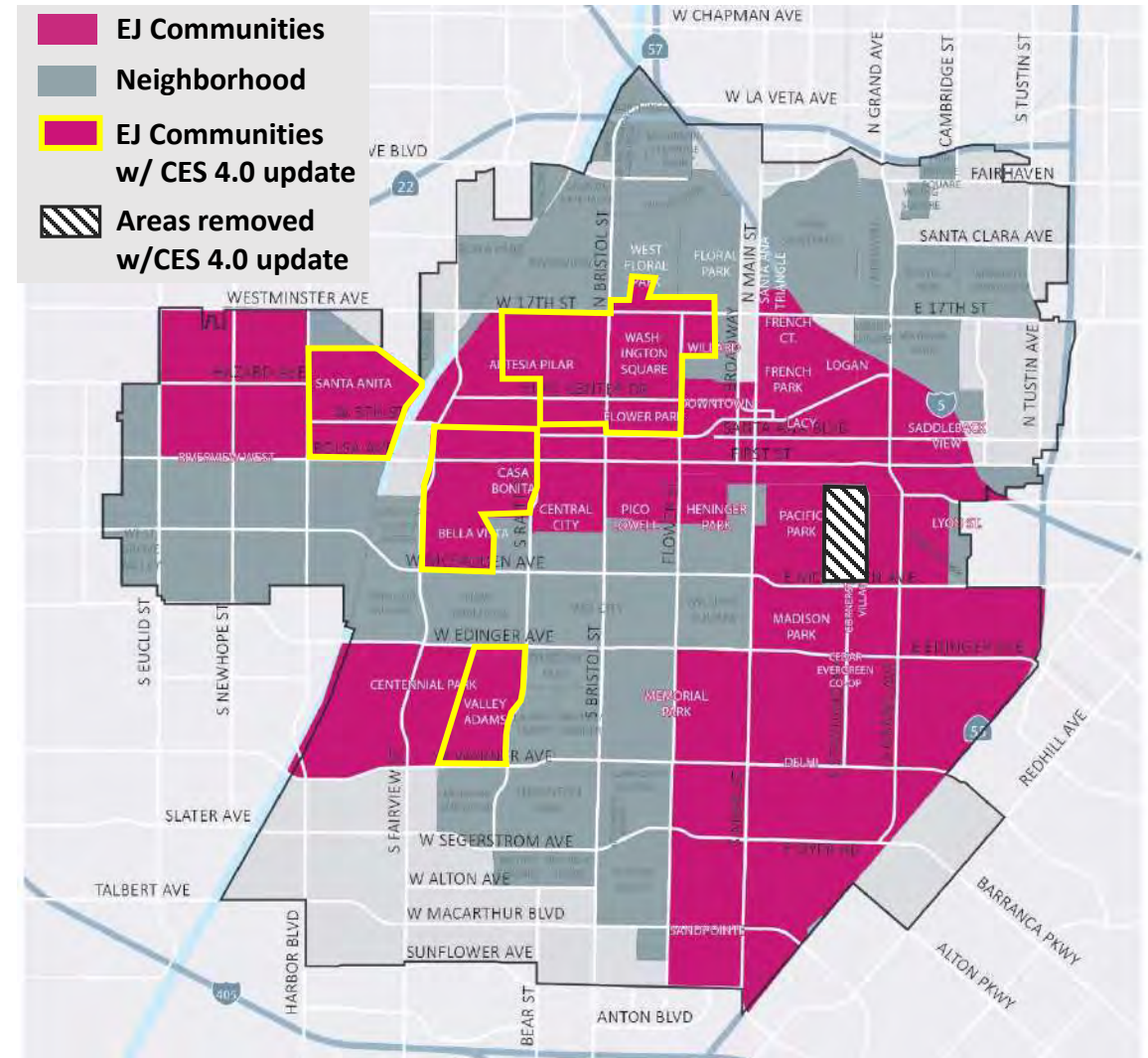
EJ Communities in the City of Santa Ana

This map shows how the 23 EJ census tracts overlap with the City's Neighborhood Map.

The following neighborhoods are partially or entirely within one of these 23 EJ areas:

Artesia Pilar ● Bella Vista* ● Casa Bonita* ● Cedar Evergreen ● Centennial ● Central City ● Cornerstone Village ● Delhi ● Downtown ● Floral Park* ● Flower Park ● French Court ● French Park ● Heninger Park ● Lacy ● Logan ● Lyon St ● Madison Park ● Memorial Park ● Pacific Park ● Pico Lowell ● Riverview West ● Sandpointe ● Santa Ana Triangle* ● Santa Anita* ● Valley Adams* ● Washington Square* ● West Floral Park* ● Willard

* Neighborhoods partially or entirely within environmental justice areas identified from draft CES 4.0





CalEnviroScreen Score Summary

The following tables provide a summary of CalEnviroScreen scores for each of the 23 EJ census tracts that fall in the upper quartile (75-100%). The tables provide the score for the combined pollution indicators, combined population indicators, and overall composite score. The tables also identify the pollution and population factors that contributed the most to the composite score.



CalEnviroScreen Score Summary

Census Tract	General Location	Neighborhoods	Low Income*	Percentile and Quartile Rank			Scores in the Upper Quartile	
				Composite Score	Pollution Score	Population Score	Pollution Factors	Population Factors
6059075002	Central	Downtown, French Park, Heninger Park, Lacy, Pacific Park, Willard	Yes	80	78	71	AQ CS HZ SW	LB ED LI POV
6059074901	Central	Flower Park, Heninger Park, Pico Lowell	Yes	77	54	84	AQ CS	LB ED LI POV
6059075201	Central	Artesia Pilar	Yes	77	80	65	AQ CS HZ SW	LB ED POV
6059074801	Central	Artesia Pilar, Central City	Yes	79	77	70	AQ CS SW	ED
6059075202	Central	Artesia Pilar	Yes	80	80	71	AQ L	ED LI UE
6059075004	Central	French Court, Santa Ana Triangle	Yes	80	80	72	AQ DPM L TD	ED LI POV HB
6059074805	Central	Bella Vista	Yes	78	64	80	AQ	ED LI POV HB
6059075100	Central	Flower Park, Washington Square, Willard, Floral Park, West Floral Park	Yes	77	76	69	AQ L CS	ED LI POV
6059074802	Central	Casa Bonita, Artesia Pilar	Yes	76	89	57	L AQ CS HZ	ED LI POV

Ranking: Quartile 1 = Good Quartile 2 = Moderate Quartile 3 = Poor Quartile 4 = Challenged

Variables in the CES model:			
Pollution Exposure	Environmental Effects	Sensitive Population	Socioeconomic Factors
AQ = Air Quality (reflects a combination of Ozone, PM2.5, and Toxic Releases)	CS = Toxic Cleanup Sites	LB = Low Birth Weight	LI = Linguistic Isolation
DMP = Diesel Particulate Matter	GW: Groundwater Threats		POV = Poverty
TD = Traffic Density	HZ = Hazardous Waste		HB = Housing Burden
L = Lead	SW = Solid Waste Sites/Facilities		ED = Educational Attainment
			UE = Unemployment

Source: OEHHA, CalEnviroScreen, version 3, 2016; OEHHA, CalEnviroScreen, draft version 4, 2021 [symbolized]

*Low Income identified as AB 1550 Low-income Communities, <https://ww3.arb.ca.gov/cc/capandtrade/auctionproceeds/lowincomemapfull.htm>

Indicators not ranked in upper quartile: drinking water contaminants; pesticide use; impaired water bodies; asthma; cardiovascular disease



CalEnviroScreen Score Summary

Census Tract	General Location	Neighborhoods	Low Income*	Percentile and Quartile Rank			Scores in the Upper Quartile	
				Composite Score	Pollution Score	Population Score	Pollution Factors	Population Factors
6059074403	East	Cornerstone Village, Lyon St	Yes	86 80	95 93	62 58	AQ DPM TD CS GW HZ SW	ED LI POV HB
6059074406	East	Lyon St, Saddleback View	Yes	84 92	90 93	67 79	AQ DPM TD CS HZ SW L	ED LI POV HB LB
6059074602	East	Madison Park, Pacific Park	Yes	83	80	75	AQ CS HZ L	ED LI POV HB
6059074502	East	Cedar Evergreen, Madison Park	Yes	82 86	75 90	77 72	AQ CS GW HZ L	LB ED LI POV HB
6059074501	East	Cornerstone Village, Pacific Park	Yes	77	79	66	AQ DPM CS HZ	ED LI POV HB
6059074405	East	French Court, French Park, Lacy, Logan, Pacific Park	Yes	89	94 89	75 78	AQ DPM TD CS HZ SW L	LB ED LI POV HB

Ranking: Quartile 1 = Good Quartile 2 = Moderate Quartile 3 = Poor Quartile 4 = Challenged

Variables in the CES model:

Pollution Exposure

AQ = Air Quality (reflects a combination of Ozone, PM2.5, and Toxic Releases)

DMP = Diesel Particulate Matter

TD = Traffic Density

L = Lead

Environmental Effects

CS = Toxic Cleanup Sites

GW: Groundwater Threats

HZ = Hazardous Waste

SW = Solid Waste Sites/Facilities

Sensitive Population

LB = Low Birth Weight

Socioeconomic Factors

LI = Linguistic Isolation

POV = Poverty

HB = Housing Burden

ED = Educational Attainment

UE = Unemployment

Source: OEHHA, CalEnviroScreen, version 3, 2016;

OEHHA, CalEnviroScreen, draft version 4, 2021 [symbolized]

*Low Income identified as AB 1550 Low-income Communities,

<https://ww3.arb.ca.gov/cc/capandtrade/auctionproceeds/lowincomemapfull.htm>

Indicators not ranked in upper quartile: drinking water contaminants; pesticide use; impaired water bodies; asthma; cardiovascular disease



CalEnviroScreen Score Summary

Census Tract	General Location	Neighborhoods	Low Income*	Percentile and Quartile Rank			Scores in the Upper Quartile	
				Composite Score	Pollution Score	Population Score	Pollution Factors	Population Factors
6059074003	Southeast	Delhi	No	91-85	97-98	67-56	AQ DPM TD CS GW HZ SW L	LB
6059074300	Southeast	Delhi, Madison Park	Yes	86-91	87-92	74-78	AQ CS GW HZ L	LB ED L POV HB
6059074200	Southeast	Delhi, Madison Park, Memorial Park	Yes	80	81-79	69-72	AQ CS GW L	ED POV HB
6059074004	South	Sandpointe	Yes	81-77	86-81	66	AQ CS HZ GW	LB L
6059074108	Southwest	Centennial Park	Yes	80	75	73	AQ CS HZ	LB ED LI
6059074109	Southwest	Valley Adams	Yes	75	75	67	AQ L	ED LI HB

Ranking: Quartile 1 = Good Quartile 2 = Moderate Quartile 3 = Poor Quartile 4 = Challenged

Variables in the CES model:

Pollution Exposure

AQ = Air Quality (reflects a combination of Ozone, PM2.5, and Toxic Releases)

DMP = Diesel Particulate Matter

TD = Traffic Density

L = Lead

Environmental Effects

CS = Toxic Cleanup Sites

GW: Groundwater Threats

HZ = Hazardous Waste

SW = Solid Waste Sites/Facilities

Sensitive Population

LB = Low Birth Weight

Socioeconomic Factors

LI = Linguistic Isolation

POV = Poverty

HB = Housing Burden

ED = Educational Attainment

UE = Unemployment

Source: OEHHA, CalEnviroScreen, version 3, 2016;

OEHHA, CalEnviroScreen, draft version 4, 2021 [symbolized]

Indicators not ranked in upper quartile: drinking water contaminants; pesticide use; impaired water bodies; asthma; cardiovascular disease

*Low Income identified as AB 1550 Low-income Communities,

<https://ww3.arb.ca.gov/cc/capandtrade/auctionproceeds/lowincomemapfull.htm>



CalEnviroScreen Score Summary

Census Tract	General Location	Neighborhoods	Low Income*	Percentile and Quartile Rank			Scores in the Upper Quartile	
				Composite Score	Pollution Score	Population Score	Pollution Factors	Population Factors
6059089004	West	Riverview West	Yes	86 82	76	84 77	AQ DPM L	LB ED LI POV HB
6059089001	West	Riverview West	Yes	83 81	75 72	79	AQ	ED LI POV HB UE
6059089105	West	Santa Anita	Yes	83	69	84	AQ L TD	ED LI POV HB

Ranking: Quartile 1 = Good Quartile 2 = Moderate Quartile 3 = Poor Quartile 4 = Challenged

Variables in the CES model:			
Pollution Exposure	Environmental Effects	Sensitive Population	Socioeconomic Factors
AQ = Air Quality (reflects a combination of Ozone, PM2.5, and Toxic Releases)	CS = Toxic Cleanup Sites	LB = Low Birth Weight	LI = Linguistic Isolation
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L = Lead	SW = Solid Waste Sites/Facilities		ED = Educational Attainment
			UE = Unemployment

Source: OEHHA, CalEnviroScreen, version 3, 2016; OEHHA, CalEnviroScreen, draft version 4, 2021 [symbolized]

Indicators not ranked in upper quartile: drinking water contaminants; pesticide use; impaired water bodies; asthma; cardiovascular disease

*Low Income identified as AB 1550 Low-income Communities, <https://ww3.arb.ca.gov/cc/capandtrade/auctionproceeds/lowincomemapfull.htm>

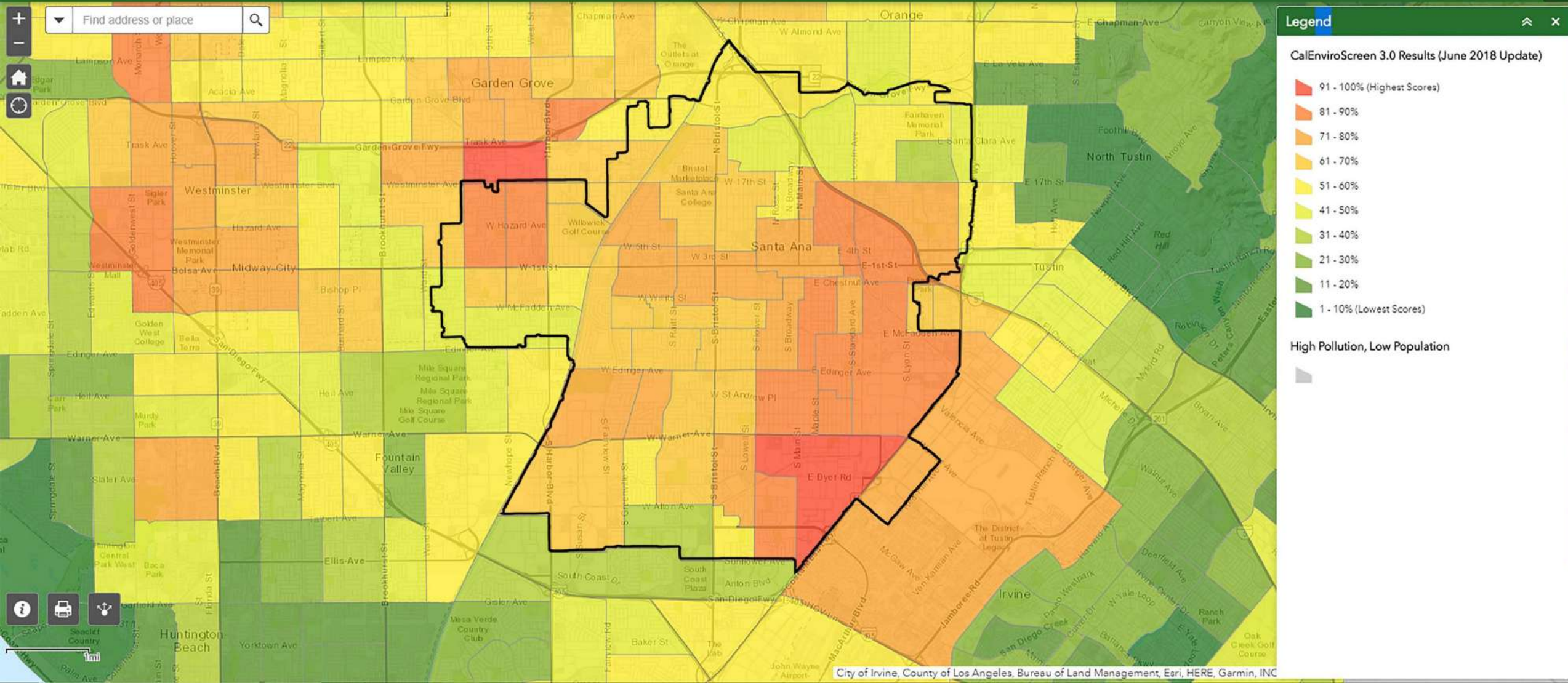


CalEnviroScreen Mapping

The following pages contain a snapshot of the maps from CalEnviroScreen Version 3.0 for census tracts in Santa Ana. Data from the recently released draft of Version 4.0 is shown as part of the composite map and a map of the newly added Lead Risk indicator. The maps show the overall composite results, the combined pollution burden score, the combined population characteristics score, and the scores for each individual indicator. Additional narrative follows each individual indicator map about the indicator and its significance for Santa Ana.

For more information on CalEnviroScreen and the combined or individual maps and indicators, visit:

www.oehha.ca.gov/calenviroscreen.



<https://oehha.ca.gov/calenviroscreen/maps-data>

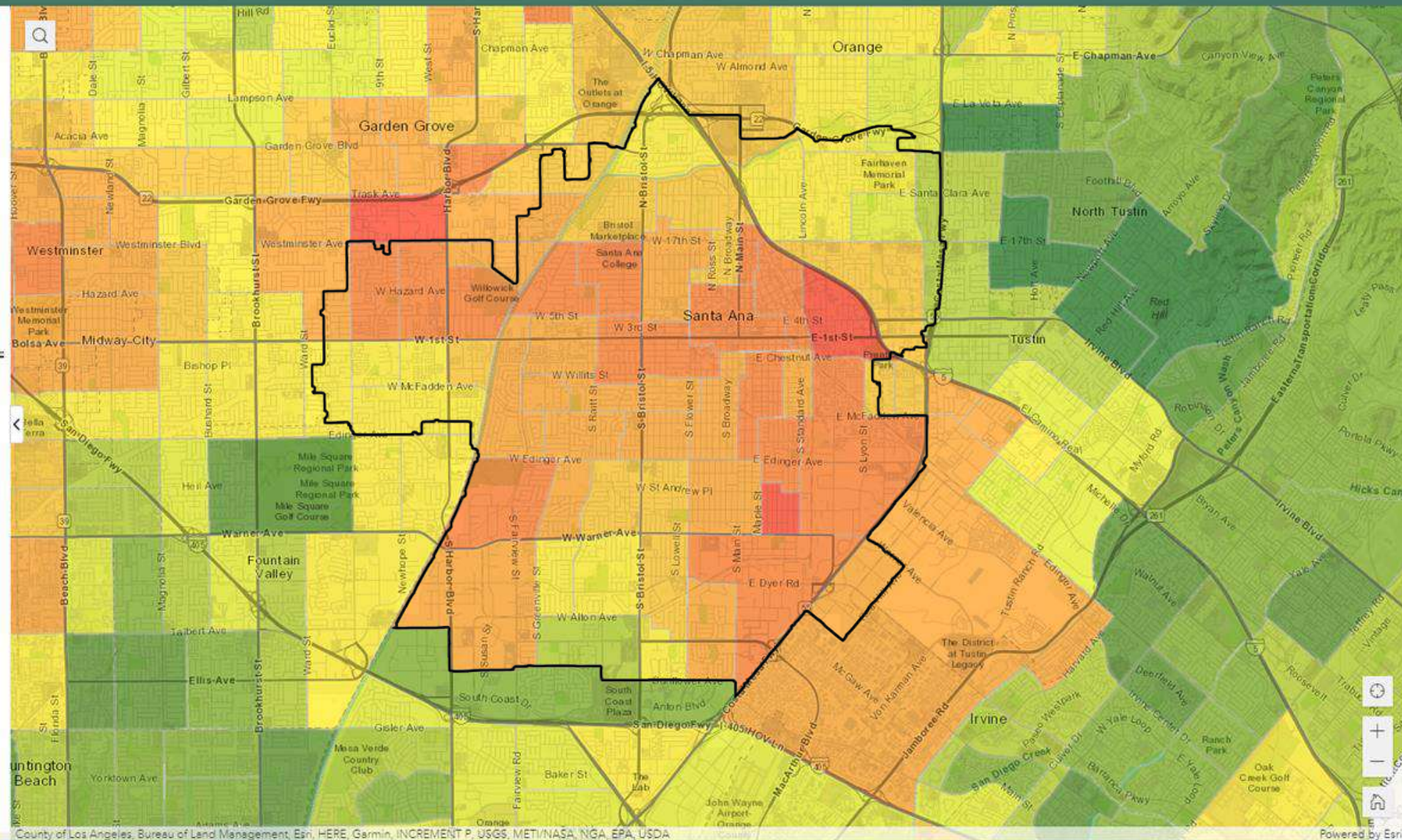
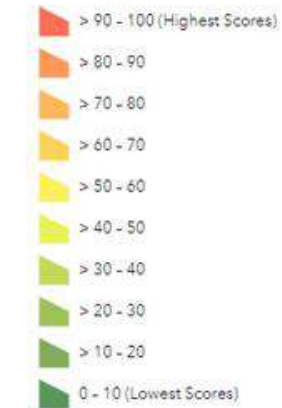
The Draft CalEnviroScreen 4.0 tool shows cumulative impacts in California communities by census tract.

How to use this map

- Use your mouse or touchpad to pan around.
- Zoom in/out with a mouse wheel or the +/- icons.
- Search by location or census tract number with the search icon.
- Click on a census tract to view additional information in the pop-up window.
- Dock the pop-up window to the side of the screen by clicking the dock icon.
- Learn more about a particular indicator by clicking on its name in the pop-up window.
- Learn more about Draft CalEnviroScreen 4.0 and how this map was created here.
- Click the links in the header to view additional maps related to Draft CalEnviroScreen 4.0.

Legend

Draft CalEnviroScreen 4.0 Results



County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, NGA, EPA, USDA
 Powered by Esri

<https://oehha.ca.gov/calenviroscreen/maps-data>



Pollution Burden

OEHHA identifies pollution burdens, evaluating pollution exposure in the air and water, primarily as the result of human activities. These characteristics are used to identify environmental justice communities because of the potential effects of pollution on vulnerable and sensitive populations. This section provides maps and summaries* of the following pollution indicators:

- Air Quality: Ozone
- Air Quality: PM2.5
- Diesel Particulate Matter
- Children’s Lead Risk from Housing**
- Drinking Water Contaminants
- Pesticide Use
- Toxic Releases from Facilities
- Traffic Density
- Cleanup Sites
- Groundwater Threats
- Hazardous Waste Generators and Facilities
- Impaired Water Bodies
- Solid Waste Sites and Facilities

* The following maps and summaries are based off the CES 3.0 methodology, except for indicator for children’s lead risk.

** Indicator Children’s Lead Risk is based on the draft CES 4.0 methodology, released February 2021. See the following link for Proposed Changes in CalEnviroScreen Version 4.0:
<https://oehha.ca.gov/media/downloads/calenviroscreen/document/calenviroscreen40summaryofchangesd12021.pdf>

Pollution Burden Population Characteristics Overall Results

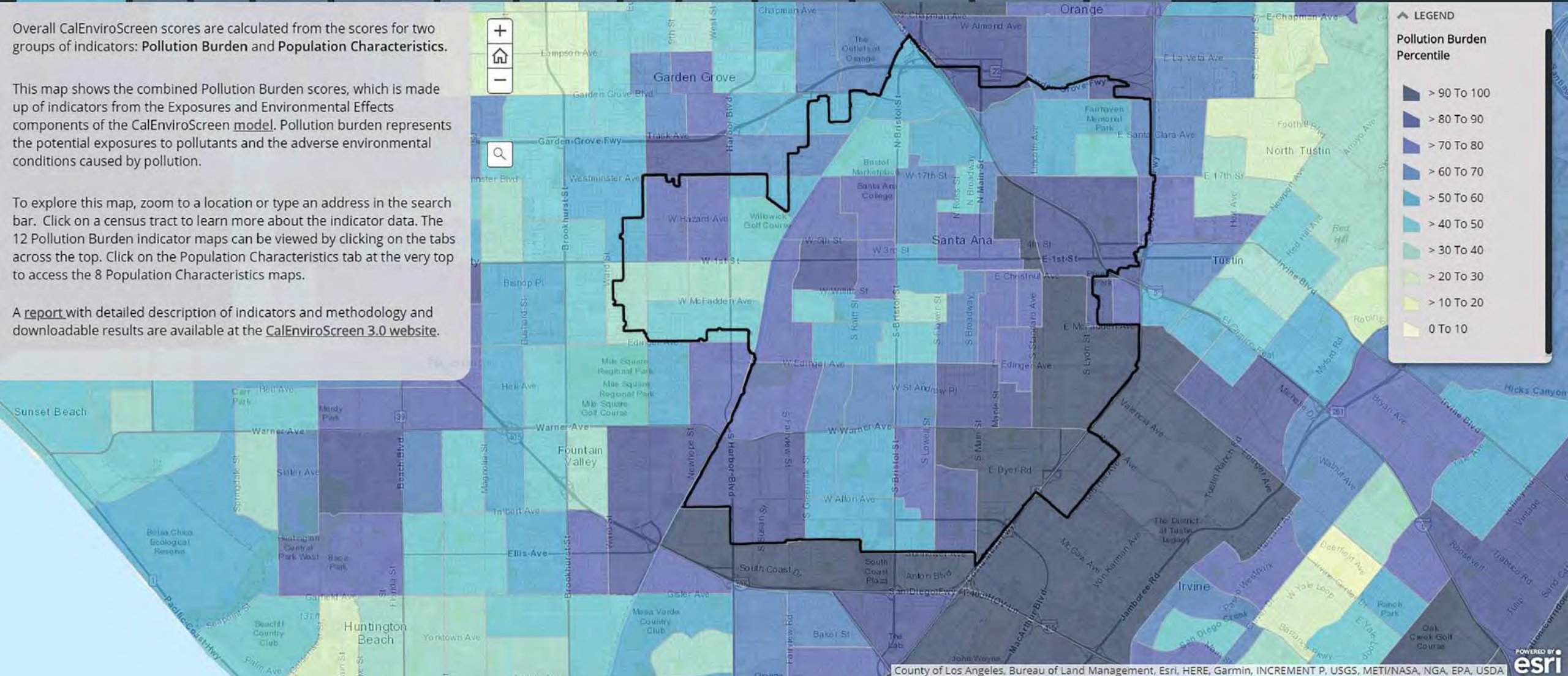
Pollution Burden Ozone PM 2.5 Diesel PM Drinking Water Pesticides Toxic Releases Traffic Cleanups Groundwater Hazardous Waste Impaired Waters Solid Waste

Overall CalEnviroScreen scores are calculated from the scores for two groups of indicators: Pollution Burden and Population Characteristics.

This map shows the combined Pollution Burden scores, which is made up of indicators from the Exposures and Environmental Effects components of the CalEnviroScreen model. Pollution burden represents the potential exposures to pollutants and the adverse environmental conditions caused by pollution.

To explore this map, zoom to a location or type an address in the search bar. Click on a census tract to learn more about the indicator data. The 12 Pollution Burden indicator maps can be viewed by clicking on the tabs across the top. Click on the Population Characteristics tab at the very top to access the 8 Population Characteristics maps.

A [report](#) with detailed description of indicators and methodology and downloadable results are available at the [CalEnviroScreen 3.0 website](#).



County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, NGA, EPA, USDA 

<https://oehha.ca.gov/calenviroscreen/maps-data>

- Pollution Burden
- Population Characteristics
- Overall Results
- Pollution Burden
- Ozone
- PM 2.5
- Diesel PM
- Drinking Water
- Pesticides
- Toxic Releases
- Traffic
- Cleanups
- Groundwater
- Hazardous Waste
- Impaired Waters
- Solid Waste

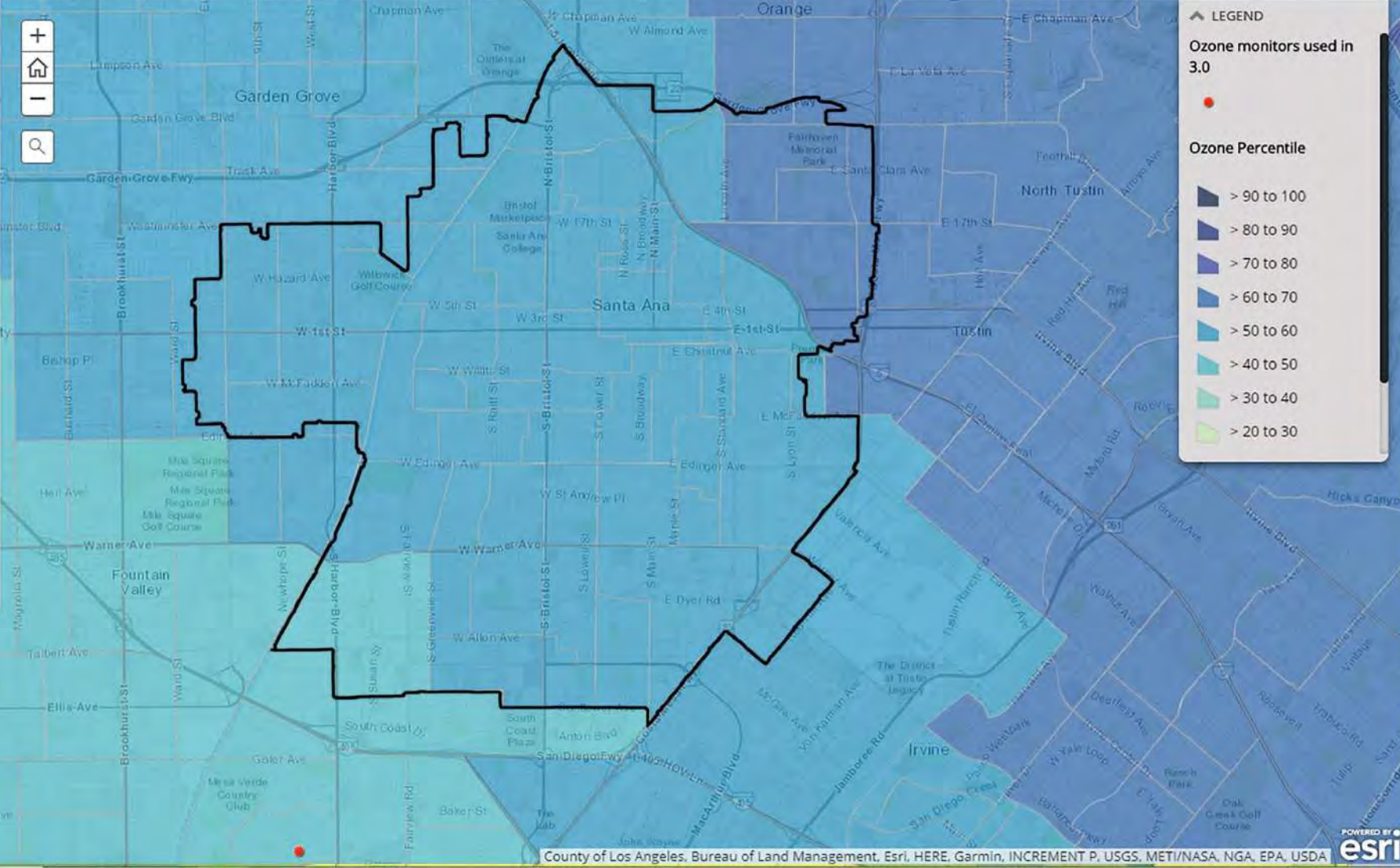



What is ozone?

Ozone is the main ingredient of smog. At ground level, ozone is formed when pollutants chemically react in the presence of sunlight. The main sources of ozone are trucks, cars, planes, trains, factories, farms, construction, and dry cleaners.

Ozone can irritate the lungs, cause inflammation, and make chronic illnesses worse, even at low levels of exposure. Children and the elderly are sensitive to the effects of ozone. Ozone levels are highest in the afternoon and on hot days. People who spend a lot of time outdoors may also be affected by ozone.

More information can be found in the [Ozone chapter](#) in the CalEnviroScreen 3.0 report.



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Analysis of Pollution Indicators | Ozone



Ozone pollution causes numerous adverse health effects, including respiratory irritation and exacerbation of lung disease. The health impacts of ozone and other criteria air pollutants (particulate matter (PM), nitrogen dioxide, carbon monoxide, sulfur dioxide, and lead) have been considered in the development of health-based standards. Of the six criteria air pollutants, ozone and particle pollution pose the most widespread and significant health threats. The California Air Resources Board maintains a wide network of air monitoring stations that provides information that may be used to better understand exposures to ozone and other pollutants across the state.

The City of Santa Ana does not have a significant ozone issue in which census tracts rank within the upper quartile (>74%). Most census tracts have an ozone percentile score ranked in the mid-50th or low-60th percentiles.

- Pollution Burden
- Population Characteristics
- Overall Results
- Pollution Burden
- Ozone
- PM 2.5
- Diesel PM
- Drinking Water
- Pesticides
- Toxic Releases
- Traffic
- Cleanups
- Groundwater
- Hazardous Waste
- Impaired Waters
- Solid Waste



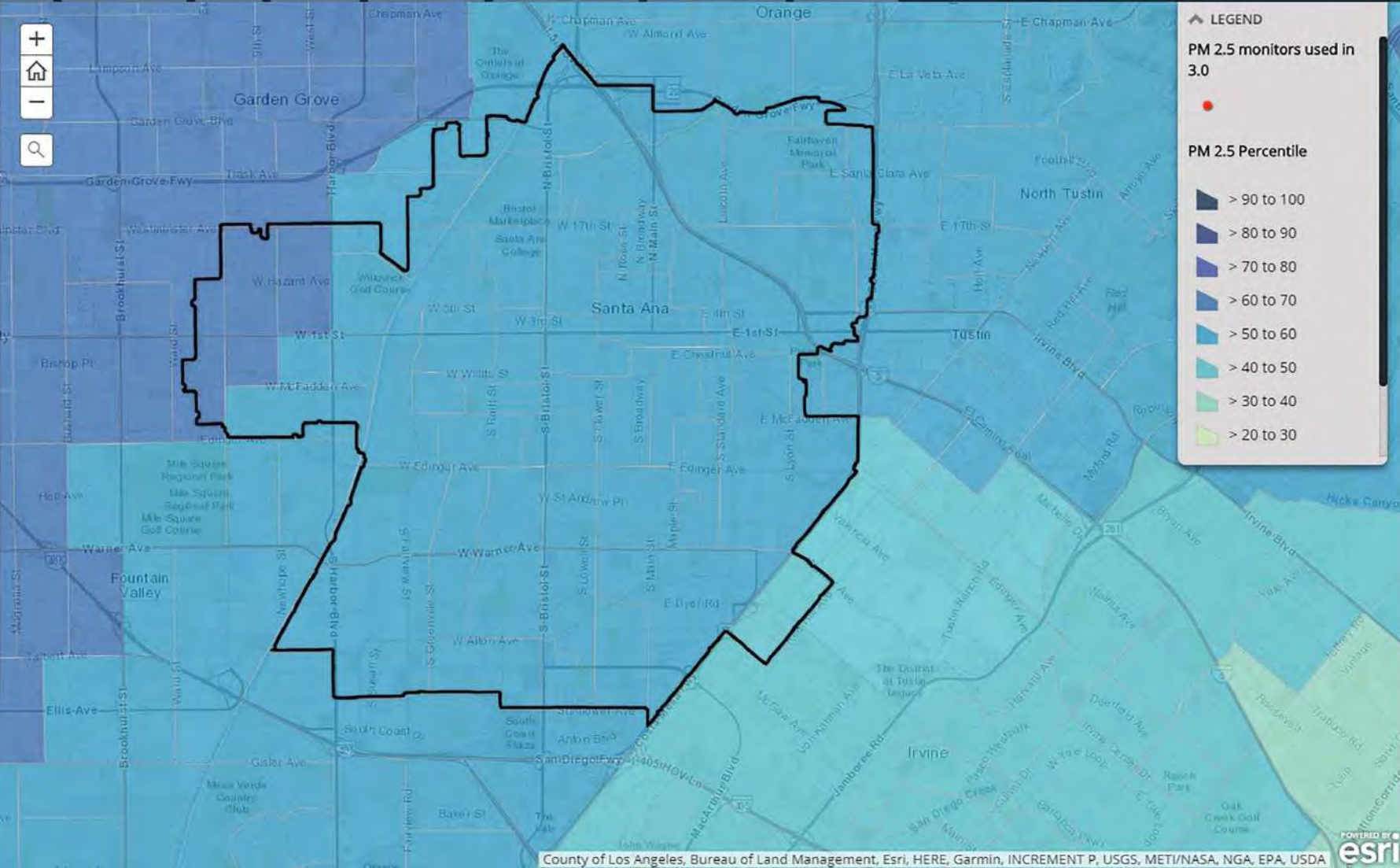
What is PM2.5?

Particulate matter or PM2.5 is very small airborne particle pollution (less than 2.5 micrometers), which is less than the thickness of a human hair. PM2.5 is a mixture of particles that can include organic chemicals, dust, soot and metals.

These particles can come from cars and trucks, factories, wood burning, and other activities. They can travel deep into the lungs and cause various health problems including heart and lung disease because they are so small.

Children, the elderly, and people suffering from heart or lung disease, asthma, or chronic illness are most sensitive to the effects of PM2.5 exposure.

More information can be found in the [PM2.5 chapter](#) in the CalEnviroScreen 3.0 report.



County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, NGA, EPA, USDA 

<https://oehha.ca.gov/calenviroscreen/maps-data>



Analysis of Pollution Indicators | PM2.5



Particulate matter pollution, and fine particle pollution in particular (Particulate Matter 2.5 or PM2.5), has been shown to cause numerous adverse health effects, including heart and lung disease. PM2.5 contributes to substantial mortality across California. The health impacts of PM2.5 and other criteria air pollutants (ozone, nitrogen dioxide, carbon monoxide, sulfur dioxide, and lead) have been considered in the development of health-based standards. Of the six criteria air pollutants, particle pollution and ozone pose the most widespread and significant health threats. The California Air Resources Board maintains a wide network of air monitoring stations that provides information that may be used to better understand exposures to PM2.5 and other pollutants across the state.

The City of Santa Ana does not have a significant PM2.5 issue in which census tracts rank within the upper quartile (>74%). Most census tracts have a PM2.5 percentile score ranked in the 50th and 60th percentiles.

Note: The symbol for PM2.5 is also used on page 11 (as the simplest and clearest option) to communicate a trio of air quality/air pollution issues: Ozone, PM2.5, and Toxic Releases.

Pollution Burden Population Characteristics Overall Results

Pollution Burden Ozone PM 2.5 Diesel PM Drinking Water Pesticides Toxic Releases Traffic Cleanups Groundwater Hazardous Waste Impaired Waters Solid Waste

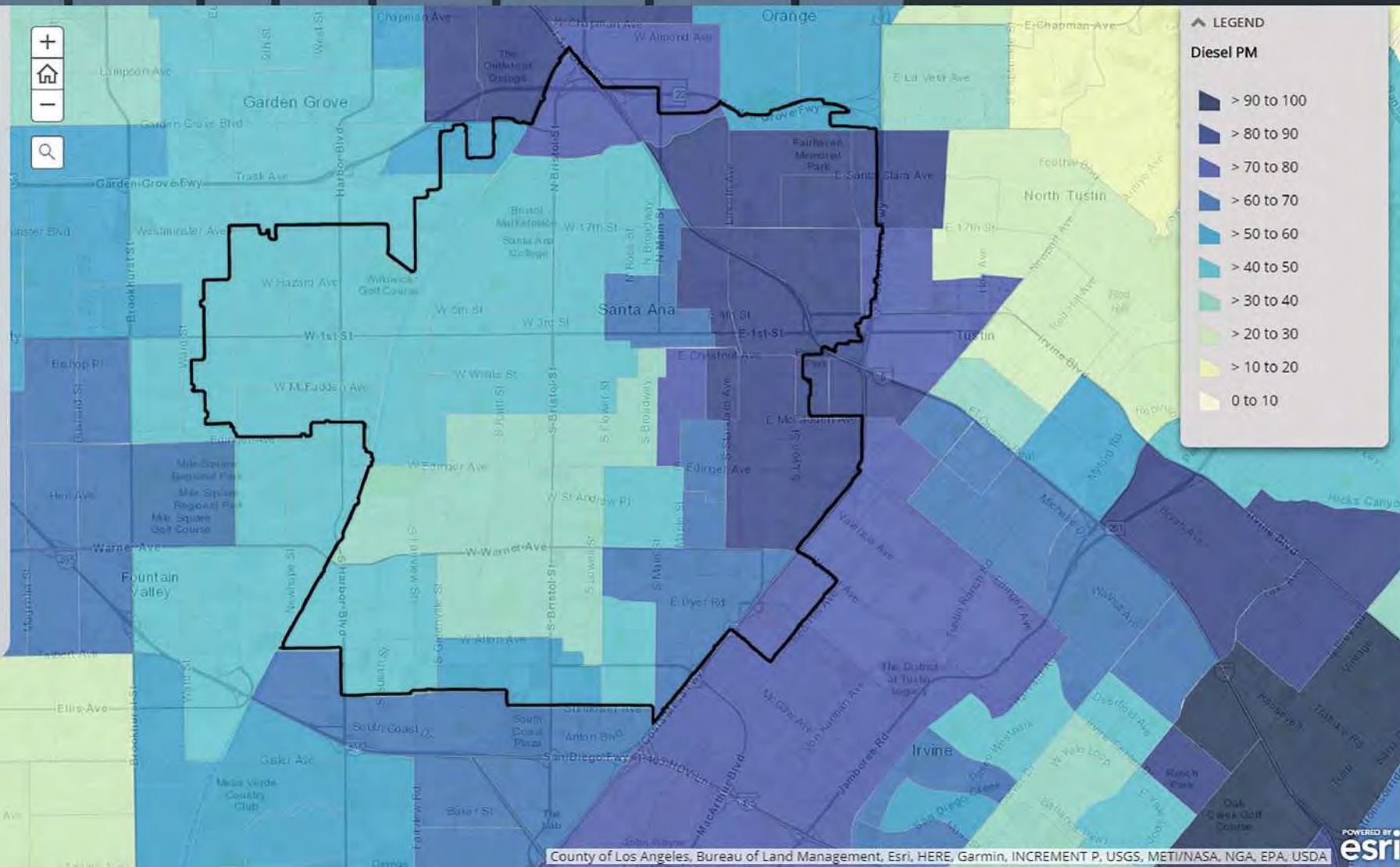


What is diesel particulate matter?

Exhaust from trucks, buses, trains, ships and other equipment with diesel engines contains a mixture of gases and solid particles. These solid particles are known as diesel particulate matter (diesel PM). Diesel PM contains hundreds of different chemicals. Many of these are harmful to health. The highest levels of diesel PM are near ports, rail yards and freeways.

The particles in diesel PM can reach deep into the lung, where they can contribute to health problems including eye, throat and nose irritation, heart and lung disease, and lung cancer. Children and the elderly are most sensitive to the effects of diesel PM.

More information can be found in the Diesel PM chapter in the CalEnviroScreen 3.0 report.



County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, NGA, EPA, USDA

<https://oehha.ca.gov/calenviroscreen/maps-data>



Analysis of Pollution Indicators | Lead Risk

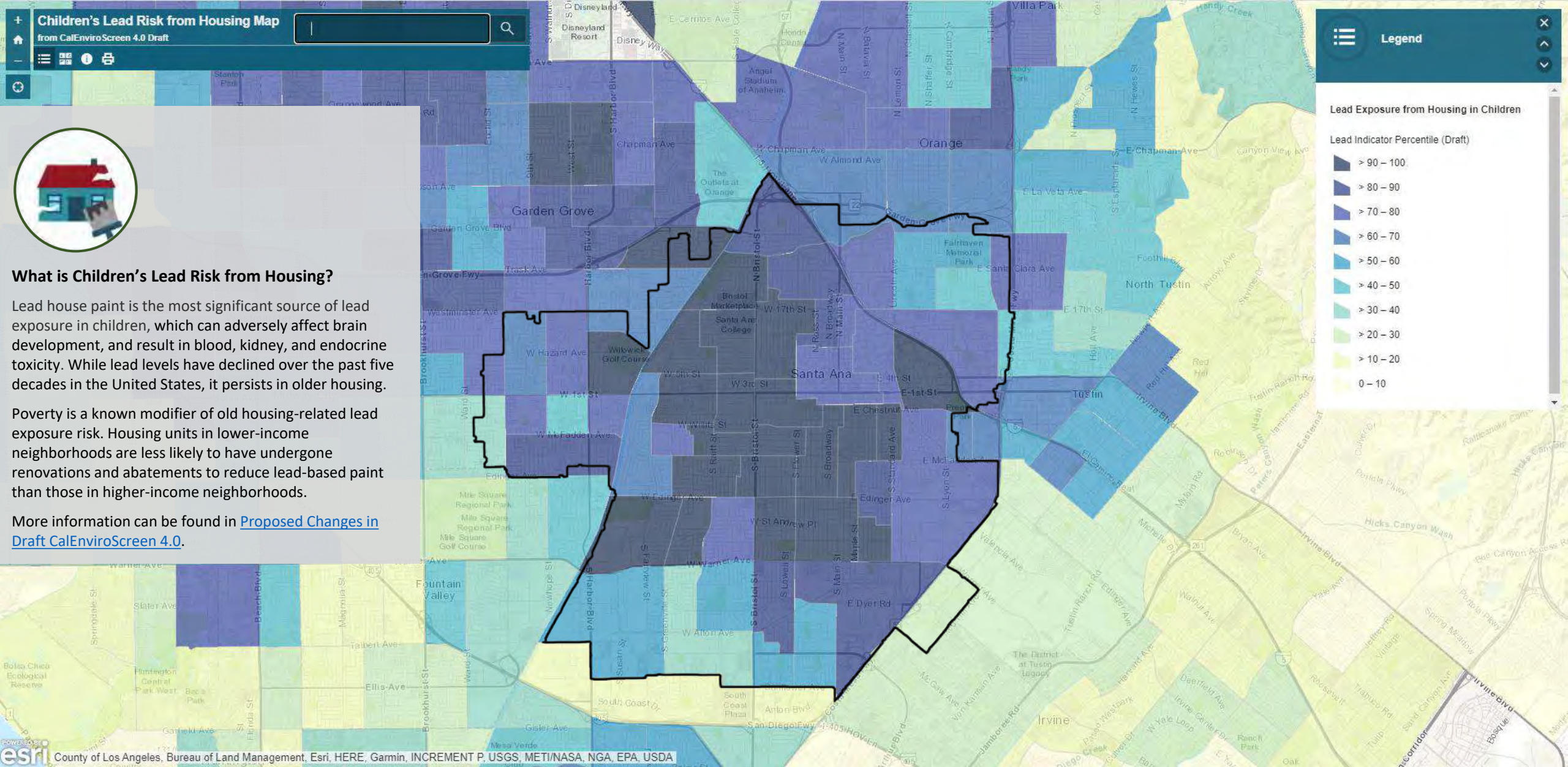


Lead is a toxic heavy metal that occurs naturally in the environment. However, the highest levels of lead present in the environment are a result of human activities. Historically, lead has been used in house paint, plumbing, and as a gasoline additive. While lead levels have declined over the past five decades in the United States, it persists in older housing.

Poverty is a known modifier of old housing-related lead exposure risk. It is also reasonable to assume that housing units in lower-income neighborhoods are less likely to have undergone renovations and abatements to reduce lead-based paint than those in higher-income neighborhoods. Children are most sensitive to the effects of lead exposure, which can adversely affect brain development, and result in blood, kidney, and endocrine toxicity.

The proposed indicator of children's lead risk from housing was calculated using the percentage of households within a census tract with a likelihood of lead-based paint (LBP) hazards due to housing age, combined with the percentage of low-income households with children.

The City of Santa Ana has significant lead risk in central areas of the city, with most census tracts ranked in the upper 90th and 80th percentiles. Census tracts in the west, southwest, southeast, and east also fall within the upper quartile (>74%).



What is Children’s Lead Risk from Housing?

Lead house paint is the most significant source of lead exposure in children, which can adversely affect brain development, and result in blood, kidney, and endocrine toxicity. While lead levels have declined over the past five decades in the United States, it persists in older housing.

Poverty is a known modifier of old housing-related lead exposure risk. Housing units in lower-income neighborhoods are less likely to have undergone renovations and abatements to reduce lead-based paint than those in higher-income neighborhoods.

More information can be found in [Proposed Changes in Draft CalEnviroScreen 4.0](#).

<https://oehha.ca.gov/calenviroscreen/maps-data>



Analysis of Pollution Indicators | Diesel PM



Diesel particulate matter (PM) is the particle phase of diesel exhaust emitted from diesel engines such as trucks, buses, cars, trains, and heavy-duty equipment. Diesel PM is concentrated near ports, rail yards and freeways. Exposure to diesel PM has been shown to have numerous adverse health effects including irritation to the eyes, throat and nose, cardiovascular and pulmonary disease, and lung cancer. People that live or work near heavily traveled roadways, ports, railyards, bus yards, or trucking distribution centers may experience a high level of exposure. Children and those with existing respiratory disease, particularly asthma, appear to be especially susceptible to the harmful effects of exposure to airborne PM from diesel exhaust.

In Santa Ana, the census tracts with the highest levels of diesel PM are in the east, adjacent to freeways. The following neighborhoods (that are also EJ communities), have a percentile score for diesel PM above 80%: Cornerstone Village, French Court, French Park, Lacy, Logan, Lyon St., Pacific Park, and Saddleback View. These neighborhoods are located near or adjacent to Interstate 5 and/or State Route 55, thereby exposing residents to the higher levels of diesel PM that elsewhere in the city. The following neighborhoods are not EJ communities, but also exhibit a percentile score above 80% for diesel PM (Park Santiago, Fairhaven, Young Square, Portola Park, and Meredith Parkwood), due to their proximity to State Route 22 and Interstate 5.

Pollution Burden Population Characteristics Overall Results

Pollution Burden Ozone PM 2.5 Diesel PM Drinking Water Pesticides Toxic Releases Traffic Cleanups Groundwater Hazardous Waste Impaired Waters Solid Waste

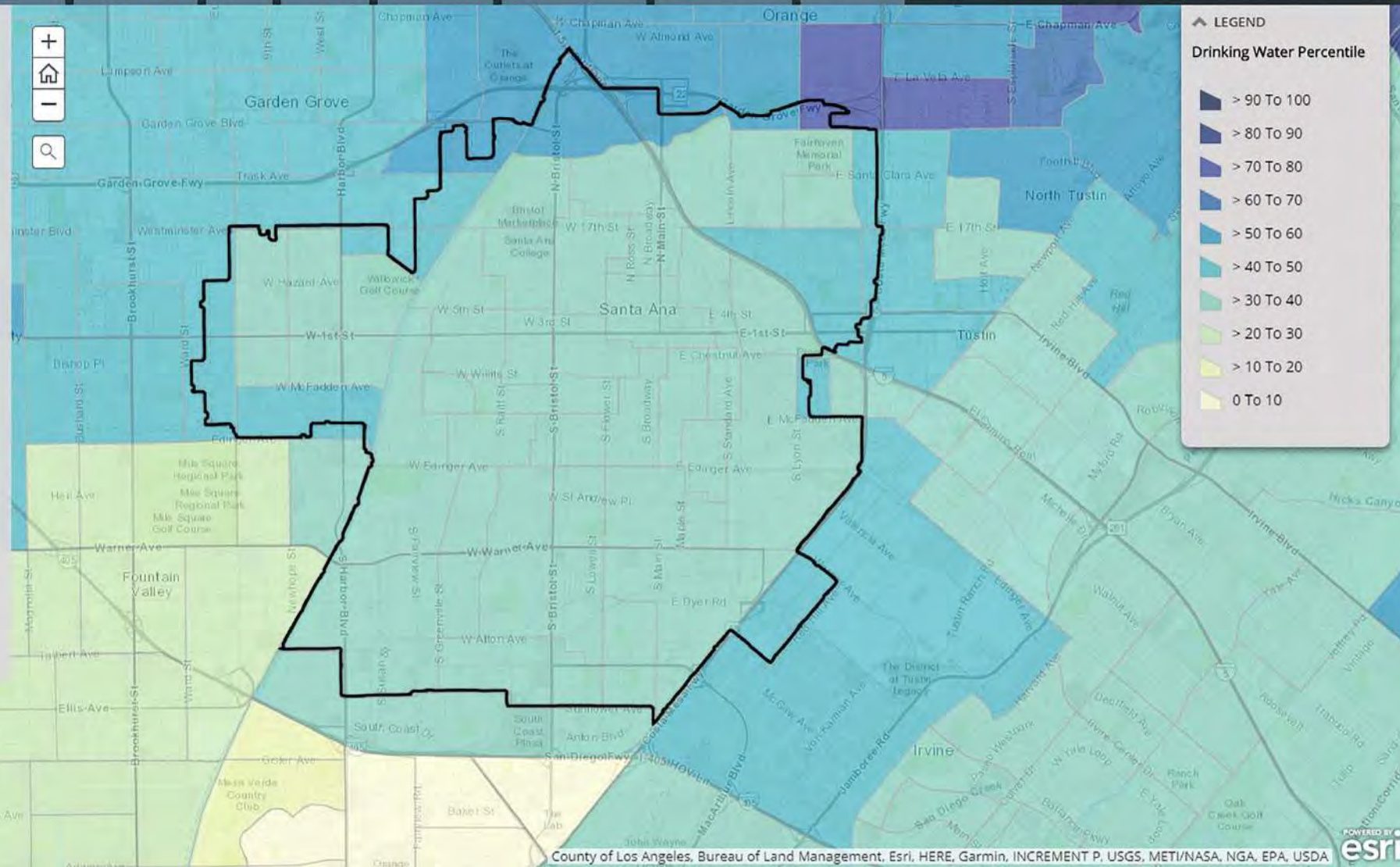


What are drinking water contaminants?

Most drinking water in California meets health standards. However, drinking water sometimes becomes contaminated with chemicals or bacteria above the standards. Both natural and human sources can contaminate drinking water. Natural sources include rocks, soil, wildlife and fires. Human sources include factories, sewage, and runoff from farms.

One common contaminant, arsenic, occurs naturally in some rocks and soil and is often found in groundwater in California. It can cause cancer. Nitrate from fertilizer or manure can leach into groundwater and contaminate wells. Nitrate can cause a blood disorder in infants called blue baby syndrome.

More information can be found in the [Drinking Water chapter](#) in the CalEnviroScreen 3.0 report.



County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, NGA, EPA, USDA 

<https://oehha.ca.gov/calenviroscreen/maps-data>



Analysis of Pollution Indicators | Drinking Water Contaminates



California water systems have a high rate of compliance with drinking water standards. In 2014, systems serving only about 2.9 percent of the state's population were in violation of one or more drinking water standards (SWRCB, 2016). The drinking water contaminant index used in CalEnviroScreen 3.0 is not a measure of compliance with these standards. The drinking water contaminant index is a combination of contaminant data that takes into account the relative concentrations of different contaminants and whether multiple contaminants are present. The indicator does not indicate whether water is safe to drink.

The City of Santa Ana does not have a significant contaminated drinking water issue in which census tracts rank within the upper quartile (>74%). Most census tracts have a drinking water contamination percentile ranked in the 30th and 40th percentiles.

Pollution Burden Population Characteristics Overall Results

Pollution Burden Ozone PM 2.5 Diesel PM Drinking Water Pesticides Toxic Releases Traffic Cleanups Groundwater Hazardous Waste Impaired Waters Solid Waste

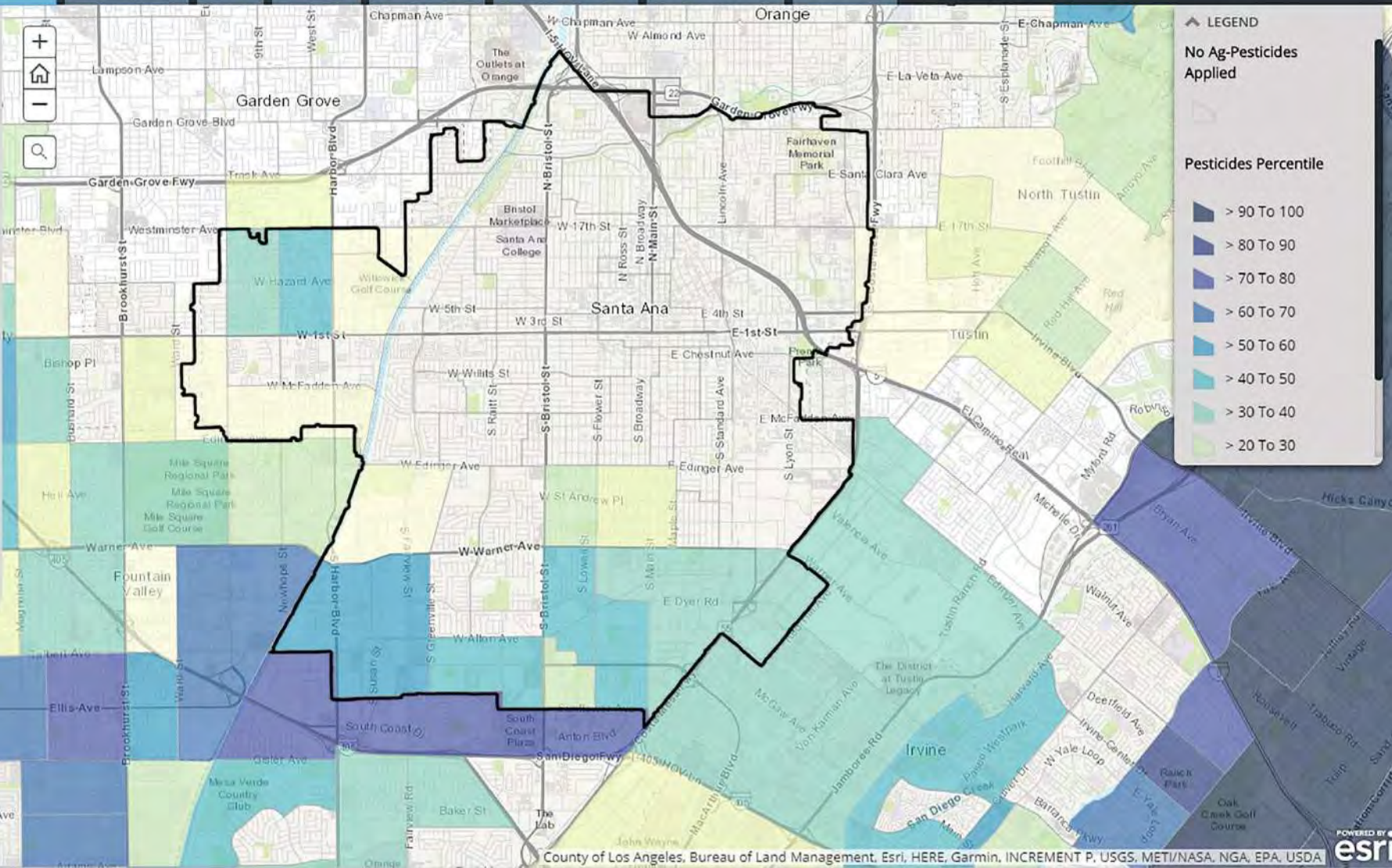


What are pesticides?

Pesticides are chemicals used to control insects, weeds and plant diseases. Over 1,000 pesticides are registered for use in California. They are applied to fields by air, by farm machinery, or by workers on the ground.

Farmworker families and other people who live near fields can be exposed to pesticides, both outdoors and inside homes. Exposure to high levels of some pesticides can cause illness right away or conditions such as birth defects or cancer later in life.

More information can be found in the [Pesticide chapter](#) in the CalEnviroScreen 3.0 report.



<https://oehha.ca.gov/calenviroscreen/maps-data>



Analysis of Pollution Indicators | Pesticides



Communities near agricultural fields, primarily farm worker communities, may be at risk for exposure to pesticides. Drift or volatilization of pesticides from agricultural fields can be a significant source of pesticide exposure. Complete statewide data on human exposures to pesticides do not exist. The most robust pesticide information available statewide are data maintained by the California Department of Pesticide Regulation showing where and when pesticides are used across the state. Pesticide use, especially use of volatile chemicals that can easily become airborne, can serve as an indicator of potential exposure. Similarly, unintended environmental damage from the use of pesticides may increase in areas with greater use.

The City of Santa Ana does not have a significant pesticide issue in which census tracts rank within the upper quartile (>74%). EJ Census tracts that have a pesticide percentile ranked in the 30th and 40th percentile.

Pollution Burden Population Characteristics Overall Results

Pollution Burden Ozone PM 2.5 Diesel PM Drinking Water Pesticides Toxic Releases Traffic Cleanups Groundwater Hazardous Waste Impaired Waters Solid Waste



What are toxic releases?








Facilities that make or use toxic chemicals can release these chemicals into the air. Information is available on the amount of chemicals released for over 500 chemicals for large facilities in the United States.

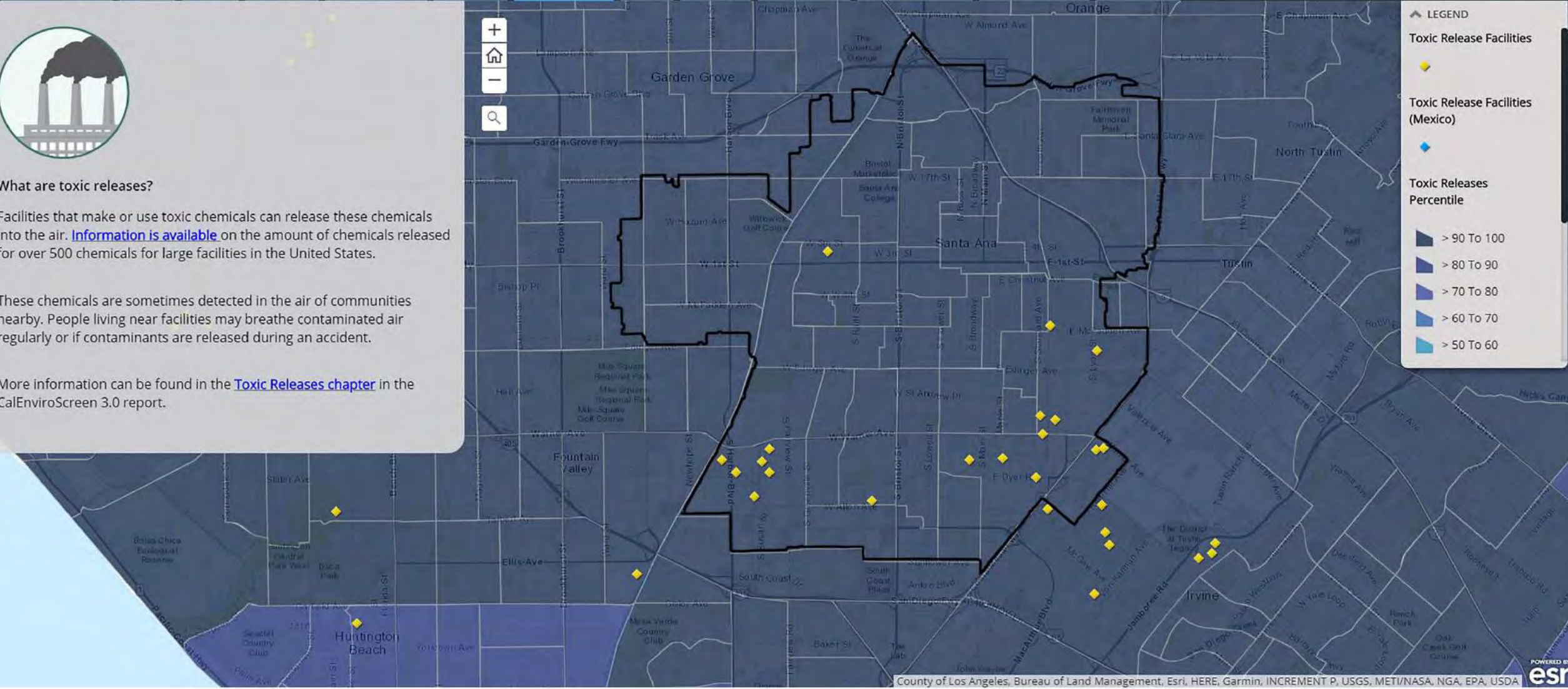
These chemicals are sometimes detected in the air of communities nearby. People living near facilities may breathe contaminated air regularly or if contaminants are released during an accident.


More information can be found in the Toxic Releases chapter in the CalEnviroScreen 3.0 report.



LEGEND

- Toxic Release Facilities 
- Toxic Release Facilities (Mexico) 
- Toxic Releases Percentile
 -  > 90 To 100
 -  > 80 To 90
 -  > 70 To 80
 -  > 60 To 70
 -  > 50 To 60



County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, NGA, EPA, USDA 

<https://oehha.ca.gov/calenviroscreen/maps-data>

Pollution Burden Population Characteristics Overall Results

Pollution Burden Ozone PM 2.5 Diesel PM Drinking Water Pesticides Toxic Releases Traffic Cleanups Groundwater Hazardous Waste Impaired Waters Solid Waste

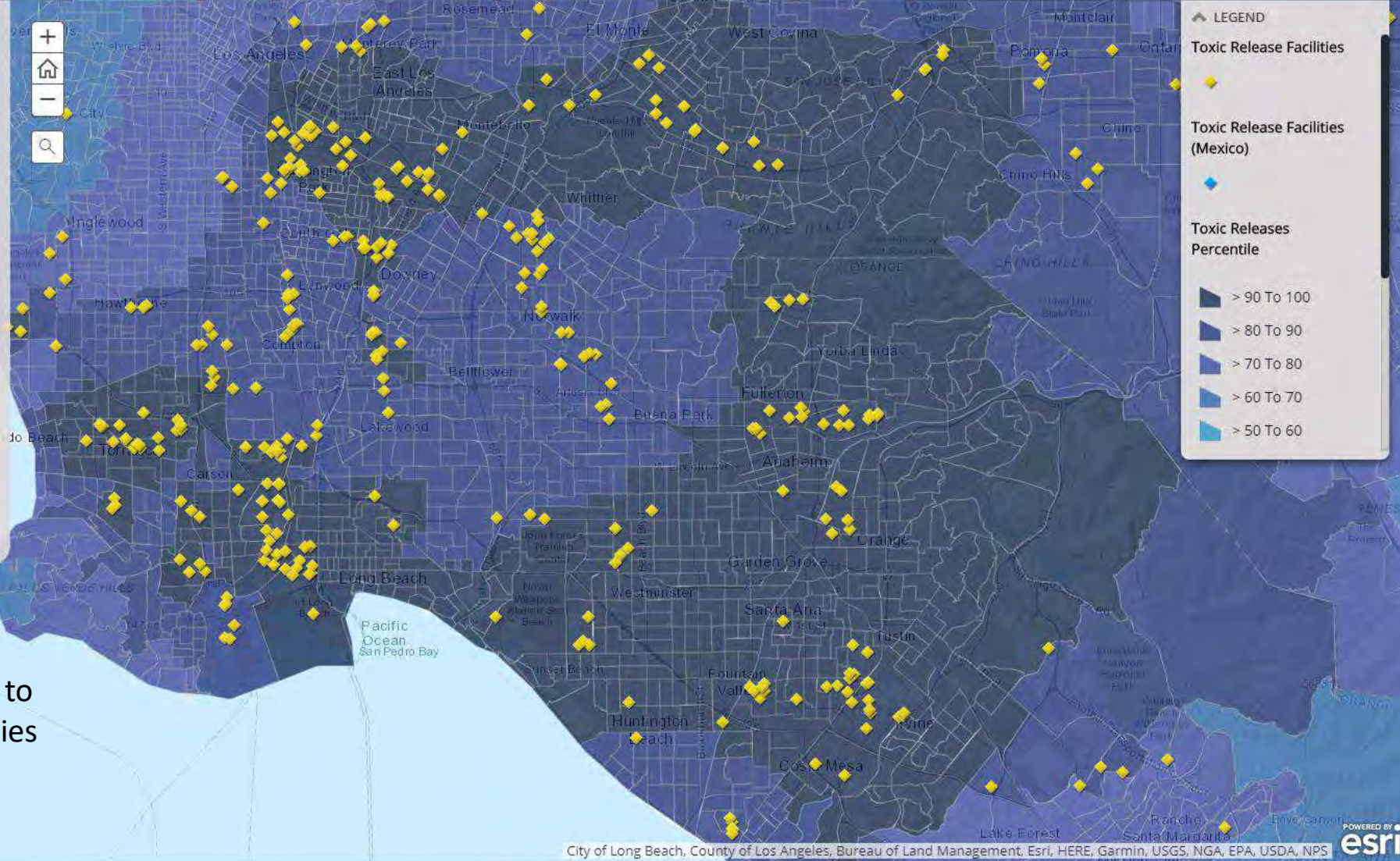


What are toxic releases?


Facilities that make or use toxic chemicals can release these chemicals into the air. Information is available on the amount of chemicals released for over 500 chemicals for large facilities in the United States.

These chemicals are sometimes detected in the air of communities nearby. People living near facilities may breathe contaminated air regularly or if contaminants are released during an accident.

More information can be found in the Toxic Releases chapter in the CalEnviroScreen 3.0 report.



The issue of toxic releases is not unique to Santa Ana and, as shown here. Many cities in Orange and LA counties are largely or entirely in the 90th to 100th percentile.

City of Long Beach, County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS 

<https://oehha.ca.gov/calenviroscreen/maps-data>



Analysis of Pollution Indicators | Toxic Releases



Toxic releases have been detected in the air from communities nearby facilities that make or use toxic chemicals. People living near facilities may breathe contaminated air regularly and suffer from poor air quality if contaminants are released during an accident. People of color and low-income residents are more likely to live in areas with higher toxic chemical releases and as a result are at greater risk for health-related issues. The U.S. Environmental Protection Agency maintains a toxic substance inventory of on-site releases to air, water, and land and underground injection of any classified chemical, as well as quantities transferred off-site.

Data shows that most of Orange County is negatively impacted by a high concentration of toxic releases, with a percentile ranking of 80-100% compared to other census tracts in the state. The entire city of Santa Ana ranks in the 90th to 100th percentile in terms of toxic releases, similar to many cities in LA and Orange counties.

Zoning regulations are established to help reduce exposure to air pollution to sensitive land uses, such as schools, housing, and medical facilities. New or relocated industrial uses near schools should be built further than 500 feet, as cited in the 2017 California Air Resources Board Land Use Handbook. In Santa Ana, heavy industrial areas are also usually surrounded by general industrial or light industrial or separated by freeways or flood waterways. However, there are heavy industrial areas located less than 500 feet from Century High School and from a single-family neighborhood in the Lacy neighborhood.

Pollution Burden Population Characteristics Overall Results

Pollution Burden Ozone PM 2.5 Diesel PM Drinking Water Pesticides Toxic Releases Traffic Cleanups Groundwater Hazardous Waste Impaired Waters Solid Waste

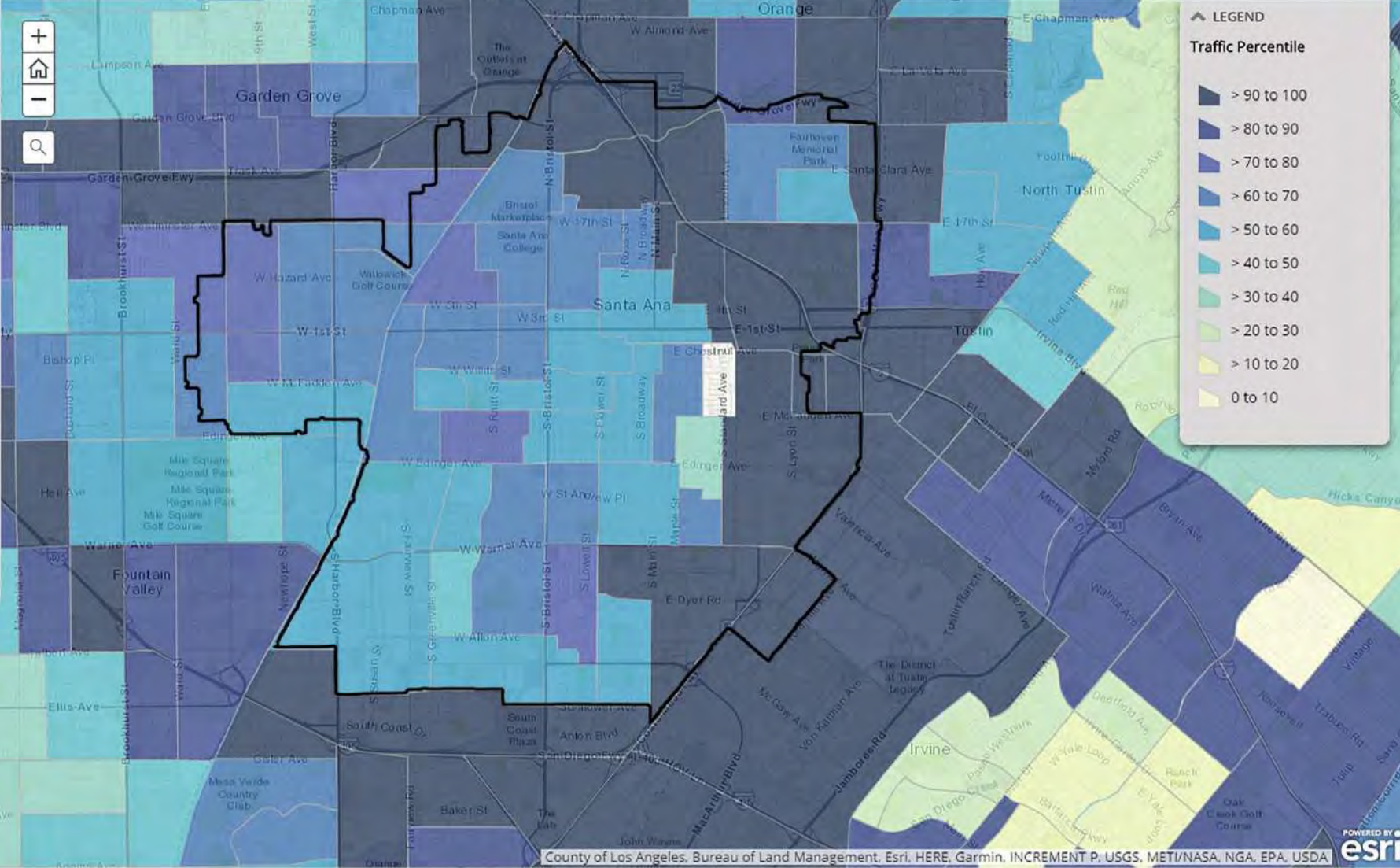


What is traffic density?

California has the biggest network of freeways in the country. Its cities are known for heavy traffic. Traffic density is a measure of the number of vehicles on the roads in an area.

While California has strict vehicle-emissions standards, exhaust from cars and trucks is the main source of air pollution in much of the state. Major roads and highways can bring air pollutants and noise into nearby neighborhoods. Children who live or go to schools near busy roads have higher rates of asthma than children in areas farther from roads.

More information can be found in the [Traffic chapter](#) in the CalEnviroScreen 3.0 report.



County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, NGA, EPA, USDA

<https://oehha.ca.gov/calenviroscreen/maps-data>



Analysis of Pollution Indicators | Traffic Density



Traffic density is a measure of the number of vehicles on the roads in an area. The indicator uses information on the amount of traffic on major roads as well as some local roads and the length of the roads in or near each census tract. Traffic density is calculated by dividing the traffic volumes by the total road length for the annual year. While California has strict vehicle-emissions standards, exhaust from cars and trucks is the main source of air pollution in much of the state. Non-whites, Latinos, low income people, and people who speak a language other than English often live in or near areas with high traffic volumes.

Traffic density is concentrated in the east and southeast areas of the city and in EJ communities including neighborhoods Delhi, Cornerstone Village, French Court, French Park, Lacy, Logan, Lyon St, Pacific Park, and Saddleback View. These areas are near Interstate 5 and State Route 55, and also near major corridors with high truck traffic such as Warner Ave, Grand Ave, Main St, and Edinger Ave. Major roads and highways can bring air pollutants and noise into nearby neighborhoods. Exhaust fumes contain toxic chemicals that can damage DNA, cause cancer, make breathing difficult, and cause low weight and premature births. Children who live or go to schools near busy roads have higher rates of asthma and other lung diseases than children in areas farther from roads.

Pollution Burden Population Characteristics Overall Results

Pollution Burden Ozone PM 2.5 Diesel PM Drinking Water Pesticides Toxic Releases Traffic Cleanups Groundwater Hazardous Waste Impaired Waters Solid Waste

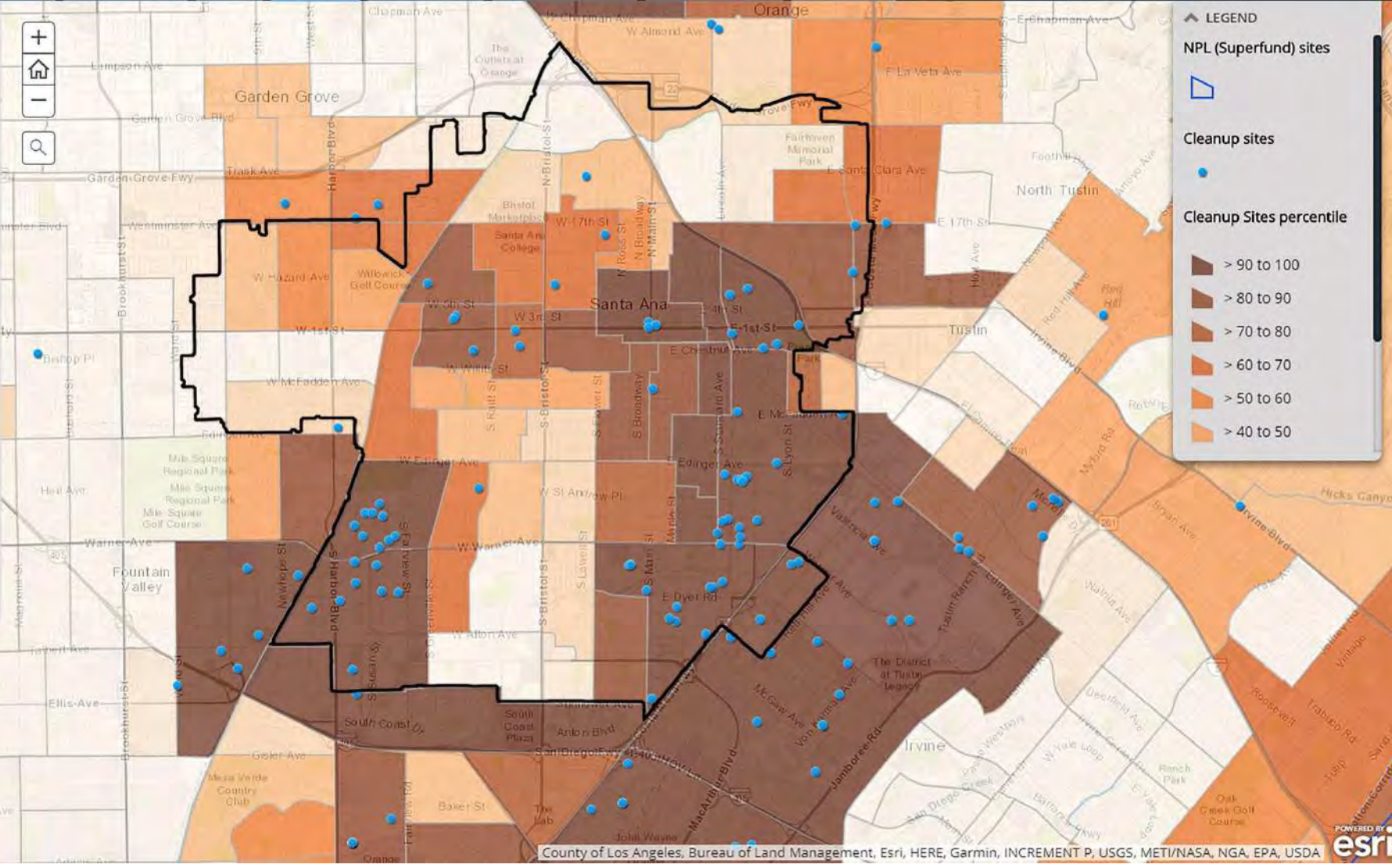


What are Cleanup Sites?

Cleanup sites are places that are contaminated with hazardous chemicals and require clean up by the property owners or government. Chemicals at cleanup sites can move through the air or groundwater. People living near these sites have a greater potential to be exposed to chemicals from the sites than people living further away.

Some studies have shown that neighborhoods with cleanup sites are generally poorer and have more people of color than other neighborhoods. The land may take many years or decades to clean up, reducing possible benefits to the community.

More information can be found in the [Cleanups chapter](#) in the CalEnviroScreen 3.0 report.



<https://oehha.ca.gov/calenviroscreen/maps-data>



Analysis of Pollution Indicators | Toxic Clean Up Sites



Cleanup sites are places that are contaminated with harmful chemicals. The Department of Toxic Substances Control tracks cleanups of contaminated sites in California. The indicator combines the sites in or near each census tract to account for the type of site it is and how close it is to where people may live. Chemicals in the buildings, soil or water at cleanup sites can move into nearby communities through the air or by movement of water. Scientists have found toxic metals in house dust and pesticides in the blood of people who live near contaminated sites.

Studies have shown that neighborhoods with cleanup sites are generally low-income and of color. All environmental justice communities in Santa Ana are impacted by toxic clean-up sites. Most clean-up sites are located within environmental justice communities, with a majority located in the south and east areas of the city. People living near these sites are more likely to be exposed to chemicals from the sites. It generally takes many years for a site to be certified as clean, and cleanup work is often delayed due to cost, litigation, concerns about liability or detection of previously unrecognized contaminants.

Pollution Burden Population Characteristics Overall Results

Pollution Burden Ozone PM 2.5 Diesel PM Drinking Water Pesticides Toxic Releases Traffic Cleanups Groundwater Hazardous Waste Impaired Waters Solid Waste

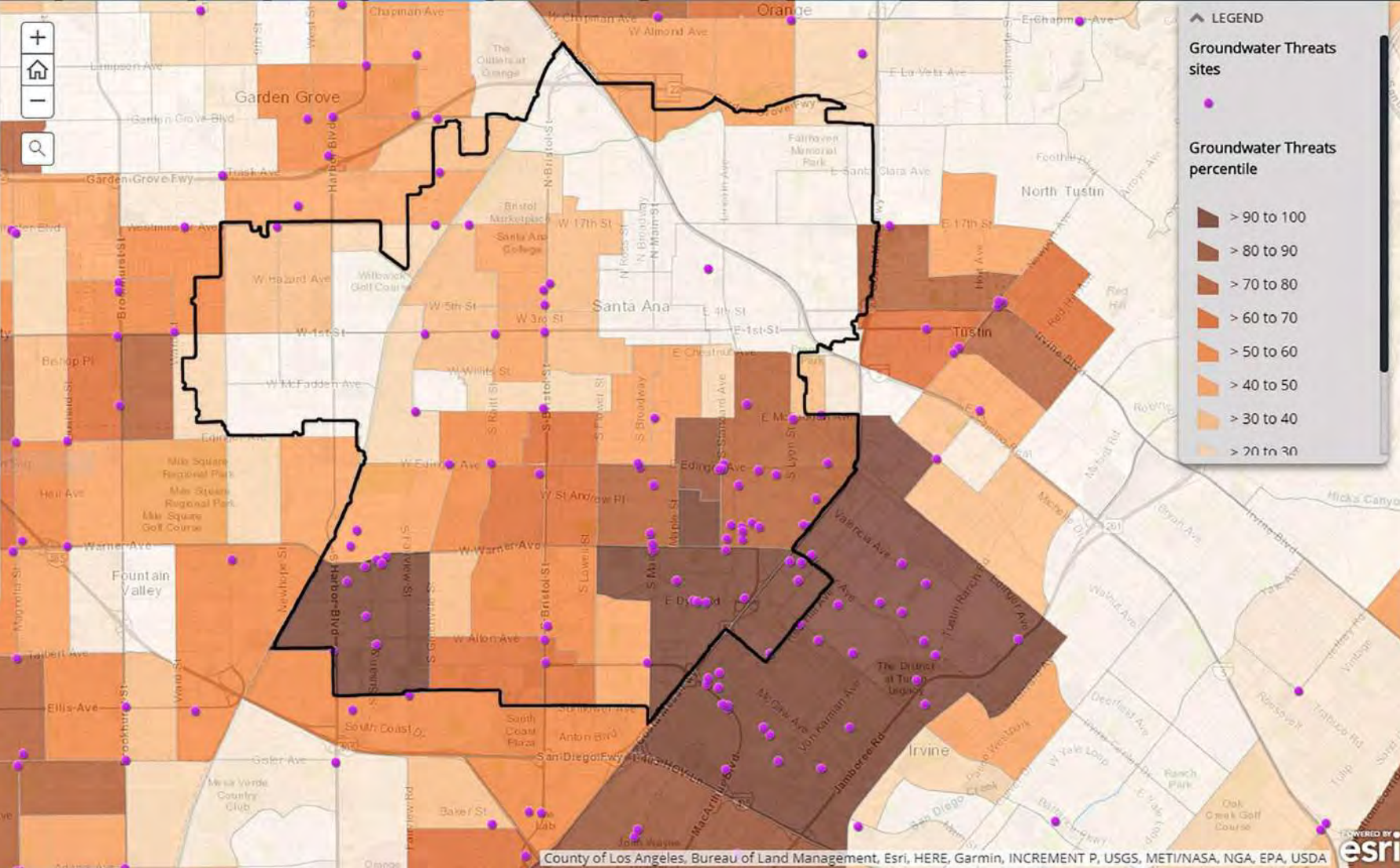


What are Groundwater Threats?

Hazardous chemicals are often stored in containers on land or in underground storage tanks. Leaks from tanks can contaminate soil and groundwater. Common soil and groundwater pollutants include gasoline and diesel fuels at gas stations, as well as solvents, heavy metals and pesticides.

Leaking tanks can affect drinking water and expose people to contaminated soil and air. The land and groundwater may take many years or decades to clean up.

More information can be found in the [Groundwater Threats chapter](#) in the CalEnviroScreen 3.0 report.



LEGEND

Groundwater Threats sites

-  Groundwater Threats sites

Groundwater Threats percentile

-  > 90 to 100
-  > 80 to 90
-  > 70 to 80
-  > 60 to 70
-  > 50 to 60
-  > 40 to 50
-  > 30 to 40
-  > 20 to 30

<https://oehha.ca.gov/calenviroscreen/maps-data>



Analysis of Pollution Indicators | Groundwater Threats



Groundwater threats may occur when leaks from containers and tanks that contain hazardous chemicals contaminate the soil and pollute groundwater. Common pollutants of soil and groundwater include gasoline and diesel fuel from gas stations, as well as solvents, heavy metals and pesticides. The State Water Resources Control Board maintains a database of places where groundwater may be threatened by certain sources of pollution. This indicator is calculated by considering the number of groundwater cleanup sites, the weight of each site, and the distance to the census tract.

Groundwater threats in Santa Ana are significant in the east and south east areas, which include the neighborhoods of Delhi, Cedar Evergreen, Cornerstone Village, Lyon St, Madison Park, and Memorial Park. These areas are located near or within light and heavy industrial uses.

Pollution Burden Population Characteristics Overall Results

Pollution Burden Ozone PM 2.5 Diesel PM Drinking Water Pesticides Toxic Releases Traffic Cleanups Groundwater Hazardous Waste Impaired Waters Solid Waste



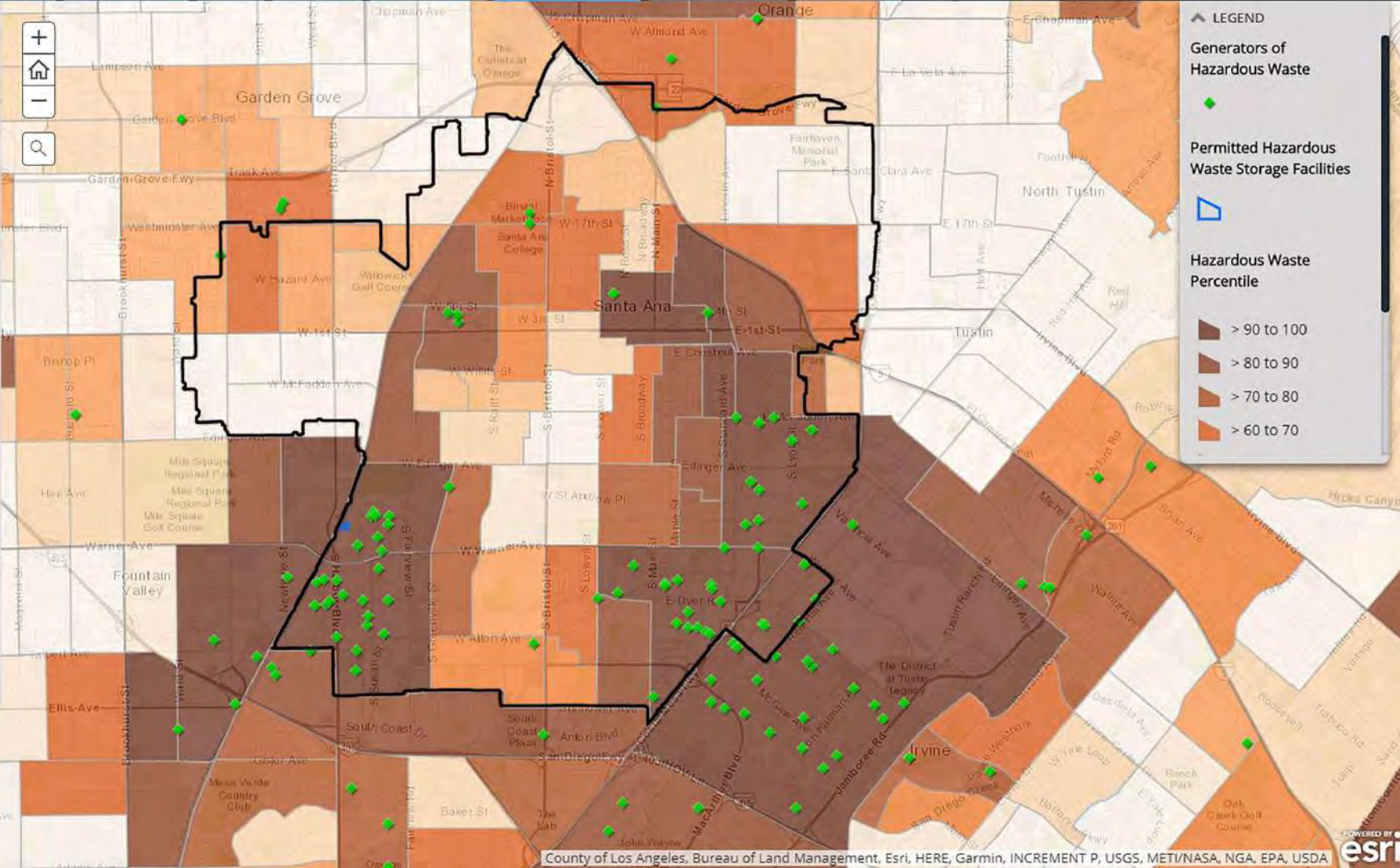
What is Hazardous Waste?

Hazardous waste contains chemicals that may be harmful to health. Only certain facilities are allowed to treat, store or dispose of this type of waste. Hazardous waste can range from used automotive oil to highly toxic waste materials produced by factories and businesses. Hazardous waste is transported from businesses that generate waste to permitted facilities for recycling, treatment, storage or disposal.

Studies have found that hazardous waste facilities are often located near poor neighborhoods and communities of color.

Hazardous waste facilities often are cause for concerns about effects on health and the environment in the communities where they operate.

More information can be found in the [Hazardous Waste chapter](#) in the CalEnviroScreen 3.0 report.



LEGEND
Generators of Hazardous Waste
Permitted Hazardous Waste Storage Facilities
Hazardous Waste Percentile
> 90 to 100
> 80 to 90
> 70 to 80
> 60 to 70

County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, NGA, EPA, USDA esri

https://oehha.ca.gov/calenviroscreen/maps-data



Analysis of Pollution Indicators | Hazardous Waste



Hazardous waste is transported from businesses that generate waste to permitted facilities for recycling, treatment, storage or disposal. Contamination of air, water and soil near waste generators and facilities can harm the environment as well as people. The Department of Toxic Substances Control maintains information on where hazardous waste is generated and the facilities that handle it. This indicator is calculated by considering the number of permitted treatment, storage and disposal facilities or generators of hazardous waste, the weight of each generator or site, and the distance to the census tract.

Studies have found that hazardous waste facilities are often located near low-income neighborhoods and communities of color. Hazardous waste is significant in nearly all environmental justice communities in Santa Ana. Hazardous waste includes a range of different types of waste, such as automotive oil as well as highly toxic waste materials produced by factories and businesses.

Pollution Burden
Population Characteristics
Overall Results

Pollution Burden
Ozone
PM 2.5
Diesel PM
Drinking Water
Pesticides
Toxic Releases
Traffic
Cleanups
Groundwater
Hazardous Waste
Impaired Waters
Solid Waste




What are Impaired Water Bodies?

Water bodies like streams, rivers or lakes are used for recreation and fishing or may provide water for drinking or irrigation. When water bodies are contaminated by pollutants, they are considered impaired. These impairments can harm wildlife habitats and prevent recreational and other uses of the water body.

Certain groups such as tribal or low income communities may depend on the fish and wildlife in nearby water bodies more than the general public.

More information can be found in the [Impaired Water Bodies chapter](#) in the CalEnviroScreen 3.0 report.



POWERED BY  Esri, HERE, Garmin, FAO, NOAA, USGS, EPA, NPS | State Water Resources Control Board

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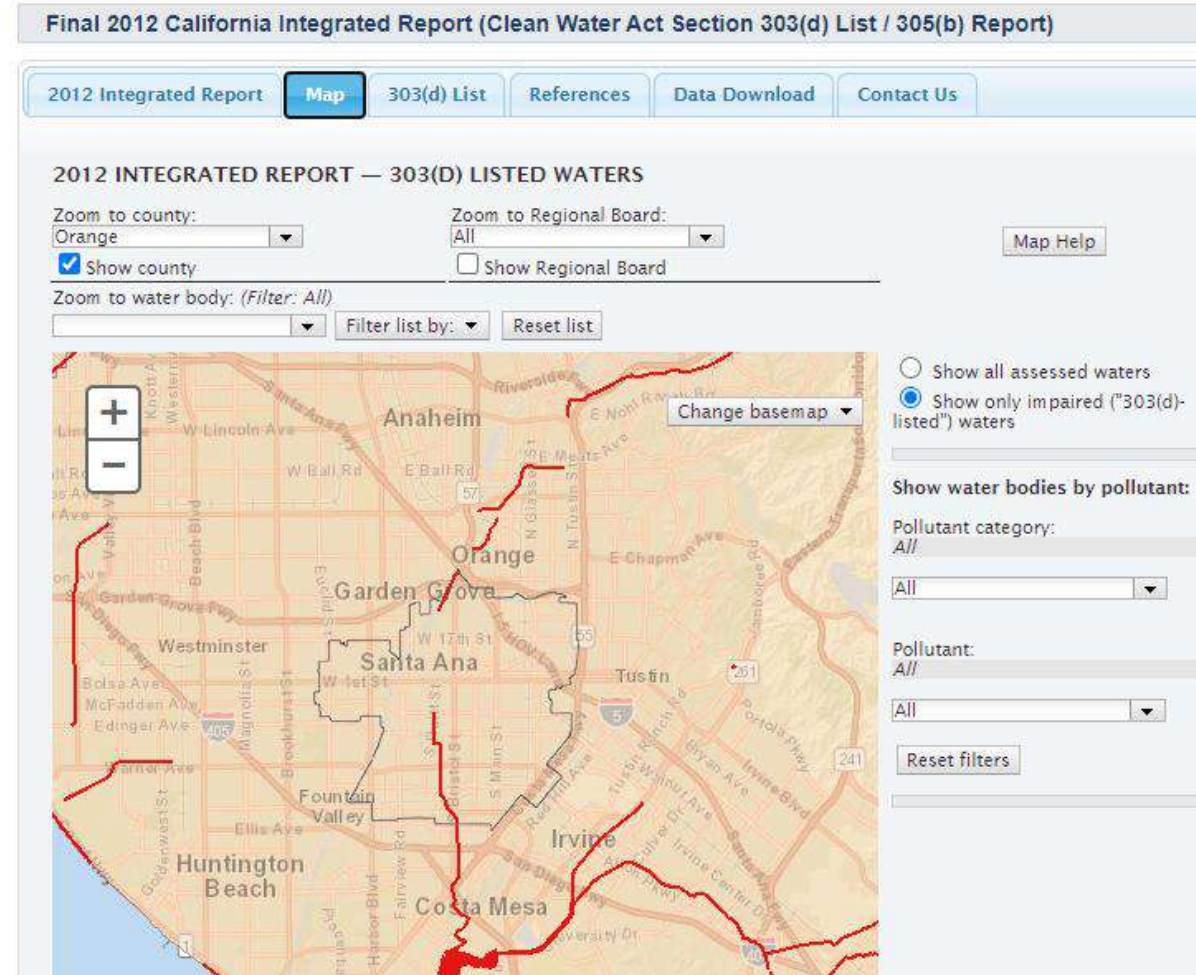
Analysis of Pollution Indicators | Impaired Waters



Contamination of California streams, rivers, and lakes by pollutants can compromise the use of the water body for drinking, swimming, fishing, aquatic life protection, and other beneficial uses. When this occurs, such bodies are considered “impaired.”

According to CA Integrated Water Report of 2012, in Santa Ana, there are two impaired water bodies contaminated with bacteria (with affected area in parentheses): Santa Ana River Reach 2 (20 square miles) and Santa Ana Delhi Channel (6.8 square miles).

However, the City of Santa Ana does not have a significant impaired waters issue in which census tracts rank within the upper quartile (>74%). Census tracts that have an impaired waters percentile did not ranked higher than in the 15th percentile.



Pollution Burden Population Characteristics Overall Results

Pollution Burden Ozone PM 2.5 Diesel PM Drinking Water Pesticides Toxic Releases Traffic Cleanups Groundwater Hazardous Waste Impaired Waters Solid Waste

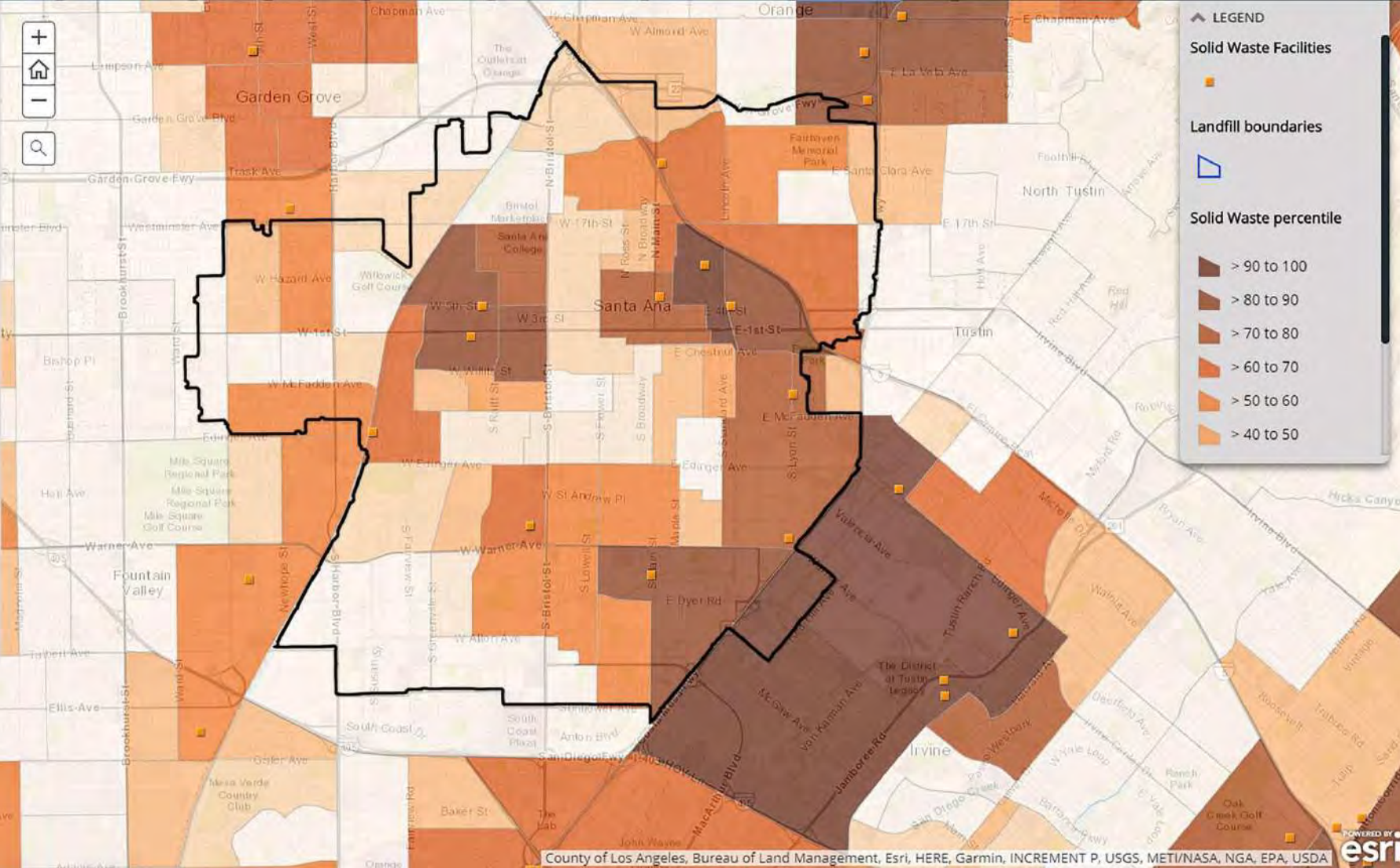


What is Solid Waste ?

Solid waste facilities are places where household garbage and similar kinds of waste are collected, processed, or stored. These include landfills and composting or recycling facilities. The waste material may come from homes, factories or businesses. Most of these operations require permits.

Regulated facilities as well as illegal sites that do not comply with the law can harm the environment and potentially expose people to hazardous substances. Solid waste facilities can also raise concern in a community about odors, insect pests, vermin, and truck traffic. The communities near solid waste facilities are usually home to poor and minority residents.

More information can be found in the Solid Waste chapter in the CalEnviroScreen 3.0 report.



County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, NGA, EPA, USDA

<https://oehha.ca.gov/calenviroscreen/maps-data>



Analysis of Pollution Indicators | Solid Waste Facilities



Solid waste facilities are places where household garbage and other types of waste from industry or commercial sources are collected, processed, or stored. Facilities or sites include landfills, transfer stations, and composting facilities. The communities near solid waste facilities are usually home to poor and minority residents. CalRecycle maintains information on solid waste facilities across the state. This indicator is calculated by considering the number of solid waste facilities including illegal sites, the weight of each, and the distance to the census tract.

Solid waste facilities are significant in nearly all environmental justice communities in Santa Ana. Regulated facilities as well as illegal sites that do not follow the law can harm the environment and expose people to hazardous chemicals. Solid waste facilities can release toxic gases into the air, even after they are closed. Chemicals in waste can leach into the soil around the facility. These chemicals may eventually pose a health risk to people nearby. Composting, recycling and waste treatment facilities may produce odors, attract pests, and increase local truck traffic.



Population Characteristics

OEHHA identifies population characteristics, such as health conditions, community characteristics, and socioeconomic conditions. These characteristics are used to identify environmental justice communities because they can increase communities' vulnerability to environmental pollution. This section provides maps and summaries of the following population characteristics:

- Asthma
- Cardiovascular Disease
- Low Birth Weight
- Education
- Housing Burden
- Linguistic Isolation
- Poverty
- Unemployment

Pollution Burden Population Characteristics Overall Results

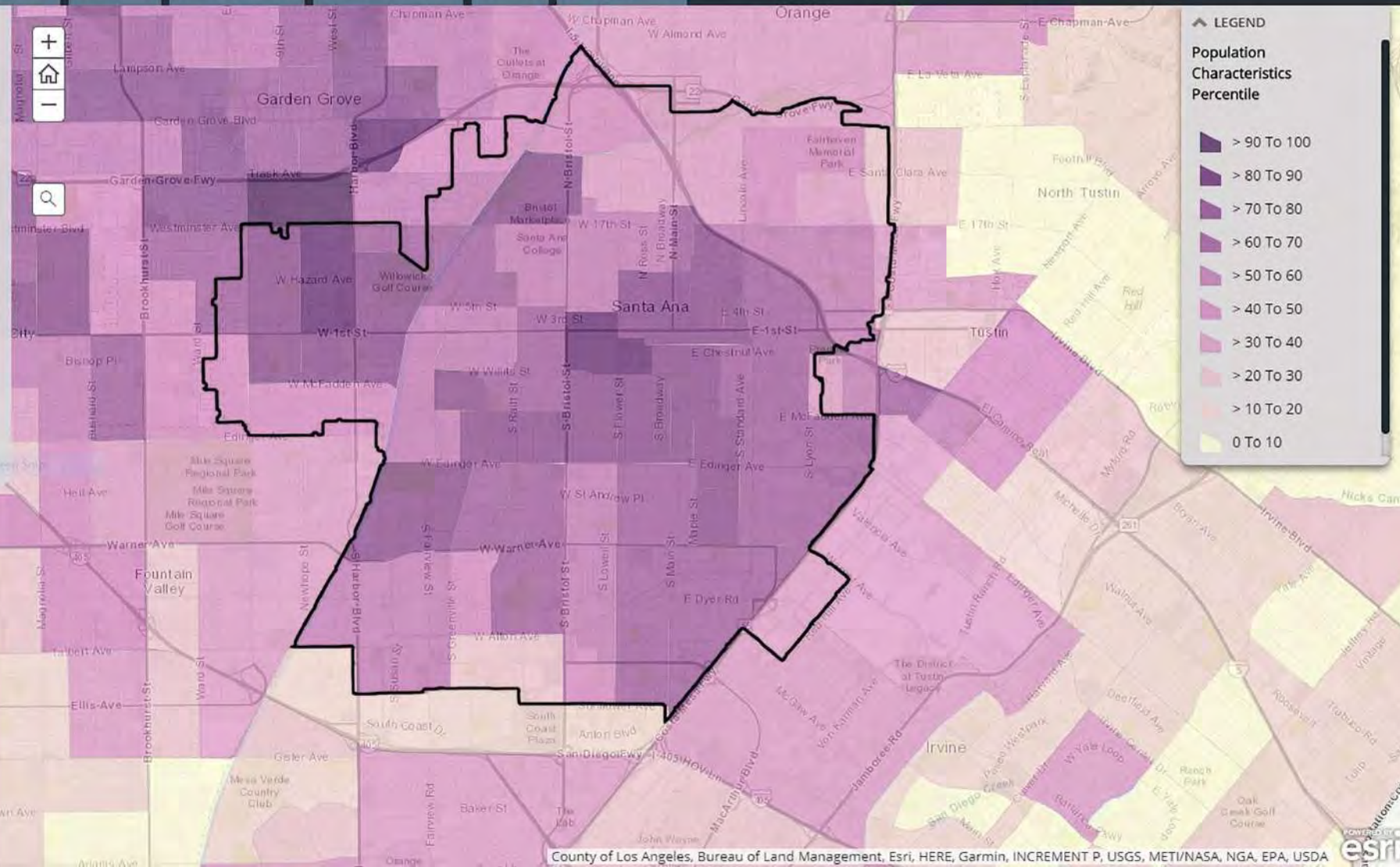
Population Characteristics Asthma Cardiovascular Disease Low Birth Weight Education Housing Burden Linguistic Isolation Poverty Unemployment


Overall CalEnviroScreen scores are calculated from the scores for two groups of indicators: Pollution Burden and Population Characteristics.

This map shows the combined Population Characteristics scores, which is made up of indicators from the Sensitive Populations and Socioeconomic Factors components of the CalEnviroScreen model. Population Characteristics represent biological traits, health status, or community characteristics that can result in increased vulnerability to pollution.

To explore this map, zoom to a location or type an address in the search bar. Click on a census tract to learn more about the indicator data. The 8 Population Characteristics indicator maps can be viewed by clicking on the tabs across the top. Click on the Pollution Burden tab at the very top to access the 12 Pollution Burden indicator maps.

A [report](#) with detailed description of indicators and methodology and downloadable results are available at the [CalEnviroScreen 3.0 website](#).



County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, NGA, EPA, USDA 

<https://oehha.ca.gov/calenviroscreen/maps-data>

Pollution Burden Population Characteristics Overall Results

Population Characteristics Asthma Cardiovascular Disease Low Birth Weight Education Housing Burden Linguistic Isolation Poverty Unemployment

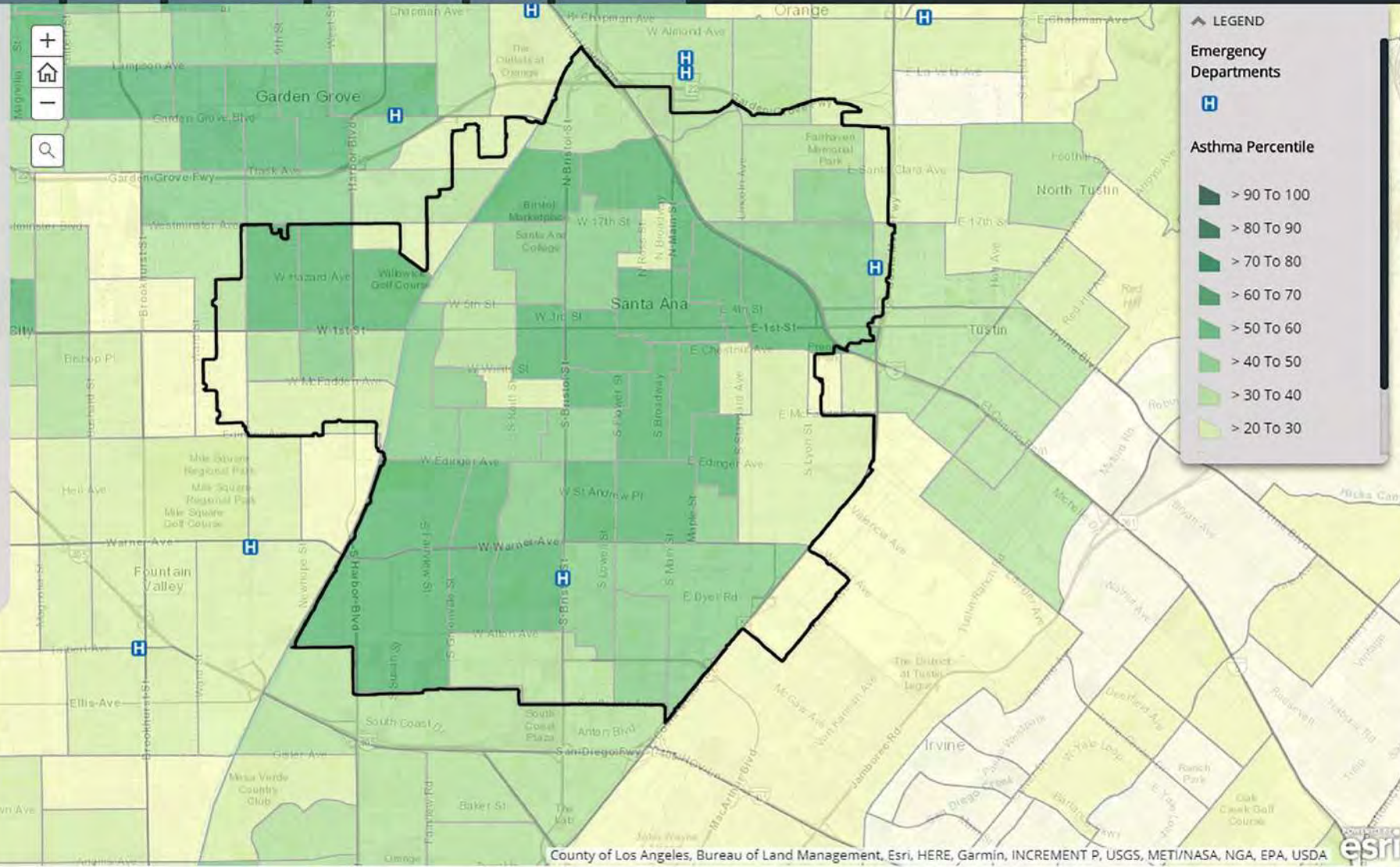


What is asthma?

Asthma is a disease that affects the lungs and makes it hard to breathe. Symptoms include breathlessness, wheezing, coughing, and chest tightness. The causes of asthma are unknown but both genetic and environmental factors can be involved.

Five million Californians have been diagnosed with asthma at some point in their lives. People with asthma can be especially susceptible to pneumonia, flu and other illnesses. Outdoor air pollution can trigger asthma attacks.

More information can be found in the [Asthma chapter](#) in the CalEnviroScreen 3.0 report.



<https://oehha.ca.gov/calenviroscreen/maps-data>



Analysis of Population Indicators | Asthma



Asthma is a chronic lung disease characterized by episodic breathlessness, wheezing, coughing, and chest tightness. While the causes of asthma are poorly understood, it is well established that exposure to traffic and outdoor air pollutants, including particulate matter, ozone, and diesel exhaust, can trigger asthma attacks. Nearly three million Californians currently have asthma and about five million have had it at some point in their lives. Children, the elderly and low-income Californians suffer disproportionately from asthma (California Health Interview Survey, 2009). Although well-controlled asthma can be managed as a chronic disease, asthma can be a life-threatening condition, and emergency department visits for asthma are a very serious outcome, both for patients and for the medical system.

The City of Santa Ana does not have a significant asthma issue in which census tracts rank within the upper quartile (>74%). Most census tracts have an asthma percentile ranked in the 40th and 50th percentiles.

Pollution Burden **Population Characteristics** Overall Results

Population Characteristics Asthma **Cardiovascular Disease** Low Birth Weight Education Housing Burden Linguistic Isolation Poverty Unemployment

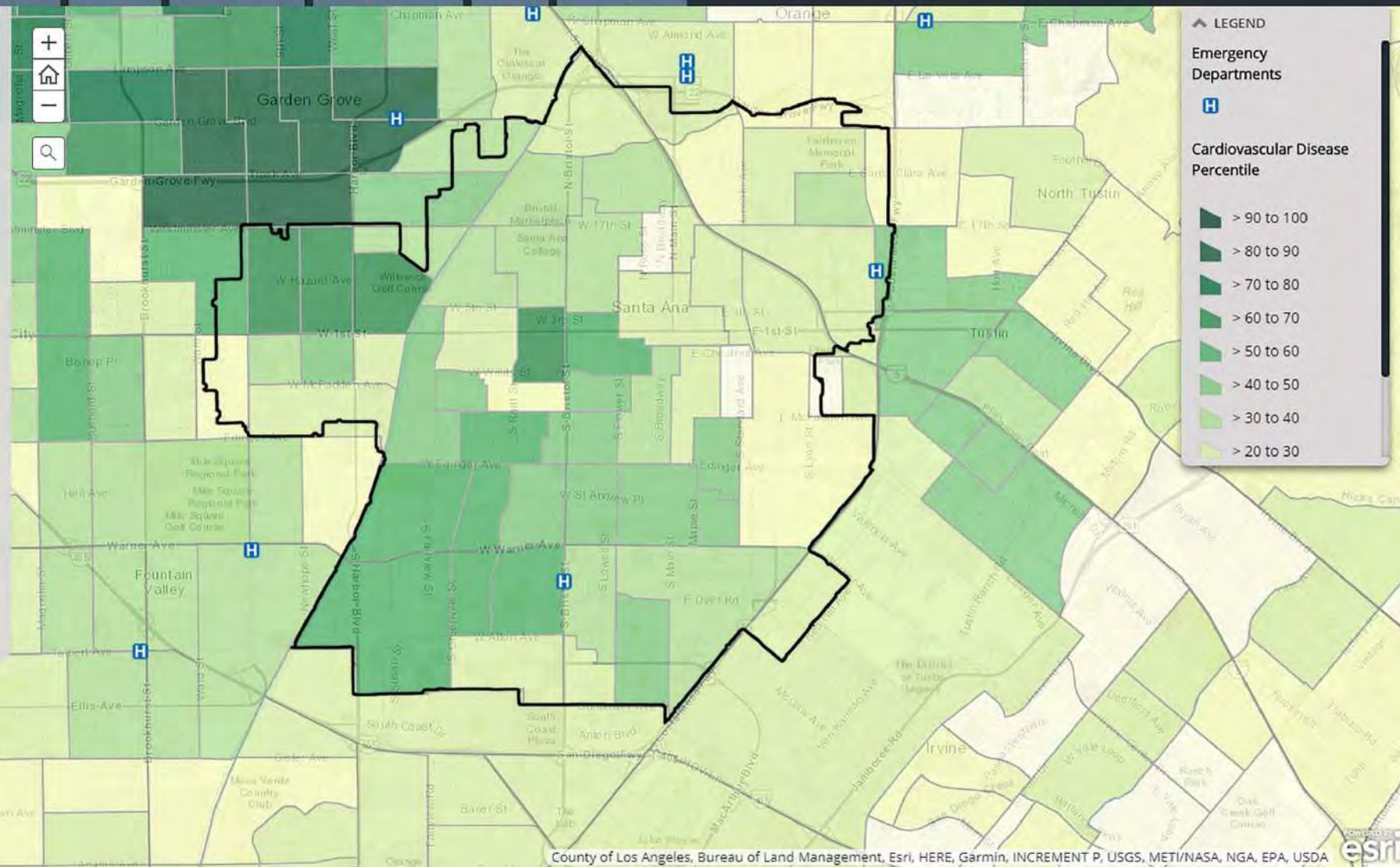


What is cardiovascular disease?

Cardiovascular disease refers to conditions that involve blocked or narrowed blood vessels of the heart. A heart attack is the most common result of cardiovascular disease. Many people survive and return to normal life after a heart attack, but quality of life may be reduced. There are many risk factors for developing cardiovascular disease including diet, lack of exercise, smoking and exposure to air pollution.

Exposure to outdoor air pollution following a heart attack has been shown to increase the risk of death. In addition to people with a past heart attack, the effects of air pollution may also be greater in the elderly and people with other preexisting health conditions.

More information can be found in the [Cardiovascular Disease chapter](#) in the CalEnviroScreen 3.0 report.



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<https://oehha.ca.gov/calenviroscreen/maps-data>



Analysis of Population Indicators | Cardiovascular Disease



Cardiovascular disease (CVD) refers to conditions that involve blocked or narrowed blood vessels that can lead to a heart attack or other heart problems. CVD is the leading cause of death both in California and the United States. There are many risk factors for developing CVD including diet, lack of exercise, smoking, and air pollution. Short term exposure to air pollution, and specifically particulate matter, has been shown to increase the risk of cardiovascular mortality shortly following a heart attack. There is also growing evidence that long term exposure to air pollution may result in premature death for people that have had a heart attack. In addition to people with a previous AMI (area median income), the effects of pollution on cardiovascular disease may be more pronounced in the elderly and people with other preexisting health conditions.

The City of Santa Ana does not have a significant cardiovascular disease issue in which census tracts rank within the upper quartile (>74%). Census tracts have a cardiovascular disease percentile ranked as low as the 5th percentile to the low 60th percentile.

Pollution Burden **Population Characteristics** Overall Results

Population Characteristics Asthma Cardiovascular Disease **Low Birth Weight** Education Housing Burden Linguistic Isolation Poverty Unemployment

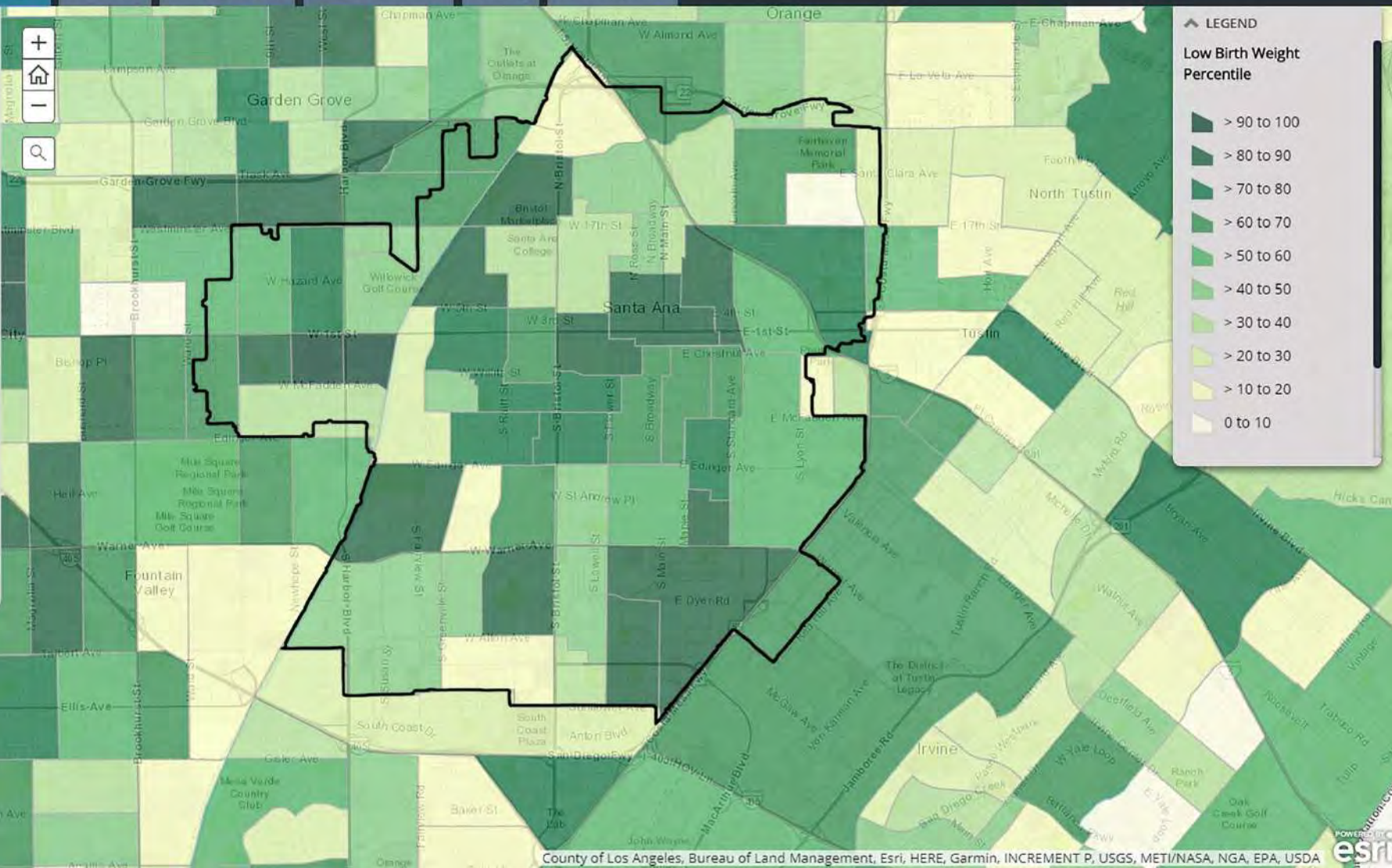



What is low birth weight?

Babies who weigh less than about five and a half pounds (or 2500 grams) at birth are considered low birth weight. Poor nutrition, lack of prenatal care, stress and smoking by the mother are known to increase the risk of having a low birth weight baby. Studies suggest that pollution could also be a factor.

Low birth-weight babies may face a greater risk of developing asthma or other chronic diseases later in life. They are also more likely to die as infants than babies who are not born low weight.

More information can be found in the [Low Birth Weight chapter](#) in the CalEnviroScreen 3.0 report.



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<https://oehha.ca.gov/calenviroscreen/maps-data>



Analysis of Population Indicators | Low Birth Weight



Babies who weigh less than about five and a half pounds (2500 grams) at birth are considered low birth weight. Many factors, including poor nutrition, lack of prenatal care, stress and smoking by the mother, can increase the risk of having a low birth-weight baby. The California Department of Public Health collects information on where low birth weight infants are born in California. The indicator is the percentage of low weight births, averaged over a seven-year period (2006-2012).

Low birth weight is significant in nearly all environmental justice communities in Santa Ana. The culmination of pollution exposure, poverty, and other socioeconomic factors may increase the chance of low birth rate. Low birth weight babies may develop asthma or other chronic diseases later in life, and they are more likely to die as infants than babies who weigh more.

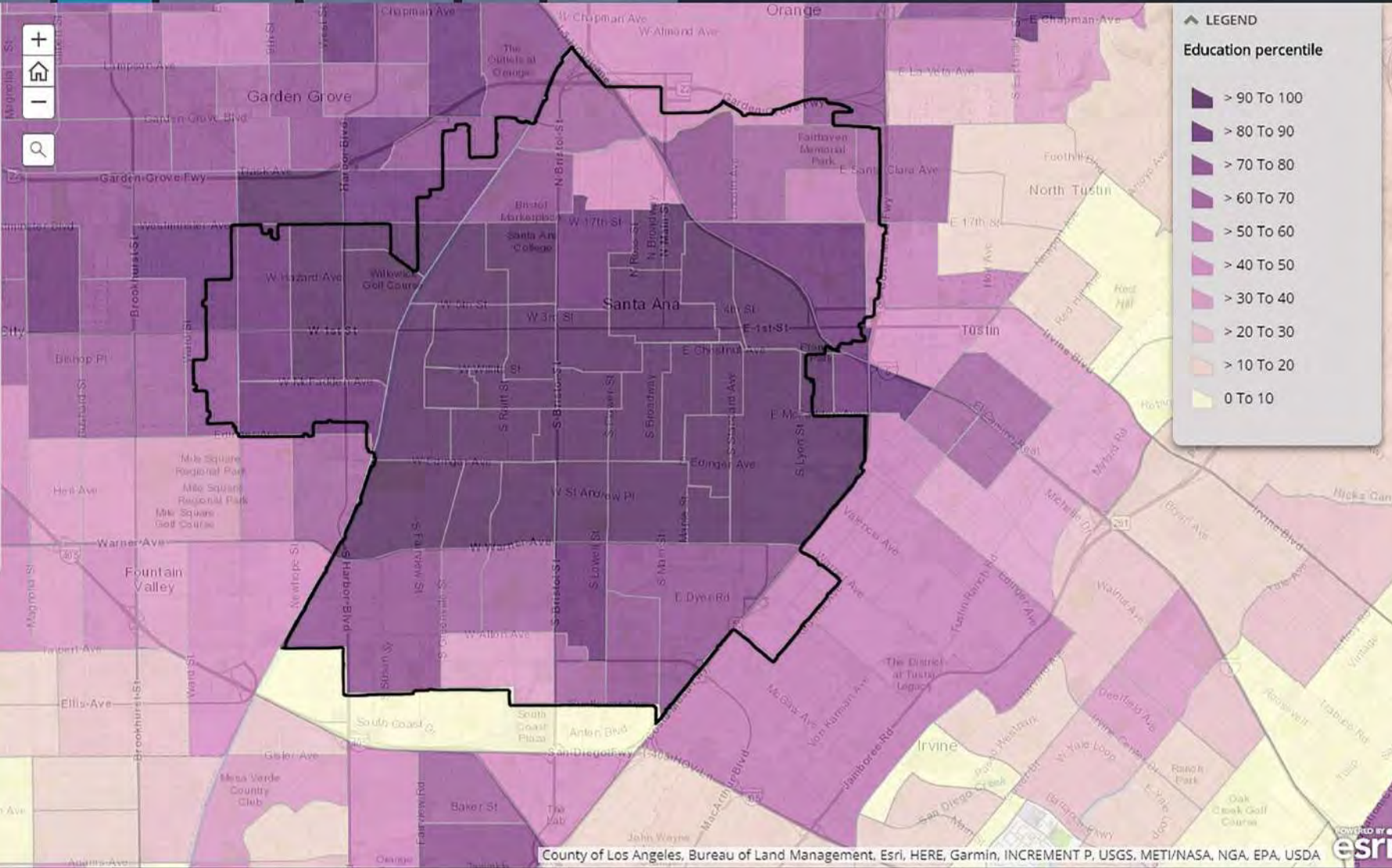
Pollution Burden Population Characteristics Overall Results

Population Characteristics Asthma Cardiovascular Disease Low Birth Weight Education Housing Burden Linguistic Isolation Poverty Unemployment



Low educational attainment refers to the population over 25 years of age with less than a high school diploma

What is low educational attainment?
Educational attainment is the highest level of education a person has completed. People with more education usually earn more than people with less education. California has a high percentage of people without high school degrees compared to the rest of the United States, which makes education important to consider.
Many studies have found that the health effects of air pollution are worse among people with low educational attainment.
More information can be found in the [Educational Attainment chapter](#) in the CalEnviroScreen 3.0 report.



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<https://oehha.ca.gov/calenviroscreen/maps-data>



Analysis of Population Indicators | Education



Educational attainment is the highest level of education a person has completed. The U.S. Census Bureau's American Community Survey maintains information on the rates of educational attainment by determining the percent of the population over age 25 with less than a high school education. People with more education usually earn more than people with less education and are more likely to live a healthier and longer life.

In Santa Ana, nearly all environmental justice communities have lower levels of educational attainment. The map shows the percentage of the population with less than a high school education. In Santa Ana, a majority of census tracts are in the 80th percentiles (80th to 89th percentile, indicated by the second darkest shade of purple). This means that the majority of Santa Ana has a larger percent of people over 25 years of age with less than a high school diploma compared to 80 to 89 percent of all census tracts in California.

Educational attainment is an important independent predictor of health. Studies have found that communities of more educated people are less polluted. Adults with less education have more pollution-related health problems. The ways in which lower educational attainment can decrease health status are not completely understood, but may include economic hardship, stress, fewer occupational opportunities, lack of social support, and reduced access to health-protective resources such as medical care, prevention and wellness initiatives, and nutritious food.

- Pollution Burden
- Population Characteristics**
- Overall Results
- Population Characteristics
- Asthma
- Cardiovascular Disease
- Low Birth Weight
- Education
- Housing Burden**
- Linguistic Isolation
- Poverty
- Unemployment

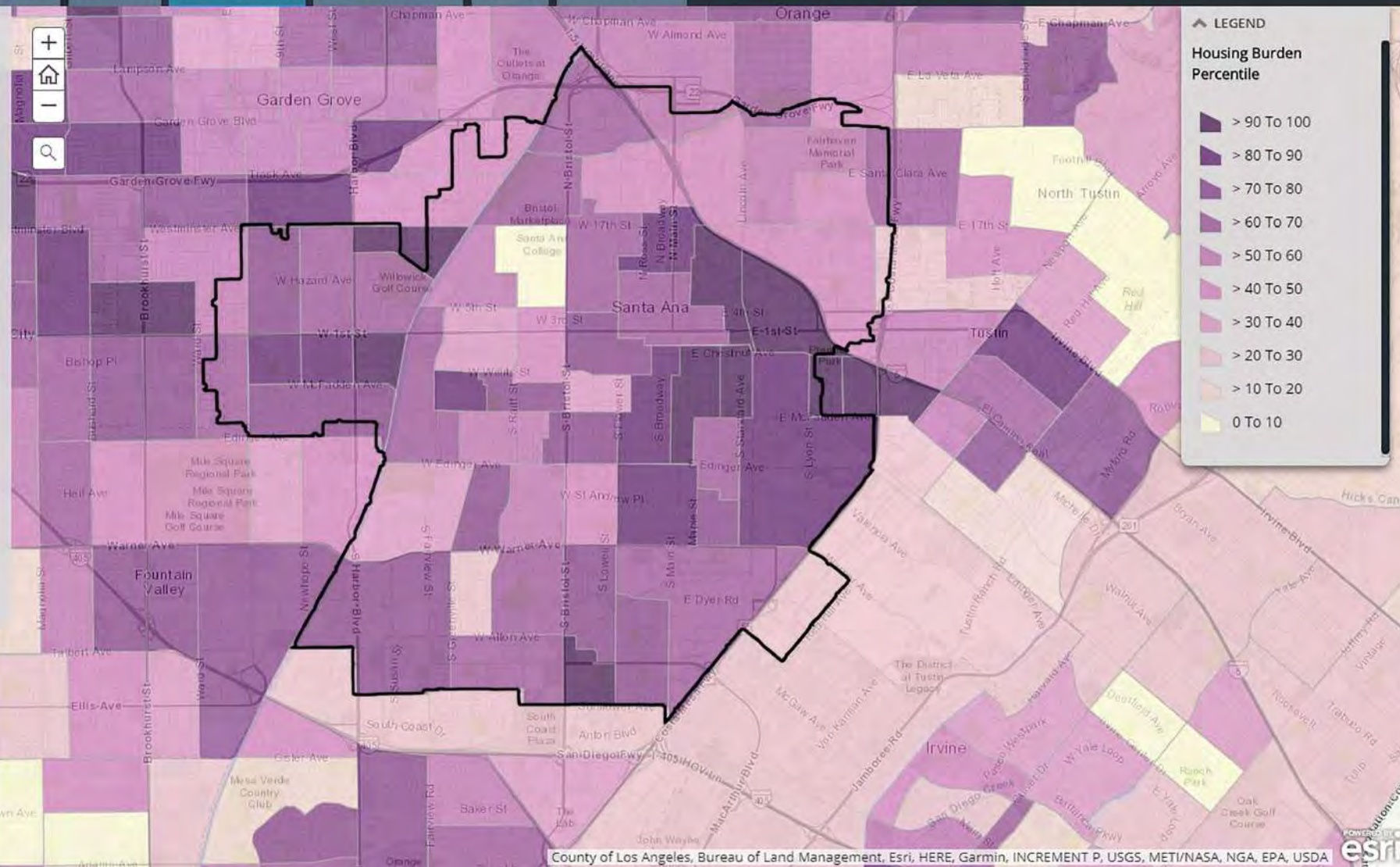


What are housing burdened low income households?

Housing burdened low income households are households that are both low income and highly burdened by housings costs. California has very high housing costs relative to much of the country, which can make it hard for many to afford housing. Households with lower incomes may spend a larger proportion of their income on housing and may suffer from housing-induced poverty.

Housing affordability is an important determinant of health and well-being. Low-income households with high housing costs may suffer adverse health impacts.

More information can be found in the [Housing Burden chapter](#) in the CalEnviroScreen 3.0 report.



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<https://oehha.ca.gov/calenviroscreen/maps-data>



Analysis of Population Indicators | Housing Burden



Housing burdened low income households are households that are both low income and highly burdened by housing costs. Data from the Housing and Urban Development Comprehensive Housing Affordability Strategy is used for the indicator to determine the percent of households in a census tract that are both low income (making less than 80% of their county's median family income) and severely burdened by housing costs (paying greater than 50% of their income for housing costs). Households with lower incomes may spend a larger proportion of their income on housing and may suffer from housing-induced poverty.

Housing burden is significant for areas east and southwest, including the neighborhoods of Delhi, Cornerstone Village, French Court, French Park, Lacy, Logan, Lyon St, Madison Park, Memorial Park, Pacific Park and Saddleback View. Housing affordability is an important determinant of health and well-being.

- Pollution Burden
- Population Characteristics
- Overall Results
- Population Characteristics
- Asthma
- Cardiovascular Disease
- Low Birth Weight
- Education
- Housing Burden
- Linguistic Isolation
- Poverty
- Unemployment

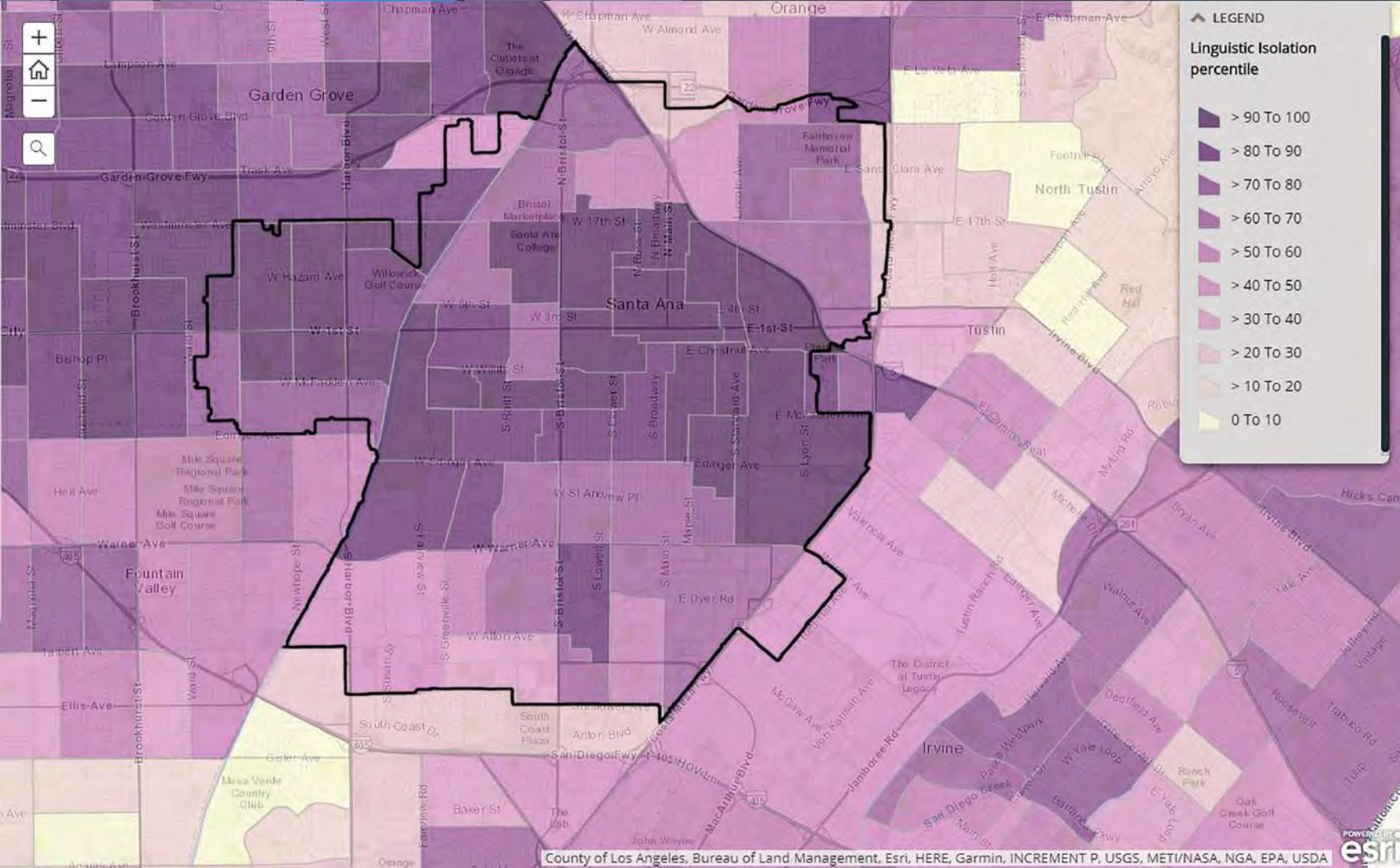



What is linguistic isolation?

Linguistic isolation is a term used by the U.S. Census Bureau for limited English-speaking households. More than 40 percent of Californians speak a language other than English at home. About half of those do not speak English well or at all.

Adults who are not able to speak English well often have trouble talking to the people who provide social services and medical care. Linguistically isolated households may also not hear or understand important information when there is an emergency like an accidental chemical release or spill.

More information can be found in the [Linguistic Isolation chapter](#) in the CalEnviroScreen 3.0 report.



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<https://oehha.ca.gov/calenviroscreen/maps-data>



Analysis of Population Indicators | Linguistic Isolation



Linguistic isolation is a term used by the U.S. Census Bureau for limited English-speaking households. The U.S. Census Bureau's American Community Survey maintains information on the rate of linguistic isolation. The indicator is the percent of limited speaking households, which are households where no one over age 14 speaks English well.

Linguistic isolation is significant in nearly all environmental justice communities in Santa Ana. Adults who are not able to speak English well often have trouble talking to the people who provide social services and medical care. As a result, they might not get the health care and information they need. Linguistically isolated households may not hear or understand important information when there is an emergency like an accidental chemical release or spill.

Pollution Burden **Population Characteristics** Overall Results

Population Characteristics Asthma Cardiovascular Disease Low Birth Weight Education Housing Burden Linguistic Isolation **Poverty** Unemployment



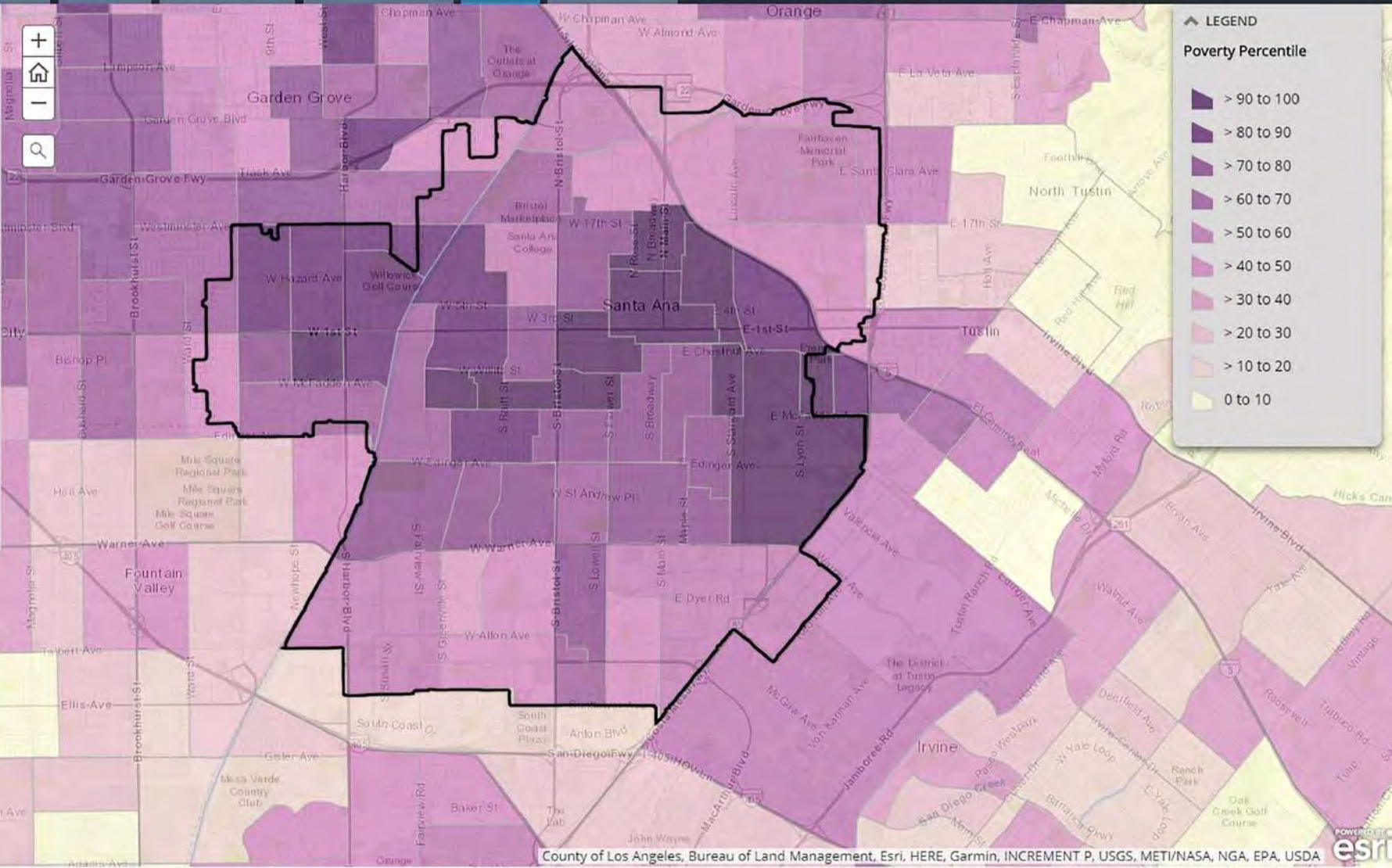
OEHA defines households in poverty as those living two times below the federal poverty level

What is poverty?

The U.S. Census Bureau determines the federal poverty level each year. The poverty level is based on the size of the household and the age of family members. If a person or family's total income before taxes is less than the poverty level, the person or family are considered in poverty.

Many studies have found that people living in poverty are more likely than others to become ill from pollution.

More information can be found in the [Poverty chapter](#) in the CalEnviroScreen 3.0 report.



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<https://oehha.ca.gov/calenviroscreen/maps-data>



Analysis of Population Indicators | Poverty



The U.S. Census Bureau determines the Federal Poverty Level each year. The poverty level is based on the size of the household and the ages of family members. If a person or family's total income before taxes is less than the poverty level, the person or family are considered in poverty. Because the cost of living in California is higher than the national average, OEHHA uses twice the federal poverty level as a threshold.

The data used in CES 3.0 reflects data from the years 2011-2015, at which point the poverty rate was 20.4 percent for Orange County. According to the Public Policy Institute of California estimates for 2016-2018, the poverty rate was 19.7 percent in Orange County, with a poverty threshold of roughly \$36,800 for a family of four that rents in Santa Ana.

Poverty is an issue for nearly all environmental justice communities in Santa Ana. Low-income communities are more likely to be exposed to pollution and to suffer from health effects as a result of that exposure. Income can affect health when people cannot afford healthy living and working conditions, nutritious food and necessary medical care.

- Pollution Burden
- Population Characteristics
- Overall Results
- Population Characteristics
- Asthma
- Cardiovascular Disease
- Low Birth Weight
- Education
- Housing Burden
- Linguistic Isolation
- Poverty
- Unemployment

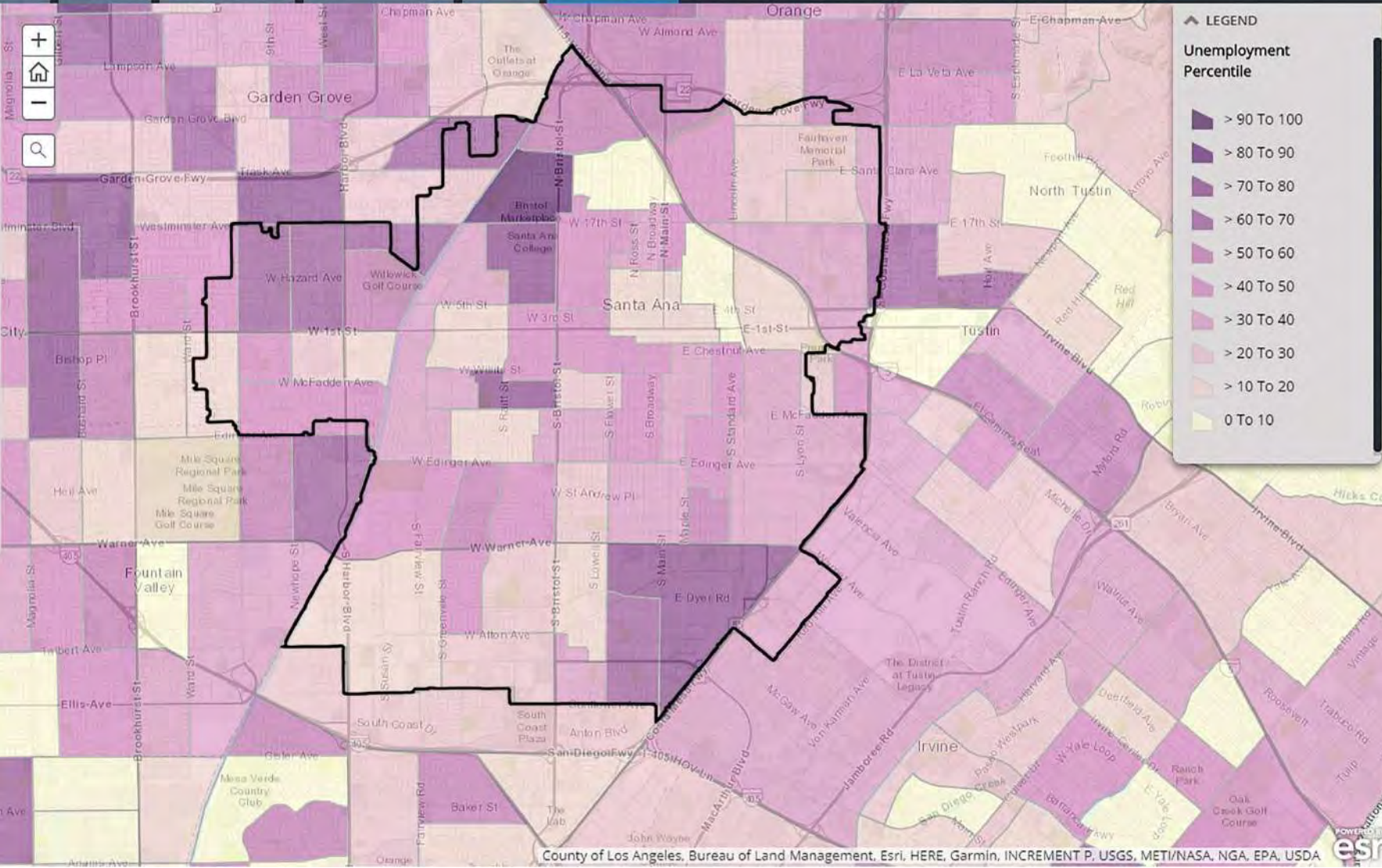


What is unemployment?

The U.S. Census Bureau counts people who are over 16 years old, out of work and able to work but not working as unemployed. This does not include students, active duty military, retired people or people who have stopped looking for work.

Stress from long-term unemployment can lead to chronic illnesses, such as heart disease, and can shorten a person's life.

More information can be found in the [Unemployment chapter](#) in the CalEnviroScreen 3.0 report.



<https://oehha.ca.gov/calenviroscreen/maps-data>



Analysis of Population Indicators | Unemployment



Because low socioeconomic status often goes hand-in-hand with high unemployment, the rate of unemployment is a factor commonly used in describing disadvantaged communities. On an individual level, unemployment is a source of stress, which is implicated in poor health reported by residents of such communities. Lack of employment and resulting low income often oblige people to live in neighborhoods with higher levels of pollution and environmental degradation.

The City of Santa Ana does not have a significant unemployment issue in which census tracts rank within the upper quartile (>74%). EJ census tracts have an unemployment percentile ranked as low as the 5th percentile to the low 70th percentiles.



Compendium of Environmental Justice Goals, Policies, and Implementation Actions

Consistent with our General Plan Shared Vision and Core Values, the potential changes will emphasize policies and actions to:

- Reduce the unique or compounded health risks in disadvantaged communities by reducing pollution exposure and promoting public improvements, public services, community amenities, food access, safe and sanitary homes, and physical activity
- Promote civil engagement in the public decision-making process
- Prioritize improvements and programs that address the needs of disadvantaged communities

Based on the above, the following pages list relevant policies and implementation actions from the City's Draft Policy Framework in six categories:

- Reducing exposure to pollution
- Improving public facilities
- Promoting healthy food
- Creating safe and sanitary housing
- Increasing physical activity
- Enhancing civil engagement



Reducing exposure to pollution

Develop strategies and support regulations that will help reduce exposure to air pollution and hazardous materials.

A clear view of the mountains over Santa Ana
Photo courtesy of Lisandro Orozco



Reducing Exposure to Pollution

CONSERVATION ELEMENT (CN)

POLICIES

Policy CN-1.2 Climate Action Plan. Consistency with emission reduction goals highlighted in the Climate Action Plan shall be considered in all major decisions on land use and investments in public infrastructure.

Policy CN-1.5 Sensitive Receptor Decisions. Consider potential impacts of stationary and non-stationary emission sources on existing and proposed sensitive uses and opportunities to minimize health and safety risks. Develop and adopt new regulations on the siting of facilities that might significantly increase pollution near sensitive receptors within environmental justice area boundaries.

Policy CN-1.8 Promote Alternative Transportation. Promote use of alternate modes of transportation in the City of Santa Ana, including pedestrian, bicycling, public transportation, car sharing programs, and emerging technologies.

Policy CN-1.9 Public Investment Alternative Transportation Infrastructure. Continue to invest in infrastructure projects that support public transportation and alternate modes of transportation in the City of Santa Ana, including pedestrian, bicycling, public transportation, car sharing programs, and emerging technologies.

Policy CN-1.15 Community Emissions Reduction. Collaborate with the South Coast Air Quality Management District and local stakeholders in advance of designation as a priority community for air monitoring and reduction, and implement measures and strategies identified in other air monitoring and emissions reduction plans that are applicable to and feasible for Santa Ana.

Policy CN-1.16 Indirect source rules. Support the development of regional legislation such as the drayage truck rule, advanced clean truck route, and heavy-duty low NOx rule by the South Coast Air Quality Management District.



Reducing Exposure to Pollution

CONSERVATION ELEMENT (CN)

IMPLEMENTATION ACTIONS

1.1 Air quality planning. Review existing and monitor the development of new air monitoring and emissions reduction plans prepared by the South Coast Air Quality Management District. Gather and evaluate measures and strategies in such plans for their applicability to and feasibility for Santa Ana

1.2 Community identification. Coordinate with the South Coast Air Quality Management District and local stakeholders to pursue a priority community designation for eligible environmental justice areas of the city, with focus on areas with unique needs and pollution burden such as the Delhi Neighborhood area. If such designation is not awarded, seek grant funds for activities such as local air quality monitoring.

1.4 Health Risk Criteria. Establish criteria for requiring Health Risk Assessment for existing and new industries including the type of business, thresholds, and scope of assessment. Review existing and establish new regulation to reduce and avoid increased pollution near sensitive receptors within environmental justice area boundaries.

1.5 Agency Permits. Monitor South Coast Air Quality Management District permitting and inspection process and the Orange County Health Care Agency to identify businesses in Santa Ana with potential hazardous materials or by-products, with a special focus on environmental justice communities. Serve as a liaison for residents to identify potential emission violations. Share information and data with the community on the City's environmental quality web page.

1.6 Emissions monitoring. Coordinate with the South Coast Air Quality Management District to monitor existing air measurements and recommend new air measurements and locations.

1.7 Truck idling. Evaluate strategies to reduce truck idling found or reported in areas with sensitive receptors, with a priority placed on environmental justice areas.



Reducing Exposure to Pollution

CONSERVATION ELEMENT (CN)

IMPLEMENTATION ACTIONS (continued)

1.8 Improve older trucks. Promote the City's Vehicle Replacement Plan and explore the replacement of older trucks through City participation in regional incentive programs and education of Santa Ana private fleet owners of program opportunities.

1.9 Indirect source rules. Support the development of indirect source rules, drayage truck rules, advanced clean truck routes, and heavy-duty low NOx rules by the South Coast Air Quality Management District.

1.10 Interagency team. Establish an Environmental Quality interagency team to evaluate, monitor, and make recommendations to address air quality and environmental hazard issues, with special focus on environment justice areas. Publish results and information on the City's website through a dedicated Santa Ana Environmental Quality web page.

1.11 Public education. Augment existing programs to improve public awareness of State, regional and local agencies and resources to assist with air quality and other environmental quality concerns.

1.12 Data Collection for Emissions Plans. Coordinate with the South Coast Air Quality Management District to explore ways to initiate data collection efforts for a community emissions reduction and/or community air monitoring plan, including the identification of information needed (new or updated), potential data sources and needed resources, and strategies to engage residents and collect information.

1.16 City budget. Evaluate the City's Budget and Financial Policies to include direction for prioritizing public services and improvements within environmental justice area boundaries. Augment budget meeting presentations to include a section dedicated to the status of actions and improvements to address the needs of residents within environmental justice area boundaries.



Reducing Exposure to Pollution

OPEN SPACE ELEMENT (OS)

POLICIES

Policy OS-2.3 Hazardous Materials. Reduce or eliminate, as feasible, the use of pesticides and herbicides that negatively impact human health at park facilities and publicly accessible open spaces.



Reducing Exposure to Pollution

SAFETY ELEMENT (S)

POLICIES

Policy S-2.1 Regional Collaboration. Consult and collaborate with federal, state, and regional agencies to identify and regulate the disposal and storage of hazardous materials, prevent the illegal transportation and disposal of hazardous waste, and facilitate the cleanup of contaminated sites.

Policy S-2.2 Hazardous Waste Generators. Collaborate with appropriate agencies to identify and inventory all users and handlers of hazardous materials to proactively mitigate potential impacts.

Policy S-2.3 Transportation and Storage. Coordinate with the County of Orange, the California Department of Transportation, and other relevant parties to enforce state and local laws regulating the storage and transport of hazardous materials within the City of Santa Ana, and limit truck routes through the City to arterials streets away from natural habitats and sensitive land uses.

Policy S-2.4 Planning and Remediation. Determine the presence of hazardous materials and/or waste contamination prior to approval of new uses and require that appropriate measures be taken to protect the health and safety of site users and the community.

Policy S-2.5 Education and Best Practices. Promote public awareness of best practices for and participation in household hazardous waste management and disposal.

Policy S-2.6 Existing Sensitive Uses. Partner and collaborate with property owners, businesses, and community groups to develop strategies to protect and minimize risks from existing hazardous material sites to existing nearby sensitive uses, with priority given to discontinuing such uses within environmental justice area boundaries.



Reducing Exposure to Pollution

SAFETY ELEMENT (S)

IMPLEMENTATION ACTIONS

2.4 Lead contamination. Work with local and regional partners, such as Orange County Environmental Justice, Orange County Health Care Agency and University of California at Irvine Public Health, to understand the prevalence, sources, and implications of lead contamination across Santa Ana's soil. Collaborate with environmental justice stakeholders in proposing solutions to remove hazardous lead-contaminated soils in the city and with benchmarks to measure and track effectiveness of proposed programs.

2.5 Business education. Collaborate with state and county agencies and trade organizations to educate and inform industrial business owners on permit regulations required for safe facility operations and on best practices.



Improving Public Facilities

MOBILITY ELEMENT (M)

POLICIES

Policy M-1.7 Proactive Mitigation. Proactively mitigate potential air quality, noise, congestion, safety, and other impacts from the transportation network on residents and business.

Policy M-4.9 Air Pollution Mitigation. Consider land use, building, site planning, and technology solutions to mitigate exposure to transportation-related air pollution.

Policy M-5.6 Clean Fuels and Vehicles. Encourage the use of alternative fuel vehicles and mobility technologies through the installation of supporting infrastructure.

IMPLEMENTATION ACTIONS

5.8 Air quality improvements. Participate in inter-jurisdictional efforts to promote improvements in air quality and to meet state and federal mandates through advanced technology and TDM programs.



Reducing Exposure to Pollution

LAND USE ELEMENT (LU)

POLICIES

Policy LU-3.8 Sensitive Receptors. Avoid the development of sensitive receptors in close proximity to land uses that pose a hazard to human health and safety due to the quantity, concentration, or physical or chemical characteristics of the hazardous materials that they utilize or the hazardous waste that they generate or emit.

Policy LU-3.9 Noxious, hazardous, dangerous, and polluting uses. Improve the health of residents, students, and workers by limiting the operation of noxious, hazardous, dangerous, and polluting uses that are in close proximity to sensitive receptors, with priority given to discontinuing such uses within environmental justice area boundaries.

Policy LU-3.11 Air Pollution Buffers. Promote landscaping and other buffers to separate existing sensitive uses from rail lines, heavy industrial facilities, and other emissions sources. As feasible, apply more substantial buffers within environmental justice area boundaries.

Policy LU-3.12 Indoor Air Quality. Require new sensitive land uses proposed in areas with high levels of localized air pollution to achieve good indoor air quality through landscaping, ventilation systems, or other measures.



Reducing Exposure to Pollution

LAND USE ELEMENT (LU)

IMPLEMENTATION ACTIONS

3.2 Design guidelines and standards. Update the zoning code's development and operational standards for industrial zones to address incompatibility with adjacent uses, including minimum distance requirements to buffer heavy industrial uses from sensitive receptors. Conduct a study to evaluate and establish appropriate minimum distances and landscape buffers between polluting industrial uses from sensitive receptors such as residences, schools, day care, and public facilities.

3.3 Healthy Lifestyles. Collaborate with residents and industry stakeholders to create a program to incentivize and amortize the removal of existing heavy industrial uses adjacent to sensitive uses.

3.4 Funding for air filtration. Seek funding from South Coast Air Quality Management District and other regional sources for the installation of high efficiency air filtration systems in buildings, homes, and schools located in areas with high levels of localized air pollution, especially for those within environmental justice area boundaries.,

3.5 Business Incentive. Explore economic development incentives and grant funding to encourage existing or draw new business investments in the industrial zones to incorporate more environmentally sustainable practices.

3.6 Lead paint abatement. Coordinate with County of Orange Health Care Agency and community organizations to strengthen local programs to eliminate lead-based paint hazards, with priority given to residential buildings within environmental justice area boundaries.

3.16 Health in Corridors. Require a Health Risk Assessment to identify best practices to minimize air quality and noise impacts when considering new residential uses within 500 feet of a freeway.

3.17 Training for safe practice. Pursue the EPA Renovate Right Program to train local residential contractors for certification as lead renovators to promote safe work practices and prevent lead contamination.



Reducing Exposure to Pollution

LAND USE ELEMENT (LU)

IMPLEMENTATION ACTIONS (continued)

3.18 Renovations and lead prevention. Evaluate the feasibility of requiring contractor training and/or certification for safe work practices to conduct residential renovations for pre-1978 structures that may contain existing lead paint.

3.21 Prevention education. Collaborate with local organizations such as Orange County Health Care Agency and State Environmental Protection Agency and identify funds to create a Santa Ana Prevent Lead Poisoning Education Program, with special focus on disadvantaged communities and pre-1978 housing stock.

3.22 Public health outcomes. Support the Orange County Health Care Agency in their role in investigating public complaints regarding lead hazards, through enforcement of local housing standards to assure healthy outcomes.

3.23 Agency permits. Work with South Coast Air Quality Management District and Orange County Health Care Agency to evaluate existing special permit process and criteria for approval, and identify potential policy changes to minimize issuance of special permits with potential health impacts.

3.24 Public health. Partner with Orange County Health Care Agency and community serving organizations to evaluate best practices and benefits of preparing a Public Health Plan to address environmental hazards in Santa Ana, with special focus in environmental justice communities. Conduct public meetings to gather information and present preliminary findings.



Reducing Exposure to Pollution

LAND USE ELEMENT (LU)

IMPLEMENTATION ACTIONS (continued)

3.26 Health conditions. Work with Orange County Health Care Agency and local stakeholders including Orange County Environmental Justice and UC Irvine Public Health to identify baseline conditions for lead contamination in Santa Ana, monitor indicators of lead contamination, and measure positive outcomes.

3.27 Groundwater practice. Coordinate with the State Department of Toxic Substances Control (DTSC) to monitor the Santa Ana Southeast Groundwater Clean Up Project and identify measurable progress to remediate groundwater contamination. Share information with the community on the City's Environmental Quality web page.



Reducing Exposure to Pollution

ECONOMIC PROSPERITY ELEMENT (EP)

POLICIES

Policy EP-1.9 Avoid Conflict of Uses. Avoid potential land use conflicts by prohibiting the location of sensitive receptors and noxious land uses in close proximity.

Policy EP-3.3 Mitigate Impacts. Promote the development of sustainable and equitable new land use plans that proactively mitigates negative impacts on existing residents and businesses.

IMPLEMENTATION ACTIONS

3.5 Green business incentives. Continue to promote and market the Recycling Market Development Zone. Develop an incentive program to encourage nonpolluting industry and clean green technology companies that reduce environmental impacts and the carbon footprint to locate to the city. Encourage existing businesses to invest in technology and best practice to transition to sustainable business practices.



Improving public facilities

Increase access to community health facilities, parks, community centers, and other public services and facilities, particularly in underserved areas.



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Improving Public Facilities

COMMUNITY ELEMENT (CM)

POLICIES

Policy CM-1.1 Access to Programs. Provide and maintain access to recreational and cultural programs within walking distance of residential areas. Prioritize the improvement of access for residents living within environmental justice area boundaries that are underserved or suffer from a lack of access.

Policy CM-1.3 Equitable Programs. Encourage cultural programs and activities of local interest that are inclusive and affordable to all.

Policy CM-1.4 Shared Use. Expand community activities and programs at City facilities and throughout the community through shared use or cooperative agreements.

Policy CM-1.5 Equitable Recreational Spaces. Promote the development and use of municipal buildings, indoor facilities, sports fields, and outdoor spaces for recreation that serve residents throughout the City, with priority given to areas that are underserved and/or within environmental justice area boundaries.

POLICY CM-3.5 Community Spaces. Encourage positive community interactions and neighborhood pride to create secure communities and promote safe public spaces.



Improving Public Facilities

COMMUNITY ELEMENT (CM)

POLICIES (continued)

Policy CM-2.1 Supporting Organizations. Collaborate with both private and public organizations that support early childhood education programs to optimize and expand service capacity.

Policy CM-2.2 Educational Facilities Capacity. Partner with local school districts, non-profit organizations, and other educational providers regarding land use and policy changes to ensure available educational facilities.

Policy CM-2.6 Educational Funding. Enhance educational opportunities in the community by expanding and maintaining access to libraries, learning centers, and technology through innovative funding sources.

Policy CM-3.1 Supporting Health Services. Collaborate with and provide support to organizations engaged in improving public health and wellness, expanding access to affordable quality health care, and providing medical services for all segments of the community. Encourage greater emphasis on expanding or improving health services to underserved areas and populations.



Improving Public Facilities

COMMUNITY ELEMENT (CM)

IMPLEMENTATION ACTIONS

1.5 Alternative facilities. For areas that are underserved by parks and recreation facilities and that are within environmental justice area boundaries, prepare an inventory of facilities that are viable alternatives to public parks and municipal facilities for recreational, cultural, and health and wellness programs, including but not limited to school facilities, facilities of faith-based and civic organizations, and privately owned recreation and entertainment facilities. Identify, inventory, and rank other resources for potential park system acquisition, expansion to existing parks, and/or parks development opportunity within the community.

1.6 Program accessibility. To ensure residents of environmental justice area boundaries have access to recreational, cultural, and health and wellness programs, establish accessibility corridors that provide attractive, comfortable, and safe pedestrian and bike access to public recreational facilities in the Parks Master Plan (an implementation action of the Open Space Element). Identify public realm improvements needed to create these accessibility corridors. Prioritize investments for accessibility corridors in the city's capital investment program; include investments for accessibility corridors when investments are made in new parks and recreation facilities within environmental justice area boundaries.

2.1 Facilities to support lifelong learning. For areas within environmental justice area boundaries, conduct, maintain, and publicize an inventory of public, nongovernmental, and private facilities that can be used by organizations to support early childhood education, after school activities, libraries and learning centers, and other meetings and educational opportunities.

2.2 Public realm. Identify areas in need of a public realm plan to provide attractive, comfortable and safe walking corridors.



Improving Public Facilities

COMMUNITY ELEMENT (CM)

IMPLEMENTATION ACTIONS (continued)

3.1 Community health care facilities. Evaluate options to support existing and potential community health care facilities in environmental justice focus areas through a variety of mechanisms such as reduced permit fees, reduced impact fees, and tax incentives.

3.2 Pedestrian access to health facilities. Ensure that new or redeveloped health care facilities include a pedestrian friendly site amenities. In areas where mobile clinics are stationed, ensure the location is safe and accessible for pedestrians, cyclist, and transit-users.



Improving Public Facilities

MOBILITY ELEMENT (M)

POLICIES

Policy M-1.2 Balanced Multimodal Network. Provide a balanced and equitable multimodal circulation network that reflects current and changing needs.



Improving Public Facilities

PUBLIC SERVICES ELEMENT (PS)

POLICIES

Policy PS-1.2 Equitable Distribution. Ensure public services and facilities reflect changing population needs and are equitably distributed and accessible, with priority assigned to improving areas that are underserved and/or within environmental justice area boundaries.

Policy PS-1.8 Access for All. Improve connectivity and ADA special needs accessibility at all public facilities.

Policy PS-1.11 Safety. Remove actual and perceived safety concerns that create barriers to physical activity by requiring adequate lighting, street visibility, and areas of clear connectivity, especially for new projects or improvements within environmental justice area boundaries..

IMPLEMENTATION ACTIONS

1.4 Fiscal priority for public improvements. Identify City fiscal and operational procedures and potential thresholds involved in the prioritization of general funds for public programming, service, or infrastructure improvements for residents living within environmental justice area boundaries.



Improving Public Facilities

OPEN SPACE ELEMENT (OS)

POLICIES

Policy OS-1.1 Park Master Plan. Create and maintain a Santa Ana parks master plan that incorporates data on need, demographics, and health outcomes.

Policy OS-1.2 Parks and Recreation Network. Support a comprehensive and integrated network of parks, open space, and recreational facilities that maintains and provides a variety of active and passive recreational opportunities and meets the needs of all Santa Ana residents, regardless of age, ability, or income.

Policy OS-1.10 Shared Use. Collaborate with school districts, faith-based communities, and community serving organizations to expand shared use facilities through cooperative agreements, as well as pursuing multiple use strategies of publicly owned land.

Policy OS-1.12 Neighborhood Needs. Consider unique neighborhood needs in the development of open spaces and programs.

Policy OS-1.13 Indoor Recreation. Encourage new development to provide indoor recreation space when located in areas with high levels of localized air pollution or if site is adjacent to freeways or heavy industrial uses.

Policy OS-2.6 Facility Maintenance. Ensure all park facilities and open spaces are well maintained.

IMPLEMENTATION ACTIONS

1.2 Indoor recreation. Explore best practices and options to incentivize or require the provision of indoor open space, particularly in environmental justice areas that experience high levels of exposure to air pollution.



Improving Public Facilities

LAND USE ELEMENT (LU)

POLICIES

Policy LU-4.9 Recreational Amenities. Encourage public and commercial recreational facilities in areas that are park and open space deficient.



Promoting healthy food



Improve the health and wellness of all residents through policies, regulations, and programs that foster healthier food options.



Promoting Healthy Food

COMMUNITY ELEMENT (CM)

POLICIES

Policy CM-3.6 Healthy Options. Promote access to affordable, fresh, and healthy food options citywide through efforts such as community gardens, culinary classes, and neighborhood farmers markets.

IMPLEMENTATION ACTIONS

3.6 Fresh and healthy foods. Pursue programs, incentives, and/or grants to encourage small grocery or convenience stores to sell fresh foods in the city, especially those within environmental justice area boundaries. Examples include grants or loans to purchase updated equipment, publicity, or directories of healthy food outlets, or connecting stores to wholesale sources of healthy, local, or organic food



Promoting Healthy Food

OPEN SPACE ELEMENT (OS)

POLICIES

Policy OS-2.5 Urban Agriculture. Expand urban agriculture opportunities in private development and public spaces, including home gardens, community gardens, and urban farms.



Creating safe and sanitary housing



Add to existing efforts to reduce health hazards associated with construction materials, building standards, and deferred maintenance.



Creating Safe and Sanitary Housing

COMMUNITY ELEMENT (CM)

POLICIES

Policy CM-3.2 Healthy Neighborhoods. Continue to support the creation of healthy neighborhoods by addressing public safety, mitigating incompatible uses, and maintaining building code standards.

IMPLEMENTATION ACTIONS

1.7 Rental property outreach. Augment Proactive Rental Enforcement Team and Residential Response Team programs with additional outreach geared toward absentee owners of rental properties. Create and periodically distribute outreach materials in order to educate absentee owners about legal obligations to maintain and upkeep rental properties. Distribute information to tenants about their rights and protection, so they are not penalized for reporting or living in a dwelling unit that does not meet health and safety standards. Translate outreach efforts into Spanish, Vietnamese, or other appropriate language. Prioritize such outreach for properties within environmental justice area boundaries.

1.8 Neighborhood rehabilitation. Continue to seek state and federal funding for neighborhood rehabilitation projects and collaborate with community-based organizations to identify housing issues and improvements, especially for housing within environmental justice area boundaries.



Creating Safe and Sanitary Housing

LAND USE ELEMENT (LU)

POLICIES

Policy LU-3.2 Empower Community. Facilitate community engagement and dialogue in policy decisions and outcomes affecting land use and development, with supplemental opportunities for proposed planning activities within environmental justice area boundaries.

Policy LU-4.6 Healthy Living Conditions. Support diverse and innovative housing types that improve living conditions and promote a healthy environment.

IMPLEMENTATION

3.20 Safe housing. Require all residential rehabilitation projects that use local, or HUD federal funds to comply with the Lead Safe Housing Rule, to remove lead paint hazards, depending on the nature of work and the dollar amount of federal investment in the property.

3.28 Tenant Protections. Provide information to residential tenants regarding Landlord Tenant Laws in the State, such as AB 1481, that provide protections against evictions for those who seek action to improve substandard housing and hazardous conditions.

3.29 Development site history. Update the City's Development Review application process to require developers to provide information regarding the prior use of the site and history of hazardous materials on the property, in order to identify potential for site contamination from hazardous materials or soil lead contamination to be remediated.



Creating Safe and Sanitary Housing

PUBLIC SERVICES ELEMENT (LU)

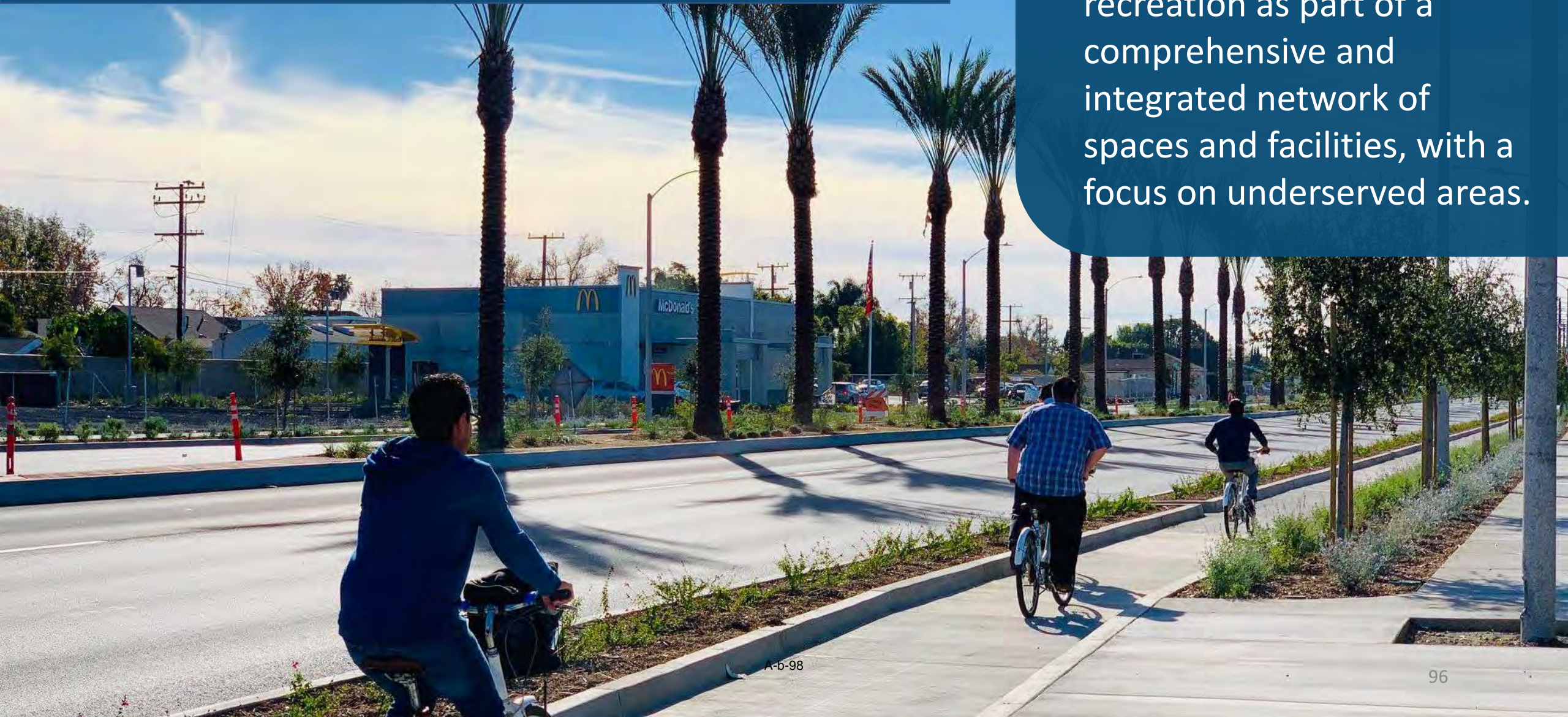
POLICIES

Policy PS-1.9 Supportive Housing. Collaborate with community stakeholders to identify and encourage the development of suitable sites for housing with support services.



Increasing physical activity

Establish new opportunities for outdoor and indoor recreation as part of a comprehensive and integrated network of spaces and facilities, with a focus on underserved areas.





Increasing Physical Activity

COMMUNITY ELEMENT (CM)

POLICIES

Policy CM-1.11 Program Incentives. Incentivize use of privately owned property to promote recreation, health, wellness, and art and culture programs.

Policy CM-3.3 Healthy Residential Programs. Invest in programs and public improvements that educate residents about opportunities to increase their physical activity and improve their health.

Policy CM-3.7 Active Lifestyles. Support programs that create safe routes to schools and other destinations to promote walking, biking and active lifestyles.

Policy CM-3.8 Underutilized Spaces. Promote access to affordable, fresh, and healthy food. Repurpose underutilized spaces and City-owned vacant land as a strategy to improve community health and increase the number and accessibility of opportunities for health and recreation activities. Prioritize the redevelopment of such sites within environmental justice area boundaries that are also underserved by parks and recreation opportunities.

Policy CM-3.9 Prevention. Coordinate with the County Health Care Agency to promote healthier communities through education, prevention, and intervention programs, and other activities that address the root causes of health disparities and inequities in Santa Ana.



Increasing Physical Activity

COMMUNITY ELEMENT (CM)

IMPLEMENTATION ACTIONS

1.3 Collaboration. Develop intentional, strategic partnerships with public, private, and nonprofit entities to improve health outcomes by leveraging capacity, resources, and programs around mutually beneficial initiatives that promote health, equity, and sustainability in neighborhoods within environmental justice area boundaries. Develop a comprehensive partnership policy providing guidelines that can be used throughout the City organization.

1.4 Community coordination on underutilized spaces. Coordinate with community residents, property owners, and other stakeholders to identify vacant and potentially underutilized properties and strategize how such properties could be repurposed into public parks or commercial recreation facilities.

3.4 Prevention activities. Coordinate with the County Health Care Agency to identify the root causes of health disparities and inequities in Santa Ana, with additional detail for residents living within environmental justice area boundaries. Identify potential programmatic changes and resources to better address the root causes.



Increasing Physical Activity

OPEN SPACE ELEMENT (OS)

POLICIES

Policy OS-1.2 Parks and Recreation Network. Support a comprehensive and integrated network of parks, open space, and recreational facilities that maintains and provides a variety of active and passive recreational opportunities that meets the needs of all Santa Ana residents, regardless of age, ability, or income.

Policy OS-1.3 Park Standard. Achieve a minimum citywide park ratio of two acres per 1,000 residents. For new residential development in Focus Areas, prioritize the creation and dedication of new public parkland over the collection of impact fees.

Policy OS-1.4 Park Connectivity. Establish and enhance options for residents to access existing and new park facilities through safe walking, bicycling, and transit routes.

Policy OS-1.7 Community Building. Ensure that park facilities and programs reflect the priorities of residents in the surrounding neighborhoods, with attention to place-making elements that foster social interaction and community pride such as art, landscape, monuments, murals, play equipment, seating, and community centers.

Policy OS-1.12 Neighborhood Needs. Consider unique neighborhood needs in the development of open spaces and programs.

Policy OS-1.13 Indoor Recreation. Encourage new development to provide indoor recreation space when located in areas with high levels of localized air pollution or if site is adjacent to freeways or heavy industrial uses.

Policy OS-3.1 Recreational Corridors. Establish and maintain an integrated recreational and multi-modal commuter corridor network linking open spaces, housing, community services, and employment centers.



Increasing Physical Activity

OPEN SPACE ELEMENT (OS)

POLICIES (continued)

Policy OS-3.2 Linking Development. Promote alternative modes of transportation and active lifestyles through pedestrian and bicycle linkages to new and existing development, greenway corridors, and open spaces.

Policy OS-3.3 Publicly Owned Land. Maintain and explore options for publicly owned land for the creation of open space pathways and corridors.

IMPLEMENTATION

1.15 Public parkland requirements for larger residential projects. Amend the Residential Development Fee in the Municipal Code (Chapter 35, Article IV) to reflect requirements for Larger Residential Projects (100+ units, residential only or mixed-use) to facilitate the creation two acres of new public parkland within a 10-minute walking radius of the new residential project. Establish provisions that allow the Larger Residential Projects to reduce all onsite private and common open space requirements by 50 percent if new public parkland is provided within a 10 minute walking radius and by 80 percent if the new public parkland is immediately adjacent to or on the residential project property. Work with property owners and new development projects within the Focus Areas to identify options (e.g., 100 percent reduction of onsite private and public open space requirements) that would incentivize the creation of public park areas that are more than the minimum and/or if a location can expand park access for an adjoining underserved neighborhood and/or environmental justice area. Establish incentives for coordination between two or more residential projects (of any size) to create larger and/or more centralized public park space.



Increasing Physical Activity

LAND USE ELEMENT (LU)

POLICIES

Policy LU-1.1 Compatible Uses. Foster compatibility between land uses to enhance livability and promote healthy lifestyles.

Policy LU-1.3 Equitable Distribution of Open Space. Promote the creation of new open space and community serving amenities in park deficient areas, with priority given to those that are also within environmental justice area boundaries.

Policy LU-1.7 Active Transportation Infrastructure. Invest in active transportation connectivity between activity centers and residential neighborhoods to encourage healthy lifestyles.

Policy LU-2.3 Supportive Spaces. Provide a diversity of land uses that support residents, visitors, and businesses, such as open space, areas for community gatherings, and outdoor entertainment venues.

Policy LU-2.9 Open Space Needs. Establish and maintain public open space and recreation requirements for new residential and nonresidential uses to provide sufficient open space and recreational opportunities for Santa Ana Residents and visitors.

IMPLEMENTATION ACTIONS

2.10 Open space requirements. Evaluate public open space and park requirements in the Zoning Code for residential and nonresidential uses. Consider requirements and/or incentives to aggregate public open space areas required by two or more uses to form larger and more usable areas and facilities.



Increasing Physical Activity

URBAN DESIGN ELEMENT (UD)

POLICIES

Policy UD-1.6 Active Transportation Infrastructure. Support the creation of citywide public street and site amenities that accommodate and promote an active transportation-friendly environment.

Policy UD-3.2 Activate Paths. Strengthen and activate the design of paths and adjacent development through enhanced and cohesive streetscapes, architectural themes, and landscaping.

Policy UD-3.3 Foster Community Building. Promote a safe environment that facilitates social interaction and improves active transportation along corridors.

Policy UD-3.6 Linear Park System. Support open space improvements along roadways and non-vehicular paths, such as bike or multi-use trails, to connect linear greenways leading to a network of parks and activity areas throughout the city.



Enhancing civil engagement

Increase the amount and quality of community engagement throughout the planning, development, and operation of our communities and City.





Enhancing Civil Engagement

COMMUNITY ELEMENT (CM)

POLICIES

Policy CM-1.2 Community Input. Engage residents and community facility users to provide input for facility improvements and programming.

Policy CM-2.1 Supporting Organizations. Collaborate with both private and public organizations that support early childhood education programs to optimize and expand service capacity.

Policy CM-2.2 Educational Facilities Capacity. Partner with local school districts, non-profit organizations, and other educational providers regarding land use and policy changes to ensure available educational facilities.

Policy CM-2.4 Parent Participation. Support education, recreation programs, and after school activities that involve parent participation to increase high school graduation and college attendance rates.



Enhancing Civic Engagement

COMMUNITY ELEMENT (CM)

IMPLEMENTATION ACTIONS

1.1 Engage EJ communities on recreation and cultural programs. Incorporate community stakeholders from environmental justice communities into existing and/or new ad hoc committees to guide the identification of recreational and cultural programming needs and desires.

1.2 Community conversation. Plan for and conduct a community survey every three years related to community health, air quality concerns, parks, and community service needs, with focused outreach to environmental justice priority areas.

1.3 Collaboration. Develop intentional, strategic partnerships with public, private, and nonprofit entities to improve health outcomes by leveraging capacity, resources, and programs around mutually beneficial initiatives that promote health, equity, and sustainability in neighborhoods within environmental justice area boundaries. Develop a comprehensive partnership policy providing guidelines that can be used throughout the City organization.

1.4 Community coordination on underutilized spaces. Coordinate with community residents, property owners, and other stakeholders to identify vacant and potentially underutilized properties and strategize how such properties could be repurposed into public parks or commercial recreation facilities.

3.3 Health Metrics. Engage with Orange County Health Care Agency and other stakeholders to monitor key health indicators to measure success and outcome of General Plan policies and implementation plan, including reduction in incidence in asthma.

3.5 Environmental Education. Encourage all education institutions in Santa Ana to include curriculum regarding environmental justice and local efforts to promote clean business operations, environmental quality, and the health in our community.



Enhancing Civic Engagement

COMMUNITY ELEMENT (CM)

IMPLEMENTATION ACTIONS (continued)

3.7 Public health and wellness collaboration summit. Collaborate with health care providers, health and wellness advocates, and other public health stakeholders to identify ways to improve the provision of and access to health and wellness services throughout the city. Include a discussion on areas within environmental justice area boundaries underserved by affordable health and wellness services.



Enhancing Civil Engagement

ECONOMIC PROSPERITY ELEMENT (EP)

POLICIES

Policy EP-2.4 Community-led Economic Development. Support community-based economic development initiatives, such as buy-local campaign, marketing strategies, and worker cooperatives.



Enhancing Civil Engagement

PUBLIC SERVICES ELEMENT (PS)

POLICIES

Policy PS-1.5 Community Benefit. Collaborate with community stakeholders to expand recreational, educational, and cultural opportunities; promote active lifestyles; and maximize community benefit.



Enhancing Public Engagement

CONSERVATION ELEMENT (CN)

POLICIES

POLICY CN-1.3 Education. Promote efforts to educate businesses and the general public about air quality standards, reducing the urban heat island effect, health effects from poor air quality and extreme heat, and best practices they can make to improve air quality and reduce greenhouse gas emissions.

IMPLEMENTATION ACTIONS

1.3 Proactive engagement. Collaborate with the South Coast Air Quality Management District and local stakeholders in environmental justice areas experiencing local air pollution issues to outline objectives and strategies for monitoring air pollution in advance of the establishment of a community emissions reduction and/or air monitoring plan.

1.13 Community survey on healthy lifestyles. Plan for and conduct a Community Survey of residents related to community health, air quality, parks, and community services; with focused outreach for Environment Justices concerns and priority areas (tie into other City efforts like Strategic Plan, Park and Recreation Planning, Community Benefits, etc.).

1.14 Expanded interactions. Identify opportunities to expand regular attendance of City staff and decision-makers at meetings for neighborhoods within environmental justice area boundaries, so that residents and businesses can more easily communicate their unique issues and needs. Include a translator(s) at these meetings so that all residents can engage.

1.15 Expanded representation. Expand representation of residents from neighborhoods within environmental justice area boundaries by extending residents from such areas to become board, commission, and task force members as openings occur.



Enhancing Civic Engagement

OPEN SPACE ELEMENT (OS)

POLICIES

Policy OS-2.2 Neighborhood Engagement. Encourage residents, neighborhood groups, businesses, schools, organizations, and public agencies to partner in the creation and maintenance of safe and well maintained publicly-owned park and recreation facilities.

IMPLEMENTATION ACTIONS

2.4 Public notification. Prior to treating areas in the city with pesticides or herbicides, inform the public through signage posted in impacted areas, direct mailers, and announcements on the City website, cable channels, publications, and the City's social media platforms.



Enhancing Civil Engagement

LAND USE ELEMENT (LU)

POLICIES

Policy LU-3.2 Empower Community. Facilitate community engagement and dialogue in policy decisions and outcomes affecting land use and development, with supplemental opportunities for proposed planning activities within environmental justice area boundaries.

Policy LU-4.8 Community Partnerships. Collaborate with property owners, community organizations, and other local stakeholders to identify opportunities for additional open space and community services, such as community gardens and gathering places. Collaborate with property owners, community organizations, and other local stakeholders to identify opportunities for additional open space and community services, such as community gardens and gathering places.

IMPLEMENTATION ACTIONS

3.14 Sunshine Ordinance. Update City Sunshine Ordinance incorporating best practices for outreach in Environmental Justice areas in Santa Ana.

3.15 Communication tools. Explore tools for communication with residents and sensitive receptors when new industrial uses are proposed in their areas.

3.19 Promote health. Partner with local organizations (e.g., OC Health Care Agency, Latino Health Access, Santa Ana Unified School District, and the Coalition of Community Health Centers) to increase blood lead testing, outreach, education, and referral services through a ‘promotora’ or community peer outreach model that addresses the root causes of elevated blood lead levels impacting Santa Ana residents, with special focus in environmental justice communities and for children living in pre-1978 housing.



Enhancing Civil Engagement

LAND USE ELEMENT (LU)

IMPLEMENTATION ACTIONS (continued)

3.25 Engage EJ communities. Work with community serving organizations, neighborhood leaders, and residents to form an Ad Hoc Committee to develop ongoing EJ Community Engagement programs, including multilingual communication protocols.



ENVIRONMENTAL JUSTICE IN THE SANTA ANA GENERAL PLAN

The latest documents on environmental justice in Santa Ana will be made available on the City's website.

www.santa-ana.org/general-plan/environmental-justice

For more information on CalEnviroScreen, visit:
www.oehha.ca.gov/calenviroscreen

Appendix B-a Proposed General Plan Update Policies

The original Draft Policy Framework, dated July 2020, was included in the original Draft PEIR Appendices. An update to the policy framework, dated July 12, 2021, was included in the Recirculated Draft PEIR Appendices. This appendix is an update to the July 2021 document and shows changes that have been made since July 2021.

Prior versions of this appendix are available upon request at the City.

Appendices

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Draft Policy Framework and Implementation

Santa Ana General Plan

~~July 13, 2021~~ [REV November 1, 2021](#)



The following represents the draft goals and policies, as revised compared to the version submitted to the Planning Commission for the public hearing held on November 9, 2020, including the additional clarifications. Prefixes have been added to each goal and policies to communicate the corresponding element. No changes are being proposed to the Housing Element, which is adopted under a separate process regulated by State housing law.

CM = Community Element

M = Mobility Element

EP = Economic Prosperity Element

PS = Public Services Element

CN = Conservation Element

OS = Open Space Element

N = Noise Element

S = Safety Element

LU = Land Use Element

HP = Historic Preservation Element

UD = Urban Design Element

The purpose of this document is to provide a compendium of goals, policies, and implementation actions from the Draft General Plan, including a record of tracked changes to the goals and policies since the release of the Draft EIR and tracked changes to the implementation actions since the November draft. Accordingly, some graphic content is excluded --- the symbolized association of each policy with the City's Core Value and association of policies and implementation actions with environmental justice.



GOAL CM-1: RECREATION AND CULTURE

Provide opportunities for public and private recreation and cultural programs that meet the needs of Santa Ana's diverse population.

POLICY CM-1.1 ACCESS TO PROGRAMS*

Provide and maintain access to recreational and cultural programs to serve residential areas. Prioritize the provision of programs for residents living within park deficient or environmental justice areas.

POLICY CM-1.2 COMMUNITY INPUT*

Engage residents and community facility users to provide input for facility improvements and programming.

POLICY CM-1.3 EQUITABLE PROGRAMS*

Encourage recreational and cultural programs and activities of local interest that are inclusive and affordable to all.

POLICY CM-1.4 SHARED USE*

Expand community activities and programs provided through shared use or cooperative agreements at City facilities or partner sites.

POLICY CM-1.5 EQUITABLE RECREATIONAL SPACES*

Promote the development and use of municipal buildings, indoor facilities, sports fields, and outdoor spaces for recreation that serve residents throughout the City, with priority given to areas that are underserved and/or within environmental justice area boundaries.

POLICY CM-1.6 RECREATION ON PRIVATE PROPERTY

Promote the development and use of privately-owned recreation and entertainment facilities that help meet the needs of Santa Ana residents.

POLICY CM-1.7 CONNECTIONS TO FACILITIES

Support efforts to connect residents and visitors to local and regional cultural, educational, and natural environments.

POLICY CM-1.8 DEVELOPER INVOLVEMENT

Promote developer participation in the provision of community facilities to meet the recreational needs of residents.

POLICY CM-1.9 ART AND CULTURAL PROGRAMMING

Promote art and cultural programs of local interest to provide educational and cultural awareness opportunities.

POLICY CM-1.10 COMMUNITY ATTRACTIONS

Incorporate placemaking elements and technology into existing and new parks and facilities to encourage use of public spaces, access to educational resources, and community led activities.

POLICY CM-1.11 PROGRAM INCENTIVES*

Incentivize use of privately owned property to promote recreation, health, wellness, and art and culture programs.



GOAL CM-2: EDUCATION

Provide exceptional, accessible, and diverse educational programs and facilities to meet community needs.

POLICY CM-2.1 SUPPORTING ORGANIZATIONS*

Collaborate with both private and public organizations that support early childhood education programs to optimize and expand service capacity.

POLICY CM-2.2 EDUCATIONAL FACILITIES CAPACITY*

Partner with local school districts, non-profit organizations, and other educational providers regarding land use and policy changes to ensure available educational facilities.

POLICY CM-2.3 PARTNERSHIPS WITH SCHOOLS

Strengthen partnerships with local schools to promote safe, supportive, and effective learning environments that foster school and community pride.

POLICY CM-2.4 PARENT PARTICIPATION*

Support education, recreation programs, and after school activities that involve parent participation to increase high school graduation and college attendance rates.

POLICY CM-2.5 TRAINING OPPORTUNITIES

Promote and partner with local businesses, schools, and non-profits offering education, job training, internship, and apprenticeship opportunities for Santa Ana youth and residents.

POLICY CM-2.6 EDUCATIONAL FUNDING

Enhance educational opportunities in the community by expanding and maintaining access to libraries, learning centers, and technology through innovative funding sources.

POLICY CM-2.7 LIFELONG LEARNING

Encourage lifelong learning beyond the traditional classroom environment by promoting lectures, learning circles, self-directed discussion groups, learning and skill-building activities, and other educational opportunities at local libraries, historical societies, cultural centers, recreation and community centers, and public spaces.

GOAL CM-3: ACTIVE LIVING AND WELL-BEING

Promote the health and wellness of all Santa Ana residents.

POLICY CM-3.1 SUPPORTING HEALTH SERVICES*

Collaborate with and provide support to organizations engaged in improving public health and wellness, expanding access to affordable quality health care, and providing medical services for all segments of the community. Encourage greater emphasis on expanding or improving health services to underserved areas and populations.

POLICY CM-3.2 HEALTHY NEIGHBORHOODS*

Continue to support the creation of healthy neighborhoods by addressing public safety, land use conflicts, hazardous soil contamination, incompatible uses, and maintaining building code standards.



POLICY CM-3.3 HEALTHY RESIDENTIAL PROGRAMS*

Invest in programs and public improvements that educate residents about opportunities to increase their physical activity and improve their health.

POLICY CM-3.4 SAFE MOBILITY

Promote the overall safety of multi-modal streets by developing local and regional programs that educate and inform motorists of non-motorized roadway users.

POLICY CM-3.5 COMMUNITY SPACES*

Encourage positive community interactions and neighborhood pride to create secure communities and promote safe public spaces.

POLICY CM-3.6 HEALTHY OPTIONS*

Promote access to affordable, fresh, and healthy food options citywide through efforts such as community gardens, culinary classes, and neighborhood farmers markets.

POLICY CM-3.7 ACTIVE LIFESTYLES*

Support programs that promote sports, fitness, walking, biking and active lifestyles.

POLICY CM-3.8 UNDERUTILIZED SPACES*

Repurpose underutilized spaces and City-owned vacant land as a strategy to improve community health and increase the number and accessibility of opportunities for health and recreation activities. Prioritize the redevelopment of such sites within environmental justice area boundaries and other areas underserved by parks and recreation opportunities.

POLICY CM-3.9 PREVENTION*

Coordinate with the County Health Care Agency to promote healthier communities through education, prevention, and intervention programs, and other activities that address the root causes of health disparities and inequities in Santa Ana.

POLICY CM-3.10 PUBLIC HEALTH

Explore the feasibility of establishing a City Public Health Department with a focus on enhancing local health care access and delivery of health services in the City.

TABLE CM-2. COMMUNITY ELEMENT IMPLEMENTATION		
Ref #	Implementation Action	Agency / Time Frame
Goal CM-1: Provide opportunities for public and private recreation and cultural programs that meet the needs of Santa Ana’s diverse population.		
1.1*	Engage EJ communities on recreation and cultural programs. Incorporate community stakeholders from environmental justice communities into existing and/or new ad hoc committees to guide the identification of recreational and cultural programing needs and desires.	PBA 2022
1.2*	Community conversation. Plan for and conduct a community survey every three years related to community health, air quality concerns, parks, and community service needs, with focused outreach to environmental justice priority areas.	CMO 2023



TABLE CM-2. COMMUNITY ELEMENT IMPLEMENTATION

Ref #	Implementation Action	Agency / Time Frame
1.3*	Collaboration. Develop intentional, strategic partnerships with public, private, and nonprofit entities to improve health outcomes by leveraging capacity, resources, and programs around mutually beneficial initiatives that promote health, equity, and sustainability in neighborhoods within environmental justice area boundaries. Develop a comprehensive partnership policy providing guidelines that can be used throughout the City organization.	PBA/PRCSA 2022
1.4*	Community coordination on underutilized spaces. Coordinate with community residents, property owners, and other stakeholders to identify vacant and potentially underutilized properties and strategize how such properties could be repurposed into public parks or commercial recreation facilities.	PBA/PRCSA 2022 & ongoing
1.5*	Alternative facilities. In park deficient and environmental justice areas, identify facilities that are viable alternatives to public parks and municipal facilities for recreational, cultural, and health and wellness programs, including but not limited to school facilities, facilities of faith-based and civic organizations, and privately owned recreation and entertainment facilities. Identify, inventory, and rank other resources for potential park system acquisition, expansion to existing parks, and/or parks development opportunity within the community.	PRCSA 2022
1.6*	Program accessibility. To ensure residents of environmental justice area boundaries have access to recreational, cultural, and health and wellness programs, establish accessibility corridors that provide attractive, comfortable, and safe pedestrian and bike access to public recreational facilities in the Parks Master Plan (an implementation action of the Open Space Element). Identify public realm improvements needed to create these accessibility corridors. Prioritize investments for accessibility corridors in the city's capital investment program; include investments for accessibility corridors when investments are made in new parks and recreation facilities within environmental justice area boundaries.	PRCSA/PWA 2022
1.7*	Rental property outreach. Augment the Proactive Rental Enforcement Team and Residential Response Team with additional outreach geared toward absentee owners of rental properties. Create and periodically distribute outreach materials in order to educate absentee owners about legal obligations to maintain and upkeep rental properties. Distribute information to tenants about their rights and protection, so they are not penalized for reporting or living in a dwelling unit that does not meet health and safety standards. Translate outreach efforts into Spanish, Vietnamese, and other appropriate languages. Prioritize such outreach for properties within environmental justice area boundaries.	PBA 2022
1.8*	Neighborhood rehabilitation. Continue to seek state and federal funding for neighborhood rehabilitation projects and collaborate with community-based organizations to identify housing issues and improvements needed, especially for housing within environmental justice area boundaries.	CDA Ongoing
GOAL CM-2: Provide exceptional, accessible, and diverse educational programs and facilities to meet community needs.		
2.1*	Facilities to support lifelong learning. For areas within park deficient and environmental justice areas, conduct, maintain, and publicize an inventory of public, nongovernmental, and private facilities that can be used by organizations to support early childhood education, after school activities, libraries and learning centers, and other meetings and educational opportunities.	CMO 2024
2.2*	Public realm. Identify areas in need of a public realm plan to provide attractive, comfortable, and safe walking corridors to promote accessibility to community programs or activity centers, in conjunction with the City's Active Transportation Plan.	PWA/PBA Ongoing
GOAL CM-3: Promote the health and wellness of all Santa Ana residents.		
3.1*	Community health care facilities. Evaluate options to support existing and potential community health care facilities in environmental justice focus areas through a variety of mechanisms such as reduced permit fees, reduced impact fees, and tax incentives.	PBA/CMO 2023



TABLE CM-2. COMMUNITY ELEMENT IMPLEMENTATION

Ref #	Implementation Action	Agency / Time Frame
3.2*	Pedestrian access to health facilities. Ensure that new or redeveloped health care facilities include pedestrian-friendly site amenities. In areas where mobile clinics are stationed, ensure the location is safe and accessible for pedestrians, cyclists, and transit users.	PBA Ongoing
3.3*	Health metrics. Engage with the Orange County Health Care Agency and other stakeholders to monitor key health indicators to measure the success of the outcome of General Plan policies and the implementation plan, including reduction in incidence in asthma and low birth weight of infants.	PBA/CMO 2022
3.4*	Prevention activities. Coordinate with the County Health Care Agency to identify the root causes of health disparities and inequities in Santa Ana, with additional detail for residents living within environmental justice area boundaries. Identify potential programmatic changes and resources to better address the root causes.	PBA/CMO 2022
3.5*	Environmental education. Encourage all education institutions in Santa Ana to include curriculum regarding environmental justice and local efforts to promote clean business operations, environmental quality, and the health in our community.	PBA/CMO 2022
3.6*	Fresh and healthy foods. Pursue programs, incentives, and/or grants to encourage urban agriculture and small grocery or convenience stores to sell fresh foods in the city, especially those within environmental justice area boundaries. Examples include grants or loans to purchase updated equipment, publicity, or directories of healthy food outlets, or connecting stores to wholesale sources of healthy, local, or organic food.	CDA 2022
3.7*	Public health and wellness collaboration summit. Collaborate with health care providers, health and wellness advocates, and other public health stakeholders to identify ways to improve the provision of and access to health and wellness services throughout the city. Include a discussion on areas within environmental justice area boundaries and other areas underserved by parks, programs and services that support health and wellness.	PRCSA 2022 & ongoing
3.8*	Environmental soil screening measures. Collaborate with Orange County Health Care Agency, and local stakeholders such as Orange County Environmental Justice and UC Irvine Public Health, in efforts to adjust the County and State policies for health and environmental screening levels to promote healthy outcomes related to lead contamination as recommended by health experts.	PBA 2022

Notes:

CDA - Community Development Agency CMO - City Manager's Office HR - Human Resources Department
PBA - Planning and Building Agency PWA - Public Works Agency PRCSA - Parks, Recreation and Community Services Agency
PD - Police Department * associated with environmental justice policies



GOAL M-1: COMPREHENSIVE CIRCULATION

A comprehensive and multimodal circulation system that facilitates the safe and efficient movement of people, enhances commerce, and promotes a sustainable community.

POLICY M-1.1 SAFETY

Achieve zero fatalities from traffic collisions through education, enforcement, and infrastructure design.

POLICY M-1.2 BALANCED MULTIMODAL NETWORK

Provide a balanced and equitable multimodal circulation network that reflects current and changing needs.

POLICY M-1.3 TRAFFIC MANAGEMENT SYSTEMS

Utilize technology to efficiently move people and vehicles and manage motor vehicle speeds.

POLICY M-1.4 MOTOR VEHICLE LEVEL OF SERVICE

Maintain at least a vehicle level of service “D” for intersections of arterial streets, except in areas planned for high intensity development or traffic safety projects.

POLICY M-1.5 MULTIMODAL LEVEL OF SERVICE

Ensure that new development and City projects maintain or improve the current level of service for all modes of transportation.

POLICY M-1.6 COMPLETE STREETS

Transform travelways to accommodate all users through street design and amenities, such as sidewalks, trees, landscaping, street furniture, and bus shelters.

POLICY M-1.7 PROACTIVE MITIGATION

Proactively mitigate potential air quality, noise, congestion, safety, and other impacts from the transportation network on residents and business.

POLICY M-1.8 ENVIRONMENTAL SUSTAINABILITY

Consider air and water quality, noise reduction, neighborhood character, and street-level aesthetics when making improvements to travelways.

POLICY M-1.9 REGIONAL CONSISTENCY

Ensure the street network is consistent with standards set in the OCTA Master Plan of Arterial Highways and the Congestion Management Program.

POLICY M-1.10 INTERGOVERNMENTAL COORDINATION

Collaborate with federal, state, SCAG, OCTA, rail authorities, and other agencies to fund and improve the regional transportation system.

POLICY M-1.11 EMERGING SERVICES

Promote the development of innovative and safe travel and delivery services through partnerships with business and industry leaders.

GOAL M-2: REGIONAL MOBILITY

An integrated system of travelways that connects the City to the region, employment centers, and key destinations, making Santa Ana the leader in regional transportation.



POLICY M-2.1 INTERSTATE FREEWAYS

Support Caltrans and OCTA efforts to modernize and improve freeways by improving safety, capacity, convenience of access, and operational efficiencies, while addressing impacts to neighborhoods.

POLICY M-2.2 TRANSIT SERVICES

Work with regional and local entities to provide residents, workers and visitors with safe, affordable, accessible, convenient, and attractive transit services.

POLICY M-2.3 REGIONAL TRANSPORTATION CENTER

Continue to promote and develop the Santa Ana Regional Transportation Center (SARTC) as a major transportation hub linking Amtrak, Metrolink, the OC Streetcar, other regional systems, and first and last mile connections.

POLICY M-2.4 COMMUTER RAIL

Support the expansion of commuter rail services and Santa Ana’s role as a destination along the Los Angeles–San Diego–San Luis Obispo (LOSSAN) rail corridor.

POLICY M-2.5 OC STREETCAR

Support development and expansion of the OC Streetcar project, connecting neighborhoods, employment centers, and Downtown Santa Ana to activity centers in Orange County.

POLICY M-2.6 HIGH FREQUENCY TRANSIT CORRIDORS

Work with OCTA to support the improvement of transit opportunity corridors to facilitate high frequency transit (e.g., bus rapid transit and other modes) along designated corridors in Santa Ana.

POLICY M-2.7 REGIONAL MOBILITY ACCESS

Enhance access to regional transit, including first and last mile connections, to encourage the use of public transit.

POLICY M-2.8 GRADE SEPARATIONS

Encourage the installation and improvement of grade separations at rail crossings that minimize impacts to adjacent properties and nonmotorized users.

POLICY M-2.9 GOODS MOVEMENT

Maintain a network of truck routes limited to arterial streets to allow for goods movement and protect residential neighborhoods from adverse impacts.



GOAL M-3: ACTIVE TRANSPORTATION

A safe, balanced, and integrated network of travelways for nonmotorized modes of transportation that connects people to activity centers, inspiring healthy and active lifestyles.

POLICY M-3.1 NONMOTORIZED TRAVELWAY NETWORK

Expand and maintain a citywide network of nonmotorized travelways within both the public and private realms that create linkages between neighborhoods, recreational amenities, schools, employment centers, neighborhood serving commercial, and activity centers.

POLICY M-3.2 NONMOTORIZED TRAVELWAY AMENITIES

Enhance nonmotorized travelways with amenities such as landscaping, shade trees, lighting, benches, crosswalks, rest stops, bicycle parking, and support facilities that promote a pleasant and safe experience.

POLICY M-3.3 SAFE ROUTES TO SCHOOLS AND PARKS*

Lead the development and implementation of safe routes to schools and parks by partnering with the school districts, residents, property owners, and community stakeholders.

POLICY M-3.4 REGIONAL COORDINATION

Coordinate development of the City's active transportation and transit network with adjacent jurisdictions, OCTA, and other appropriate agencies.

POLICY M-3.5 EDUCATION AND ENCOURAGEMENT

Encourage active transportation choices through education, special events, and programs.

POLICY M-3.6 TRANSIT CONNECTIVITY

Enhance first and last mile connectivity to transit facilities through safe, accessible, and convenient linkages.

POLICY M-3.7 COMPLETE STREETS DESIGN

Enhance streets to facilitate safe walking, bicycling, and other nonmotorized forms of transportation through community participatory design.

POLICY M-3.8 SANTA ANA RIVER AND GOLDEN LOOP

Proactively pursue the improvement and restoration of the Santa Ana River natural habitat and the completion of the Golden Loop to serve as a multi-use recreational amenity.

POLICY M-3.9 NEIGHBORHOOD TRAFFIC

Develop innovative strategies to calm neighborhood traffic, increase safety, and eliminate collisions, while also maintaining access for emergency response.



GOAL M-4: TRANSPORTATION, LAND USE, AND DESIGN

Coordinated transportation planning efforts with land use and design strategies that encourage sustainable development and achieve broader community goals.

POLICY M-4.1 INTENSE DEVELOPMENT AREAS

Program multimodal transportation and public realm improvements that support new development in areas along transit corridors and areas planned for high intensity development.

POLICY M-4.2 PROJECT REVIEW

Encourage active transportation, transit use, and connectivity through physical improvements and public realm amenities identified during the City’s Development Review process.

POLICY M-4.3 TRANSPORTATION MANAGEMENT

Coordinate with OCTA, employers, and developers to utilize TDM (transportation demand management) strategies and education to reduce vehicle trips and parking demands.

POLICY M-4.4 FAIR SHARE IMPACTS

Ensure that all development projects pay their fair share of the system improvements necessary to accommodate the transportation needs of their projects.

POLICY M-4.5 LAND USE DEVELOPMENT DESIGN

Ensure that building placement and design features create a desirable and active streetscape.

POLICY M-4.6 ROADWAY CAPACITY ALTERNATIVES

Promote reductions in automobile trips and vehicle miles traveled by encouraging transit use and nonmotorized transportation as alternatives to augmenting roadway capacity.

POLICY M-4.7 PARKING

Explore and implement a flexible menu of parking options and other strategies to efficiently coordinate the response to parking demands.

POLICY M-4.8 NOISE MITIGATION

Encourage physical and operational improvements to reduce noise levels around major roads, freeways, and rail corridors, in particular around sensitive land uses.

POLICY M-4.9 AIR POLLUTION MITIGATION*

Consider land use, building, site planning, and technology solutions to mitigate exposure to transportation related air pollution.



GOAL M-5: SUSTAINABLE TRANSPORTATION DESIGN

A transportation system that is attractive, safe, state-of-the-art, and supports community, environmental, and conservation goals.

POLICY M-5.1 ENHANCED STREET DESIGN

Improve the beauty, character, and function of travelways with amenities such as landscaped parkways and medians, bike lanes, public art, and other amenities.

POLICY M-5.2 RAIL CORRIDORS

Coordinate with rail service providers to improve and maintain the aesthetics of rail corridors, reduce noise levels, and mitigate traffic conflicts and other environmental hazards.

POLICY M-5.3 TRAVEL VIEWS

Promote the undergrounding of utilities and the reduction of visual clutter along travelways.

POLICY M-5.4 GREEN STREETS

Leverage opportunities along streets and public rights-of-way to improve water quality through use of landscaping, permeable pavement, and other best management practices.

POLICY M-5.5 STREET DESIGN

Design and retrofit streets based on their combined land use context and road function to achieve safety objectives.

POLICY M-5.6 CLEAN FUELS AND VEHICLES

Encourage the use of alternative fuel vehicles and mobility technologies through the installation of supporting infrastructure.

POLICY M-5.7 INFRASTRUCTURE CONDITION*

Enhance travelway safety by maintaining streets, alleys, bridges, sidewalks, lighting, and other transportation infrastructure in excellent condition.

POLICY M-5.8 TRAFFIC SAFETY

Prioritize the safety of all travelway users when designing transportation improvement and rehabilitation projects.

TABLE M-4. MOBILITY ELEMENT IMPLEMENTATION		
Ref #	Implementation Action	Agency / Time Frame
GOAL M-1: Comprehensive Circulation A comprehensive circulation system that facilitates the safe and efficient movement of people, enhances commerce, and promotes a sustainable community.		
1.1	Cross-agency collaboration. Coordinate with external agencies to address the impacts of new regional transportation projects on the local network and accommodate complete street practices.	PWA Ongoing
1.2	MPAH. Coordinate with external agencies to ensure the OCTA Master Plan of Arterial Highways accommodates current and future demand for all users.	PWA 2021-2035



TABLE M-4. MOBILITY ELEMENT IMPLEMENTATION

Ref #	Implementation Action	Agency / Time Frame
1.3	Complete streets design. Update the City’s standard plans to include complete streets design strategies.	PWA 2025
1.4	Reduce collisions. Minimize parking from arterial streets to reduce vehicular, bicycle, and pedestrian conflicts.	PWA Ongoing
1.5	Capital Improvement Program. Prepare the annual Capital Improvement Program that corresponds with the City's general plan goals and implementation actions.	PWA Annually
1.6	Asset Management database. Explore the benefits of an asset management database to coordinate ongoing maintenance of streets, parkway and the public realm.	PWA Ongoing
1.7	Transportation network safety. Continue ITS to provide enhanced safety and efficiency features on the transportation network, including traffic signal synchronization.	PWA Ongoing
1.8	Impact fees. Secure development impact fees and dedications for project-related transportation improvements during City review and approval processes.	PWA 2021-2035
GOAL M-2: Regional Mobility Integrated system of travelways that connects the City to the region, employment centers, and key destinations, making Santa Ana the leader in regional transportation.		
2.1	Cross-agency planning. Work with OCTA and regional transportation agencies on the Long-Range Transportation Plan and to expand bus and rail transit services, particularly transit priority corridors.	PWA/PBA - Ongoing
2.2	Cross-agency coordination. Coordinate with OCTA and transportation agencies to identify a funding, operation, and maintenance plan for the OC Streetcar.	PWA Ongoing
2.3	Bus turnouts. Construct bus turnouts on arterial streets according to OCTA design standards.	PWA Ongoing
2.4	Freeway improvement projects. Participate in Caltrans Advisory Working Groups freeway improvement projects to evaluate benefits and impacts to the Santa Ana local streets.	PWA Ongoing
2.5	Grade separation. Pursue implementation of grade separation between rail crossings and roadways at Santa Ana Boulevard, Seventeenth Street, and Grand Avenue.	PWA 2021-2035
2.6	Regional transit planning. Develop the Santa Ana Regional Transportation Center (SARTC) Master Plan.	PWA/PBA/CDA 2021-2035
2.7	Wayfinding program. Refine the City's wayfinding signage program to direct travelers to activity centers, Downtown, and Civic Center.	PWA 2021-2025
GOAL M-3: Active Transportation A safe, balanced, and integrated network of travelways for nonmotorized modes of transportation that connects people to activity centers, inspiring healthy and active lifestyles.		
3.1	Active transportation planning. Develop and pursue implementation of a comprehensive active transportation plan.	PWA 2021-2035



TABLE M-4. MOBILITY ELEMENT IMPLEMENTATION

Ref #	Implementation Action	Agency / Time Frame
3.2	Circulation connectivity. Close the Golden Loop network between Memory Lane and Santiago Creek and between Santiago Park and Lincoln Avenue/Santiago Street.	PWA/PRCSA Ongoing
3.3	Pedestrian accessibility. Implement the City ADA Transition Plan to cost-effectively enhance pedestrian accessibility, with guidance from the Sidewalk Connectivity Plan.	PWA Ongoing
3.4	Pedestrian opportunity zones. Prepare public realm plans in pedestrian opportunity zones.	PWA/PBA 2021-35
3.5*	Safe routes to schools and parks. Develop and pursue implementation of a Safe Routes to School Plan and a Safe Routes to Parks Plan.	PWA/PRCSA Ongoing
3.6	Drinking water access. Create a network of public water fountains / bottle fill stations that promote the City’s award-winning water, conservation, and substitution of bottled water for affordable public drinking water.	PWA 2022-2025
<p>GOAL M-4: Transportation, Land Use, and Design Coordinated transportation planning efforts with land use and design strategies that encourage sustainable development and achieve broader community goals.</p>		
4.1	Municipal Code update. Amend the code to require parking studies to evaluate requests for parking reductions in all development projects.	PBA 2022
4.2	Downtown transportation planning. Prepare comprehensive Downtown transportation and parking management plan that involves Downtown stakeholders and addresses downtown activity, economic growth, and operational improvements.	PWA/PBA/CDA 2025
4.3	Downtown transportation improvements. Study the Downtown parking structure facilities, involving Downtown stakeholders, to identify potential operational improvements and monitor the program.	CDA/PWA 2025
4.4	Residential parking. Continue the Residential Permit Parking Program.	PWA Ongoing
4.5*	Citywide Design Guidelines update. Update the Citywide Design Guidelines to strengthen pedestrian and cyclist linkages to development centers and residential neighborhoods and coordinate on-site landscape with public realm landscaping.	PBA/PWA 2023
4.6	Safe travelways. Provide City interagency review of physical improvements and related design standards within travelways and the public realm.	PWA Ongoing
4.7	Bike parking and amenities. Update the City bike parking ordinance to require new major development to provide long-term bike locker parking and amenities, and incentives for inclusion in existing development.	PBA 2023
4.8	Ensure safety. Utilize the City’s project review processes to identify and maintain landscaped setbacks along public rights-of-way.	PWA Ongoing
4.9	Trip reduction. Continue to evaluate alternative trip reduction program best practices for City employees, and implement a program that is cost-effective.	HR Ongoing



TABLE M-4. MOBILITY ELEMENT IMPLEMENTATION

Ref #	Implementation Action	Agency / Time Frame
4.10	Vehicle miles traveled. Maintain vehicle miles traveled (VMT) guidelines in compliance with SB 743.	PWA/PBA Ongoing
4.11	Cross-agency coordination. Maintain ongoing coordination of land use and transportation impacts through joint powers authority agreements with adjacent jurisdictions.	PWA Ongoing
4.12	School partnerships. Pursue partnerships with local school districts to improve coordination of review process for new and rehabilitated school facility improvements, to promote safe and well-designed student pick-up/drop-off.	PWA/PD Ongoing
<p>GOAL M-5: Sustainable Transportation A transportation system that is attractive, safe, state-of-the-art, and supports community, environmental, and conservation goals.</p>		
5.1	Safe travelways. Continue design practices that facilitate the safe use of the travelways.	PWA Ongoing
5.2	Street designs. Participate in state and regional transportation agency forums to affect policies for universal street design standards to ensure standards are user friendly, cost-effective, and sustainable.	PWA Ongoing
5.3	Street improvements. Incorporate low impact development (LID) strategies to infiltrate, treat, or harvest urban stormwater runoff in street improvement projects.	PWA Ongoing
5.4	Municipal/development code update. Update the City's design standards and municipal codes regarding landscaping and amenities in the public realm and street parkways, to promote aesthetically pleasing and sustainable corridors.	PWA 2025
5.5	Tree preservation. Re-evaluate the City's street tree maintenance and preservation programs to ensure fiscal sustainability and aesthetically pleasing trees over the long term.	PWA 2021-2040
5.6	Traffic calming. Develop or update neighborhood traffic management plans to facilitate traffic calming measures appropriate and reasonable for the area.	PWA Ongoing
5.7	Parking management strategies. Evaluate parking management strategies, such as parking assessment districts, to facilitate parking in areas programmed for future development.	CDA 2022
5.8*	Air quality improvements. Participate in inter-jurisdictional efforts to promote improvements in air quality and to meet state and federal mandates through advanced technology and TDM programs.	PBA/PWA 2021-2035
5.9	Rail service. Coordinate with rail and transit service providers to address aesthetics, ongoing maintenance, safety, and noise concerns along rail corridors.	PWA Ongoing
5.10	Street medians. Complete construction of medians on major arterial streets.	PWA 2030
5.11	Underground utilities program. Continue to implement the program to underground utilities on arterial streets.	PWA 2030



TABLE M-4. MOBILITY ELEMENT IMPLEMENTATION

Ref #	Implementation Action	Agency / Time Frame
5.12	Transportation network. Provide upkeep of the City’s transportation network based upon an established maintenance schedule.	PWA Ongoing

Notes:
 CDA - Community Development Agency CMO - City Manager's Office HR - Human Resources Department
 PBA - Planning and Building Agency PWA - Public Works Agency PRCSA - Parks, Recreation and Community Services Agency
 PD - Police Department * associated with environmental justice policies



GOAL EP-1: JOB CREATION AND RETENTION

Foster a dynamic local economy that provides and creates employment opportunities for all residents in the City.

POLICY EP-1.1 PROTECT INDUSTRIAL

Protect industrial uses that provide quality job opportunities including middle-income jobs; provide for secondary employment and supporting uses; and maintain areas where smaller emerging industrial uses can locate in a multi-tenant setting.

POLICY EP-1.2 ATTRACT BUSINESS

Strengthen and expand citywide business attraction efforts in order to achieve the City's full employment potential.

POLICY EP-1.3 LIVING-WAGE EMPLOYMENT

Promote new and retention of existing job-producing businesses that provide living-wage employment opportunities.

POLICY EP-1.4 JOB SKILLS

Pursue available financial and tax incentives to improve residents' employment skills and workforce preparation.

POLICY EP-1.5 ACCESS THROUGH EDUCATION

Support education and employment training on a citywide basis to improve access to higher-wage and emerging occupations.

POLICY EP-1.6 COMPREHENSIVE APPROACH

Collaborate with chambers of commerce, educational institutions, and other partners to prepare residents to seek and thrive in current and emerging employment environments.

POLICY EP-1.7 TARGETED RESOURCES

Target business attraction and retention resources to firms with high positive net revenue implications for local government, particularly those engaged in business-to-business taxable sales transactions.

POLICY EP-1.8 GROWING TAX BASE

Collaborate with the City chambers of commerce to promote fiscal stability and growth of sales tax and employment generating businesses in the City.

POLICY EP-1.9*

AVOID CONFLICT OF USES

Avoid potential land use conflicts by prohibiting the location of sensitive receptors and noxious land uses in close proximity.

POLICY EP-1.10 CREATIVE CLASS

Target the attraction of arts and culture related industries to create jobs, attract investments, and stimulate the local economy through tourism.



GOAL EP-2: DIVERSE ECONOMIC BASE

Maintain and enhance the diversity and regional significance of the City's economic base.

POLICY EP-2.1 HIGH-GROWTH BUSINESSES

Promote economic development opportunities in high-growth business clusters that match the changing skillset of the City's resident population.

POLICY EP-2.2 DELIBERATE INVESTMENT

Pursue business attraction and retention prospects in sectors which broaden and strengthen the local economy.

POLICY EP-2.3 COMPLEMENTARY BUSINESSES

Encourage the development of mutually beneficial and complementary business clusters within the community.

POLICY EP-2.4 COMMUNITY-LED ECONOMIC DEVELOPMENT

Support community-based economic development initiatives, such as buy-local campaign, marketing strategies, and worker cooperatives.

POLICY EP-2.5 SUFFICIENT INDUSTRIAL LAND

Ensure sufficient availability of industrial zoned properties and businesses that provide employment opportunities for the City's resident population.

POLICY EP-2.6 SMALL BUSINESS ASSISTANCE

Support and encourage small business development, incubators, and microenterprises through start-up assistance and identification of fiscal resources for entrepreneurship.

POLICY EP-2.7 INFRASTRUCTURE AS AN AMENITY

Provide state-of-the-art infrastructure systems with sufficient capacity to attract emerging businesses, encourage efficient public service delivery, and foster a sustainable community.

POLICY EP-2.8 EMERGING BUSINESSES

Pursue and grow emerging business and industry that further fiscal and environmental sustainability of the community.

POLICY EP-2.9 ENERGY CONSERVATION

Collaborate with utility providers and regional partners to encourage business and industry to improve performance in energy efficiency, water conservation, and waste reduction.

POLICY EP-2.10 GREEN BUSINESS

Support the growth of a diverse green business sector that facilitates and promotes environmental sustainability and creates a competitive advantage for business attraction activities.

POLICY EP-2.11 GOODS PRODUCING SECTOR

Support economic development initiatives and land use strategies that preserve and foster an environment that allows the goods producing sector to thrive.



POLICY EP-2.12 RESILIENCY

Collaborate with governmental agencies and businesses to develop, maintain, and deploy physical and financial strategies that enable businesses of all sizes and their employees to withstand and recover from the acute impacts of flooding, extreme weather events, and public health epidemics or pandemics.

GOAL EP-3: BUSINESS FRIENDLY ENVIRONMENT

Promote a business friendly environment where businesses thrive and build on Santa Ana’s strengths and opportunities.

POLICY EP-3.1 LEVERAGE HISTORIC AND CULTURAL ASSETS

Market the City’s historic and cultural assets to increase the attraction of businesses and their employees to Santa Ana’s places and destinations.

POLICY EP-3.2 CITY BRANDING

Promote Santa Ana as a “Smart City” and regional leader in sustainability, equity, innovation, place making, collaboration, and community pride in products Made in Santa Ana.

POLICY EP-3.3 MITIGATE IMPACTS*

Promote the development of sustainable and equitable new land use plans that proactively reduces negative impacts on existing residents and businesses.

POLICY EP-3.4 COMPLETE COMMUNITIES

Encourage the development of “complete communities” that provide a range of housing, services, amenities, and transportation options to support the retention and attraction of a skilled workforce and employment base.

POLICY EP-3.5 SIMPLIFY THE PROCESS

Provide a streamlined development process and assist businesses with permit processing.

POLICY EP-3.6 RESPONSIVE TO TRENDS

Maintain flexible and up-to-date land use regulations that are responsive to changing business trends, best practices, technological advancements, and community needs.

POLICY EP-3.7 FACILITATING INVESTMENT

Promote a solution-based customer focus in order to facilitate additional development and investment in the community.

POLICY EP-3.8 COMPREHENSIVE ANALYSIS OF LAND USE

Pursue a balance of fiscal and qualitative community benefits when making land use decisions.

POLICY EP-3.9 CIVIC CULTURE AND COMMUNITY SERVICE

Facilitate a business culture that encourages community service and wellness programs for residents and employees.

POLICY EP-3.10 RETHINKING STRIP-COMMERCIAL

Promote the creation of distinctive neighborhood serving districts through the renovation or redevelopment of existing strip-commercial development.



POLICY EP-3.11 IMPROVE IMAGE

Create vibrant public spaces through arts and culture projects that enhance urban quality of life, expand the tax base, and improve regional and community image.

GOAL EP-4: ECONOMIC DEVELOPMENT STRATEGIES

Promote strategies that create an economic development mindset integrated throughout City Hall.

POLICY EP-4.1 ECONOMIC DEVELOPMENT RESPONSIBILITY

Promote a spirit in which economic development is the responsibility of each elected official, appointed official, and City employee through ongoing quality customer service.

POLICY EP-4.2 ECONOMIC DEVELOPMENT TRAINING

As financial resources are available, invest in economic development training for staff, elected and appointed officials, and key community stakeholders.

POLICY EP-4.3 BUSINESS VISITATION

Encourage frequent dialogue between City representatives and owners and managers of businesses operating in Santa Ana.

POLICY EP-4.4 ECONOMIC DEVELOPMENT STRATEGY

Adopt and regularly update a comprehensive economic development strategic plan, either as a stand-alone plan or as part of the City’s Strategic Plan.

POLICY EP-4.5 ECONOMIC DEVELOPMENT PARTNERS

Collaborate effectively with regional economic development partners to achieve specific measurable goals for Santa Ana.

POLICY EP-4.6 PUBLIC-PRIVATE PARTNERSHIPS

Prioritize municipal initiatives and investments in areas in which private sector businesses and property owners are voluntarily providing private funding through special financing districts (such as assessment districts and business improvement districts).

TABLE EP-2. ECONOMIC PROSPERITY ELEMENT IMPLEMENTATION		
Ref #	Implementation Action	Agency / Time Frame
GOAL EP-1: Job Creation and Retention Foster a dynamic local economy that provides and creates employment opportunities for all residents in the City.		
1.1	Economic Development Strategic Plan. Pursue funding and update the City’s Economic Development Strategic Plan every three years to report on economic trends, describe targeted industry clusters, identify economic issues, inform infrastructure and land use priorities, develop strategies for addressing near- to mid-term economic issues, and identify new initiatives in the private sector, within the context of long-term goals.	CDA 2023
1.2	Fiscal impacts of land use changes. Document the potential economic and fiscal impacts associated with significant land use plan amendments involving land use or intensity revisions.	CDA 2021



TABLE EP-2. ECONOMIC PROSPERITY ELEMENT IMPLEMENTATION

Ref #	Implementation Action	Agency / Time Frame
1.3	Economic indicators. Explore the use of key economic indicators to identify the need for new strategies and establish priorities for public investment. This data will be used in the development of the City’s Economic Development Strategy Plan and also updated bi-annually on the City’s economic development website.	CDA 2022
1.4	Integrity of industrial areas. Review the permitted uses in industrial zones and consider removing uses that do not need to be in an industrial zone; identify areas where new warehousing development would not be consistent with the desire to maintain manufacturing and other industrial uses that have higher employment per acre than warehousing.	CDA Ongoing
1.5	Broker outreach. Conduct outreach meetings with commercial and industrial real estate brokers to discuss the types of businesses considering a Santa Ana business location; identify challenges that discourage business from locating in the city; implement a plan to address such challenges.	CDA 2021
1.6	Business development targets. Prepare and regularly update a business development target list that identifies the types of businesses that are most likely to be interested in a Santa Ana business location, the types of businesses most likely to employ city residents, types of businesses that broaden the local economy, and the types of businesses expected to generate higher net revenues for the City or to create shared revenue opportunities; target the City’s business attraction efforts on these types of businesses.	CDA Ongoing
1.7	Living wage jobs. Prepare and regularly update a living wage calculation for Santa Ana; prepare and regularly update a list of the types of businesses in which the average wage is above a living wage for Santa Ana; incorporate this information into the City’s business incentives program.	CDA 2022
1.8	Workforce development for City residents. Provide an informational program—including an annual public workshop, information on the City’s website, and printed collateral—to inform the public about available training, education, and assistance for employment skills and workforce preparation; partner with Santa Ana Unified School District, the chambers of commerce, and community organizations to make this information widely available throughout the community.	CDA 2022 & annually
1.9	Retail attraction. Conduct an annual retail market demand analysis to identify types of stores for which the city leaks retail spending; focus market efforts on these types of business; incorporate a focus on these types of businesses into the City’s business assistance and business incentive programs.	CDA 2022
1.10	Creative class. Develop and implement programs to celebrate arts and culture and to promote the works of local artists; develop marketing collateral for artists and creative industries businesses.	CDA Ongoing
1.11	Employ local initiative. Continue to support local initiatives like worker cooperatives and develop a package of business incentives like reduced business license fees to encourage Santa Ana businesses to hire local residents.	CDA 2021
1.12	Tourism action. Assist in the planning and strategic use of public-private partnerships to develop new permanent facilities and attractions through the implementation of a tourism marketing district.	CDA 2021
1.13	Promote development opportunities. Maintain updated inventory of citywide vacant properties. Continue to promote these opportunities and incentives like the City’s Opportunity Zone to the broker and development community to develop into commercial and residential projects beneficial to the sales and property tax base of the City.	CDA Ongoing
1.14	Foster Development through Financing Assistance. Utilize economic financing tools such as enhanced infrastructure financing districts, community revitalization investment authorities, and the Statewide Community Infrastructure Program to finance economic development and infrastructure projects that provide community-wide benefits.	CDA 2023



TABLE EP-2. ECONOMIC PROSPERITY ELEMENT IMPLEMENTATION

Ref #	Implementation Action	Agency / Time Frame
<p>GOAL EP-2: Diverse Economic Base Maintain and enhance the diversity and regional significance of the city’s economic base.</p>		
2.1	<p>Business attraction. Participate in state and national economic development organizations. Attend trade shows and market Santa Ana to high-growth business clusters for Orange County, consistent with the Economic Development Strategic Plan.</p>	CDA Ongoing
2.2	<p>Business incubator. Explore the feasibility of establishing a business incubator/business accelerator in Santa Ana.</p>	CDA 2022
2.3	<p>Green business recruitment. Conduct a study to identify the types of green businesses best suited to a Santa Ana business location; market the city to these types of businesses.</p>	CDA 2022
2.4	<p>Communication Technology. Partner with public and private enterprises to facilitate communication technology, such as fiber optics, to address current and future technology needs relative to available resources and ensure that the city maintains a competitive business environment.</p>	PWA Ongoing
2.5	<p>Wireless Telecommunication. Update the local Wireless Telecommunication Design Guidelines to incorporate best industry practices, consistency with federal requirements, and community considerations.</p>	PWA 2021
<p>GOAL EP-3: Business Friendly Environment Promote a business friendly environment where businesses thrive and build on Santa Ana’s strengths and opportunities.</p>		
3.1	<p>Historic and cultural resources. Conduct an outreach program with commercial and industrial brokers focused on the City’s historical and cultural assets and how these assets can be beneficial to businesses and their employees; develop marketing collateral focused on the City’s historical and cultural assets.</p>	CDA 2021
3.2	<p>Economic development ombudsman. Pursue funding and establish an ombudsman position in the Economic Development Division to assist new businesses in navigating the building and permitting processes.</p>	CDA 2022
3.3	<p>Business outreach and retention. Continue to support existing business attraction and retention programs. Maintain partnerships with the Santa Ana Chamber of Commerce and other nonprofit organizations. Continue to reach out to national retailers and employers.</p>	CDA Ongoing
3.4	<p>Business relocation assistance. Continue to promote and market the Recycling Market Development Zone. Develop a program to assist businesses that want to relocate from functionally obsolete strip commercial locations to new distinctive neighborhood commercial districts.</p>	CDA Ongoing
3.5*	<p>Green business incentives. Continue to promote and market the Recycling Market Development Zone. Develop an incentive program to encourage nonpolluting industry and clean green technology companies that reduce environmental impacts and the carbon footprint to locate to the city. Encourage existing businesses to invest in technology and best practice to transition to sustainable business practices.</p>	CDA Ongoing
3.6	<p>Customer service survey. Develop and maintain a customer service survey to evaluate and identify opportunities to improve permit and licensing procedures. Train appropriate business counter staff on enhanced customer service methods for the public.</p>	CDA/PBA 2022
3.7	<p>Software upgrade. Upgrade permit processing software to streamline review, allow the submission of electronic applications, reduce costs, and monitor processing time.</p>	PBA 2022



TABLE EP-2. ECONOMIC PROSPERITY ELEMENT IMPLEMENTATION

Ref #	Implementation Action	Agency / Time Frame
3.8	Promote gathering spaces. Develop the role of the Arts and Culture Division of the Community Development Agency to coordinate various arts, culture, and historical programs that promote creative gathering spaces and experiences in Santa Ana.	CDA/PBA On-going
3.9	Marketing strategy. Pursue funding and develop and maintain a branding and marketing strategy and materials to promote Santa Ana and maximize the effectiveness of the City's communication materials, website, and urban placemaking elements.	CDA 2023
3.10	Business license. Consider reduction of business tax assessment to support small businesses in the city and coordinate voter approval as needed.	CDA/Finance Ongoing

GOAL EP-4: Economic Development Strategies
Promote strategies that create an economic development mindset integrated throughout City Hall.

4.1	Economic development training. Each year, provide budget funds for at least one staff member and one elected or appointed official to attend an economic development training program through the California Association for Local Economic Development or a similar program.	CDA Ongoing
4.2	Business outreach. Conduct a monthly business breakfast workshop with a different sector of the local economy or a different geographic area each month in order for elected officials and senior staff to keep businesses apprised of what Santa Ana is doing for economic development and to hear directly from local businesses about the advantages and challenges of operating a business in the city.	CDA Ongoing

Notes:
 CDA - Community Development Agency CMO - City Manager's Office HR - Human Resources Department
 PBA - Planning and Building Agency PWA - Public Works Agency PRCSA - Parks, Recreation and Community Services Agency
 PD - Police Department * associated with environmental justice policies



GOAL PS-1: PUBLIC FACILITIES

Provide quality and efficient facilities that are adequately funded, accessible, safe, and strategically located.

POLICY PS-1.1 MAINTENANCE AND DESIGN

Provide and maintain public facilities that reinforce community identity through high quality design.

POLICY PS-1.2 EQUITABLE DISTRIBUTION*

Ensure public services and facilities reflect changing population needs and are equitably distributed and accessible, with priority assigned to improving areas that are underserved and/or within environmental justice area boundaries.

POLICY PS-1.3 CULTURAL AND COMMUNITY CENTERS

Support the expansion, creation, and continued operation of cultural and community institutions and organizations that serve Santa Ana residents.

POLICY PS-1.4 CIVIC CENTER ENHANCEMENTS

Explore opportunities to activate the Civic Center by incorporating social, cultural, entertainment venue programming, and improving infrastructure and connectivity to Downtown and surrounding neighborhoods.

POLICY PS-1.5 COMMUNITY BENEFIT*

Collaborate with community stakeholders to expand recreational, educational, cultural opportunities, promote active lifestyles, and maximize community benefit.

POLICY PS-1.6 FACILITY LOCATIONS

Support land use decisions related to community facilities that preserve quality of life for the City's residents and surrounding community.

POLICY PS-1.7 SUSTAINABLE AND RESILIENT PRACTICES

Require the development or rehabilitation of any public facility or capital improvement to incorporate site design and building practices that promote sustainability, energy efficiency, and resiliency.

POLICY PS-1.8 ACCESS FOR ALL*

Improve Connectivity and ADA accessibility at all public facilities.

POLICY PS-1.9 SUPPORTIVE HOUSING*

Collaborate with community stakeholders to identify and encourage the development of suitable sites for housing with support services.

POLICY PS-1.10 FAIR SHARE

Require that new development pays its fair share of providing improvements to existing or creation of new public facilities and their associated costs and services.

POLICY PS-1.11 SAFETY*

Remove actual and perceived safety concerns that create barriers to physical activity by requiring adequate lighting, street visibility, and areas of clear connectivity, especially for new projects or improvements within environmental justice area boundaries.



GOAL PS-2: PUBLIC SAFETY

Preserve a safe and secure environment for all people and property.

POLICY PS-2.1 PUBLIC SAFETY AGENCIES

Collaborate with the Police Department and the Fire Authority to promote greater public safety through implementing Crime Prevention through Environmental Design (CPTED) principles for all development projects.

POLICY PS-2.2 CODE COMPLIANCE

Require all development to comply with the provisions of the most recently adopted fire and building codes and maintain an ongoing fire inspection program to reduce fire hazards.

POLICY PS-2.3 CRIME PREVENTION

Coordinate, partner, and build relationships with community members and stakeholders to develop and implement crime prevention strategies through restorative practices that focus on rehabilitation, community service, and public safety.

POLICY PS-2.4 COMMUNITY PARTNERSHIPS

Provide alternative methods to improve police services that support community partnerships, build public trust, and proactively address public safety issues.

POLICY PS-2.5 SAFETY PROGRAMS

Promote early childhood education and prevention programs that improve public safety and maintain ongoing community education opportunities.

POLICY PS-2.6 SCHOOL SAFETY

Collaborate with local schools to establish and implement comprehensive and coordinated services that enhance the security and safety of students, educators, and administrators on and off campus.

POLICY PS-2.7 STAFFING LEVELS

Maintain staffing levels for sworn peace officers, fire fighters, emergency medical responders, code enforcement, and civilian support staff to provide quality services and maintain an optimal response time citywide.

POLICY PS-2.8 EFFICIENCY STANDARDS

Ensure that equipment, facilities, technology, and training for emergency responders are updated and maintained to meet modern standards of safety, dependability, and efficiency.

POLICY PS-2.9 QUALITY EMPLOYEES

Enhance public safety efforts by actively seeking a diverse and talented pool of public safety candidates who possess the values and skills consistent with those of the community.

POLICY PS-2.10 EMERGENCY MANAGEMENT PLANS

Maintain, update, and adopt an Emergency Operations Plan and Hazard Mitigation Plan to prepare for and respond to natural or human generated hazards.

POLICY PS-2.11 RESILIENT FACILITIES AND INFRASTRUCTURE

Coordinate with utilities and public agencies to develop, maintain, relocate, and/or upgrade critical local and regional public facilities and infrastructure systems to ensure their resiliency during times of extreme weather or natural disasters.



POLICY PS-2.12 AUTOMATIC MUTUAL AID

Participate in agreements for automatic and mutual aid with other local, state, federal, and nongovernmental emergency service providers to improve protection services and emergency response throughout the region.

POLICY PS-2.13 EXTREME HEAT

Maintain an adequate amount and distribution of cooling centers throughout the City, with consideration given to areas with concentrations of those most vulnerable to the dangers of extreme heat.

POLICY PS-2.14 VULNERABLE POPULATIONS

Coordinate with and encourage the use of community- based networks to aid vulnerable populations in preparing for emergencies and provide assistance with evacuation and recovery.

POLICY PS-2.15 RECOVERY

Coordinate with the County and other local agencies to reestablish and expedite services to assist affected residents and businesses in the short- and long-term recovery from emergencies and natural disasters.

GOAL PS-3: UTILITY INFRASTRUCTURE

Supply, maintain, and expand City services and infrastructure improvements through innovative funding options and sustainable practices.

POLICY PS-3.1 SERVICE PARTNERSHIPS

Partner with service providers to ensure access to a wide range of state-of-the-art telecommunication systems and services for households, businesses, institutions, public spaces, and public agencies.

POLICY PS-3.2 WASTEWATER SERVICE

Provide and maintain wastewater collection facilities which adequately serve existing land uses and future development projects while maximizing cost efficiency.

POLICY PS-3.3 WASTEWATER TECHNOLOGY

Explore new technologies that treat and process wastewater that reduce overall capacity needs of centralized wastewater systems.

POLICY PS-3.4 DRAINAGE FACILITIES

Expand and maintain storm drain facilities to accommodate the needs of existing and planned development.

POLICY PS-3.5 GREEN INFRASTRUCTURE

Incorporate sustainable design and Low Impact Development (LID) techniques for storm water facilities and new development to achieve multiple benefits, including enhancing preserving and creating open space and habitat, reducing flooding, and improving runoff water quality.

POLICY PS-3.6 WATER SERVICE

Provide water quality and service that meets or exceeds State and Federal drinking water standards.

POLICY PS-3.7 EMERGENCY CONNECTIONS

Maintain emergency connections with local and regional water suppliers in the event of delivery disruption.

POLICY PS-3.8 CONSERVATION STRATEGIES

Promote cost effective conservation strategies and programs that increase water use efficiency.



POLICY PS-3.9 HOUSEHOLD RECYCLING

Expand household recycling services and educational awareness programs.

POLICY PS-3.10 DEVELOPMENT PROJECTS

Encourage new development and reuse projects to incorporate recycling and organics collection activities aligned with state waste reduction goals.

POLICY PS-3.11 WASTE COLLECTION

Support infill development projects that provide adequate and creative solutions for waste and recycling collection activities.

POLICY PS-3.12 SEWER AND WATER

Maintain and upgrade sewer and water infrastructure through impact fees from new development and exploring other funding sources.

TABLE PS-2. PUBLIC SERVICES ELEMENT IMPLEMENTATION		
Ref #	Implementation Action	Agency / Time Frame
GOAL PS-1: Public Facilities Provide quality and efficient facilities that are adequately funded, accessible, safe, and strategically located.		
1.1	Equity audit. Conduct an audit of the equitability of where and how public facilities and services are provided throughout the city; develop and implement an action plan to improve the equitability of the provision of public facilities and services based on the findings of the audit.	PRSCA/PWA 2023
1.2	Accessibility audit. Alone or in conjunction with the equity audit, conduct an audit of accessibility at City-owned public facilities in accordance with the Americans with Disabilities Act (ADA); development and implement an action plan to remedy ADA accessibility shortcomings.	PWA 2024
1.3	Development impact fees. Conduct a review of the City’s development impact fees to determine if changes in the amount of fees are warranted to adequately offset additional strain on existing infrastructure systems.	PWA 2022
1.4*	Fiscal priority for public improvements. Identify City fiscal and operational procedures and potential thresholds involved in the prioritization of general funds for public programming, service, or infrastructure improvements for residents living within environmental justice area boundaries.	CMO 2021 & annually
1.5	Public-private partnerships. Explore methods to upgrade public facilities and services through public-private partnerships.	PRCSA 2022
1.6	Capital Improvement Program. Conduct annual review and update of the Capital Improvement Program to ensure adequate and timely provision of public facility and municipal utility provisions.	PWA Ongoing
1.7	Infrastructure master plans. Perform periodic (approximately every 10 years) water/sewer resource studies and master plans to identify deficiencies and deferred maintenance for the city's infrastructure systems, including cost estimates; develop nexus calculations to determine new development's fair share cost to upgrade infrastructure systems.	PWA Ongoing
1.8	Secondary use of City-owned infrastructure. Identify City water facilities that can accommodate recreation and/or public art amenities.	PWA 2023
1.9	Alternative energy for water resources. Identify projects from the completed Alternative Energy Feasibility Study for water resources, to be included in the Capital Improvement Plan.	PWA 2022



TABLE PS-2. PUBLIC SERVICES ELEMENT IMPLEMENTATION

Ref #	Implementation Action	Agency / Time Frame
<p>GOAL PS-2: Public Safety Preserve a safe and secure environment for all people and property.</p>		
2.1	<p>Approach to police service. Collaborate with community partners to formulate a comprehensive service approach for police services composed of public education, outreach, technology, and partnerships with the public.</p>	<p>PD 2022</p>
2.2	<p>Crime prevention. Coordinate with law enforcement and community-based organizations to identify public and private funding for crime and violence prevention programs, with a focus on trauma-informed prevention, intervention programs for youth, and restorative justice.</p>	<p>PD Ongoing</p>
2.3	<p>Law enforcement training. Create a plan for diversifying law enforcement funding from budget surpluses or existing police budgets for training on cultural competency, interactions with people with special needs or mental health issues, and de-escalation tactics.</p>	<p>PD 2024</p>
2.4	<p>Emergency police responses. Consider a call for service policy analysis to identify ways to reduce response times to emergency calls.</p>	<p>PD 2024</p>
2.5	<p>Crime data. Explore options for making crime data publicly available through the City’s website.</p>	<p>PD 2022</p>
2.6	<p>Safety survey. Complete a community satisfaction survey to determine community sentiment related to police actions to target gang and violent crime.</p>	<p>PD 2022</p>
2.7	<p>Reintegration program. Investigate the feasibility of establishing programs for formerly incarcerated residents of the community to help them become involved in the community in a healthy and productive way.</p>	<p>PD 2022</p>
2.8	<p>Student success. Invest in public safety by working with Santa Ana Unified School District to provide alternative programs to detention and expulsion and re-entry programs.</p>	<p>CMO/PD 2022</p>
2.9	<p>Comprehensive Safe Schools Plan. Coordinate with local school districts on an ongoing basis to assist in the review and update of a Comprehensive Safe School Plan for each school in Santa Ana.</p>	<p>PWA 2030</p>
2.10	<p>Community policing. Consider the creation of a youth mentorship pathways program to further community-based police programming and enhance transparency and community engagement.</p>	<p>PD 2022</p>
2.11	<p>Sanctuary City. Evaluate the Sanctuary City Ordinance periodically to ensure that city law enforcement protects undocumented persons from deportation, harassment, or harm.</p>	<p>CMO Annually</p>
2.12	<p>Health needs assessment. In partnership with community organizations, explore conducting a health needs assessment for undocumented residents and provide recommendations to support their health and well-being.</p>	<p>PBA/CMO 2023</p>
2.13	<p>Emergency service grant funding. Pursue grant funding on an ongoing basis to increase police and fire staffing levels, improve police and fire facilities and equipment, and improve community safety services and programs.</p>	<p>PD/OCFA Ongoing</p>
2.14	<p>Emergency service impact fee. Consider conducting a development impact fee feasibility study and nexus report to assess the potential for establishing development impact fees for police and fire services.</p>	<p>PD/OCFA 2022</p>



TABLE PS-2. PUBLIC SERVICES ELEMENT IMPLEMENTATION

Ref #	Implementation Action	Agency / Time Frame
2.15	Community partners. Partner with community organizations to establish and administer police programs that support community partnerships, build public trust, and proactively address public safety issues.	PD Ongoing
2.16	Urban vehicle study. Work with emergency responders to ensure that vehicles can efficiently navigate an increasingly urban environment with narrower lanes and tighter turn radii. Evaluate all new development projects to ensure emergency vehicle accessibility.	PD/OCFA Ongoing
GOAL PS-3: Utility Infrastructure Supply, maintain, and expand City services and infrastructure improvements through innovative funding options and sustainable practices.		
3.1	Stormwater management. Require all new development and significant redevelopment projects within the city to incorporate best management practices for stormwater capture and treatment per municipal NPDES (National Pollutant Discharge Elimination System) permit requirements.	PWA Ongoing
3.2	Urban runoff mitigation. Require new development and substantial remodels to prepare and submit an urban runoff mitigation plan to the City's Engineering Division.	PWA Ongoing
3.3	Telecommunication. Establish requirements for the installation of state-of-the-art internal telecommunications technologies in new development projects.	PBA 2024
3.4	Telecommunication master plan. Adopt a fiber optic telecommunications master plan that considers residential and nonresidential users.	PWA 2021
3.5	Utility improvements. Prepare a study to inform determining the fair share costs of necessary water, sewer, and storm drain improvements for projects in land use focus areas.	PWA 2021 & ongoing
3.6	Wastewater treatment. Continue to collaborate with regional partners to capture, treat, and recycle wastewater.	PWA Ongoing
3.7	Water quality. Continue participation in international taste competitions to foster awareness of high-quality public water and community pride.	PWA Annually
3.8	Water quality report. Continue to publish the annual water quality report on the City's website and advertise it to the community.	PWA Ongoing
3.9	Emergency water. Coordinate with neighboring water utilities to continue multiple emergency interconnection practices and maintain mutual aid program participation.	PWA Ongoing
3.10	Water-efficient programs. Continue to collaborate with regional water agencies to promote and provide resources and rebates for the installation of water-efficient fixtures and landscapes.	PWA Ongoing
3.11	Service rates. Continue to perform periodic (approximately every five years) cost of service studies and recommend prudent affordable water and sewer rates.	PWA Ongoing
3.12	Infrastructure funding. Continue to pursue grant funding and low-cost loans for improving and upgrading the water and sewer systems.	PWA Ongoing



TABLE PS-2. PUBLIC SERVICES ELEMENT IMPLEMENTATION

Ref #	Implementation Action	Agency / Time Frame
3.13	Administrative streamlining. Research best practices for streamlining administrative processes and providing services online. Survey city customers to identify optimal service models.	PBA 2022
3.14	Technology upgrades. Prepare a schedule of technology upgrades and necessary resources to expand online services that maximize economies of scale and inter-department solutions. Upgrades should include both physical and process improvements, such as establishing electronic plan checking, the digitization of City records and the citywide records management process, and online appointment scheduling system.	PBA/Finance 2022
3.15	Agenda management. Consider enhancements to the agenda management system to ensure public meetings run smoothly, increase internal efficiency, document decisions proficiently, and maintain public transparency.	CMO 2022

Notes:

CDA - Community Development Agency CMO - City Manager's Office HR - Human Resources Department
PBA - Planning and Building Agency PWA - Public Works Agency PRCSA - Parks, Recreation and Community Services Agency
PD - Police Department * associated with environmental justice policies



GOAL CN-1: AIR QUALITY AND CLIMATE

Protect air resources, improve regional and local air quality, and minimize the impacts of climate change.

POLICY CN-1.1 REGIONAL PLANNING EFFORTS

Coordinate air quality planning efforts with local and regional agencies to meet State and Federal ambient air quality standards in order to protect all residents from the health effects of air pollution.

POLICY CN-1.2 CLIMATE ACTION PLAN*

Consistency with emission reduction goals highlighted in the Climate Action Plan shall be considered in all major decisions on land use and investments in public infrastructure.

POLICY CN-1.3 EDUCATION*

Promote efforts to educate businesses and the general public about air quality standards, reducing the urban heat island effect, health effects from poor air quality and extreme heat, and best practices they can make to improve air quality and reduce greenhouse gas emissions.

POLICY CN-1.4 DEVELOPMENT STANDARDS

Support new development that meets or exceeds standards for energy-efficient building design and site planning.

POLICY CN-1.5 SENSITIVE RECEPTOR DECISIONS*

Consider potential impacts of stationary and non-stationary emission sources on existing and proposed sensitive uses and opportunities to minimize health and safety risks. Develop and adopt new regulations on the siting of facilities that might significantly increase pollution near sensitive receptors within environmental justice area boundaries.

POLICY CN-1.6 NEW AND INFILL RESIDENTIAL DEVELOPMENT

Promote development that is mixed-use, pedestrian- friendly, transit oriented, and clustered around activity centers.

POLICY CN-1.7 HOUSING AND EMPLOYMENT OPPORTUNITIES

Improve the City's jobs/housing balance ratio by supporting development that provides housing and employment opportunities to enable people to live and work in Santa Ana.

POLICY CN-1.8* PROMOTE ALTERNATIVE TRANSPORTATION

Promote use of alternate modes of transportation in the City of Santa Ana, including pedestrian, bicycling, public transportation, car sharing programs and emerging technologies.

POLICY CN-1.9* PUBLIC INVESTMENT ALTERNATIVE TRANSPORTATION INFRASTRUCTURE

Continue to invest in infrastructure projects that support public transportation and alternate modes of transportation in the City of Santa Ana, including pedestrian, bicycling, public transportation, car sharing programs, and emerging technologies.

POLICY CN-1.10 TRANSPORTATION MANAGEMENT

Continue to support and invest in improvements to the City's Transportation Management System, including projects or programs that improve traffic flow and reduce traffic congestion.

POLICY CN-1.11 PUBLIC INVESTMENT IN LOW- OR ZERO EMISSION VEHICLES



Continue to invest in low-emission or zero-emission vehicles to replace the City’s gasoline powered vehicle fleet and to transition to available clean fuel sources such as bio-diesel for trucks and heavy equipment.

POLICY CN-1.12 SUSTAINABLE INFRASTRUCTURE

Encourage the use of low or zero emission vehicles, bicycles, non-motorized vehicles, and car-sharing programs by supporting new and existing development that includes sustainable infrastructure and strategies such as vehicle charging stations, drop-off areas for ride-sharing services, secure bicycle parking, and transportation demand management programs.

POLICY CN-1.13 CITY CONTRACT PRACTICES

Support businesses and contractors that use reduced- emissions equipment for city construction projects and contracts for services, as well as businesses that practice sustainable operations.

POLICY CN-1.14 TRANSPORTATION DEMAND MANAGEMENT

Require and incentivize projects to incorporate Transportation Demand Management (TDM) techniques.

POLICY CN-1.15 COMMUNITY EMISSIONS REDUCTION*

Collaborate with the South Coast Air Quality Management District and local stakeholders in advance of designation as a priority community for air monitoring and reduction, and implement measures and strategies identified in other air monitoring and emissions reduction plans that are applicable to and feasible for Santa Ana.

POLICY CN-1.16 INDIRECT SOURCE RULES*

Support the development of regional legislation such as the drayage truck rule, advanced clean truck route, and heavy-duty low NOx rule by the South Coast Air Quality Management District.

POLICY CN-1.17 INDOOR RECREATION

Encourage new development to provide indoor recreation space when located in areas with high levels of localized air pollution or if site is adjacent to freeways or heavy industrial uses.

POLICY CN-1.18 PUBLIC INVESTMENT IN PARKS

Coordinate with park renovation and new development to address air quality and climate impacts by reducing the heat island affect by providing green infrastructure and shade, and reducing air pollution by providing vegetation that removes pollutants and air particles.

GOAL CN-2: NATURAL RESOURCES

Preserve and enhance Santa Ana’s natural and environmental resources while maintaining a balance between recreation, habitat restoration, and scenic resources.

POLICY CN-2.1 NATIVE WILDLIFE HABITAT PROTECTION

Protect and enhance natural vegetation in parks and open spaces for wildlife habitat, erosion control, and to serve as noise and scenic buffers.

POLICY CN-2.2 BIODIVERSITY PRESERVATION

Collaborate with State and County agencies to promote biodiversity and protect sensitive biological resources.

POLICY CN-2.3 RESOURCE MANAGEMENT

Efficiently manage soil and mineral resource operations to eliminate significant nuisances, hazards, or adverse environmental effects on neighboring land uses.



POLICY CN-2.4 SCENIC PRESERVATION

Ensure that development, open space and travelways surrounding key destinations, historic sites, recreational areas, and open space protects visual corridors, community aesthetics, and scenic preservation.

GOAL CN-3: ENERGY RESOURCES

Reduce consumption of and reliance on non-renewable energy, and support the development and use of renewable energy sources.

POLICY CN-3.1 INTERAGENCY COORDINATION

Consult with regional agencies and utility companies to pursue energy efficiency goals and expand renewable energy strategies.

POLICY CN-3.2 EDUCATION PROGRAMS

Support education programs to provide information on energy conservation and alternatives to non-renewable energy sources.

POLICY CN-3.3 DEVELOPMENT PATTERNS

Promote energy efficient-development patterns by clustering mixed use developments and compatible uses adjacent to public transportation.

POLICY CN-3.4 SITE DESIGN

Encourage site planning and subdivision design that incorporates the use of renewable energy systems.

POLICY CN-3.5 LANDSCAPING*

Promote and encourage the planting of native and diverse tree species to improve air quality, reduce heat island effect, reduce energy consumption, and contribute to carbon mitigation with special focus in environmental justice areas.

POLICY CN-3.6 LIFE CYCLE COSTS

Encourage construction and building development practices that use renewable resources and life cycle costing in construction and operating decisions.

POLICY CN-3.7 ENERGY CONSERVATION DESIGN AND CONSTRUCTION

Incorporate energy conservation features in the design of new construction and rehabilitation projects.

POLICY CN-3.8 ENERGY-EFFICIENT PUBLIC FACILITIES

Promote and encourage efficient use of energy and the conservation of available resources in the design, construction, maintenance, and operation of public facilities, infrastructure, and equipment.

POLICY CN-3.9 ENERGY GENERATION IN PUBLIC FACILITIES

Encourage and support the generation, transmission, use, and storage of locally-distributed renewable energy in order to promote energy independence, efficiency, and sustainability.

POLICY CN-3.10 ENERGY CONSERVATION IN PUBLIC PROJECTS

Work with businesses and contractors that use energy-efficient practices in the provision of services and equipment for city construction projects.



POLICY CN-3.11 ENERGY-EFFICIENT TRANSPORTATION INFRASTRUCTURE

Continue to support public and private infrastructure for public transportation such as bus routes, rail lines, and the OC Streetcar.

GOAL CN-4: WATER RESOURCES

Conserve and replenish existing and future water resources.

POLICY CN-4.1 WATER USE

Encourage and educate residents, business owners, and operators of public facilities to use water wisely and efficiently.

POLICY CN-4.2 LANDSCAPING

Encourage public and private property owners to plant native or drought-tolerant vegetation.

POLICY CN-4.3 RECYCLED WATER SYSTEMS

Continue to coordinate with the Orange County Water District, Orange County Sanitation District, and developers for opportunities to expand use of reclaimed water systems.

POLICY CN-4.4 IRRIGATION SYSTEMS

Promote irrigation and rainwater capture systems that conserve water to support a sustainable community.

POLICY CN-4.5 WATER SUPPLY

Continue to collaborate with Orange County Water District and Metropolitan Water District to ensure reliable, adequate, and high quality sources of water supply at a reasonable cost.

POLICY CN-4.6 WATER QUALITY

Work with public and private property owners to reduce storm water runoff and to protect the water quality percolating into the aquifer and into any established waterway.

TABLE CN-3. CONSERVATION ELEMENT IMPLEMENTATION		
Ref #	Implementation Action	Agency / Time Frame
GOAL CN-1: Air Quality and Climate		
Protect air resources, improve regional and local air quality, and minimize the impacts of climate change.		
1.1*	Air quality planning. Review existing and monitor the development of new air monitoring and emissions reduction plans prepared by the South Coast Air Quality Management District. Gather and evaluate measures and strategies in such plans for their applicability to and feasibility for Santa Ana.	PBA 2022 & annually
1.2*	Community identification. Coordinate with the South Coast Air Quality Management District and local stakeholders to pursue a priority community designation for eligible environmental justice areas of the city, with focus on areas with unique needs and highest pollution burden as identified in the CalEnviroScreen tool. If such designation is not awarded, seek grant funds for activities such as local air quality monitoring.	PBA 2022
1.3*	Proactive engagement. Collaborate with the South Coast Air Quality Management District and local stakeholders in environmental justice areas experiencing local air pollution issues to outline objectives and strategies for monitoring air pollution in advance of the establishment of a community emissions reduction and/or air monitoring plan.	PBA 2022



TABLE CN-3. CONSERVATION ELEMENT IMPLEMENTATION

Ref #	Implementation Action	Agency / Time Frame
1.4*	Health risk criteria. Establish criteria for requiring health risk assessments for existing and new industries, including the type of business, thresholds, and scope of assessment. Review existing and establish new regulation to reduce and avoid increased pollution near sensitive receptors within environmental justice area boundaries.	PBA 2022
1.5*	Agency permits. Monitor the South Coast Air Quality Management District permitting and inspection process and the Orange County Health Care Agency to identify businesses in Santa Ana with potential hazardous materials or by-products, with a special focus on environmental justice communities. Serve as a liaison for residents to identify potential emission violations. Share information and data with the community on the City’s Environmental Quality web page.	PBA 2022
1.6*	Emissions monitoring. Coordinate with the South Coast Air Quality Management District to monitor existing air measurements and recommend new air measurements and locations.	PBA 2022
1.7*	Truck idling. Evaluate strategies to reduce truck idling found or reported in areas with sensitive receptors, with a priority placed on environmental justice areas.	PBA/PD 2023
1.8*	Improve older trucks. Promote the City’s Vehicle Replacement Plan and explore the replacement of older trucks through City participation in regional incentive programs and education of Santa Ana private fleet owners of program opportunities.	PWA 2022
1.9*	Indirect source rules. Support the development of indirect source rules, drayage truck rules, advanced clean truck routes, and heavy-duty low NOx rules by the South Coast Air Quality Management District.	CMO Ongoing
1.10*	Interagency team. Establish an environmental quality interagency team to evaluate, monitor, and make recommendations to address air quality and environmental hazard issues, with a special focus on environmental justice areas. Publish results and information on the City’s website through a dedicated Santa Ana Environmental Quality web page.	PBA 2022
1.11*	Public education. Augment existing outreach programs to improve public awareness of State, regional and local agencies’ roles and resources to identify, monitor, and address air quality and other environmental hazards in the community.	PBA/PWA Ongoing
1.12*	Data collection for emissions plans. Coordinate with the South Coast Air Quality Management District to explore ways to initiate data collection efforts for a community emissions reduction and/or community air monitoring plan, including the identification of information needed (new or updated), potential data sources and needed resources, and strategies to engage residents and collect information.	PBA 2022
1.13*	Community survey on healthy lifestyles. Plan for and conduct a community survey of residents related to community health, air quality, parks, and community services; with focused outreach for environment justice concerns and priority areas (tie into other City efforts like Strategic Plan, park and recreation planning, community benefits, etc.).	CMO 2022
1.14*	Expanded interactions. Identify opportunities to expand regular attendance of City staff and decision-makers at meetings for neighborhoods within environmental justice area boundaries, so that residents and businesses can more easily communicate their unique issues and needs. Include a translator(s) at these meetings so that all residents can engage.	PBA/CMO Ongoing
1.15*	Expanded representation. Expand representation of residents from neighborhoods within environmental justice area boundaries by extending residents from such areas to become board, commission, and task force members as openings occur.	PBA/CMO Ongoing
1.16*	City budget. Evaluate the City’s budget and financial policies to include direction for prioritizing public services and improvements within environmental justice area boundaries. Augment budget meeting presentations to include a	CMO Annually



TABLE CN-3. CONSERVATION ELEMENT IMPLEMENTATION

Ref #	Implementation Action	Agency / Time Frame
	section dedicated to the status of actions and improvements to address the needs of residents within environmental justice area boundaries.	
1.17	Transportation Demand Management. Collaborate with the South Coast Air Quality Management District, Orange County Transportation Authority, and other transportation planning agencies to develop a transportation demand management program for small businesses and new multifamily housing in the city to educate and incentivize employees and residents to consider transit, carpool, and active transportation travel choices.	PBA/PWA 2023
1.18	Support transit. Support local and regional land use and transportation plans that increase mass transit usage and reduce vehicle trips.	PWA Ongoing
1.19	Climate Action Plan. Review and update the City’s Climate Action Plan.	PWA 2025
<p>GOAL CN-2: Natural Resources Preserve and enhance Santa Ana’s natural and environmental resources while maintaining a balance between recreation, habitat restoration, and scenic resources.</p>		
2.1	Native planting. Evaluate opportunities in parks, open spaces, scenic linkages, and greenway corridors to restore native vegetation and establish, where appropriate, native plantings that require limited water and fertilizer. Restoration and establishment of native planting should not limit pedestrian and recreation access.	PRCSA/ PWA 2021 & ongoing
2.2	Santiago Creek. Continue working with regional agencies, including the Orange County Flood Control District, to identify opportunities to enhance the natural qualities of Santiago Creek to protect habitat and reintroduce native plants and animals.	PRCSA 2022 & ongoing
2.3	Channel improvement plans. Partner with the County of Orange to explore best practices in greenbelt and channel improvement plans for the Santa Ana River and Santiago Creek to preserve natural vegetation.	PRCSA/PWA 2022
2.4	Preservation of natural and historic resources. Identify and evaluate potential incentives in the municipal code to encourage protection and enhancement of natural and historic resources.	PBA 2022
2.5	Programming. Incorporate the city’s natural resources into City plans and recreational programming to facilitate and encourage healthy, safe recreational activities.	PRCSA 2021 & ongoing
<p>GOAL CN-3: Energy Resources Reduce consumption of and reliance on nonrenewable energy, and support the development and use of renewable energy sources.</p>		
3.1	CALGreen voluntary measures. Evaluate the feasibility of adopting CALGreen building code nonresidential voluntary measures as mandatory measures by the City.	PBA 2022
3.2	LEED/ENVISION certification. Evaluate the feasibility of requiring all major renovations and new construction of City-owned facilities over 5,000 square feet to earn a LEED New Construction Silver Certification or greater. Evaluate feasibility of requiring all existing City-owned facilities larger than 25,000 square feet to obtain the LEED Buildings: Operations & Maintenance Certification. Evaluate the feasibility of requiring all major renovations and new construction of City-owned infrastructure facilities to earn ENVISION Bronze Certification. Consider providing incentives and recognition for new commercial, multifamily projects, and neighborhoods to obtain LEED certification. Incentives may include expedited permitting, rebates on or reduced building permit fees, and density bonuses.	PBA 2022



TABLE CN-3. CONSERVATION ELEMENT IMPLEMENTATION

Ref #	Implementation Action	Agency / Time Frame
3.3	Green design guidelines. Update Citywide Design Guidelines to incorporate energy conservation principles, including passive heating and cooling, siting, shading, and material choices. Provide examples of site plans that illustrate energy conservation principles.	PBA 2022
3.4	Retrofitting existing buildings. Support and encourage retrofitting existing buildings to achieve energy optimization. Partner with Southern California Edison and other stakeholders to provide incentives, rebates, and expedited permitting for energy retrofit projects and to make residents, property owners, and businesses aware of such programs.	PBA/PWA Ongoing
3.5	Funding energy projects. Partner with local businesses, community organizations, and advocacy groups to seek creative financing sources for renewable energy retrofit and new development projects, including subsidized or other low-interest loans, on-bill repayment, and the option to pay for system installation through long-term assessments on individual property tax bills. For affordable housing projects involving City funds, require and incentivize affordable housing developers to meet energy-efficiency goals.	PBA/CDA 2023
3.6	Funding mechanism clearinghouse. Establish and maintain a clearinghouse of information on available funding alternatives for renewable energy projects, rates of return, and other information to support developers and community members interested in pursuing renewable energy projects.	PWA/CDA 2022
3.7	Public awareness. Create educational programs to sustain public awareness of the importance of resource conservation (e.g., energy, water, and open space), the continued existence of long-term resource demand challenges, and specific conservation tactics that are recommended.	PWA Ongoing
3.8	Clean electricity. Coordinate with Southern California Edison to expand the availability of clean/renewable energy services throughout the city, and to explore alternative energy technologies.	PWA 2023
3.9	Local solar photovoltaics (PV). Continue to pursue partnerships with government entities and private companies to establish a range of incentive programs to retrofit existing buildings with photovoltaic panels. Incentives could include reduced fees, expedited permit processing, tax incentives, and reduced energy bills. Provide educational resources to residents, property owners, and businesses regarding PV panels and available incentive programs.	PBA 2023
3.10	Electricity storage. Consider partnering with local Southern California Edison and local community organizations to pursue opportunities for electricity storage at the building scale, separate from the utility-scale storage operated by Southern California Edison. As battery technologies improve, promote the use of distributed electricity storage at commercial and residential buildings.	CMO 2022
3.11	Natural carbon sequestration. Reduce the amount of carbon dioxide that would otherwise be released into the atmosphere through the continued maintenance and expansion of the city’s urban forest and development of other green infrastructure. Explore options to include green infrastructure requirements in new public realm plans.	PWA Ongoing
GOAL CN-4: Water Resources Conserve and replenish existing and future water resources.		
4.1	Water education. Provide educational outreach materials for residents and businesses on proper water use and other water conservation practices.	PWA Ongoing
4.2	Water smart landscapes. Promote awareness of the City Landscape and Parkway Improvement Guidelines to require public projects and new private development to incorporate drought-tolerant landscaping. Continue to encourage drought-tolerant retrofits through the Turf Removal Rebate Program and educate property owners about incentives available through the SoCal WaterSmart program to public and private property owners for planting native or drought-tolerant vegetation.	PWA/PBA 2022



TABLE CN-3. CONSERVATION ELEMENT IMPLEMENTATION

Ref #	Implementation Action	Agency / Time Frame
4.3	Green stormwater management. Identify opportunities for the installation of stormwater best management practices in the public rights-of-way, parking lots, parks, or public buildings, for inclusion into the Capital Improvement Program.	PWA Ongoing
4.4	Water recycling. Pursue funding to implement the first phase of the City of Santa Ana Recycled Water Master Plan, with an emphasis on local water recycling programs and cooperation with regional water recycling efforts.	PWA 2023

Notes:
 CDA - Community Development Agency CMO - City Manager’s Office HR - Human Resources Department
 PBA - Planning and Building Agency PWA - Public Works Agency PRCSA - Parks, Recreation and Community Services Agency
 PD- Police Department * associated with environmental justice policies



GOAL OS-1: PARKS, OPEN SPACE, AND RECREATION

Provide an integrated system of accessible parks, recreation facilities, trails, and open space to serve the City of Santa Ana.

POLICY OS-1.1 PARK MASTER PLAN*

Create and regularly update a citywide parks master plan to provide guidance for the acquisition, development, maintenance and programming of parks, recreation facilities, trails and open space to meet community needs.

POLICY OS-1.2 PARKS AND RECREATION SYSTEM*

~~Provide and s~~Support a comprehensive and integrated network of parks, recreation facilities, trails, and open space that ~~is diverse, provide a with a~~ variety of active and passive recreational opportunities.

POLICY OS-1.3 PARK STANDARD*

Establish and maintain public ~~parks,~~ open space and recreation requirements for new residential and nonresidential development to provide sufficient opportunities for Santa Ana residents and visitors. ~~Strive to~~ ~~A~~attain a minimum of two acres of ~~park~~land per 1,000 ~~residents~~ ~~persons~~ residing in the City ~~of Santa Ana~~.

POLICY OS-1.4 PARK DISTRIBUTION*

Ensure the City residents have access to public or private parks, recreation facilities, or trails within a 10-minute walking and biking distance of home. Prioritize park provision, programs, and partnerships in park deficient and environmental justice areas.

POLICY OS-1.5 PARK AND OPEN SPACE TYPES

Provide a mix of community, neighborhood, and special-use parks, along with greenway corridors, natural areas, and landscape areas, to meet community needs for greenspace, recreation space, social space, and trail connectivity.

POLICY OS-1.6 PARK ACCESS AND CONNECTIVITY

Create a Safe Routes to Parks program that establishes and enhances access to existing and new parks and recreation facilities through safe walking, bicycling, and transit routes.

POLICY OS-1.7 TRAIL CONNECTIVITY*

Collaborate with other City agencies, partners, and regional entities to provide, and connect regional and local trails, travelways, and access corridors to support recreation, active transportation, and park and program access. Consider greenways along the OC Streetcar route, flood control channels, and other underutilized sites.

POLICY OS-1.8 LAND ACQUISITION AND EQUITABLE DISTRIBUTION*

Explore options for the acquisition of available lands for parks, open space, greenways and trail corridors, with priority given to sites that are within park deficient or environmental justice areas.

POLICY OS-1.9 NEW DEVELOPMENT *

Ensure all new development effectively integrates parks, open space, and pedestrian and multi-modal travelways to promote a quality living environment. For new development within park deficient and environmental justice areas, prioritize the creation and dedication of new public parkland over the collection of impact fees.

POLICY OS-1.10 CREATIVE SOLUTIONS FOR DEFICIENCIES



Develop creative and flexible solutions to provide greenspace and recreation activities in neighborhoods where traditional parks are not feasible. Encourage public, private, and commercial recreational facilities in areas that are park deficient.

POLICY OS-1.11 FUNDING SOURCES

Explore and pursue all available funding, including nontraditional funding sources, for park acquisition, facility development, programming, and maintenance of existing and new parks. Set aside park funding to have monies on hand to acquire and develop parkland when opportunities arise and to leverage grant options.

POLICY OS-1.12 SHARED USE*

Collaborate with school districts, faith-based communities, and community serving organizations to expand shared use facilities through cooperative agreements to maximize recreation options.

POLICY OS-1.13 WATER FEATURES

Maintain, protect, and program the City's lakes, river and creek to support recreation, resource and water quality protection, and community aesthetics.

GOAL OS-2: HEALTHY, SAFE AND INCLUSIVE OPPORTUNITIES

Provide welcoming, inclusive, safe, and healthy parks, recreation facilities, and activities to serve Santa Ana residents regardless of age, ability, or income.

POLICY OS-2.1 RECREATION VARIETY

Provide a variety of recreation facilities and activities to meet the diverse needs of the community. Consider needs for indoor and outdoor recreation opportunities, as well as traditional and trending activities.

POLICY OS-2.2 HEALTHY PARKS AND PUBLIC SPACES

Invest in and activate parks, recreation facilities and greenspace to support active lifestyles, mental health, youth development, lifelong learning and environmental health benefits that support individual and community wellbeing.

POLICY OS-2.3 ACTIVE LIFESTYLES

Invest in parks, trails and programs that support sports, fitness, active transportation, and active lifestyles.

POLICY OS-2.4 URBAN AGRICULTURE AND HEALTHY FOODS*

Expand urban agriculture opportunities in private development and public spaces, including home gardens, community gardens, and urban farms. Support healthy food choices through amenities and programs.

POLICY OS-2.5 AIR QUALITY AND HEAT

Coordinate park renovation and development to address air quality and climate impacts by reducing heat island effect by providing green infrastructure and shade, and reducing air pollution by providing vegetation that removes pollutants and air particles.

POLICY OS-2.6 CONNECTIONS TO NATURE

Design and develop parks, greenspace, and trail corridors to support community respite, wellness, and the mental health benefits found in connections to nature.



POLICY OS-2.7 HEALTHY INDOOR OPTIONS*

Encourage or incentivize new commercial and residential development to provide private indoor recreation space when located in areas with high levels of localized air pollution or if site is adjacent to freeways or heavy industrial uses.

POLICY OS-2.8 HAZARDOUS MATERIALS*

Reduce or eliminate, where feasible, the use of pesticides and herbicides that negatively impact human health at park facilities and publicly accessible open spaces.

POLICY OS-2.9 SAFETY THROUGH DESIGN

Create a safe environment through implementation of Crime Prevention through Environmental Design (CPTED) principles in public spaces.

POLICY OS-2.10 SAFE USE

Ensure the safety of park visitors and usability of facilities through facility upkeep, landscaping maintenance, surveillance, recreation and social service programs, and partnerships with public and private entities that address public safety and related issues in parks.

POLICY OS-2.11 COMMUNITY INVOLVEMENT AND VOLUNTEERISM*

Encourage residents, stakeholders, neighborhood groups, businesses, schools, social organizations, and public agencies to volunteer and partner in the development, maintenance, and activation of publicly-owned parks and recreation facilities.

POLICY OS-2.12 PARK AND FACILITY CHARACTER*

Ensure that parks and recreation facilities incorporate placemaking elements that foster social connections and community pride such as art, landscaping, murals, and amenities and facilities that reflect site character and local needs.

POLICY OS-2.13 NEIGHBORHOOD NEEDS*

Consider unique neighborhood and demographic needs in the development of local parks, open spaces and programs. Balance these unique needs with efforts to ensure affordability and serve residents citywide.

POLICY OS-2.14 ADA ACCESSIBILITY

Design new and renovate existing parks, recreation facilities, and trails to provide access to residents of varying abilities, including people with special needs.

POLICY OS-2.15 INCLUSIVE, AFFORDABLE RECREATION

Provide parks, recreation facilities and programs that reflect the different demographics of the Santa Ana community, including diverse races, ethnic groups, identities, family configurations, abilities, and incomes.

GOAL OS-3: PARK MAINTENANCE, STEWARDSHIP, AND SUSTAINABILITY

Maintain and manage parks, recreation facilities, trails and open space to sustain City assets and support safe use.

POLICY OS-3.1 PARK AND FACILITY MAINTENANCE*

Ensure all parks, recreation facilities and open spaces are well maintained.



POLICY OS-3.2 MAINTENANCE RESOURCES

Ensure that funding, staffing, and other resources are available to maintain existing parks and facilities, as well as new ones when added to the park and open space system.

POLICY OS-3.3 ASSET MANAGEMENT

Ensure that funding is earmarked for the repair, replacement, and renovation of old or worn amenities, facilities and landscaping in parks when needed or at the end of their lifecycles. This would include deferred maintenance and new capital projects.

POLICY OS-3.4 PROTECTION OF NATURAL, CULTURAL AND HISTORIC RESOURCES

Maintain, preserve, and interpret the City’s natural resources, landmarks, urban tree canopy, and designated historical and cultural features.

POLICY OS-3.5 LANDSCAPING

Encourage the planting of native and diverse tree species in public and private spaces to reduce heat island effect, reduce energy consumption, and contribute to carbon mitigation.

POLICY OS-3.6 SUSTAINABLE PARKS AND FACILITIES

Integrate drought tolerant or native plantings, water-wise irrigation, design and maintenance efficiencies, and sustainable development practices to reduce water use and energy consumption.

POLICY OS-3.7 URBAN FOREST

Maintain, preserve, and enhance the City’s urban forest as an environmental, economic, and aesthetic resource to improve residents’ quality of life.

POLICY OS-3.8 NATURALIZING THE SANTA ANA RIVER

Explore opportunities to reintroduce natural habitat along the Santa Ana River to provide natural habitat and educational and recreational opportunities.

TABLE OS-3. OPEN SPACE ELEMENT IMPLEMENTATION		
Ref #	Implementation Action	Agency / Time Frame
Goal OS-1: Parks, Open Space, and Recreation		
Provide accessible , and to		
1.1	Park needs assessment and master plan. Create, adopt, and implement a park needs assessment and master plan, defining park service areas according to best practices, establishing a service area for each park facility, creating a tool to evaluate needs and prioritize improvements by quadrant or appropriate geographic subarea, and maintaining a list of priorities for the expansion and improvement of open space and recreational facilities in each quadrant or geographic subarea to attain a park land standard of 2 acres per 1,000 residents.	PRCSA 2022
1.2*	Interagency Forum. Convene an interagency forum to take a coordinated approach to evaluating the feasibility for converting City-owned properties to parkland, with special focus in park deficient and environmental justice areas.	PRCSA 2022
1.3	Annual Open Space Summit. Convene an annual forum to bring together City interagency staff, community leaders, and private enterprise to establish goals for park acquisition and review a status report of metrics associated with progress.	PRCSA 2022



TABLE OS-3. OPEN SPACE ELEMENT IMPLEMENTATION

Ref #	Implementation Action	Agency / Time Frame
1.4	No-net-loss of parkland. Establish land use provisions in the Municipal Code that prevent a net loss of public parkland in the city. Require at least a 1:1 replacement if there is any loss of public parkland due to public or private development.	PRCSA 2022
1.5	Park Opportunity Fund. Incorporate General Funds, cannabis revenues, and private donations into an established Park Opportunity Fund to leverage for matching grants and have monies available when opportunities arise for new park acquisition.	PRCSA 2021 & ongoing
1.6	Development fees. Evaluate the fees required by the City’s Residential Development Fee Ordinance and adjust them to better reflect current costs and needs. Update requirements regarding where fees are spent.	PRCSA 2022
1.7*	Public parkland requirements for larger residential projects. Update the Residential Development Fee Ordinance for Larger Residential Projects to require public parkland within <u>City limits and</u> a 10-minute walking distance of the new residential projects. Consider allowing developers a reduction in on-site open space by giving credits for <u>the provision of park development land for public use, or the provision of private park land.</u> <u>Establish a process and program to</u> incentivize <u>publicly accessible open space through the</u> the creation of public parks that exceed City requirements, especially within park deficient and environmental justice areas. <u>Establish incentives for</u> coordination between two or more residential projects (of any size) to create larger and/or more centralized public parkland and <u>open</u> space, such as exploring housing density bonus options, for the provision of open space as a public benefit and leverage Residential Development fee to partner with developers to create public open space.	PBA/PRCSA 2022
1.8	Park Foundation. Establish a 501(c)(3) Parks and Recreation Foundation to establish fundraising support for Santa Ana’s park system. Identify communication protocols, roles and responsibilities, and bylaws.	PRCSA 2023 & Ongoing
1.9	Right-of-way use. Coordinate with public agencies, railroads, and utilities to determine the feasibility of acquiring the use of rights-of-way for restricted use by the public.	PRCSA/PWA Ongoing
1.10*	New parkland. Coordinate with property owners to explore options to provide public access and programming in park deficient areas, including options to acquire land through purchase, land dedication, easements, and land leases that would allow for permanent or temporary use of land for recreational opportunities.	PRCSA 2022 & ongoing
1.11*	Joint-use agreements. Coordinate with public school districts, private schools, and other community organizations to provide community members with access to additional open space and recreational resources.	PRCSA 2022
1.12	Santa Ana River. Update the Santa Ana River Vision Plan to expand opportunities to reintroduce natural elements, increase habitat, and provide more recreational opportunities.	PRCSA/PWA 2024
1.13*	New programming in underserved areas. Partner with community organizations to offer new programs that are accessible to residents who live in areas underserved by open space and recreational facilities. Develop a comprehensive partnership policy providing guidelines that can be used throughout the City organization.	PRCSA 2022
1.14*	Community partnerships. Continue building partnerships with community-based organizations that administer social services to the elderly, youth, and other special needs groups; create use agreements for these providers to use public park facilities to meet the recreational and educational needs of these groups.	PRCSA 2021 & ongoing
1.15*	Community input. Identify and utilize multilingual and interactive community engagement tools, initiated through the Parks and Recreation Master Plan, for residents and facility users to provide ongoing input about open space needs, park design, facility improvements, and programming.	PRCSA 2022
1.16	<u>Acquisitions to meet park standard. Using the Park Master Plan as guidance, identify and acquire property within the City for park and open space use which will focus on bringing the park and recreation system to 2 acres of land per 1,000 residents with a plan to keep pace with future urban growth.</u>	<u>PRCSA 2022 & ongoing</u>



TABLE OS-3. OPEN SPACE ELEMENT IMPLEMENTATION

Ref #	Implementation Action	Agency / Time Frame
<p>GOAL OS-2: Healthy, Safe and Inclusive Opportunities Provide welcoming, inclusive, safe, and healthy parks, recreation facilities, and programs to serve Santa Ana residents regardless of age, ability, or income.</p>		
2.1	<p>Public safety audits. Conduct public safety audits to determine areas with the highest levels of crime; pursue funding to create public safety programs based on the recommendations from the audits. Avoid aspects of public safety that privatize or segregate open space and recreation facilities.</p>	PD/PBA/PRCS A 2023
2.2	<p>Enhanced safety features. Provide enhanced lighting, cameras, or other security features that would enhance the safety or perceived safety of parks, trails, and other public spaces; seek grant funding to improve safety measures and program facility improvements into the Capital Improvement Program each year.</p>	PRCSA 2022
2.3	<p>Park Patrol. Provide continuous evaluation of existing security program and look at ways to enhance and strengthen; consider formation of neighborhood watch group, park host, or other similar program.</p>	PRCSA 2022
2.4	<p>Public notification. Prior to treating areas in the city with pesticides or herbicides, inform the public through signage posted in impacted areas, direct mailers, and announcements on the City website, cable channels, publications, and the City’s social media platforms.</p>	PRCSA/PWA 2022
2.5	<p>Healthy amenities. As facilities are upgraded, include amenities that improve the health and wellness of residents, including hydration stations and shading devices.</p>	PRCSA 2021 & ongoing
2.6*	<p>Healthy indoor options. Explore options to incentivize or require the provision of indoor recreation space, particularly in environmental justice areas that experience high levels of exposure to air pollution.</p>	PRCSA 2023
2.7	<p>Universal access. Explore options for the systematic completion of Americans with Disabilities Act (ADA) compliance upgrades for all City facilities.</p>	PWA 2024
2.8	<p>Public input. Establish a procedure to collect community input regarding park design and programming at the beginning of the planning process whenever a new facility is proposed or when redevelopment of an existing facility is under consideration.</p>	PRCSA 2023
2.9	<p>Hours of operation. Evaluate hours of operation for parks, community centers, and other facilities. Consider the option to extend hours of operation to meet community needs.</p>	PRCSA 2021
2.10	<p>Evaluate programming. Evaluate recreational programming through participant service assessment and online public opinion surveys on a periodic basis to identify needed and desired programs.</p>	PRCSA 2021 & annually
2.11	<p>Program and facility fees. Evaluate program and facility rental fees to ensure that programming is sustainable, and fees are equitable and appropriate.</p>	PRCSA 2021 & ongoing



TABLE OS-3. OPEN SPACE ELEMENT IMPLEMENTATION

Ref #	Implementation Action	Agency / Time Frame
GOAL OS-3: Park Maintenance, Stewardship and Sustainability Maintain and manage parks, recreation facilities, trails and open space to sustain City assets and support safe use.		
3.1	Park and facility maintenance resources. Evaluate and identify the funding, staffing and resources needed to provide quality preventative and routine maintenance for existing sites as well as planned parks and facilities.	PRCSA 2022
3.2	Deferred maintenance. Assess the condition of parks and facilities, identifying deficiencies, repairs and replacements needed, including cost estimates. Include facility improvements in the Capital Improvement Program.	PRCSA 2022 & ongoing
3.3	Asset management. Forecast and track facility lifecycle to plan for the ongoing needs for park and landscaping renovations and replacement.	PRCSA 2022 & ongoing
3.4	Green infrastructure. Identify and apply funds to implement environmental design practices such as integrating and maintaining native plants, additional trees, bioswales, and other natural and green infrastructure into targeted sites to support sustainability, reduced water and maintenance costs, natural resource protection, environmental education/interpretation, and connections to nature.	PRCSA 2022 & ongoing
3.5	Urban Forestry Plan. Coordinate with other City agencies to develop, implement and maintain a citywide tree preservation ordinance and Urban Forestry Plan for parks and open space that provides air pollution mitigation, microclimate modification, noise reduction, and offers an area of recreation, rest, and education.	PRCSA 2022 & ongoing
Notes: CDA - Community Development Agency CMO - City Manager’s Office HR - Human Resources Department PBA - Planning and Building Agency PWA - Public Works Agency PRCSA - Parks, Recreation and Community Services Agency PD- Police Department * associated with environmental justice policies		



GOAL N-1: LAND USE COMPATIBILITY

Ensure that existing and future land uses are compatible with current and projected local and regional noise conditions.

POLICY N-1.1 NOISE STANDARDS

Utilize established Citywide Noise Standards and guidelines to inform land use decisions and guide noise management strategies.

POLICY N-1.2 SOUND DESIGN

Encourage functional and attractive designs to mitigate excessive noise levels.

POLICY N-1.3 REGIONAL NOISE IMPACTS

Collaborate with local and regional transit agencies and other jurisdictions to minimize regional traffic noise and other sources of noise in the City.

POLICY N-1.4 SENSITIVE USES

Protect noise sensitive land uses from excessive, unsafe, or otherwise disruptive noise levels.

GOAL N-2: NOISE GENERATORS

Reduce the impact of known sources of noise and vibration.

POLICY N-2.1 TRANSPORTATION RELATED NOISE

Reduce noise generated from traffic, railroads, transit, and airports to the extent feasible.

POLICY N-2.2 STATIONARY RELATED NOISE

Minimize noise impacts from commercial and industrial facilities adjacent to residential uses or zones where residential uses are permitted.

POLICY N-2.3 TEMPORARY AND/OR NUISANCE NOISE

Minimize the effects of intermittent, short-term, or other nuisance noise sources.

GOAL N-3: AIRPORT AND LAND USE ENVIRONS

Protect sensitive land uses from airport related noise impacts.

POLICY N-3.1 RESIDENTIAL DEVELOPMENT

Residential development within the John Wayne Airport (JWA) 65 dB(A) CNEL Noise Contour or greater is not supported.

POLICY N-3.2 FLIGHT PATHS

Advocate that future flight path selection be directed away from existing noise sensitive land uses.

POLICY N-3.3 RESIDENTIAL MITIGATION

Require all residential land uses in 60 dB(A) CNEL or 65 dB(A) CNEL Noise Contours to be sufficiently mitigated so as not to exceed an interior standard of 45 dB(A) CNEL.



TABLE N-3. NOISE ELEMENT IMPLEMENTATION

Ref #	Implementation Action	Agency / Time Frame
Goal N-1: Land Use Compatibility Ensure that existing and future land uses are compatible with current and projected local and regional noise conditions.		
1.1	City equipment. As feasible and practical, new equipment purchased by the City will meet noise performance standards consistent with the best available noise reduction technology.	PWA/Finance Ongoing
1.2	OC Streetcar. Monitor implementation of mitigation measures outlined in the Final Supplemental Environmental Impact Report for the OC Streetcar.	PWA Ongoing
1.3	Noise evaluation. Continue to evaluate the noise impacts of new projects during the development review process; consider requirements for noise analysis conducted by an acoustical specialist for projects involving land uses where operations are likely to impact adjacent noise-sensitive land uses.	PBA Ongoing
1.4	Agency coordination. Continue to coordinate with California Department of Transportation and OCTA to evaluate the need for sound barriers or other mitigation strategies along segments of the freeways and transit travel ways that impact existing noise-sensitive land uses.	PWA Ongoing
1.5	Noise ordinance. Update the City’s noise ordinance to provide more detail about acceptable noise standards for land uses.	PBA/PD 2022
1.6	Noise mitigation in impacted areas. Evaluate options to expand noise mitigation in areas that are planned for growth but where ambient noise levels already exceed noise standards.	PBA 2022
1.7	Disclosure statements. As part of any approvals of noise-sensitive projects where reduction of exterior noise to the maximum levels specified in the City’s General Plan or noise ordinance is not reasonably feasible, require the developer to issue disclosure statements—to be identified on all real estate transfers associated with the affected property—that identifies regular exposure to noise.	PBA 2022
1.8	Site mobility. Develop standards to ensure that on-site mobility does not generate excessive noise.	PBA 2022
1.9	Adjacent jurisdictions. Continue to monitor development projects in adjacent jurisdictions and comment on projects with the potential for noise impacts in Santa Ana.	PBA Ongoing
GOAL N-2: Noise Generators Reduce the impact of known sources of noise and vibration.		
2.1	Alternative paving. Evaluate the use of alternative paving materials that can reduce traffic noise, as feasible, depending on roadway conditions and cost-efficiency.	PWA 2024
2.2	Freeways. Continue cooperation with Caltrans in the planning of noise attenuation along freeways and assist with outreach efforts to notify residents of major projects that may impact noise levels and aesthetics.	PWA Ongoing
2.3	Roadway designations. Periodically review major roadways and designated truck routes to reduce truck traffic through residential neighborhoods and near schools.	PWA Ongoing
2.4	Rail coordination. Continue to work with rail owners and operators to manage existing quiet zones, monitor safety adjacent to railroad tracks, and consider feasible alternatives that reduce noise.	PWA Ongoing
2.5	Site design and technology. Require that the parking structures, terminals, and loading docks of noise-generating land uses be designed to minimize the potential noise impacts of vehicles on-site and on adjacent land uses. Encourage and/or require feasible technological options to reduce noise to acceptable levels.	PBA Ongoing



TABLE N-3. NOISE ELEMENT IMPLEMENTATION

Ref #	Implementation Action	Agency / Time Frame
2.6	Mitigate existing impacts. Identify existing business operations that produce exterior noise above the maximum levels specified in the City’s General Plan or noise ordinance for adjacent land uses. Reach out to those businesses to provide educational resources about best practices for noise prevention and mitigation. Assist businesses to implement mitigation strategies through permit assistance, expedited permitting, and other incentives. If the noise impact cannot be mitigated, provide site selection assistance to help businesses relocate to other areas of the city.	PBA/CDA 2023
2.7	Best practices. Conduct a study of best practices for the prevention and mitigation of noise impacts on sensitive land uses caused by existing or new business operations.	PBA/PD 2023
2.8	Nuisance noise. Review all permit applications, including special use permits, for potential noise impacts. Utilize existing noise ordinances and antinuisance statutes to reduce the occurrence of nuisance noise violations.	PBA Ongoing
GOAL N-3: Airport and Land Use Environs Protect sensitive land uses from airport related noise impacts.		
3.1	Aircraft altitude standards. Continue working with the Federal Aviation Administration to determine appropriate altitude standards for aircraft flying over congested areas, taking into account public health and safety.	PBA Ongoing
3.2	Helicopter noise. Continue cooperation with the Fire Department and Metropolitan Water District to minimize noise conflicts associated with helicopter activity.	PBA Ongoing
3.3	Local coordination. Work with the Airport Land Use Commission to ensure that local noise concerns are proactively addressed.	PBA Ongoing
Notes: CDA - Community Development Agency CMO - City Manager’s Office HR - Human Resources Department PBA - Planning and Building Agency PWA - Public Works Agency PRCSA - Parks, Recreation and Community Services Agency PD - Police Department		



GOAL S-1: FLOOD SAFETY

Protect life and minimize property damage, social and economic disruptions caused by flood and inundation hazards.

POLICY S-1.1 REGIONAL COLLABORATION

Continue to consult with agencies to maintain the most current flood hazard and floodplain information; use the information as a basis for project review and to guide development in accordance with regional, state, and federal standards.

POLICY S-1.2 CLIMATE CHANGE

Evaluate the need to expand the capacity of flood control facilities to minimize flood hazards to people, property, and the environment based on changing weather conditions associated with climate change.

POLICY S-1.3 STORM DRAIN INFRASTRUCTURE

Update the Drainage Master Plan to prioritize improvements to existing system deficiencies, and plan for infrastructure needs that support the General Plan land use vision.

POLICY S-1.4 CRITICAL INFRASTRUCTURE

Design, construct, and retrofit critical public facilities and utilities located in flood-prone areas to maintain their structural and operational integrity during floods.

POLICY S-1.5 FLOOD AWARENESS

Promote education of flooding hazards and bring awareness to resources and programs that assist property owners, residents, and businesses to protect their homes and property from flood damage.

POLICY S-1.6 ALTERNATIVE FLOOD CONTROL METHODS

Explore and encourage natural flood control infrastructure and techniques that create new open areas to capture storm water, recharge aquifers, prevent flooding, and that expand recreation opportunities.

POLICY S-1.7 SURFACE WATER INFILTRATION

Encourage site drainage features that reduce impermeable surface area, increase surface water infiltration, and minimize surface water runoff during storm events on private and public developments.

POLICY S-1.8 DEVELOPMENT IN FLOOD ZONE

Continue to implement federal, state, and regional requirements related to new construction in flood plain areas to ensure that future flood risks to life and property are minimized.

GOAL S-2: HAZARDOUS MATERIALS

Protect residents and environmental resources from contaminated hazardous material sites and minimize risks associated with these, production, storage, transport, and disposal of hazardous materials.

POLICY S-2.1 REGIONAL COLLABORATION*

Consult and collaborate with federal, state, and regional agencies to identify and regulate the disposal and storage of hazardous materials, prevent the illegal transportation and disposal of hazardous waste, and facilitate the cleanup of contaminated sites.

POLICY S-2.2 HAZARDOUS WASTE GENERATORS*

Collaborate with appropriate agencies to identify and inventory all users and handlers of hazardous materials



to proactively mitigate potential impacts.

POLICY S-2.3 TRANSPORTATION AND STORAGE*

Coordinate with the County of Orange, the California Department of Transportation, and other relevant parties to enforce state and local laws regulating the storage and transport of hazardous materials within the City of Santa Ana, and limit truck routes through the City to arterials streets away from natural habitats and sensitive land uses.

POLICY S-2.4 PLANNING AND REMEDIATION*

Determine the presence of hazardous materials and/or waste contamination prior to approval of new uses and require that appropriate measures be taken to protect the health and safety of site users and the community.

POLICY S-2.5 EDUCATION AND BEST PRACTICES*

Promote public awareness of best practices for and participation in household hazardous waste management and disposal.

POLICY S-2.6 EXISTING SENSITIVE USES*

Partner and collaborate with property owners, businesses, and community groups to develop strategies to protect and minimize risks from existing hazardous material sites to existing nearby sensitive uses, with priority given to discontinuing such uses within environmental justice area boundaries.

GOAL S-3: GEOLOGIC AND SEISMIC HAZARDS

Provide a safe environment for all Santa Ana residents and workers while minimizing risk of injury, loss of life, property damage, and social and economic impacts caused by geologic and seismic hazards.

POLICY S-3.1 HAZARD IDENTIFICATION

Explore opportunities to identify and encourage the upgrade of structures and facilities that are at risk from seismic hazards.

POLICY S-3.2 SEISMIC AND GEOTECHNICAL STANDARDS

Ensure that all new development abides by the current city and state seismic and geotechnical requirements and that projects located in areas with potential for geologic or seismic hazards prepare a hazards study.

POLICY S-3.3 KEY PUBLIC FACILITIES AND SYSTEMS

Coordinate with relevant utility service providers to ensure that major utility systems remain resilient in the event of a major earthquake and are seismically upgraded.

POLICY S-3.4 MULTIAGENCY EDUCATION CAMPAIGN

Develop cooperative partnerships and strengthen communication among public agencies, residents, nonprofit organizations, and businesses to promote sharing of educational information regarding seismic and geologic hazards and safety.



GOAL S-4: AIRCRAFT HAZARDS

Protect the safety of the general public from aircraft hazards.

POLICY S-4.1 STRUCTURES ABOVE 200 FEET

For development projects that include structures higher than 200 feet above existing grade, the City shall inform the Airport Land Use Commission (ALUC) and submit materials to the ALUC for review. Proposed projects that would exceed a height of 200 feet above existing grade shall be required to file Form 7460-1 with the Federal Aviation Administration.

POLICY S-4.2 FEDERAL AVIATION REGULATION PART 77

Do not approve buildings and structures that would penetrate Federal Aviation Regulation (FAR) Part 77 Imaginary Obstruction Surfaces unless found consistent by the Airport Land Use Commission (ALUC). Additionally, in accordance with FAR Part 77, required applicants proposing buildings or structures that penetrate the 100:1 Notification Surface to file a Form 7460-1 Notice of Proposed Construction or Alteration with FAA and provide a copy of the FAA determination to the City and the ALUC for Orange County.

POLICY S-4.3 LIGHT, GLARE, AND OTHER INTERFERENCE

Minimize hazards to aeronautical operations by ensuring land uses do not emit excessive glare, light, steam, smoke, dust, or electronic interference in compliance with FAA regulations and the John Wayne Airport Environs Land Use Plan.

POLICY S-4.4 HELIPORT/HELISTOP APPROVAL AND REQUIREMENTS

Any proposals for heliports/helipads within the City shall be submitted through the City to the Airport Land Use Commission for a consistency determination. Approve the development of a heliport or helistop only if it complies with the Airport Environs Land Use Plan for heliports. Ensure that each applicant seeking a conditional use permit or similar approval for the construction or operation of a heliport or helistop complies fully with the state permit procedure provided by law and with all conditions of approval imposed or recommended by the FAA, by Orange County Airport Land Use Commission, and by Caltrans/Division of Aeronautics. This requirement shall be in addition to all other City development requirements.

POLICY S-4.5 REFERRAL TO ALUC

Prior to the amendment of the City's general plan or a specific plan, or the adoption or approval of a zoning ordinance or building regulation within the planning boundary established by the Airport Land Use Commission (ALUC), and pursuant to Public Utilities Code Section 21676, the City shall first refer the proposed action to the ALUC.

POLICY S-4.6 DEED DISCLOSURE NOTICE

Provide notice of airport in the vicinity where residential development is being proposed within the 60 dBA CNEL noise contours for the John Wayne Airport.



TABLE S-2. SAFETY ELEMENT IMPLEMENTATION

Ref #	Implementation Action	Agency / Time Frame
<p>Goal S-1: Flood Safety Protect life and minimize property damage, social and economic disruptions caused by flood and inundation hazards.</p>		
1.1	<p>Agency coordination. Communicate with FEMA annually regarding updates to Flood Insurance Rate Maps and Letter of Map Revisions.</p>	PBA Annually
1.2	<p>Flood resistant buildings. Require that new structures in or near a 100-year floodplain be sited and designed to be flood resistant and not inhibit flood flows. Retrofit existing critical facilities within the floodplain to maintain structural and operational integrity during a flood.</p>	PBA Ongoing
1.3	<p>Best Practices. Periodically review county, state, and federal flood control best practices and incorporate appropriate standards into the Municipal Code.</p>	PBA/PWA Ongoing
1.4	<p>StormReady Program. Participate in the StormReady Program with the National Weather Service, including the monitoring of storm watches and warnings in real-time.</p>	PD Ongoing
1.5	<p>Grants. Work with the Orange County Flood Control District to apply for grants that provide funding for local drainage controls. FEMA’s Hazard Mitigation Grant and Flood Mitigation Assistance Programs and Predisaster Mitigation Program, CalEPA, and the State Water Resources Control Board offer grants to municipalities throughout California.</p>	PWA Ongoing
1.6	<p>On-site stormwater mitigation. Require new development and significant redevelopment projects in the city to implement best management practices for on-site stormwater retention, where feasible, and other low-impact development stormwater infrastructure to reduce runoff and encourage groundwater recharge.</p>	PWA Ongoing
1.7	<p>Storm Drains. Continue to maintain and seek opportunities to upgrade the City’s storm drain systems, where needed, with an emphasis on historical flooding areas. This includes regular maintenance and cleaning of storm drains and other flood control structures so that stormwater can be effectively conveyed, and upgrading the storm drain system where it is known to be undersized.</p>	PWA Ongoing
1.8	<p>Hazard Mitigation Plan. Prepare, maintain, and regularly update a local hazard mitigation plan.</p>	PD 2021 & update 2 to 3 years
1.9	<p>Emergency Operations Plan. Maintain and regularly update an emergency operations plan.</p>	PD Ongoing
1.10	<p>Climate resiliency. Explore the development of a climate adaptation plan to respond to the most significant potential climate change risks and vulnerabilities identified in the vulnerability assessment and protect the natural and built environment, residents, visitors, economic base, and quality of life.</p>	PBA/PWA 2022
1.11	<p>Public education. Continue to disseminate information on flooding, flood control on private property, floodplains, and flood preparedness to the public through the City website, social media, and at City offices.</p>	CMO/PD 2022
1.12	<p>Community Emergency Response Team (CERT). Increase participation in CERT through program promotion and expanded course offerings. Consider partnering with school districts to offer CERT training to city high school students. Encourage CERT participation for City employees.</p>	PD Ongoing
1.13	<p>Emergency preparedness. Identify all essential and critical facilities (including but not limited to essential City offices and buildings, medical facilities, schools, child care centers, and nursing homes) in or within 200 feet of the 100-year flood zone, and evaluate disaster response and evacuation plans that address the actions that will be taken in the event of flooding.</p>	PWA/PBA 2023



TABLE S-2. SAFETY ELEMENT IMPLEMENTATION

Ref #	Implementation Action	Agency / Time Frame
<p>GOAL S-2: Hazardous Materials Protect residents and environmental resources from contaminated hazardous material sites and minimize risks associated with the use, production, storage, transport, and disposal of hazardous materials.</p>		
2.1	<p>Facility location. Identify options to prohibit new facilities involved in the production, use, storage, transport, or disposal of hazardous materials in quantities that would place them in the State’s Toxic Release Inventory or Small Quantity Generator databases in the 100-year flood zone unless all standards of elevation, anchoring, and flood proofing have been implemented to the satisfaction of the City’s Planning and Building Agency and the Orange County Fire Authority.</p>	PBA/OCFD 2022
2.2	<p>Sensitive use protection. Consider legislation to prohibit new facilities involved in the production, use, storage, transport, or disposal of hazardous materials near existing land uses that may be adversely impacted by such activities. Prohibit new sensitive facilities near existing sites that use, store, or generate hazardous materials.</p>	PBA 2022
2.3	<p>Waste drop-off facilities. Continue to promote off-site hazardous materials and/or electronic waste drop-off.</p>	PWA Ongoing
2.4*	<p>Lead contamination. Work with local and regional partners, such as Orange County Environmental Justice, Orange County Health Care Agency and University of California at Irvine Public Health, to understand the prevalence, sources, and implications of lead contamination of soil across Santa Ana. Collaborate with environmental justice stakeholders in proposing solutions to remove hazardous lead-contaminated soils in the city and with benchmarks to measure and track effectiveness of proposed programs.</p>	PBA/CDA 2022
2.5*	<p>Business education. Collaborate with state and county agencies and trade organizations to educate and inform industrial business owners about permit regulations required for safe facility operations and about best practices.</p>	PBA/CDA 2022
<p>GOAL S-3: Geologic and Seismic Hazards Provide a safe environment for all Santa Ana residents and workers while minimizing risk of injury, loss of life, property damage, and social and economic impacts caused by geologic and seismic hazards.</p>		
3.1	<p>Public utilities. Coordinate with the California Public Utilities Commission and/or utilize the Capital Improvement Program. Explore options to strengthen, relocate, or take other appropriate measures to safeguard high-voltage lines; water, sewer, natural gas and petroleum pipelines; and trunk electrical and telephone conduits that extend through areas of high liquefaction potential, cross active faults, or traverse earth cracks or landslides.</p>	PWA/PBA 2024
3.2	<p>Preparedness practice. Participate in regional and local emergency exercises, such as the Great California ShakeOut, an annual statewide earthquake drill.</p>	PD Ongoing
3.3	<p>Preparedness kits. Enhance public awareness and preparedness by encouraging residents and businesses to store supplies for self-reliance following a disaster. Emergency preparedness kits should include, at a minimum, a three-day supply of drinking water and food for all members of the household or business, including pets. Partner with community organizations to seek funding / provide emergency kits for families who qualify for state or federal aid programs and for families whose children qualify for the free or reduced school lunch program.</p>	PD Ongoing
3.4	<p>Education programs. Offer educational programs for residents and businesses regarding preventative actions to take before, during, and after a seismic event, and involve the public in the awareness of City emergency response plans, resources, risk reduction, and mitigation measures.</p>	PD Ongoing
3.5	<p>High-risk facilities. Compile and maintain a list of facilities that, because of population demands (such as mobility issues at a nursing home), construction type, location relative to a fault, or other factors, may have a high risk and require special response during a geologic or seismic event.</p>	PBA/OCFA 2025



TABLE S-2. SAFETY ELEMENT IMPLEMENTATION

Ref #	Implementation Action	Agency / Time Frame
3.6	Earthquake Vulnerability Assessment. Identify resources to conduct an inventory of private buildings that may be particularly vulnerable to earthquake damage, including pre 1940s structures and homes with cripple wall foundations.	PBA 2022
GOAL S-4: Aircraft Hazards Protect the safety of the general public from aircraft hazards.		
4.1	Coordination. Continue to collaborate internally and with adjacent jurisdictions, appropriate agencies, and the Orange County Airport Land Use Commission as needed on potential development applications and ongoing programs affecting land use and development, affordable housing, transportation, infrastructure, resource conservation, environmental quality, and John Wayne Airport operations and improvement plans.	PBA/PWA Ongoing
4.2	Airport regulations and plans. Continue to comply with Federal Aviation Regulations and adhere to the John Wayne Airport Land Use Compatibility Plan to ensure future development ensures the safety of airport operations and of those living, working, and going to school in Santa Ana.	PBA/PWA Ongoing
4.3	Development code standards. Maintain and update as necessary the development code to incorporate appropriate requirements and standards to ensure airport safety and compatibility.	PBA

Notes:
 CDA - Community Development Agency CMO - City Manager’s Office HR - Human Resources Department
 PBA - Planning and Building Agency PWA - Public Works Agency PRCSA - Parks, Recreation and Community Services Agency
 PD- Police Department * associated with environmental justice policies



GOAL LU-1: GROWING RESPONSIBLY

Provide a land use plan that improves quality of life and respects our existing community.

POLICY LU-1.1 COMPATIBLE USES*

Foster compatibility between land uses to enhance livability and promote healthy lifestyles.

POLICY LU-1.2 HOMEOWNERSHIP OPPORTUNITIES

Support innovative development policies to expand homeownership opportunities at all income levels.

POLICY LU-1.3 EQUITABLE CREATION AND DISTRIBUTION OF OPEN SPACE*

Promote the creation of new open space and community serving amenities in park deficient areas that keeps pace with the increase in multi-unit housing development, with priority given to those that are also within environmental justice area boundaries.

POLICY LU-1.4 COUNTY SEAT

Support the location of new and enhanced regional, state, and federal governmental facilities in the Civic Center to reinforce Santa Ana as the County Seat.

POLICY LU-1.5 DIVERSE HOUSING TYPES

Incentivize quality infill residential development that provides a diversity of housing types and accommodates all income levels and age groups.

POLICY LU-1.6 TRANSIT ORIENTED DEVELOPMENT

Encourage residential mixed-use development, within the City’s District Centers, ~~and~~ Urban Neighborhoods, and adjacent to high quality transit.

POLICY LU-1.7 ACTIVE TRANSPORTATION INFRASTRUCTURE*

Invest in active transportation connectivity between activity centers and residential neighborhoods to encourage healthy lifestyles.

POLICY LU-1.8 DEVELOPMENT TRADEOFFS

Ensure that new development projects provide a net community benefit.

POLICY LU-1.9 PUBLIC FACILITIES AND INFRASTRUCTURE

Evaluate individual new development proposals to determine if the proposals are consistent with the General Plan, and to ensure that they do not compound existing public facility and service deficiencies.

POLICY LU-1.10 DOWNTOWN ORANGE COUNTY

Balance development within the downtown to continue to serve as a cultural and economic hub for existing and future residents.

GOAL LU-2: LAND USE NEEDS

Provide a balance of land uses that meet Santa Ana's diverse needs.

POLICY LU-2.1 EMPLOYMENT OPPORTUNITIES

Provide a broad spectrum of land uses and development that offer employment opportunities for current and future Santa Ana residents.



POLICY LU-2.2 CAPTURE LOCAL SPENDING

Encourage a range of commercial uses to capture a greater share of local spending, and offer a range of employment opportunities.

POLICY LU-2.3 SUPPORTIVE SPACES*

Provide a diversity of land uses that support residents, visitors, and businesses, such as open space, areas for community gatherings, and outdoor entertainment venues.

POLICY LU-2.4 COST AND BENEFIT OF DEVELOPMENT

Balance the benefits of development with its fiscal impacts on the City and on quality of life for the community.

POLICY LU-2.5 BENEFITS OF MIXED-USE

Encourage infill mixed-use development at all ranges of affordability to reduce vehicle miles traveled, improve jobs/housing balance, and promote social interaction.

POLICY LU-2.6 ENCOURAGE INVESTMENT

Promote rehabilitation of properties and encourage increased levels of capital investment to create a safe and attractive environment.

POLICY LU-2.7 BUSINESS INCUBATOR

Support land use decisions that encourage the creation, development, and retention of businesses in Santa Ana.

POLICY LU-2.8 CITY IMAGE

Encourage land uses, development projects, and public art installations that promote the City's image as a cultural, [governmental](#), and business friendly regional center.

POLICY LU-2.9 OPEN SPACE NEEDS*

Establish and maintain public open space and recreation requirements for new residential and nonresidential uses to provide sufficient open space and recreational opportunities for Santa Ana residents and visitors.

POLICY LU-2.10 SMART GROWTH

Focus high density residential in mixed-use villages, designated planning focus areas, Downtown Santa Ana, and along major travel corridors.

GOAL LU-3: COMPATIBILITY OF USES

Preserve and improve the character and integrity of existing neighborhoods and districts.

POLICY LU-3.1 COMMUNITY BENEFITS

Support new development which provides a net community benefit and contributes to neighborhood character and identity.

POLICY LU-3.2 EMPOWER COMMUNITY*

Facilitate community engagement and dialogue in policy decisions and outcomes affecting land use and development, with supplemental opportunities for proposed planning activities within environmental justice area boundaries.



POLICY LU-3.3 ENFORCEMENT OF STANDARDS

Maintain a robust and proactive code enforcement program that partners with community stakeholders and is responsive to community needs.

POLICY LU-3.4 COMPATIBLE DEVELOPMENT

Ensure that the scale and massing of new development is compatible and harmonious with the surrounding built environment.

POLICY LU-3.5 ADAPTIVE REUSE

Encourage the preservation and reuse of historical buildings and sites through flexible land use policies.

POLICY LU-3.6 FOCUSED DEVELOPMENT

Facilitate the transformation of the transit corridors through focusing medium and high density pedestrian-oriented mixed-use development at key intersections.

POLICY LU-3.7 ATTRACTIVE ENVIRONMENT

Promote a clean, safe, and creative environment for Santa Ana's residents, workers, and visitors.

POLICY LU-3.8 SENSITIVE RECEPTORS*

Avoid the development of industry and sensitive receptors in close proximity to each other that could pose a hazard to human health and safety, due to the quantity, concentration, or physical or chemical characteristics of the hazardous materials utilized, or the hazardous waste an operation may generate or emit.

POLICY LU-3.9 NOXIOUS, HAZARDOUS, DANGEROUS, AND POLLUTING USES*

Improve the health of residents, students, and workers by limiting the impacts of construction activities and operation of noxious, hazardous, dangerous, and polluting uses that are in close proximity to sensitive receptors, with priority given to discontinuing such uses within environmental justice area boundaries.

POLICY LU-3.10 COMMUNITY ATTRACTIONS

Support the development of regional land uses that allow for entertainment, sports and unique venues that benefit the local community and attract a wide range of visitors.

POLICY LU-3.11 AIR POLLUTION BUFFERS*

Promote landscaping and other buffers to separate existing sensitive uses from rail lines, heavy industrial facilities, and other emissions sources. As feasible, apply more substantial buffers within environmental justice area boundaries.

POLICY LU-3.12 INDOOR AIR QUALITY*

Require new sensitive land uses proposed in areas with high levels of localized air pollution to achieve good indoor air quality through landscaping, ventilation systems, or other measures.

GOAL LU-4: COMPLETE COMMUNITIES

Support a sustainable Santa Ana through improvements to the built environment and a culture of collaboration.

POLICY LU-4.1 COMPLEMENTARY USES

Promote complete neighborhoods by encouraging a mix of complementary uses, community services, and people places within a walkable area.



POLICY LU-4.2 PUBLIC REALM

Maintain and improve the public realm through quality architecture, street trees, landscaping, and other pedestrian-friendly amenities.

POLICY LU-4.3 SUSTAINABLE LAND USE STRATEGIES*

Encourage land uses and strategies that reduce energy and water consumption, waste and noise generation, soil contamination, air quality impacts, and light pollution.

POLICY LU-4.4 NATURAL RESOURCE CAPTURE

Encourage the use of natural processes to capture rainwater runoff, sustainable electric power, and passive climate control.

POLICY LU-4.5 VMT REDUCTION

Concentrate development along high quality transit corridors to reduce vehicle miles traveled (VMT) and transportation related carbon emissions.

POLICY LU-4.6 HEALTHY LIVING CONDITIONS*

Support diverse and innovative housing types that improve living conditions and promote a healthy environment.

POLICY LU-4.7 DIVERSE COMMUNITIES

Promote mixed-income developments with mixed housing types to create inclusive communities and economically diverse neighborhoods.

POLICY LU-4.8 COMMUNITY PARTNERSHIPS*

Collaborate with property owners, community organizations, and other local stakeholders to identify opportunities for additional open space and community services, such as community gardens and gathering places.

POLICY LU-4.9 RECREATIONAL AMENITIES*

Encourage public, private and commercial recreational facilities in areas that are park and open space deficient.

POLICY LU-4.10 THRIVING DOWNTOWN

Encourage new development and enhancement of Downtown Santa Ana through creative, sustainable, and innovative design solutions.



TABLE LU-10. LAND USE ELEMENT IMPLEMENTATION

Ref #	Implementation Action	Agency / Time Frame
GOAL LU-1: Growing Responsibly Provide a land use plan that improves quality of life and respects our existing community.		
1.1	Development Code Update. Prepare a comprehensive update to the zoning code to ensure that the City's zoning regulations align with the General Plan's goals and policies. Update the Metro East Mixed-Use Overlay District to remove the portion within the 17th Street and Grand Avenue Focus Area. Update the Midtown Specific Plan.	PBA 2022
1.2	Community benefits. Develop a standard of review for evaluation of a new development project's net community benefit by identifying types of community benefits desired in neighborhoods through public outreach. Assess capital costs and ongoing operations and maintenance costs; conduct a financial feasibility analysis to determine the impacts of community benefits on the feasibility of desired types of development.	PBA/CDA 2022
1.3	Retail business potential. Conduct and annually update a retail market study for the city's District Centers and Urban Neighborhoods to identify types of businesses that can be supported; conduct outreach to local businesses to inform them of potential business opportunities in these areas.	CDA 2022
1.4	Affordable infill housing. Prepare an inventory of affordable housing opportunity sites of publicly held land as well as land owned by nonprofit organizations and churches.	CDA 2022
1.5	Universal access. Evaluate the feasibility of developing standards that require a percentage of units in new residential development projects to incorporate universal design principles.	PBA 2023
1.6	ADUs. Develop accessory dwelling unit standard plans to facilitate quality site and architectural design while reducing costs and expediting City review and approvals.	PBA 2022
1.7	Civic Center. Explore zoning options that could support residential, mixed-use, and additional facilities that could activate Santa Ana's Civic Center and complement zoning for Downtown.	CMO/PBA 2028
GOAL LU-2: Land Use Needs Provide a balance of land uses that meet Santa Ana's diverse needs.		
2.1	Periodic evaluation. Review and, if necessary, update the General Plan every five years to affirm its vision remains consistent with the community's values.	PBA 2025
2.2	Annual review. Prepare a general plan status report annually. Review the General Plan land use objectives and map to ensure they continue to support the community's long-term land use vision. Amend the text, goals, policies, and map as necessary to address new concerns, legislation, and changing conditions.	PBA Annually April 1st
2.3	Projections. Review and adjust population assumptions and forecasts annually in conjunction with the Department of Finance, SCAG, and the County of Orange/Center for Demographic Research to adequately plan for the growth of housing and jobs.	PBA 2021 Ongoing
2.4	School sites. Coordinate with local school districts and community colleges serving Santa Ana residents on the need for new sites as well as plans for surplus property.	CMA/PBA Annually



TABLE LU-10. LAND USE ELEMENT IMPLEMENTATION

Ref #	Implementation Action	Agency / Time Frame
2.5	Developer outreach. Conduct an annual workshop with residential, mixed-use, commercial, and industrial real estate developers to discuss developing projects in Santa Ana; identify challenges that discourage quality development in the city; identify cost implications that impact affordability; implement a plan to address such challenges.	PBA/CDA 2022
2.6	Fee assessment. Conduct a periodic review of developer fees and assessment districts to ensure fees are adequate to provide services and mitigate impacts of development, with consideration given to feasibility concerns of building new development.	PWA/PBA 2023
2.7	Fiscal impact model. Create a project-level fiscal impact model and incorporate requirements that new development be fiscally neutral or beneficial to the City into the development process.	PBA/CDA 2021
2.8	City-owned land. Coordinate future disposition of City-owned property and remnant parcels, consistent with the Surplus Land Act.	PWA/CDA Ongoing
2.9	High-density housing. Collaborate with Orange County jurisdictions to prepare and distribute public information to explain the need and value of high-density housing in Santa Ana, combat misinformation about high-density housing, and clarify where high-density housing is planned and where it is prohibited.	PBA 2021
2.10*	Open space requirements. Evaluate public open space and park requirements in the zoning code for residential and nonresidential uses. Consider requirements and/or incentives to aggregate public open space areas required by two or more uses to form larger and more usable areas and facilities.	PBA/PRCSA 2022
2.11	Antidisplacement strategies. Collaborate with community organizations and residents to identify, evaluate, and implement effective and appropriate antidisplacement strategies to address the unintended displacement of vulnerable tenants and property owners due to the introduction of new development.	PBA/CDA 2022
2.12	Distinctive districts. Develop and adopt a specific plan or corridor plan for each of the land use focus areas to establish regulations and design standards with consideration of the character, history and uniqueness of existing corridors and neighborhoods.	PBA/ CDA 2022
2.13	Housing Trust Fund. Coordinate and support applications by developers to the Orange County Housing Finance Trust for affordable housing rehabilitation projects in Santa Ana.	CDA Ongoing
2.14	Local preference. Require a first priority preference for Santa Ana residents and workers in tenant selection policies for affordable housing projects that receive financial assistance from the City or project that qualify for a density bonus	CDA Ongoing
GOAL LU-3: Compatibility of Uses		
Preserve and improve the character and integrity of existing neighborhoods and districts.		
3.1	CEQA review. Continue to evaluate land use compatibility through required environmental clearance of new development projects.	PBA Ongoing
3.2*	Design guidelines and standards. Update the zoning code's development and operational standards for industrial zones to address incompatibility with adjacent uses, including minimum distance requirements to buffer heavy industrial uses from sensitive receptors. Conduct a study to evaluate and	PBA 2022



TABLE LU-10. LAND USE ELEMENT IMPLEMENTATION

Ref #	Implementation Action	Agency / Time Frame
	establish appropriate minimum distances and landscape buffers between polluting industrial uses from sensitive receptors such as residences, schools, day care, and public facilities.	
3.3*	Healthy lifestyles. Collaborate with residents and industry stakeholders to create a program to incentivize and amortize the removal of existing heavy industrial uses adjacent to sensitive uses.	PBA 2022
3.4*	Funding for air filtration. Seek funding from South Coast Air Quality Management District and other regional sources for the installation of high-efficiency air filtration systems in buildings, homes, and schools located in areas with high levels of localized air pollution, especially for those within environmental justice area boundaries.	PBA 2022
3.5*	Business incentive. Explore economic development incentives and grant funding to encourage existing or draw new business investments in the industrial zones to incorporate more environmentally sustainable practices.	CDA Ongoing
3.6*	Lead paint abatement. Coordinate with County of Orange Health Care Agency and community organizations to strengthen local programs and initiatives to eliminate lead-based paint hazards, with priority given to residential buildings within environmental justice area boundaries.	CDA 2021
3.7	Building massing. Update the Citywide Design Guidelines to incorporate best practices addressing transitions in building height and bulk for new development adjacent to lower density neighborhoods.	PBA 2022
3.8	Signage. Update the sign ordinance to incorporate measures that reduce visual clutter.	PBA 2022
3.9	Parking. Through City Interagency collaboration, develop parking management strategies to support the Land Use Plan and reduce dependency on single-passenger vehicles, considering the parking needs for existing development and future activity nodes, changes in automotive technologies and car usage trends, and options for City-operated facilities. Explore parking strategies through pilot projects.	PBA/ PWA 2022
3.10	Code enforcement. Continue aggressive code enforcement programs and activities to maintain community pride and promote reinvestment in Santa Ana neighborhoods.	PBA Ongoing
3.11	Neighborhood aesthetics. Partner with neighborhood associations to provide educational materials to residents regarding the front yard, parkway, landscape, and fence requirements.	PBA 2022
3.12	Adaptive reuse. Update the Adaptive Reuse Ordinance to clarify the areas of opportunity for conversion to new housing.	PBA 2022
3.13	Growth in focus areas. Develop incentives to promote development within identified focus areas.	PBA/CDA 2022
3.14*	Sunshine ordinance. Update City Sunshine Ordinance, incorporating best practices for outreach in environmental justice areas in Santa Ana.	CMO 2022
3.15*	Communication tools. Explore tools for communication with residents and sensitive receptors when new industrial uses are proposed in their areas.	PBA 2022



TABLE LU-10. LAND USE ELEMENT IMPLEMENTATION

Ref #	Implementation Action	Agency / Time Frame
3.16*	Health in corridors. Require a Health Risk Assessment to identify best practices to minimize air quality and noise impacts when considering new residential uses within 500 feet of a freeway.	PBA Ongoing
3.17*	Training for safe practice. Pursue the EPA Renovate Right Program to train local residential contractors for certification as lead renovators to promote safe work practices and prevent lead contamination.	PBA 2022
3.18*	Renovations and lead prevention. Evaluate the feasibility of requiring contractor training and/or certification for safe work practices to conduct residential renovations for pre-1978 structures that may contain existing lead paint.	PBA 2022
3.19*	Promote health. Partner with local organizations (e.g., OC Health Care Agency, Latino Health Access, Santa Ana Unified School District, and the Coalition of Community Health Centers) to increase blood lead testing, outreach, education, and referral services through a ‘promotora’ or community peer outreach model that addresses the root causes of elevated blood lead levels impacting Santa Ana residents, with special focus in environmental justice communities and for children living in pre-1978 housing.	PBA 2022
3.20*	Safe housing. Require all residential rehabilitation projects that use local, or HUD federal funds to comply with the Lead Safe Housing Rule, to remove lead paint hazards, depending on the nature of work and the dollar amount of federal investment in the property.	CDA Ongoing
3.21*	Prevention education. Collaborate with local organizations such as Orange County Health Care Agency and State Environmental Protection Agency and identify funds to create a Santa Ana Prevent Lead Poisoning Education Program, with special focus on disadvantaged communities and pre-1978 housing stock.	PBA 2022
3.22*	Public health outcomes. Support the Orange County Health Care Agency in their role in investigating public complaints regarding lead hazards, through enforcement of local housing standards to assure healthy outcomes.	PBA 2021 & ongoing
3.23*	Agency permits. Work with South Coast Air Quality Management District and Orange County Health Care Agency to evaluate existing special permit process and criteria for approval, and identify potential policy changes to minimize issuance of special permits with potential health impacts.	PBA 2022
3.24*	Public health. Partner with Orange County Health Care Agency and community serving organizations to evaluate best practices and benefits of preparing a Public Health Plan to address environmental hazards in Santa Ana, with special focus in environmental justice communities. Conduct public meetings to gather information and present preliminary findings.	PBA 2022
3.25*	Engage EJ communities. Work with community serving organizations, neighborhood leaders, and residents to form an Ad Hoc Committee to develop ongoing EJ Community Engagement programs for existing and new disadvantaged EJ communities , including multilingual communication protocols. Host biannual or quarterly Roundtable meetings with local stakeholders to guide and evaluate implementation of environmental justice policies.	PBA 2022
3.26*	Health conditions. Work with Orange County Health Care Agency and local stakeholders including Orange County Environmental Justice and UC Irvine Public Health to identify baseline conditions for lead contamination in Santa Ana, monitor indicators of lead contamination, and measure positive outcomes.	PBA 2022



TABLE LU-10. LAND USE ELEMENT IMPLEMENTATION

Ref #	Implementation Action	Agency / Time Frame
	Collaborate with these organizations to secure grant funds for soil testing and remediation for residential properties in proximity to sites identified with high soil lead levels, with a focus on Environmental Justice census tracts.	
3.27*	Groundwater practice. Coordinate with the State Department of Toxic Substances Control (DTSC) to monitor the Santa Ana Southeast Groundwater Clean Up Project and identify measurable progress to remediate groundwater contamination. Share information with the community on the City’s Environmental Quality web page.	PBA 2022 & annually
3.28*	Tenant protections. Provide information to residential tenants regarding Landlord Tenant Laws in the State, such as AB 1481, that provide protections against evictions for those who seek action to improve substandard housing and hazardous conditions.	PBA 2022 & annually
3.29*	Development site history. Update the City’s Development Review application process to require developers to provide information regarding prior use of the site and history of hazardous materials on the property, to identify potential for site contamination from hazardous materials or soil lead contamination to be remediated.	PBA 2022
GOAL LU-4: Complete Communities Support a sustainable Santa Ana through improvements to the built environment and a culture of collaboration.		
4.1	Complete communities. Create an inventory of neighborhoods that are underserved by essential retail stores and services, identify sites that could accommodate the development and operation of essential retail stores and services, and market these sites to brokers and developers.	PBA 2023
4.2	Housing opportunity. Monitor the effectiveness of the Housing Opportunity Ordinance and provide options for City Council consideration on the requirements, including but not limited to requiring new affordable housing units on site and a mix of housing types at various price points.	CDA 2022
4.3	Public improvements in activity nodes and focus areas. Create a public realm plan for each activity node and focus area to establish a unified vision for long-term improvements to streets, sidewalks, plazas, other public spaces, and placemaking elements. Identify public improvement priorities and pilot projects for each focus area. Program priority improvements and pilot projects into the City’s Capital Improvement Program.	PBA/ PWA 2022
4.4	Public/private open space. Develop and adopt standards that require the provision and maintenance of publicly accessible usable open space within new multifamily, commercial, office, government, and mixed-use development projects. Ensure long-term fiscal sustainability of publicly accessible open space.	PBA/ PWA/PRCSA 2022
4.5	Open space acquisition funds. Partner with community organizations to identify opportunities for and pursue grants to fund the acquisition of additional open space and community space in underserved areas, as identified in the parks needs assessment / parks master plan.	PRCSA 2023
4.6*	Fireworks and environmental pollution. Study the data available to understand to health effects and environmental exposure, including air quality and noise impacts, from airborne sources such as fireworks shows and displays, with special focus on environmental justice areas.	PBA/CMO/PD 2023
4.7*	Construction improvements. Identify best practices and communication tools to monitor mitigation measures and oversight of private and public construction improvements to protect the health and safety of health of the community, with focus on environmental justice areas.	PWA/PBA Ongoing



TABLE LU-10. LAND USE ELEMENT IMPLEMENTATION

Ref #	Implementation Action	Agency / Time Frame
4.8	Mixed Use Lifestyles. Explore establishing thresholds in the Zoning Code to identify minimum percentage of commercial uses to be included in mixed-use land use designations, as supported by economic and fiscal studies.	PBA 2022
<p>Notes:</p> <p>CDA - Community Development Agency CMO - City Manager's Office HR - Human Resources Department PBA - Planning and Building Agency PWA - Public Works Agency PRCSA - Parks, Recreation and Community Services Agency PD - Police Department * associated with environmental justice policies</p>		



GOAL HP-1: HISTORIC AREAS AND RESOURCES

Preserve and enhance Santa Ana’s historic areas and resources to maintain a unique sense of place.

POLICY HP-1.1 ARCHITECTURAL AND DESIGN STANDARDS

Preserve unique neighborhoods and structures in Santa Ana through implementation of the Citywide Design Guidelines and historic preservation best practices.

POLICY HP-1.2 FEDERAL STANDARDS FOR REHABILITATION

Ensure rehabilitation of historic buildings comply with the Secretary of Interior’s Standards for the Treatment of Historic Properties and that new construction in historic districts is compatible with context.

POLICY HP-1.3 HISTORIC DISTRICTS AND DESIGN STANDARDS

Explore opportunities to preserve neighborhoods with largely intact historic buildings and character through the creation of historic districts, identification of historically sensitive areas, or neighborhood context sensitive design standards.

POLICY HP-1.4 PROTECTING RESOURCES

Support land use plans and development proposals that actively protect historic and cultural resources. Preserve tribal, archeological, and paleontological resources for their cultural importance to communities as well as their research and educational potential.

POLICY HP-1.5 STRUCTURE AND SYSTEMS MAINTENANCE

Encourage maintenance, care, and systems upgrades of historic resources to avoid the need for major rehabilitation, prevent loss of historic resources, and remediate health concerns such as lead based paint and mold.

POLICY HP-1.6 LEAD BY EXAMPLE

Ensure that all City-owned historic resources and cultural facilities reflect exceptional architecture and historically appropriate features to celebrate Santa Ana as a world- class city.

POLICY HP-1.7 PRESERVING HUMAN ELEMENT

Encourage participation in oral history programs to capture Santa Ana’s historic and cultural narrative.

POLICY HP-1.8 REUSE OF HISTORIC BUILDINGS

Support flexible land use standards to facilitate the adaptive reuse of historic buildings with a variety of economically viable uses, while minimizing impacts to the historic value and character of sites and structures.

POLICY HP-1.9 HISTORIC DOWNTOWN

Strengthen the image and identity of Downtown through unifying design and architectural themes that are compatible with existing historic fabric.



GOAL HP-2: CULTURAL AND HISTORIC RESOURCES

Promote the City’s cultural and historic resources to advance Santa Ana’s role in Southern California history.

POLICY HP-2.1 RESOURCE STEWARDSHIP

Expand community outreach to educate property owners and businesses regarding responsibilities and stewardship requirements of the City’s historic resources.

POLICY HP-2.2 EDUCATIONAL AWARENESS

Provide educational opportunities to foster community awareness and pride in Santa Ana’s history.

POLICY HP-2.3 COMMEMORATING HISTORY

Support efforts to identify and commemorate historic structures and sites, and historically sensitive areas in Santa Ana through murals, plaques, and educational exhibits.

POLICY HP-2.4 LOCAL AND REGIONAL PARTNERSHIPS

Strengthen relationships and programs with local and regional institutions and organizations to promote the appreciation, maintenance, rehabilitation, and preservation of Santa Ana’s historic and cultural resources.

POLICY HP-2.5 ECONOMIC DEVELOPMENT TOOL

Promote economic development through heritage education and the promotion of tourism.

POLICY HP-2.6 CENTER CORE

Promote Santa Ana’s identity as the cultural and historic downtown of Orange County.

GOAL HP-3: HISTORIC PRESERVATION

Develop, implement, and maintain a nationally recognized historic preservation program.

POLICY HP-3.1

HISTORIC RESOURCE SURVEY

Maintain a comprehensive program to inventory and preserve historic and cultural resources, including heritage landscape and trees.

POLICY HP-3.2

INCENTIVIZE PRESERVATION

Support incentive programs that promote restoration, rehabilitation, salvage, and adaptive reuse of historic buildings.

POLICY HP-3.3

ACCESSIBLE PRESERVATION PROGRAM

Explore strategies to promote a historic preservation program that is robust, equitable, and accessible.

POLICY HP-3.4

PRESERVATION PROGRAM CERTIFICATION

Maintain Santa Ana’s status as a Certified Local Government (CLG) to further the City’s historic resource program and pursue all available funding for preservation.



POLICY HP-3.5

LOCAL PRESERVATION GROUPS

Collaborate with the Santa Ana Historical Preservation Society, community groups, and individuals to promote public awareness and educational opportunities that highlight historic preservation.

POLICY HP-3.6

STAFF DEVELOPMENT

Collaborate with local and regional historic preservation groups to maintain a training program that promotes best practices in preservation techniques.

TABLE HP-2. HISTORIC PRESERVATION ELEMENT IMPLEMENTATION		
Ref #	Implementation Action	Agency / Time Frame
Goal HP-1: Historic Areas and Resources		
Preserve and enhance Santa Ana’s historic areas and resources to maintain a unique sense of place.		
1.1	Development standards update. Amend Specific Development No. 19 and Specific Development No. 40 zoning districts to streamline development processes, incorporate best practices, and make documents user friendly.	PBA 2025
1.2	Historic designation. Develop a process to identify and designate a neighborhood as a Historic District.	PBA 2023
1.3	Mills Act. Restructure historic designation and Mills Act application and administration processes to reflect industry standards and prioritize resources at risk of being lost.	PBA 2022
1.4	Design Guidelines update. Comprehensively update Citywide Design Guidelines to reflect current best practices for sections related to Historic Structures and Downtown Santa Ana.	PBA 2024
1.5	Historic design standards. Update historic design standards for preserving historic setting and context, incorporating best practices related to landscape design, front yard fences, and other property features.	PBA 2024
1.6	Historic resources survey. Survey all City-owned historic resources to identify condition, maintenance and repair needs, and sources of funding for upgrades.	PRCSA/PWA 2022
1.7	Oral history. Seek funding to reinstate local oral history program to capture Santa Ana’s historic and cultural narrative.	PRCSA Ongoing
1.8	Signage improvement. Seek funding and create incentives program for Downtown Santa Ana façade and signage improvement program.	CDA 2023
1.9	Adaptive reuse. Update the Adaptive Reuse Ordinance to provide more flexibility and options for the reuse of historic buildings citywide.	PBA 2025
1.10	Public realm improvements. Establish public realm plans for all historic districts, including landscaping, street, sidewalk, lighting, curb cut standards, and pedestrian amenities.	PWA 2026



TABLE HP-2. HISTORIC PRESERVATION ELEMENT IMPLEMENTATION

Ref #	Implementation Action	Agency / Time Frame
1.11	Municipal code update. Update Chapter 30 of the municipal code (Places of Historical and Architectural Significance) for consistency with national historic standards and industry best practices, including such topics as demolition of historic resources and building signage.	PBA 2024
1.12	Tree preservation. Establish a citywide tree preservation ordinance and program to protect unique natural resources and trees with great cultural capital.	PWA/PBA 2023

GOAL HP-2: Cultural and Historic Resources
Promote the City’s cultural and historic resources to advance Santa Ana’s role in Southern California history.

2.1	Educational resources. Hold bi-annual educational/resource workshops for owners and tenants of historic resources and buildings to ensure responsible stewardship.	PBA 2026
2.2	Public awareness. Promote awareness of the city’s historic resources and their importance in the development of Orange County.	PBA Ongoing
2.3	Wayfinding. Create an interactive, multimedia wayfinding program to highlight historic structures, sites, and events throughout the city.	PBA/PWA 2028
2.4	City branding. Include historic resources and cultural imagery in future City branding and marketing campaigns.	CMO 2025
2.5	Public art catalog. Create a citywide catalog of public art, including murals, sculptures, and utility box art for use in promoting awareness of Santa Ana’s rich historic and cultural resources.	CDA 2021 & Ongoing
2.6	Active participation. Participate in and support efforts of existing civic and preservation organizations and business groups to promote the appreciation, maintenance, and preservation of historic and cultural resources.	CDA Ongoing

GOAL HP-3: Historic Preservation
Develop, implement, and maintain a nationally recognized historic preservation program.

3.1	Educational opportunities. Dedicate resources for staff and policy makers to participate in historic preservation educational and professional development opportunities.	PBA Ongoing
3.2	Historic properties. Update and expand citywide Historic Properties Survey Program to identify potential historic resources for placement on local Register and those that are at risk of losing their historic value, with the first phase to include resource evaluation of the Focus Areas.	PBA 2022 and Ongoing
3.3	Historical places. Proactively nominate all properties that potentially qualify for placement on the Santa Ana Register of Historical Places.	PBA 2024
3.4	Community engagement. Prepare a community engagement plan that targets communities with historic resources that have low participation rates in historic preservation programs.	PBA 2023



TABLE HP-2. HISTORIC PRESERVATION ELEMENT IMPLEMENTATION

Ref #	Implementation Action	Agency / Time Frame
3.5	Media communication. Enhance and maintain a web-based tool to promote Santa Ana’s local historic resources and provide incentives to encourage historic preservation.	PBA 2023
3.6	Historic Resources Commission. Establish minimum qualifications for participation on the Historic Resources Commission.	PBA 2023
3.7	Maintain certification. Maintain Certified Local Government status under the National Parks Service historic preservation program through training and submittal of annual report.	PBA Ongoing
3.8*	Equitable access. Establish a fee reduction or waiver program for low-income applicants to ensure equitable access and participation in the Mills Act Program.	PBA 2023
3.9	Historic building rehabilitation. Maintain and enhance a low-interest loan program for the rehabilitation of historic buildings.	CDA 2022
3.10	Public awareness. Participate in and support efforts of preservation organizations and business groups to promote public awareness and educational opportunities that highlight historic preservation.	PBA Ongoing

Notes:

CDA - Community Development Agency CMO - City Manager's Office HR - Human Resources Department
PBA - Planning and Building Agency PWA - Public Works Agency PRCSA - Parks, Recreation and Community Services Agency
PD - Police Department * associated with environmental justice policies



GOAL UD-1: PHYSICAL CHARACTER

Improve the physical character and livability of the City to promote a sense of place, positive community image, and quality environment.

POLICY UD-1.1 DESIGN QUALITY

Ensure all developments feature high quality design, materials, finishes, and construction.

POLICY UD-1.2 PUBLIC ART

Require public art as part of major developments and the public realm improvements.

POLICY UD-1.3 DELINEATION OF PUBLIC SPACES

Encourage site design that clearly defines public spaces through building placement and orientation.

POLICY UD-1.4 SAFETY THROUGH DESIGN

Incorporate public safety design features into private and public developments to prevent loitering, vandalism, and other undesirable activities.

POLICY UD-1.5 ATTRACTIVE PUBLIC SPACES

Encourage community interaction through the development and enhancement of plazas, open space, people places, and pedestrian connections with the public realm.

POLICY UD-1.6 ACTIVE TRANSPORTATION INFRASTRUCTURE*

Support the creation of citywide public street and site amenities that accommodate and promote an active transportation-friendly environment.

POLICY 1.7 VISUAL CLUTTER

Promote the beautification and accessibility of the public realm through the undergrounding of utility lines and aboveground equipment.

GOAL UD-2: SUSTAINABLE ENVIRONMENT

Improve the built environment through sustainable development that is proportional and aesthetically related to its setting.

POLICY UD-2.1 ENHANCED PUBLIC REALM EXPERIENCE

Encourage development to enhance the existing environment through the use of creative architectural design and sustainable streetscape treatments that are consistent on each corridor.

POLICY UD-2.2 COMPATIBILITY AND USE WITH SETTING

Employ buffers and other urban design strategies to encourage the compatibility of new development with the scale, bulk, and pattern of existing development.

POLICY UD-2.3 NEW LIFE FOR OLD BUILDINGS

Encourage the preservation and reuse of historic and architecturally significant structures to maintain urban fabric and reduce overall energy consumption associated with new construction.

POLICY UD-2.4 INTENTIONAL DESIGN

Encourage design and architecture on private and public property that accentuate focal points, activity nodes, and historic areas.



POLICY UD-2.5 RELATION TO SURROUNDINGS

Ensure new development exhibits a functional, comfortable scale in relation to its neighborhood.

POLICY UD-2.6 PRESERVE NEIGHBORHOOD CHARACTER

Preserve the character and uniqueness of existing districts and neighborhoods.

POLICY UD-2.7 BUILDING AND STRENGTHENING IDENTITY

Collaborate with community stakeholders to strengthen and foster development of community and neighborhood identity and district character through complementary architecture, unique streetscapes, and programming.

POLICY UD-2.8 INNOVATIVE DEVELOPMENT STRATEGIES

Explore development and subdivision options that promote new opportunities for sustainable, livable, and affordable development.

POLICY UD-2.9 VISUAL AESTHETIC OF BUILT ENVIRONMENT

Ensure that on and off-premise signs and communication equipment are situated to minimize detrimental impacts to the aesthetic quality, character, and image of the surrounding area.

POLICY UD-2.10 GREENING THE BUILT ENVIRONMENT

Promote planting of shade trees and require, where feasible, preservation and site design that uses appropriate tree species to shade parking lots, streets, and other facilities with the goal of reducing the heat island effect.

POLICY UD-2.11 SUSTAINABLE PRACTICES

Encourage sustainable development through the use of drought tolerant landscaping, permeable hardscape surfaces, and energy efficient building design and construction.

GOAL UD-3: ATTRACTIVE TRAVELWAYS

Create and maintain safe and attractive travelways through coordinated streetscape design.

POLICY UD-3.1 LANDSCAPED TRAVELWAYS

Promote visually appealing and sustainable landscaping along freeway corridors, roadway medians, and parkways.

POLICY UD-3.2 ACTIVATE PATHS*

Strengthen and activate the design of paths and adjacent development through enhanced and cohesive streetscapes, architectural themes, and landscaping.

POLICY UD-3.3 FOSTER COMMUNITY BUILDING*

Promote a safe environment that facilitates social interaction and improves active transportation along corridors.

POLICY UD-3.4 IMPROVEMENTS TO STREETScape

Promote streetscape improvement plans that are responsive to community needs, the nature of adjacent uses, path characteristics, street classification, pedestrian scale, and view corridors.

POLICY UD-3.5 ACTIVITY NODE LINKAGES



Promote streetscape designs that link major destination points, landmarks, and local activity nodes.

POLICY UD-3.6 LINEAR PARK SYSTEM*

Support open space improvements along roadways and non-vehicular paths, such as bike or multi-use trails, to create linear open space that connect to a network of parks and activity areas throughout the city.

POLICY UD-3.7 NATURAL RECREATIONAL AMENITIES

Enhance natural and recreational features of Santiago Creek and the Santa Ana River corridors and provide linkages throughout the community.

POLICY UD-3.8 PLEASANT TRAVEL EXPERIENCE

Maximize the use of street trees and parkway landscaping to create a pleasant travel experience and positive City image.

POLICY UD-3.9 SCENIC VIEWS

Preserve and enhance scenic views along corridors and other travelways.

POLICY UD-3.10 COORDINATED STREET IMPROVEMENT PLANS

Coordinate citywide landscape medians and street trees with land use plans and development projects.

POLICY UD-3.11 URBAN FOREST

Create a diverse urban forest with a variety of sustainable trees in medians, parkways, public open space, and private development.

GOAL UD-4: NODES AND PEOPLE PLACES

Create nodes and urban hubs throughout the City to foster community, education, arts and culture, business activities, entertainment, and establish Santa Ana as a vibrant center.

POLICY UD-4.1 INTENTIONAL DEVELOPMENT

Support development growth in nodes consistent with the City’s vision as the dynamic urban center of Orange County.

POLICY UD-4.2 IMAGE MAKING THROUGH ARCHITECTURE

Promote development within nodes to reflect the significance of the area and cultivate a positive image of Santa Ana through high quality architecture.

POLICY UD-4.3 ACTIVATE OPEN SPACE

Ensure architectural and landscape design activates open space, as a means to promote community interaction and enhance the aesthetic quality of development.

POLICY UD-4.4 VIBRANT STREET LIFE

Encourage development within nodes that promote pedestrian activities, enhanced amenities, and engaging designs that allow for discovery, excitement, and social interaction.

POLICY UD-4.5 OPEN SPACE AT NODES

Promote creative, multi-purpose public space within nodes, major development projects, and people places.



POLICY UD-4.6 COMMUNITY LED INSTALLATIONS

Provide for opportunities to incorporate distinctive, innovative and community informed public art in plazas and open spaces, to promote pedestrian activity.

GOAL UD-5: FOCUS INTERSECTIONS

Create focal points at major intersections to enhance community identity and open space.

POLICY UD-5.1 BUILDING PRESENCE AT INTERSECTIONS

Create a strong presence at focus intersections by locating intense building mass and open space areas along the street that include high quality design and materials.

POLICY UD-5.2 LINKAGES BETWEEN PUBLIC ART

Promote public art in conveniently accessible and prominent places to physically and visually link development with streetscape and paths.

POLICY UD-5.3 ACTIVATING INTERSECTIONS

Encourage projects at focal intersections that incorporate vertical design features or mixed-use development as a means to provide visual presence and encourage pedestrian activity in these areas.

POLICY UD-5.4 INTERSECTIONS FOR ALL TRAVEL MODES

Strengthen active transportation connections and amenities at focal intersections to promote a pleasant and safe experience for non-motorized forms of travel.

POLICY UD-5.5 COORDINATED FEATURES

Ensure projects within focus intersections incorporate consistent architectural designs, enhanced landscaping, and coordinated signage.

GOAL UD-6: LANDMARKS

Create new and protect existing City landmarks and memorable places that convey positive images.

POLICY UD-6.1 DESIGN WITH LANDMARKS

Strengthen the design of development to frame and enhance landmarks, natural features, and view corridors.

POLICY UD-6.2 APPROPRIATE DESIGN NEAR LANDMARKS

Ensure development near existing landmarks is supportive and respectful of architecture, site, and other design features of the landmark.

POLICY UD-6.3 CREATE NEW LANDMARKS

Encourage new development that will lead to the creation of new landmarks in the City and bolster community pride.

POLICY UD-6.4 DECORATIVE FEATURES

Promote coordinated landscaping and decorative features in projects near landmarks that appropriately enhance the vicinity and do not create visual clutter.



GOAL UD-7: GATEWAYS

Create and strengthen gateways into the City that promote a sense of arrival.

POLICY UD-7.1 FIRST IMPRESSION

Strengthen the architectural design of developments near gateways to communicate a sense of arrival and inspire positive images of the City.

POLICY UD-7.2 STREETScape IMPROVEMENTS

Enhance Santa Ana’s gateways to include unique and distinctive streetscape improvements.

POLICY UD-7.3 IMPROVED FREEWAY INTERFACE DESIGN

Collaborate with Caltrans and adjacent jurisdictions to enhance freeway interchanges that create a sense of place and arrival.

POLICY UD-7.4 MONUMENTS AT GATEWAYS

Promote imaginative and distinctive features, such as entry monuments, public art, decorative landscape, directional signs, landscape statements, and architectural elements that project a positive image and community character at City gateways.

POLICY UD-7.5 TRANSIT CORRIDOR BEAUTIFICATION

Improve transit and rail corridors and interfaces to create a welcoming experience for all travelers.

POLICY UD-7.6 NEIGHBORHOOD SIGNAGE SYSTEM

Encourage the creation of a citywide signage system that identifies and promotes a sense of place for the city’s various neighborhoods.

TABLE UD-2. URBAN DESIGN ELEMENT IMPLEMENTATION		
Ref #	Implementation Action	Agency / Time Frame
Goal UD-1: Physical Character Improve the physical character and livability of the City to promote a sense of place, positive community image, and quality environment.		
1.1	Public art program. Collaborate with the Arts Director and Commission to develop a citywide public art program. Pursue public art grant-funding opportunities. Evaluate the feasibility of revising the development standard to require public art as part of new development projects and/or imposing a public art impact fee on new development projects.	PBA/CDA 2022
1.2	Design guidelines. Update or develop design guidelines that direct architectural design, building siting and orientation, neighborhood identity including monumentation, wayfinding, placemaking elements, and other public realm features for transit-oriented and higher intensity areas.	PBA 2022
1.3	Signage. Update the zoning code sign regulations to incorporate best practices to establish a cohesive identity and visually appealing integrated development or district.	PBA 2023
1.4	Public Safety Through Environmental Design. Educate City staff on "public safety through environmental design" principles by sponsoring participation in workshops. Update existing design guidelines and require any new design guidelines to include public safety through environmental design best practices.	PBA/PD Ongoing



TABLE UD-2. URBAN DESIGN ELEMENT IMPLEMENTATION

Ref #	Implementation Action	Agency / Time Frame
	Avoid aspects of public safety through environmental design that privatize or segregate open space areas, recreation facilities, and neighborhoods.	
1.5	Property upgrades. Develop an incentive program to encourage residents and property owners to maintain and upgrade front yards and buildings.	PBA 2023
1.6	Funding for placemaking. Evaluate best practices and standards for public-private partnerships to fund placemaking elements on public property.	PBA 2023
GOAL UD-2: Sustainable Environment Improve the built environment through sustainable development that is proportional and aesthetically related to its setting.		
2.1	Emerging technology. Consider updating the zoning code to require mixed-use and multifamily residential projects to incorporate on-site lanes/spaces for transportation network companies (TNC) and other emerging technologies. As parking demand begins to outstrip parking supply in established business districts, conduct curbside management studies to identify pick-up and drop-off areas for TNC services to maintain the character of historic and established districts; reduce parking demand; limit vehicle idling, searching, and circling; and encourage pedestrian activity.	PBA/PWA 2022
2.2	Creative expression. Amend the zoning code to update the front yard fence requirements to address innovative designs and neighborhood characteristics.	PBA 2022
2.3	Billboards. Amend the zoning code to update the Billboard Ordinance to reflect current advertising practices and capitalize on the freeways that run through the city.	PBA 2022
2.4	LEED Projects. Evaluate program or policy options to promote energy efficient development practice such as fee waivers or expedited processing of projects that are certified LEED Gold or Platinum.	PBA 2022
GOAL UD-3: Attractive Travelways Create and maintain safe and attractive travelways through coordinated streetscape design.		
3.1	Corridors. Update the zoning code to require new development projects or major renovations along arterial roadways to meet the City’s landscape standards and to reflect of the identity and values of the adjacent neighborhoods.	PBA 2022
3.2	Multimodal transit facility design. Develop a unique public realm plan for the land use focus areas and transit facilities to guide the design of landscape, hardscape, and amenities to promote walkability and linkages to all modes of transportation, consistent with the City’s Active Transportation Plan.	PBA/PWA 2022
3.3	Bicycle parking. Update design guidelines for safe and secure bicycle parking, and promote bicycle access for special events. Explore options to update the zoning code to require secure bicycle parking for any new development project that also has a parking requirement.	PBA/CDA 2022
3.4	Cross-access. Amend the zoning code to require reciprocal access on commercial development projects adjacent to other commercially zoned developments.	PBA 2022
3.5	Public realm impact fees. Create and implement public realm improvement impact fees to fund development and construction of public realm plan improvements.	PWA/PBA 2022



TABLE UD-2. URBAN DESIGN ELEMENT IMPLEMENTATION

Ref #	Implementation Action	Agency / Time Frame
3.6	Linear parks and trails. Within the parks master plan, address needs for off-street trails, including new linkages and linear park improvements, such as lighting, security features, signage, and enhanced landscaping.	PRCSA 2022
3.7	Streetscape Improvements. Collaborate with community organizations to conduct a citywide windshield study to identify arterial streets or corridors in most need of comprehensive streetscape improvements. Identify funding or resources to complete Public Realm Plans for these corridors to enhance the pedestrian experience, amenities, safety, sense of place and aesthetics.	PBA/PWA 2022
3.8	Maintenance District. Evaluate and consider a program that requires developers/owners to pay into a maintenance district that absorbs the costs for maintaining public realm improvements.	PBA/PWA 2023

GOAL UD-4: Nodes and People Places
Create nodes and urban hubs throughout the City to foster community, education, arts and culture, business activities, entertainment, and establish Santa Ana as a vibrant center.

4.1	Museum District. Continue to enhance and develop policies and design standards for the Museum District to encourage private and public improvements that promote the arts, education, culture, and activity centers.	PBA/CDA 2022
4.2	Channels. Explore opportunities to reestablish waterways for recreational and educational purposes.	PWA/PRCSA 2025
4.3	Allowable uses. Expand the types of outdoor uses in public spaces to allow for additional social activities and community-focused entertainment.	PBA 2024
4.4	Community advertising. Explore options to incorporate digital signage or advertisements that promote community activities on small-scale structures such as bus shelters or trash receptacles.	PBA/PWA/CD A 2022
4.5	Emerging technologies. Collaborate with wireless and technology companies to create wireless charging areas in public spaces. Evaluate the feasibility of installing solar-powered charging stations. Evaluate the feasibility of providing free public WiFi in select park areas and public plazas. In the parks master plan include consideration for adapting public spaces to respond to changes in the way residents live and interact with their environment as a result of emerging technologies.	PRCSA/PWA 2024

GOAL UD-5: Focus Intersections
Create focal points at major intersections to enhance community identity and open space.

5.1	Landscaping at focus intersections. Develop landscape design standards for developments adjacent to or at focus intersections.	PBA 2023
5.2	Public art at focus intersections. Explore a collaborative program with schools, nonprofit organizations, and local artists to create and maintain public art in public spaces.	CDA 2023
5.3	Placemaking elements at focus intersections. Coordinate street signage and branding at focus intersections, consistent with public realm plans and district identity.	PWA/PBA 2024

GOAL UD-6: Landmarks
Create new and protect existing City landmarks and memorable places that convey positive images.



TABLE UD-2. URBAN DESIGN ELEMENT IMPLEMENTATION

Ref #	Implementation Action	Agency / Time Frame
6.1	Landmarks. Establish and implement a Landmark program that identifies, maintains, and promotes city landmarks and memorable places.	PBA/CDA 2024
6.2	Natural landmarks. Update the Santa Ana River Vision Plan to develop the Santa Ana River and Santiago Creek as natural landmarks within the city.	PRCSA 2024

GOAL UD-7: Gateways
Create and strengthen gateways into the City that promote a sense of arrival.

7.1	Enhanced gateways. Pursue funding to develop and maintain a signage, lighting, and landscape program at gateways leading into the city.	PBA/PWA 2023
7.2	Gateway impact fee. Consider amending the zoning code to require projects within proximity of a defined city gateway to incorporate gateway design features. If the development project is unable to integrate such features on-site, an in-lieu fee may be paid into a gateway fund.	PBA/PWA 2022

Notes:
 CDA - Community Development Agency CMO - City Manager's Office HR - Human Resources Department
 PBA - Planning and Building Agency PWA - Public Works Agency PRCSA - Parks, Recreation and Community Services Agency
 PD - Police Department *associated with environmental justice policies



Appendix B-b Santa Ana Buildout Methodology

The appendix, dated September 2020, reflects an update to the original Santa Ana Buildout Methodology, dated June 2020, and included in the original Draft PEIR Appendices. The original appendix is available upon request at the City.

Appendices

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Santa Ana General Plan Buildout Methodology

September 2020

Purpose, Design, and Limitations

The following summarizes the methodology and factors used to calculate existing and buildout conditions for purposes of the General Plan and its analysis through an environmental impact report. All figures are estimates generated using the best available data for analysis at a citywide level, with additional detail provided by specific planning/focus areas and traffic analysis zones.

Whenever possible, the figures generated were derived from authoritative data sources, such as the U.S. Census or California Department of Finance. Such sources are subject to their own error rates and may summarize data at different geographic levels or in different categories. When more precise data was not available, figures generated for existing and projected figures were compared to aggregated or citywide totals from authoritative sources, understanding that such comparisons are primarily for the purpose of determining order-of-magnitude accuracy.

It is important to note that the buildout figures represent an informed but estimated projection of a future condition. The actual construction of development will likely vary by parcel and planning area in terms of location and mix of uses. The analysis in the General Plan Environmental Impact Report provides a programmatic assessment of potential impacts, enabling tiering for future projects that are consistent with the assumptions on some CEQA topics (other project-level impacts will still need to be evaluated through the appropriate environmental clearance under CEQA).

Existing Conditions

Housing Units and Building Square Footage

Existing conditions figures (see Table 1) reflects the built environment as of January 2020, using parcel data from the City of Santa Ana Planning Information Network, augmented by projects listed as already under construction in the City's January 2020 monthly development project report (see Table 5).

Households and Population

The number of households was generated by multiplying the total number of housing units by the occupancy rate as reported by the California Department of Finance for 2019 (see source notes in Table 4). Population was generated by multiplying the total number of households by persons per household rates, varying for single family and multi-family units, as reported in the 2018 American Community Survey 1-year estimates (see Table 4).

Students

The number of K-12 and college students currently attending schools in Santa Ana was obtained from the California Department of Education and Rancho Santiago Community College District, respectively (see Table 5).

Employment

The number of jobs (employment) in Santa Ana was generated by dividing building square footage (by land use) by employment generation factors (see Table 3). The building use and square footage data was obtained from the City of Santa Ana Planning Information Network, augmented by projects listed as already under construction in the City's January 2020 monthly development project report. The employment generation factors were derived by first dividing the building square footage by factors provided by the City and sourced to the Santa Ana OCP 2002/2006 Interagency Team. The results were compared to total employment figures reported citywide and by industry sector (with rough equivalents identified for each land use category), by the U.S. Census Bureau for 2017. The employment generation factors were adjusted as necessary to bring calculated figures for existing employment generally in line with figures reported by the U.S. Census in 2017.

Employed Persons

The number of employed persons is calculated exclusively as an input into the Orange County Traffic Analysis Model (OCTAM) to conduct the traffic analysis of the General Plan as part of the environmental impact report. The total estimated number of employed residents varies between different U.S. Census datasets. The Longitudinal Employer-Household Dynamics Origin-Destination Employment Statistics (LEHD) reports data based on W-2 and W-4 forms related to wages and worker's compensation, while the American Community Survey relies on statistical surveys of self-reported data. The LEHD figures are generally considered more appropriate for traffic analysis purposes since the job information is more consistent and more likely to involve vehicular travel outside of the home.

The number of employed persons in Santa Ana was generated by multiplying the total population in households by the percentage of population age 16 and over by the employment-to-population ratio, as reported by the U.S. Census Bureau in 2018 (see Table 4). These calculations, drawn from the ACS, are then reduced proportionally to bring figures in line with the total reported by LEHD.

Buildout Conditions

Proposed Plan

In coordination with a 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 Mixed Use 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 above 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.

Focus Areas

Parcels within focus areas were first evaluated for the potential for new uses (units or building square footage), through redevelopment, intensification, and/or turnover. The analysis was conducted by MIG in 2019, in support of the City of Santa Ana, using the City of Santa Ana Planning Information Network as of April 2019. MIG determined the potential based on the building-to-land-value ratio. Those parcels that were vacant or exhibited a building-to-land-value ratio below 1.0 were determined to have potential for new uses. Exceptions include religious and governmental institutions.

For parcels without the potential for new uses, existing building square footage (non-residential) and/or existing units (residential) were carried over into future buildout. For parcels with potential for new uses, buildout factors can be found in Table 2. These factors were established by the City, assisted by MIG, based on a comparison of development throughout southern California that matched the vision established for each focus area. MIG identified the density and intensity factors corresponding with such development to inform the City's focus area buildout factors.

After calculating future buildout conditions using the density/intensity factors, PlaceWorks assisted the City in evaluating the potential implications of the potential buildout figures for each focus area, informed by analyses by IBI Group (circulation) and AECOM (market) conducted in 2019 and 2020. PlaceWorks concluded that the City should not assume a maximum theoretical buildout based on maximum density/intensity standards but should forecast and plan for growth beyond current market demand. PlaceWorks recommended that the City apply a buildout factor of 80% to the totals generated using the factors in Table 2 to arrive at buildout projections for 2045 that are realistic, market-friendly, consistent with the visions for each focus area, and more compatible with the proposed roadway network. The following information substantiates the General Plan buildout development assumptions and adjustments.

Realistic vs Maximum Theoretical Buildout

Density and intensity standards are provided in a general plan to convey the maximum scale and intensity for broad land use categories. Zoning standards are then applied at a parcel level to guide and control density and intensity at a development project level. When calculating buildout, a jurisdiction is permitted to assume that every single parcel will develop at the maximum permitted density/intensity. However, this assumption of absolute buildout runs the risk of overestimating the amount of building space and residential units within the identified planning horizon (in this case the year 2045). Overestimating buildout can lead to unnecessary and misleading concerns, mitigation measures, and planning efforts, as well as a misallocation of current and future

public funds. Accordingly, the City of Santa Ana General Plan calculated a realistic or more likely buildout scenario for projecting growth between 2020 and 2045.

Past Development Trends

While 25 years is a long period of time, the City of Santa Ana is a highly urbanized place containing relatively few vacant lots. The process of intensifying and/or redeveloping parcels of land that already contain functional uses and structures is often substantially more complicated and costly compared to developing vacant land. A review of the City's property records indicates that the pace of new development, intensification, and redevelopment has occurred over a much longer period of time to reach where the City is today. The average floor area ratios (amount of building space compared to the total area of the parcel) throughout the focus areas are 0.22 to 0.41 for commercial, 0.28 to 0.43 for industrial, 0.26 to 1.29 for office, and 0.40 for mixed use. Average densities are 4.5 to 6.5 dwelling units per acre (du/ac) for single family units and 13.5 to 24.8 units per acre for multi-family units.

Current Development Trends

Of course, past development trends do not necessarily match the likely and/or desired scale, intensity, or pace of new development envisioned by the updated General Plan. Current development trends can be identified through recent development projects and applications. The following list contains projects that were under construction, entitled, or in review as of January 2020. The projects are listed by planning area, with the proposed project intensity details shown alongside the maximum intensity standards of the desired general plan or zoning designation. This list demonstrates that some current projects are building to their maximum potential, but the majority are building at roughly 60% to 75% of the maximum potential (either in terms of residential density and/or building space).

- Metro East Mixed Use Overlay
 - Active Urban District, no maximum on stories
 - AMG Family Affordable Apartments, 6 stories, 80 du/ac, 10,000 sq. ft. of commercial
 - Central Pointe Mixed-Use Development, 5 stories, 75 du/ac, 8,800 sq. ft. of commercial
 - The Madison, 6 stories, 93 du/ac, 6,600 sq. ft. of commercial
 - Wermers Elks Site "Elan" Mixed-Use Development, 6 stories, 97 du/ac, 20,000 sq. ft. of commercial
 - Neighborhood Transitional District, allows up to 4 stories
 - AMCAL First Street Apartments, 3 stories, 32 du/ac
- 55/Dyer Focus Area
 - District Center, up to 90 du/ac, up to 1.7 FAR (Heritage) and up to 5.0 FAR (Bowery)
 - The Bowery Mixed-Use Project, 79 du/ac, 80,000 sq. ft. of commercial
 - The Heritage, 65 du/ac, 18,400 sq. ft. of commercial, and 56,000 sq. ft. of office
- MainPlace Specific Plan
 - District Center, up to 90 du/ac, up to 2.1 FAR
 - 2700 N Main, 71 du/ac
 - Magnolia at the Park, 58 du/ac
- Adaptive Reuse Overlay
 - Adaptive reuse standards/incentives, minimum 500-sq. ft. units, can exceed general plan density
 - Meta Housing Santa Ana Arts Collective Adaptive Re-Use, 61 du/ac

- Transit Zoning Code
 - Transit Village Zone, up to 25 stories
 - Crossroads at Washington, 4 stories, 38 du/ac, 10,060 sq. ft. of commercial
 - Downtown Zone, up to 10 stories
 - 3rd & Broadway, 10 stories of residential, 14,816 sq. ft. of commercial, 75-room hotel
 - 4th and Mortimer Mixed-Use Development, 6 stories of residential, 49 du/ac, 15,800 sq. ft. of commercial
 - First American Title Co. Site, 7 stories of residential, 12,350 sq. ft. of commercial
 - Urban Neighborhood 2, up to 5 stories
 - Tom's Trucks Residential & Adaptive Reuse Development, 3 stories, 14 du/ac

Market Analysis

AECOM conducted a market analysis for the General Plan update in 2019 and 2020 (final Santa Ana Economic Indicators Report, May 2020). The report concluded that the demand for new residential development could reach upwards of 15,520 units through 2040 (including pipeline projects, per Figure 7.2 in the Economic Indicators Report Report), although the report also noted that housing demand could increase if the housing pipeline remains strong if it can increase its capture rate of countywide growth. AECOM determined that future demand for office and industrial space would continue to be in line with historical rates, and demand for retail would continue to be tied to household growth and spending. While such findings may seem to justify relatively low levels of growth (especially compared to maximum buildout standards), jurisdictions must plan increased capacity throughout planning areas to create responsive and flexible market areas. New development requires not only market demand but also property owners willing to sell and/or redevelop. This means that new development is often limited to a fraction of the land theoretically available and suitable for reuse and/or development.

Density Bonus Assumptions

State law allows a graduated density bonus for the inclusion of affordable housing units --- for an increasing number of affordable units (by percentage), a project is allowed an increasing ability to exceed the permitted density. The amount of density bonus is generally capped at 35 percent. Recent updates to state housing law (Assembly Bill 1763, effect January 1, 2020), enables projects that are 100 percent affordable (either 100% lower income or 80% lower and 20% moderate (as defined in Section 50053 of the Health and Safety Code), to obtain a density bonus of 80 percent, or no limit if within one-half mile of a major transit stop.

However, not every project will include affordable units and not every project that includes affordable units will need a density bonus. Projects are not required to build at densities that exceed maximum limits; the law only requires that jurisdictions grant the density bonus if requested. The buildout methodology was based on past development trends, current development trends, and a forecasted market analysis. These trends accounted for any units approved (density bonus or otherwise), to determine the appropriate density and amount of development to assume.

Additionally, the optimal density of affordable units is at or below the densities levels assumed for forecasting buildout. Generally, projects beyond 50 to 70 units per acre require Type 1 construction (steel and concrete structure), which is dramatically more expensive compared to Type V construction (wood structure).

Accordingly, affordable projects are rarely greater than 70 units per acre (exceptions for very small parcels). The average densities used to calculate projected buildout at 2045 are 50 to 90 units per acre in the three most intense focus areas (55/Dyer, 17th/Grand, and South Bristol), with the other two applying a residential assumption at 30 units per acre over a broad area to account for development at or above the maximum density of 30 units per acre (maximum is 20 units per acre for projects proposed exclusively residential in the South Main Focus Area; maximum is 30 units per acre for a relatively small part of the West Santa Ana Boulevard Focus Area).

Roadway Network Performance

IBI Group conducted an analysis of existing roadway conditions in 2019 (documented in Section 5 of Santa Ana General Plan Update Traffic Impact Study, June 2020), including an analysis of existing and future roadway segment and intersections that are likely to experience roadway congestion issues created by future growth, even with feasible mitigation. While roadway congestion (level-of-service or LOS) is not a topic evaluated in the environmental impact report (removed through Senate Bill 743, passed in 2013), the performance of the City's roadway network remains a concern of the City and its residents, businesses, and other stakeholders. PlaceWorks and IBI Group recommended reduced (below absolute maximum) buildout assumptions for the focus areas given known or likely roadway (segment and/or intersection) performance issues alongside the City's desire to make adjustments to a number of roadway classifications.

Adopted and Existing Plans

Adaptive Reuse (AR) Overlay Zone

In consultation with the City, it was determined that 1,000 residential units could be developed over the planning period. ~~A total of 800 units were distributed proportionally among parcels covered by AR Zone only (not in a specific plan or focus area). The remaining 200 units were distributed proportionally among parcels throughout the Midtown Specific Plan.~~ For non-residential building square footage, it was assumed that no additional growth would occur during the planning period, and existing building square footage was carried over into future buildout.

Bristol Street Corridor Specific Plan

The City was determined that parcels with existing single/multi-family units would not redevelop during the planning period, and therefore existing units were carried forward into future buildout. For non-residential building square footage, due to the location and age of existing non-residential development, turnover was considered to potentially occur during the planning period.

Harbor Street Corridor Specific Plan

The Harbor Corridor Specific Plan was adopted in 2014 and included a comprehensive buildout analysis that spanned a similar planning period. Accordingly, the buildout conditions were carried over as detailed in the Specific Plan, adjusting for new development constructed or entitled since 2014.

MainPlace Specific Plan

The MainPlace Specific Plan was adopted in 2019 and included a comprehensive buildout analysis that spanned a similar planning period. Accordingly, the buildout conditions were carried over as detailed in the Specific Plan, adjusting for new development constructed or entitled since 2019.

Metro East Overlay Zone

The Metro East Mixed Use Overlay Zone, adopted in 2007 and amended in 2018, included a cumulative buildout analysis that spanned a similar planning period. Accordingly, the buildout conditions were carried over as detailed in the Specific Plan, distributed proportionally throughout the plan area and adjusting for new development constructed or entitled since 2019.

Midtown Specific Plan

The City determined that the Midtown Specific Plan (adopted in 1996) would experience little net growth during the planning period, so existing single/multi-family units and building square footage were largely carried forward into future buildout. ~~To account for adaptive reuse projects, 200 multifamily units were distributed across eligible parcels~~Some properties may turn over during the planning period, but the City does not expect redevelopment at a greater density or intensity.

Transit Zoning Code

The Transit Zoning Code was adopted in 2010 and included a cumulative buildout analysis that spanned a similar planning period. The cumulative buildout conditions for residential and non-residential development were carried over as detailed in the Specific Plan, distributed proportionally throughout the plan area according to the block system established in working maps (previously identified under the Draft Renaissance Specific Plan).

All Other Areas of the City

The City assumed a small increase (five percent) of residential units through the construction of second units, which are distributed throughout the City by traffic analysis zone and is not concentrated in a subset of neighborhoods. A 10 percent increase in non-residential building square footage (and associated employment), was assumed for the professional offices surrounding the Orange County Global Medical Center and along Broadway north of the Midtown Specific Plan, as well as the commercial and retail areas along 1st Street south of the West Santa Ana Boulevard focus area. Current development projects as listed in the City of Santa Ana monthly development project report (as of January 2020), were incorporated as follows: projects under construction and nearing occupancy were factored into the existing conditions figures; all other projects were included as potential future growth.

Current General Plan

As part of the technical analyses, it is common to evaluate a buildout scenario that reflects the currently adopted General Plan. It is also important to keep the overall buildout approach generally consistent with that used in developing the Proposed Plan buildout, with obvious exceptions for areas that are planned differently—in this case, the focus areas. The buildout for focus areas was based on the land designations as of January 2020, using a combination of current assumptions stated in the 1998 Land Use Element (Table A-4, Land Use Plan Build-out Capacities), past and current trends, and the results of the 2020 Economic Indicators Report by AECOM.

Other Projections

Orange County Projections (OCP)

The Center for Demographic Research (CDR) is the entity through which jurisdictions in Orange County distribute and generate population, housing, and employment projections for Orange County. This includes the use of OCP

figures to communicate expected growth for the regional transportation plan. The latest OCP figures were finalized (September 2018) prior to the current land use planning and buildout efforts associated with the General Plan update. Interim adjustments can be made to the OCP figures if significant changes in land use or other policies will have a significant impact on the projections, and if these changes can be documented. The buildout for the Santa Ana General Plan will be finalized upon the adoption of the General Plan at the end of 2020, with implementation beginning in 2021. The General Plan land use plan and buildout projections will be incorporated into the OCP figures in 2021/2022.

Southern California Association of Governments (SCAG)

As the metropolitan planning organization SCAG is responsible for developing long-range transportation plans and a sustainability strategy for the vast majority of Southern California. The centerpiece of that planning work is Connect SoCal, the 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). This effort includes population, housing, and employment projections for each jurisdiction between 2020 and 2045.

SCAG is required by federal law to prepare and update (ever four years) a long-range RTP that identifies a feasible transportation system, adequate financial plan, and strategies to move people and goods efficiently. SCAG must also develop a SCS to integrate land use and transportation strategies that will achieve California Air Resources Board (CARB) greenhouse gas emissions reduction targets. In regard to housing, the SCS must demonstrate, on a regional level, areas sufficient to house all the population of the region, including the eight-year projection of the Regional Housing Needs Assessment (RHNA).

SCAG is also responsible for preparing the RHNA, a quantification of the housing need in each jurisdiction during specified planning periods. SCAG is in the process of developing the 6th cycle RHNA allocation plan which will cover the planning period October 2021 through October 2029. It is planned for adoption by SCAG in October 2020. Per Senate Bill 375 (2008), the RHNA must be consistent with the adopted SCS. The update process for the 2020 RTP/SCS began in 2018, and a draft of the proposed RTP/SCS was released in November 2019. SCAG's Regional Council approved the final RTP/SCS (aka Connect SoCal) on May 7, 2020, for the limited purpose of federal transportation conformity, so that SCAG could submit the plan to the Federal Highway Administration and Federal Transit Administration for review prior to the June 1, 2020, deadline, as required by the federal Clean Air Act. As of June 2020, the Regional Council anticipates the approval of Connect SoCal in its entirety sometime in late 2020 (possibly 120 days from May 7, 2020), following additional engagement with stakeholders to consider the impacts of the novel coronavirus (COVID-19) pandemic on the plan and its implementation.

The period to file RHNA appeals is expected to commence on the eighth day after the Regional Council adopts the Connect SoCal in its entirety. The appeals process will then follow the adopted RHNA Appeals Procedures with timelines updated to reflect the delay of the Connect SoCal Plan adoption.

Note that the adoption dates for the RTP/SCS and RHNA may be pushed due to circumstances related to the novel coronavirus (COVID-19) crisis. The buildout for the Santa Ana General Plan will be finalized upon the adoption of the General Plan at the end of 2020, with implementation beginning in 2021. The General Plan land use plan and buildout projections will be incorporated into the 2024 RTP/SCS, for which the update process should be in 2022.

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	13,421,155	28,428	17,575	2,263,130	6,616	23,955	15,684,285	35,044
55 Freeway/Dyer Road	1,221	5,666,453	8,898	8,731	475,830	4,404	9,952	6,142,283	13,302
Grand Avenue/17 th Street	561	1,400,741	3,568	1,722	-696,847	-1,946	2,283	703,894	1,622
South Bristol Street	220	1,577,511	3,337	5,272	3,505,130	7,855	5,492	5,082,641	11,192
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	67,118,596	158,980	36,261	5,849,220	11,436	115,053	72,967,816	170,416

Notes:

- 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.
- 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.
- Only includes nonresidential building square footage.
- 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.
- 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 along 1st Street south of the West Santa Ana Boulevard focus area.

Source: City of Santa Ana with assistance from PlaceWorks, 2020.

Table 2: Focus Area Buildout Factors

Focus Area	Density ¹	Intensity (FAR) ¹					Use Ratio (pct. of land) ¹						
Land Use	DU/ac	Comm.	Off.	Ind.	Ins.	Hotel	Res.	Comm.	Off.	Ind.	Ins.	Hotel	O.S.
55 Freeway / Dyer Road													
District Center	85	0.5	0.5	-	-	1.0	75%	15%	5%	-	-	-	5%
General Commercial	-	1.0	-	-	-	-	-	100%	-	-	-	-	-
Industrial / Flex	-	0.5	1.0	0.75	-	-	-	5%	30%	65%	-	-	-
Open Space	-	-	-	-	-	-	-	-	-	-	-	-	100%
17th Street / Grand Avenue													
District Center	50	0.5	0.5	-	-	-	75%	15%	5%	-	-	-	5%
General Commercial	-	0.28	-	-	-	-	-	100%	-	-	-	-	-
Industrial / Flex	-	0.5	0.75	0.6	-	-	-	5%	30%	65%	-	-	-
Open Space	-	-	-	-	-	-	-	-	-	-	-	-	100%
Urban Neighborhood	30	0.5	0.5	-	-	-	75%	15%	5%	-	-	-	5%
South Bristol Street													
District Center Area A ²	80	1.0	2.0	-	-	3.0	35%	5%	50%	-	-	5%	5%
District Center Area B ³	90	1.0	2.0	-	-	3.0	75%	7%	7%	-	-	3%	8%
Open Space	-	-	-	-	-	-	-	-	-	-	-	-	100%
Urban Neighborhood	30	0.5	0.5	-	-	-	65%	25%	5%	-	-	-	5%
South Main Street													
Industrial / Flex	-	0.75	0.5	0.3	-	-	-	15%	30%	55%	-	-	-
Institutional	-	-	-	-	0.36	-	-	-	-	-	100%	-	-
Low Density Residential	7	-	-	-	-	-	100%	-	-	-	-	-	-
Open Space	-	-	-	-	-	-	-	-	-	-	-	-	100%
Urban Neighborhood	30	0.5	0.5	-	-	-	70%	20%	5%	-	-	-	5%
West Santa Ana Boulevard													
Corridor Residential	30	-	-	-	-	-	100%	-	-	-	-	-	-
General Commercial	-	1.0	-	-	-	-	-	100%	-	-	-	-	-
Industrial / Flex	15	0.5	0.75	0.6	-	-	5%	15%	30%	50%	-	-	-
Institutional	-	-	-	-	1.09	-	-	-	-	-	100%	-	-
Low Density Residential	7	-	-	-	-	-	100%	-	-	-	-	-	-
Low-Medium Density Residential	13.7	-	-	-	-	-	100%	-	-	-	-	-	-
Medium Density Residential	24.8	-	-	-	-	-	100%	-	-	-	-	-	-
Open Space	-	-	-	-	-	-	-	-	-	-	-	-	100%
Professional and Administrative Office	-	-	2.0	-	-	-	-	-	100%	-	-	-	-
Urban Neighborhood	30	0.5	0.5	-	-	-	80%	10%	5%	-	-	-	5%

Notes:
 1. Density, intensity, and use ratio figures determined by the City of Santa Ana in collaboration with MIG, 2019. The FAR figures address nonresidential building square footage only. The resulting buildout figures, with the exception of South Bristol Street District Center Area B, were then multiplied by a factor of 80% to arrive at projections for 2045.
 2. Includes all District Center areas north of MacArthur Blvd and on the east side of Bristol south of MacArthur (~52 acres).
 3. Includes all District Center areas south of MacArthur Blvd and west of Bristol (~58 acres).

Table 3: Employment Factors

Employment Generation Factors		
Land Use	Existing Factor	Buildout Factor
Commercial	500 sq. ft. / emp.	500 sq. ft. / emp.
Office / Office Park	286 sq. ft. / emp.	364 sq. ft. / emp.
Business Park / R&D	300 sq. ft. / emp.	333 sq. ft. / emp.
Light Industrial	400 sq. ft. / emp.	500 sq. ft. / emp.
Heavy Industrial	500 sq. ft. / emp.	500 sq. ft. / emp.
Warehouse	800 sq. ft. / emp.	800 sq. ft. / emp.
Medical	400 sq. ft. / emp.	222 sq. ft. / emp.
Government Office	286 sq. ft. / emp.	286 sq. ft. / emp.
Hospital	400 sq. ft. / emp.	364 sq. ft. / emp.
Religious Institution	800 sq. ft. / emp.	800 sq. ft. / emp.
Hotel / Motel	0.9 / room	0.9 / room
School	0.1 / student	0.1 / student
Park	0.75 / acre	0.75 / acre
Employed Persons Factors		
Population age 16+ (% of total)	76.8%	
Employment/working population ratio	63.7%	
LEHD / ACS employment	84.0%	
Source:		
<ul style="list-style-type: none"> ▪ Existing employment generation factors based on U.S. Census Bureau, Longitudinal Employer-Household Dynamics Origin-Destination Employment Statistics (LEHD), 2017, accessed and aggregated by PlaceWorks in March 2020. ▪ Buildout employment generation factors based on OCTA Typical Employment Conversion Factors, June 2001 allowable ranges; adjusted by Santa Ana OCP 2002/2006 Interagency Team. ▪ Population age 16+ derived by comparing total population in households and workforce population 16 and over, reported by the U.S. Census, American Community Survey (ACS) 2018 5-Year Estimates, Tables B25033 and S2301), accessed in March 2020. ▪ Employed/ working population ratio as reported by the U.S. Census, ACS 2018 5-Year Estimates, Table S2301), accessed in March 2020. ▪ LEHD / ACS employment compares the number of employed residents reported by LEHD to self-reported data in ACS 2017 5-Year Estimates, accessed in March 2020. 		

Table 4: Persons per Household Assumptions

Units in Structure	2000	2010	2011	2012	2013	2014	2015	2016	2017	2018	2045
Citywide	4.37	4.30	4.26	4.41	4.14	3.97	4.33	4.20	4.11	3.97	3.62
Single family ¹	5.01	4.92	4.98	4.94	4.84	4.81	5.00	4.85	4.73	4.59 ³	4.30 ⁴
Multi-family ²	4.07	4.01	3.86	4.15	3.82	3.51	4.01	3.86	3.74	3.58 ³	3.12 ⁴
2 to 4	4.40	4.84	4.09	4.77	3.90	3.56	4.48	4.37	4.01	4.03	3.43
5 to 19	3.93	3.78	3.75	4.31	3.69	3.55	4.01	3.85	3.53	3.99	3.60
20 to 49	4.67	4.20	4.35	4.49	4.31	3.81	4.10	4.20	3.92	2.95	2.05
50 or more	3.71	3.58	3.67	3.55	3.71	3.19	3.43	3.18	3.74	2.77	2.41
Notes:											
<ol style="list-style-type: none"> 1. A category representing the aggregate figure for single family detached and single family attached units, as reported in the Census tables. 2. A category representing the aggregate figure for multi-family units with two or more units in the structure, as reported in the Census tables. 3. Factors used to generate population estimates for existing conditions. 4. Factors used to generate population estimates for buildout conditions. 											
Source:											
<ul style="list-style-type: none"> ▪ 2000 (Decennial Census Tables HCT003 and H033), accessed and aggregated (weighted average) by PlaceWorks in March 2020. ▪ 2010-2018 (U.S. Census, American Community Survey 1-Year Estimates, Tables B25124 and B25033), accessed and aggregated (weighted average) by PlaceWorks in March 2020. ▪ 2045 derived through trendline analysis of 2000-2018 data by PlaceWorks in March 2020. ▪ Occupancy rate of 95.94% from the California Department of Finance, Table 2: E-5 City/County Population and Housing Estimates, 1/1/2019, downloaded in March 2020. 											

Table 5: Student Enrollment for Public and Private Schools in Santa Ana, 2018/2019

School	Enrollment	School	Enrollment
Garden Grove Unified School District		Santa Ana Unified School District continued	
Edward Russell Elementary	502	Manuel Esqueda Elementary	1,100
Heritage Elementary	452	Martin Elementary	645
Newhope Elementary	396	Martin Luther King Jr. Elementary	640
R. F. Hazard Elementary	468	Martin R. Heninger Elementary	1,151
Rosita Elementary	480	McFadden Intermediate	1,184
Stephen R. Fitz Intermediate	687	Middle College High	349
Bethel Baptist	225	Mitchell Child Development Center	419
Saint Barbara Elementary	325	Monroe Elementary	300
Santa Clara Nursery School	24	Monte Vista Elementary	516
Orange County Department of Education		Orange County School of the Arts	
Samueli Academy	529	Pio Pico Elementary	563
Citrus Springs Charter	256	Raymond A. Villa Fund. Intermediate	1,390
College and Career Preparatory Academy	241	REACH Academy	34
Ednovate - Legacy College Prep.	189	Saddleback High	1574
Scholarship Prep	436	Santa Ana High	3,057
Vista Condor Global Academy	132	Santiago Elementary	1,152
Vista Heritage Global Academy	275	Segerstrom High	2,435
Orange Unified School District		Sierra Intermediate	
Fairhaven Elementary	544	Taft Elementary	544
Panorama Elementary	404	Theodore Roosevelt Elementary	572
Santa Ana Unified School District		Thomas A. Edison Elementary	
Edward B. Cole Academy	373	Valley High	2,150
Orange County Educational Arts Academy	622	Walker Elementary	401
Abraham Lincoln Elementary	790	Wallace R. Davis Elementary	538
Advanced Learning Academy	364	Washington Elementary	750
Andrew Jackson Elementary	745	Willard Intermediate	708
Carl Harvey Elementary	409	Wilson Elementary	578
Cesar E. Chavez High	385	Tustin Unified School District	
Century High	1,660	Arroyo Elementary	640
Community Day Intermediate and High	34	Foothill High	2,467
Diamond Elementary	509	Guin Foss Elementary	443
Douglas MacArthur Fundamental Intermediate	1,210	Hewes Middle	1,003
El Sol Santa Ana Science and Arts Academy	919	Loma Vista Elementary	454
Franklin Elementary	409	Red Hill Elementary	563
Fremont Elementary	536	Tustin Memorial Elementary	584
Garfield Elementary	723	SBE - Magnolia Science Academy	
George Washington Carver Elementary	386	Magnolia Science Academy Santa Ana	674
Gerald P. Carr Intermediate	1,405	Private	
Gonzalo Felicitas Mendez Fund. Intermediate	1,392	Ari Guiragos Minassian Armenian	109
Greenville Fundamental Elementary	1,043	Blind Children's Learning Center	60
Hector Godinez Fundamental High School	2,449	Calvary Chapel Private School	251
Heroes Elementary	565	Calvary Chapel High/Maranatha Christian Acad.	1,370
Hoover Elementary	357	Calvary Christian School	322
Jefferson Elementary	707	Fairmont Private School	300
Jim Thorpe Fundamental	927	Foothill Montessori School	76
John Adams Elementary	420	Mater Dei High School	2,200
John F. Kennedy Elementary	619	Nova Academy Early College High	430
John Muir Fundamental Elementary	876	Reedemer Christian School	19
Jose Sepulveda Elementary	372	Saint Anne School	220
Julia C. Lathrop Intermediate	948	Saint Joseph Elementary	220
Lorin Griset Academy	371	School of Our Lady	185
Lowell Elementary	709	The Prentice School	140
Lydia Romero-Cruz Elementary	196	Rancho Santiago Community College District	
Madison Elementary	1,009	Santa Ana College	36,411

Source: Santa Ana College student enrollment figure (2018 student headcount) from the Rancho Santiago Community College District, <https://www.rscdd.edu/Discover-RSCDD/Pages/default.aspx>, accessed in March 2020. All other student enrollment figures from the California Department of Education, California School Directory, 2018/2019 enrollment data, accessed in March 2020.

Table 6: Student Generation Rates

School District	Multi-Family Unit	Single Family Unit
Santa Ana Unified	0.4475	0.9099
Garden Grove Unified	0.3081	0.59877
Orange Unified	0.3735	0.4922
Tustin Unified	0.3072	0.6063

Sources:

- SAUSD, 2020 Residential Development School Fee Justification Study.
- GGUSD, 2020 Response to Service Questionnaire for Draft EIR. Multi-family rate reflects an average of rates for single family attached and multi-family units.
- OUSD, 2018 Fee Justification Report.
- TUSD, 2018 Fee Justification Report.

Table 7: Pipeline Projects as of January 2020

APN	Project Name	Address	Land Use	Res Units	Nonres Sq. Ft.	Status
198-081-28	The Line	3630 W Westminster Avenue	Residential Apartments and Commercial	228	4,248	Under Construction
002-312-35	Saint Thomas 3-Lot Subdivision	2828 N Flower Street	Single-Family Residential	3		Site Plan Review
002-210-40	2700 Main Street Apartments	2700 N Main Street	Residential Apartments	247		Site Plan Review
002-210-42	MainPlace Mall Revitalization Plan	2800 N Main Street	Residential	1900		DA Entitled
002-210-42	MainPlace Mall Revitalization Plan	2800 N Main Street	Hotel (400 rooms)		n/a	DA Entitled
002-210-42	MainPlace Mall Revitalization Plan	2800 N Main Street	Office		750,000	DA Entitled
002-210-42	MainPlace Mall Revitalization Plan	2800 N Main Street	Commercial		270,000	DA Entitled
041-213-04	Town and Country Manor (revise entitlement)	555 E Memory Lane	Senior Care Facility		46,218	Plan Check
390-171-03	Starbucks	2701 N Grand Avenue	Restaurant with Drive-thru		907	Under Construction
003-010-27	Magnolia at the Park	2525 N Main Street	Residential Apartments	347		Site Plan Review
003-010-27	Magnolia at the Park	2525 N Main Street	Demo Office Building for Apartments	0	-81,172	Site Plan Review
396-141-01	Starbucks Drive-thru & Retail Pad	2301 N Tustin Avenue	Restaurant with Drive-thru		3,567	Under Construction
003-113-41	Hampton Inn Hotel	2056 N Bush Street	Relocate SFD to 2125 North Main, change to commercial	-1	922	Plan Check
003-113-59	Hampton Inn Hotel	2115 N Main Street	SFD/Office Change to Commercial	-1	2,627	Plan Check
003-113-61	Hampton Inn Hotel	2058 N Bush Street	Demo SFD	-1		Plan Check
003-113-63	Hampton Inn Hotel	2119 N Main Street	Demo Office Building		-1,619	Plan Check
003-113-81	Hampton Inn Hotel	2129 N Main Street	Hampton Inn Hotel		73,322	Plan Check
399-031-23	The Academy Charter High School	1901 N Fairview Street	"Family" apartments	8		Under Construction
399-031-23	The Academy Charter High School	1901 N Fairview Street	Educational (High School)		146,136	Under Construction
399-031-24	Samuelli Academy Master Plan Revisions	1919 N Fairview Street	Master plan to modify schools classrooms		-6,530	Entitled
396-211-48	North Grand Car Wash	1821 N Grand Ave	Car Wash		5,243	Site Plan Review
396-211-48	North Grand Car Wash	1821 N Grand Ave	Demo Restaurant		-6,592	Site Plan Review

Table 7: Pipeline Projects as of January 2020

APN	Project Name	Address	Land Use	Res Units	Nonres Sq. Ft.	Status
396-031-16	Rocket Express Car Wash	1703 E Seventeenth Street	Car Wash		4,292	Entitled
396-031-16	Rocket Express Car Wash	1703 E Seventeenth Street	Demo Existing Commercial		-20,146	Entitled
396-052-43	Sexlinger Homes	1584 E Santa Clara Avenue	Single Family Residence	23		Under Construction
396-341-06	Tustin Service Station and Car Wash	2230 N Tustin Avenue	Commercial		3,600	Site Plan Review
405-262-20	In-N-Out Burger Bristol Rebuild & Expansion	815 N Bristol	Restaurant Rebuild & Expansion		1,776	Entitled
405-272-19	North Bristol Medical Project	1415 N Bristol	Medical Office Buildings		5,120	Plan Check
005-153-19	Arts Collective Meta Housing Adaptive Reuse	1666 N Main Street	Convert Office to Residential Apartments	58		Under Construction
398-522-18	Broadway Live/Work Units	1412 N Broadway	Live/work units	3		Site Plan Review
398-533-07	Craftsman Residential Duplex	1002 N Van Ness Avenue	Residential Apartments	2		Site Plan Review
398-541-13	The Orleans Adaptive Reuse Apartments	1212 N	Convert Existing Office to Residential Apartments	24		Under Construction
398-552-12	YCU Conversion of SFD to Office Use	1008 N Broadway	Convert Historic Structure SFD to Office	-1	2,800	Under Construction
398-561-18	One Broadway Plaza	1109 N Broadway	Office Tower		518,000	Entitled
398-561-18	One Broadway Plaza	1109 N Broadway	Restaurant		16,000	Entitled
003-153-48	Bridging the Aqua	317 E Seventeenth Street	Residential Apartments	57		Under Construction
100-161-46	Nguyen Medical Plaza	5030 Westminster Avenue	Commercial		5,800	Site Plan Review
004-020-12	Lam Residential	1514 N English Street	Single Family Residence	6		Site Plan Review
007-313-16	Tiny Tim Plaza Mixed Use	2223 W Fifth Street	Mixed Use Residential Apartments/Commercial	54	51,300	Under Construction
939-450-61	Vista Heritage School Expansion	2609 W Fifth Street	School Expansion (6-8th to K-8th/Enroll 470 to 870)		n/a	Site Plan Review
398-191-02	Certified Transportation	628 E Washington Avenue	Bus Terminal Maintenance Bldg		7,165	Plan Check
400-231-02	Target Shopping Center Commercial Pads	1330 E Seventeenth Street	Commercial		9,112	Under Construction
400-242-02	Ednovate Charter High School	1450 E Seventeenth Street	Convert 24,428 Office to School w/4,940 SF addition		4,940	Under Construction
400-062-01	Park Court Office Building A	1801 E Parkcourt Place	Office building		3,968	Site Plan Review
400-121-09	Raising Cane's Restaurant	2250 E Seventeenth Street	Demo Existing Restaurant		-10,000	Under Construction
400-121-09	Raising Cane's Restaurant	2250 E Seventeenth Street	Restaurant		3,935	Under Construction
400-164-10	Calvary Church Master Plan	1010 N Tustin Avenue	Master plan to modify center, classrooms, and office		50,000	Site Plan Review
198-101-07	Bewley Street Townhomes	1122 N Bewley Street	Residential Townhomes	11		Site Plan Review
198-102-20	John Le 5-Unit Development	1113 N Bewley Street	Residential Apartments	5		Site Plan Review
198-182-23	First & Harbor Commercial Development	121 N Harbor Boulevard	Commercial		36,606	Entitled
198-182-23	First & Harbor Commercial Development	121 N Harbor Boulevard	Demo Commercial		-6,400	Entitled
198-182-36	Fifth and Harbor Mixed Use Apartments	421 N Harbor Boulevard	Mixed Use Residential Apartments/Commercial	94	9,900	Entitled
198-281-05	Hue-Vo Two Unit Development	3402 W Seventh Street	Single-Family Residential	3		Site Plan Review
198-281-25	West Fifth Villas	3417 W Fifth Street	Residential Condos	8		Entitled
005-185-30	Eight Eight 8 - Adaptive Reuse	888 N Main Street	Convert Office to Mixed-Use/Residential Apartments	121	3,700	Plan Check
005-185-30	Eight Eight 8 - Adaptive Reuse	888 N Main Street	Convert Office to Mixed-Use/Residential Livework Apt	25		Plan Check

Table 7: Pipeline Projects as of January 2020

APN	Project Name	Address	Land Use	Res Units	Nonres Sq. Ft.	Status
398-236-03	Legacy Square Mixed-Use Development	609 N Spurgeon Street	Demolition of Institutional Building	0	-8,030	Entitled
398-236-03	Legacy Square Mixed-Use Development	609 N Spurgeon Street	Demolition of Church	0	-22,330	Entitled
398-236-03	Legacy Square Mixed-Use Development	609 N Spurgeon Street	Mixed Use Residential Apartments/Commercial	93	7,267	Entitled
099-221-28	CN Square Office Building	402 N Euclid Street	Office Building		4,025	Site Plan Review
100-231-01	Euclid-Hazard 7-Eleven Service Station	813 N Euclid Street	Gas Station/Convenience Store		3,045	Site Plan Review
100-301-03	Euclid Commercial Plaza	111 N Euclid Street	Commercial		2,680	Plan Check
100-281-05	Bui 8-Unit Development	301 N Mountain View	Residential Apartments	8		Site Plan Review
398-214-01	Walnut Pump Station	723 W Walnut Street	Water Pump		3,800	Plan Check
398-325-01	4th and Mortimer (Block A)	409 E Fourth Street	Mixed Use Residential Apartments/Commercial	93	99,985	Site Plan Review
398-325-01	4th and Mortimer (Block A)	409 E Fourth Street	Demolition of Commercial Building		-22,330	Site Plan Review
398-327-09	201 E. 4th Street	401 N Bush Street	Residential Apartments	24		Under Construction
398-328-01	First American Site Mixed-Use Redevelopment	114 E Fifth Street	Mixed Use Residential Apartments/Commercial	218	8,900	Site Plan Review
398-330-08	4th and Mortimer (Block B)	509 E Fourth Street	Mixed Use Residential Apartments/Commercial	40	5,827	Site Plan Review
398-471-03	Tom's Trucks Residential Development	1008 E Fourth Street	Single Family Residence	117		Entitled
400-071-03	Madison Project	200 N Cabrillo Park Drive	Mixed Use Residential Apartments/Commercial	260	6,500	Entitled
402-181-11	AMG East First Senior Apartments	2222 E First Street	Residential Apartments	418	10,000	Under Construction
402-191-01	AMG East First Apartments/1st Point One	2114 E First Street	Mixed Use Residential Apartments/Commercial	552	10,000	Entitled
108-131-49	610 Newhope Condos	610 S Newhope Street	Residential Condos	9		Plan Check
188-021-08	4404 W. First Street	4404 W First Street	Commercial		3,662	Site Plan Review
144-341-04	Hoa Buddhist Center Addition	3222 W First Street	Church/Temple Expansion		9,256	Site Plan Review
144-551-51	Veteran's Village (Jamboree)	3314 W First Street	Residential Apartments	76		Under Construction
007-332-07	7-Eleven Store and Gas Station	1904 W First Street	Gas Station/Convenience Store		2,480	Site Plan Review
405-214-04	King Street Five Home Subdivision	1102 N King Street	Single Family Residence	5		Plan Check
011-154-43	AMCAL First Street Family Apartments	1440 E First Street	Residential Apartments	69		Under Construction
402-222-01	Wermers Properties Mixed-Use Development	1660 E First Street	Mixed Use Residential Apartments/Commercial	603	8,900	Entitled
108-073-14	Saigon Reformed Presbyterian	5321 W McFadden Avenue	Church/Temple Expansion		2,000	Site Plan Review
010-272-22	Star Wok	1019 S Bristol Street	Demo Apartment	-4		Plan Check
010-272-22	Star Wok	1019 S Bristol Street	Demo Mini Market		-1,645	Plan Check
010-272-22	Star Wok	1019 S Bristol Street	Restaurant		2,546	Plan Check
108-244-30	Archangel Michael Coptic Orthodox Church	4405 W Edinger Avenue	Church/Temple Expansion		9,928	Site Plan Review
108-244-30	Archangel Michael Coptic Orthodox Church	4319 W Edinger Avenue	Demo of SFD for church expansion	-1		Site Plan Review
108-244-30	Archangel Michael Coptic Orthodox Church	4325 W Edinger Avenue	Demo of SFD for church expansion	-1		Site Plan Review
108-244-30	Archangel Michael Coptic Orthodox Church	4326 W Regent Drive	Demo of SFD for church expansion	-1		Site Plan Review
108-244-30	Archangel Michael Coptic Orthodox Church	4330 W Regent Drive	Demo of SFD for church expansion	-1		Site Plan Review

Table 7: Pipeline Projects as of January 2020

APN	Project Name	Address	Land Use	Res Units	Nonres Sq. Ft.	Status
108-244-30	Archangel Michael Coptic Orthodox Church	4402 W Regent Drive	Demo of SFD for church expansion	-1		Site Plan Review
407-107-23	Haphan Housing	3025 W Edinger Avenue	Residential Townhomes	18		Entitled
402-111-36	McFadden Village Chevron	2120 E McFadden Avenue	Commercial		2,037	Under Construction
013-040-29	Mater Dei Park Structure	1202 W Edinger Avenue	Parking Structure		3 Story	Under Construction
403-164-08	TLC Care Facility	2032 S Cypress Avenue	Change of Use SF to Care Facility (12 Bed)		n/a	Site Plan Review
140-061-94	Shea Homes	2001 W MacArthur Boulevard	Single Family Residence	42		Under Construction
412-191-04	South Coast Speedwash	2402 S Bristol Street	Commercial Retail/Restaurant		8,183	Permits Issued
412-191-04	South Coast Speedwash	2402 S Bristol Street	Car Wash		26,153	Permits Issued
412-191-04	South Coast Speedwash	2402 S Bristol Street	Demo Existing Car Wash		-5,410	Permits Issued
016-051-28	Softscapes New Building	2605 S Cypress Avenue	Office/Industrial Building		2,665	Plan Check
016-082-48	Our Lady of Guadalupe Office/Residence	542 E Central	Office/Residential Apartment	1	6,372	Site Plan Review
016-151-11	Tapestry by Hilton and Restaurant	1580 E Warner Avenue	6-story Hotel		79,375	Site Plan Review
016-151-11	Tapestry by Hilton and Restaurant	1580 E Warner Avenue	Restaurant		5,000	Site Plan Review
430-221-13	Heritage Village Residential Phase A	1951 E Dyer Road	Mixed-Use Residential Apartments	335	65,700	Under Construction
430-221-13	Heritage Village Residential Phase B	1901 E Dyer Road	Mixed-Use Residential Apartments	403	4,100	Under Construction
430-221-13	Heritage Village Residential Phase C	2001 E Dyer Road	Mixed-Use Residential Apartments	483	4,200	Under Construction
430-222-07	Bowery: Redhill & Warner Mixed-Use	2300 S Redhill Ave	Residential Apartments and Commercial	1,150	80,000	Site Plan Review
411-141-12	Shea ITT	666 E Dyer Road	Industrial		40,000	Under Construction
411-074-03	Legado at the MET	200 E First American Way	Residential Apartments	278		Entitled
414-271-03	Shell Service Station Retail Building	3820 S Fairview Street	Demo Fuel Kiosk		-80	Site Plan Review
414-271-03	Shell Service Station Retail Building	3820 S Fairview Street	Gas Station/Convenience Store		1,600	Site Plan Review
412-541-07	Christ Our Savior Church	2000 W Alton Avenue	Demo Existing Modular Church		-7,190	Under Construction
412-541-07	Christ Our Savior Parcel Map	2000 W Alton Avenue	New Church, Community Center, and Office		46,307	Under Construction
410-111-02	Legacy Multi-Family Residential At Sunflower	651 W Sunflower Ave	Residential Apartments	226		Entitled
410-111-02	Legacy Multi-Family Residential At Sunflower	651 W Sunflower Ave	Demo Church	0	-9,875	Entitled
400-032-02	Russell/Fisher Gas Station & Com Ctr	325 N Tustin Avenue	Commercial		7,368	Entitled
400-032-02	Russell/Fisher Gas Station & Com Ctr	325 N Tustin Avenue	Demo Restaurant for commercial bldg.		-3,440	Entitled
400-032-02	Russell/Fisher Gas Station & Com Ctr	325 N Tustin Avenue	Car Wash		4,354	Site Plan Review
400-032-03	Russell/Fisher Gas Station & Com Ctr	301 N Tustin Avenue	Commercial		2,778	Entitled
400-032-03	Russell/Fisher Gas Station & Com Ctr	301 N Tustin Avenue	Demo Carwash for commercial gas station		-1,780	Entitled
400-032-03	Russell/Fisher Gas Station & Com Ctr	301 N Tustin Avenue	Commercial		2,778	Site Plan Review

Source: City of Santa Ana, Major Planning Projects and Monthly Development Reports, January 2020.

Table 8: Focus Area Buildout Factors for Current General Plan Scenario (the GP land use plan adopted in 1998, with amendments through 2019)

Focus Area Land Use	Density ¹ DU/ac	Intensity (FAR) ¹					Use Ratio (pct. of land) ¹						
		Comm.	Off.	Ind.	Ins.	Hotel	Res.	Comm.	Off.	Ind.	Ins.	Hotel	O.S.
55 Freeway / Dyer Road													
District Center	90	1.0	1.0	-	-	-	40%	10%	50%	-	-	-	-
General Commercial	-	0.5	-	-	-	-	-	100%	-	-	-	-	
Industrial	-	-	-	0.45	-	-	-	-	-	100%	-	-	
Open Space	-	-	-	-	-	-	-	-	-	-	-	100%	
Professional and Administrative Office	-	-	0.5	-	-	-	-	-	100%	-	-	-	
17th Street / Grand Avenue													
General Commercial	-	0.5	-	-	-	-	-	100%	-	-	-	-	
Institutional	-	-	-	-	0.5	-	-	-	-	-	100%	-	
Low Density Residential	7	-	-	-	-	-	-	-	-	-	-	-	
Open Space	-	-	-	-	-	-	-	-	-	-	-	100%	
Professional and Administrative Office	-	-	0.5	-	-	-	-	-	100%	-	-	-	
South Bristol Street													
District Center	90	1.0	1.0	-	-	-	40%	10%	50%	-	-	-	
General Commercial	-	0.5	-	-	-	-	-	100%	-	-	-	-	
Medium Density Residential	15	-	-	-	-	-	100%	-	-	-	-	-	
Open Space	-	-	-	-	-	-	-	-	-	-	-	100%	
Professional and Administrative Office	-	-	0.5	-	-	-	-	-	100%	-	-	-	
South Main Street													
District Center	90	1.0	1.0	-	-	-	40%	10%	50%	-	-	-	
General Commercial	-	0.5	-	-	-	-	-	100%	-	-	-	-	
Industrial	-	-	-	0.45	-	-	-	-	-	100%	-	-	
Institutional	-	-	-	-	0.5	-	-	-	-	-	100%	-	
Low Density Residential	7	-	-	-	-	-	100%	-	-	-	-	-	
West Santa Ana Boulevard													
General Commercial	-	0.5	-	-	-	-	-	100%	-	-	-	-	
Industrial	-	-	-	0.45	-	-	-	-	-	100%	-	-	
Institutional	-	-	-	-	0.5	-	-	-	-	-	100%	-	
Low Density Residential	7	-	-	-	-	-	100%	-	-	-	-	-	
Medium Density Residential	15	-	-	-	-	-	100%	-	-	-	-	-	
Open Space	-	-	-	-	-	-	-	-	-	-	-	100%	
Professional and Administrative Office	-	-	0.5	-	-	-	-	-	100%	-	-	-	
Urban Neighborhood	30	0.5	0.5	-	-	-	50%	30%	20%	-	-	-	

Notes:
 1. Density, intensity, and use ratio figures determined using a combination of current assumptions stated in the 1998 Land Use Element (Table A-4, Land Use Plan Build-out Capacities), past and current trends, and the results of the 2020 Economic Indicators Report by AECOM. Maximum densities/intensities were assumed for conventional residential and industrial categories, while commercial and office categories were assumed to build out below maximum intensities. A balance of residential and nonresidential uses, with maximum residential densities and below-maximum nonresidential intensities, was assumed for the mixed used categories of Urban Neighborhood and District Center.

Table 9: Citywide Figures by Orange County Traffic Analysis Model (OCTAM) Category

Statistic	Existing Conditions	2045 Projections		
		Current GP	80% / 50% Prop GP	Proposed GP
K-12 Enrollment ¹	58,097	69,074	72,675	75,480
College Enrollment ²	36,411	36,411	36,411	36,411
Total Population ³	334,774	383,202	411,804	431,629
Household Population	330,256	378,684	407,286	427,111
Employed Population	135,717	155,615	167,368	175,515
Total Households	76,314	94,104	103,864	109,883
Median HH Income ⁴	see note	see note	see note	see note
Retail Employment ^{5,8}	20,738	22,957	17,297	18,002
Services Employment ^{6,8}	45,602	60,513	48,260	52,367
Other Employment ^{7,8}	95,324	98,967	96,580	98,875

Notes:

1. Only includes students attending schools within the city boundaries.
 2. No projection data was available.
 3. Total Population includes all individuals living in households, institutional group quarters, and non-institutional group quarters.
 4. Median household income figures generated by the traffic model.
 5. Retail employment estimated to account for 50% of jobs generated by commercial land uses.
 6. Services employment estimated to account for 50% of jobs generated by commercial land uses, 70% of jobs generated by office land uses, and 100% of jobs generated by hotel land uses.
 7. Other ("Base") employment estimated to account for 30% of jobs generated by office land uses and 100% of jobs generated by industrial, institutional, and open space land uses.
 8. The employment figures are subject to rounding when aggregated by parcel into traffic analysis zones, resulting in a 0.69% rounding delta.
- Source: Figures aggregated and projected by PlaceWorks, 2020.

Appendix C Air Quality and Greenhouse Gas Emissions Modeling

Appendices

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Model Inputs

	Baseline Year 2020		Proposed GP 2045		Net Change
	City	Total	City	Total	Total
Households	78,792	78,792	115,053	115,053	36,261
Non-Residential Square Footage ¹	67,118,596	67,118,596	72,967,816	72,967,816	5,849,220
Population	334,774	334,774	431,629	431,629	96,855
Employment	158,980	158,980	170,416	170,416	11,436
Service Population	493,754	493,754	602,045	602,045	108,291

Notes:

¹ Based on the City of Santa Ana Existing Conditions, Potential Growth, and Buildout Conditions, 2020 to 2045.

Growth Rates from Baseline	Existing	2045
Housing Growth Rate	1.00	1.46
Population Growth Rate	1.00	1.29
Employment Growth Rate	1.00	1.07
Service Population Growth Rate	1.00	1.22

	Existing	Proposed	Net Change
	2020	2045	
ELECTRICITY			
City			
Residential Electricity (kWh)	380,621,219	555,787,557	175,166,337
Nonresidential Electricity (kWh)	1,189,836,014	1,275,425,174	85,589,160
Total Electricity (kWh)	1,570,457,233	1,831,212,730	260,755,497
NATURAL GAS			
City			
Residential Natural Gas (Therms)	21,783,050	31,807,865	10,024,814
Nonresidential Natural Gas (Therms)	27,074,864	29,022,456	1,947,592
Total Natural Gas (Therms)	48,857,914	60,830,320	11,972,406
TRANSPORTATION			
City			
VMT/Day	11,407,124	11,518,959	111,835
WATER			
City			
Water (acre-feet/year)	31,151	38,101	6,950
WASTEWATER			
City			
Indoor Water as a Percent of Total Water Use	95%	95%	
Wastewater (acre-feet/year)	29,593	36,196	6,603
SOLID WASTE			
City			
Waste Generation (tons/year)	324,679	396,172	71,492
Waste Generation ADC (tons/year)	30,778	37,555	6,777
Total Waste Disposal (tons/year)	355,457	433,726	78,269

Sources:

Energy use utilizes a seven-year (2012-2018) average annual electricity consumption based on data provided by Southern California Edison (SCE) and and five-year (2014-2018) average annual natural gas consumption average based on data provided by SoCal Gas. Baseline year energy estimates are also adjusted to account for energy consumption associated with the former SOI area recently annexed into the City. Forecasts in energy are based on the change in households.

VMT provided by IBI Group.

Total water demand and wastewater generation data provided by Fuscoe Engineering, Inc.

Waste generation based on waste commitment for the City of Santa Ana is obtained from CalRecycle. Forecasts are based on an average 2014-2016 disposal rate and adjusted for increases in population and employment for the City and SOI.

CITY OF SANTA ANA - CRITERIA AIR POLLUTANT INVENTORY

EXISTING BASELINE	2020 - lbs/day					
SECTORS	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Transportation	831	5,596	25,067	90	1,362	602
Energy - Residential (Natural Gas)	64	550	234	4	44	44
Energy - Nonresidential* (Natural Gas)	80	727	611	4	55	55
<i>Energy sub-total</i>	144	1,277	845	8	100	100
Area Source - Consumer Products	4,212	0	0	0	0	0
Area Sources (Light Commercial Equipment, Portable Equip)	154	415	6,330	1	38	31
Other (Construction Equipment) **	28	182	589	0	13	11.11
Total	5,369	7,470	32,832	99	1,513	744

EXISTING w/2045 EMISSION RATES	2045 Existing Land Uses - lbs/day					
SECTORS	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Transportation	355	2,232	13,143	59	1,296	532
Energy - Residential (Natural Gas)	64	550	234	4	44	44
Energy - Nonresidential* (Natural Gas)	80	727	611	4	55	55
<i>Energy sub-total</i>	144	1,277	845	8	100	100
Area Sources - Consumer Products	4,212	0	0	0	0	0
Area Sources (Light Commercial Equipment, Portable Equip)	154	415	6,330	0.96	38	31
Other (Construction Equipment) **	28	182	589	0	13	11
Total	4,893	4,106	20,907	69	1,447	673
Net Change from Baseline (2020)	-475	-3,364	-11,925	-30	-66	-71

FORECAST YEAR 2045	2045 Land Uses - lbs/day					
SECTORS	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Transportation	359	2,254	13,272	60	1,309	537
Energy - Residential (Natural Gas)	94	803	342	5.13	65	65
Energy - Nonresidential* (Natural Gas)	86	780	655	4.68	59	59
<i>Energy sub-total</i>	180	1,583	997	9.80	124	124
Area Sources - Consumer Products	6,156	0	0	0	0	0
Area Sources (Light Commercial Equipment, Portable Equip)	165	445	6,786	1	41	33
Other (Construction Equipment) **	28	182	589	0	13	11
Total	6,888	4,463	21,643	71	1,487	705
Net Change from Baseline (2045 Existing)	1,994	357	736	3	40	32
Net Change from Baseline (2020)	1,519	-3,007	-11,189	-28	-26	-39

Notes:

Transportation. EMFAC2017 and IBI Group. The SAFE Rule NO_x, CO, PM₁₀, and PM_{2.5} exhaust adjustment factors for light duty vehicles (LDA, LDT1, LDT2, and MDV) is applied for year 2045.

Emissions forecasts estimated based on changes in housing (residential energy), employment (nonresidential energy), or service population (transportation)

Energy. Based on a five-year average (2014-2018) of natural gas data as provided by SoCal Gas.

Area Sources. OFFROAD2017. Estimated based on employment (Light Commercial Equipment) for City of Santa Ana as a percentage of Orange County. Does not include emissions from wood-burning fireplaces.

Other Sources. OFFROAD2017. Construction emissions estimated based on housing permit data for Orange County and City of Santa Ana from the US Census. **Excludes fugitive emissions from construction sites.

Excludes Permitted Sources: Because the reductions associated with the Industrial sector are regulated separately by SCAQMD and are not under the jurisdiction of the City of Santa Ana, these emissions are not included in the emissions inventory.

CITY OF SANTA ANA - COMMUNITY GHG EMISSIONS INVENTORY

SECTORS	MTCO ₂ e			
	2020	Percent of Total	2045	Percent of Total
Transportation	1,463,006	66%	1,061,237	54%
Residential (Natural Gas and Electricity)	208,050	9%	303,797	16%
Nonresidential* (Natural Gas and Electricity)	432,202	20%	463,292	24%
Solid Waste (Waste Commitment)	56,603	3%	69,017	4%
Water/Wastewater	34,084	2%	41,688	2%
Other - Offroad Equipment	18,678	1%	17,713	1%
Total Community Emissions	2,212,622	100%	1,956,744	100%
Service Population	493,754		602,045	
MTCO ₂ e/SP	4.48		3.25	

Notes: Based on IPCC's Fourth Assessment Report GWPs

Emissions forecast based on changes in housing (residential energy), employment (nonresidential energy), or service population (waste, water/wastewater, transportation).

Transportation. EMFAC2017 and IBI Group. The SAFE Rule CO₂ exhaust adjustment factor for light duty vehicles (LDA, LDT1, LDT2, and MDV) is applied for year 2045.

Energy. Energy use utilizes a seven-year (2012-2018) average annual electricity consumption average based on data provided by Southern California Edison (SCE) and a five-year (2014-2018) natural gas consumption average based on data provided by SoCal Gas. Emissions from electricity utilizes a CO₂e intensity factor based on the SCE CO₂ intensity factor reported for year 2019 identified in the SCE 2019 Corporate Responsibility & Sustainability report and the CH₄ and N₂O intensity factors from the latest US EPA eGRID data. Electricity and natural gas use from industrial and permitted facilities may be included with the overall amounts for non-residential uses as the 15/15 Rule was triggered.

Water/Wastewater. Includes fugitive emissions from wastewater processing and energy associated with water/wastewater treatment and conveyance. Water use is estimated based on data provided by Fuscoe Engineering.

Waste. Landfill Emissions Tool Version 1.3 and CalRecycle. Waste generation based on three year average (2016-2018) waste commitment for the City of Santa Ana obtained from CalRecycle. Assumes 75 percent of fugitive GHG emissions are captured within the landfill's Landfill Gas Capture System with a landfill gas capture efficiency of 75%. The Landfill gas capture efficiency is based on the California Air Resources Board's (CARB) Local Government Operations Protocol (LGOP), Version 1.1. Significant CH₄ production typically begins one or two years after waste disposal in a landfill and continues for 10 to 60 years or longer. Consequently, the highest CH₄ emissions from waste disposal in a given year are reported and have been adjusted to utilize IPCC's Fifth Assessment global warming potential assigned for CH₄.

Other Sources. OFFROAD2017. Estimated based on employment (Light Commercial Equipment) and construction permits (Construction Equipment) for the City of Santa Ana as a percentage of Orange County.

Industrial Sector are "point" sources that are permitted by SCAQMD and are not under the jurisdiction of the City of Santa Ana; and therefore, not included in the City of Santa Ana's community GHG emissions inventory.

CITY OF SANTA ANA - GHG EMISSIONS INVENTORY COMPARISON

SECTORS	Substantial Increase	
	Change from 2020	
	2045 Buildout	Percent Change from 2020
Transportation	(401,769)	-27%
Residential (Natural Gas and Electricity)	95,747	46%
Nonresidential* (Natural Gas and Electricity)	31,090	7%
Waste	12,414	22%
Water/Wastewater	7,604	22%
Other - Offroad Equipment	(965)	-5%
Total Community Emissions	(255,878)	-11.6%

Criteria Air Pollutants (VOCs): Area Sources - Consumer Products

Source: CalEEMod Users Guide. Version 2016.3.2

Residential and Non-Residential Consumer Product Use^a

Emissions = EF x Building Area

SCAQMD EF =	2.04E-05	lbs/sqft/day
Non-SCAQMD EF =	2.14E-05	lbs/sqft/day

Sources/Notes:

a. California Emissions Estimator Model, Version 2016.3.2, Users Guide. Appendix A.

AVERAGE HOUSING SQFT ASSUMPTIONS

Year Structure was Built	Percent of Housing Stock ^a	Average Square Feet of New Single Family Homes ^b	Average Square Feet (Weighted)
2010 or later	0.9%	2,533	24
2000 to 2009	3.0%	2,404	72
1980 to 1999	15.0%	1,968	295
1979 or earlier	81.1%	1,699	1,378
	100%		<u>1,768</u>

Sources/Notes:

a. United States Census Bureau, American FactFinder, City of Santa Ana, California, Selected Housing Characteristics, 2016 American Community Survey 5-Year Estimates, Year structure built. <https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=CF>

b. United States Census Bureau, Characteristics of New Housing, Characteristics of New Single-Family Houses Completed, Median and Average Square Feet by Location. Obtained from <https://www.census.gov/construction/chars/completed.html>

	2020	2045
	CEQA Baseline	Proposed Project
Non-Residential SQFT	67,118,596	72,967,816
Housing Units	78,792	115,053
Residential SQFT	139,342,204	228,798,091
lbs VOC per day	4,212	6,156

Water and Wastewater

Water Demand/Wastewater Generation Calculations

Source: Fuscoe Engineering, Inc. 2020, May 29. City of Santa Ana General Plan Update: Water Supply and Demand Technical Report

Year	Water Demand (acre-feet/year)	Water Demand (gallons/year)
	Total	Total
2020	31,151.00	10,150,597,865
2045	38,101.00	12,415,265,296

Year	Wastewater Generation (acre-feet/year)	Wastewater Generation (gallons/year)
	Total	Total
2020	29,593.45	9,643,067,972
2045	36,195.95	11,794,502,032

Wastewater, Percent of total Water Use: 95%

Fugitive Emissions - Process Emissions from WWTP with Nitrification/Denitrification

CH₄ - Microorganisms can biodegrade soluble organic material in wastewater under aerobic (presence of oxygen) or anaerobic (absence of oxygen) conditions. Anaerobic conditions result in the production of CH₄.

N₂O - Treatment of domestic wastewater during both nitrification and denitrification of the nitrogen present leads to the formation of N₂O, usually in the form of urea, ammonia, and proteins. These compounds are converted to nitrate through the aerobic process of nitrification. Denitrification occurs under anoxic conditions (without free oxygen), and involves the biological conversion of nitrate into dinitrogen. N₂O can be an intermediate product of both processes, but more often is associated with denitrification.

Notes: Waste discharge facilities in compliance with the United States Environmental Protection Agency's Clean Water Standards do not typically result in CH₄ emissions. However, poorly-operated aerobic wastewater treatment systems can result in the generation of CH₄. Because wastewater treatment systems are assumed to operate in compliance with state and federal laws pertaining to water quality, CH₄ emissions from centralized aerobic treatments are not included in the inventory.

Fugitive Emissions - Process Emissions from WWTP with Nitrification/Denitrification for combustion of biogas.

Anaerobic digesters produce methane-rich biogas which is typically combusted on-site. In some cases the biogas is combusted simply for the purpose of converting methane to CO₂, which has a lower global warming potential than methane. In many cases, a cogeneration system is used to harvest the heat from combustion and use it to generate electricity for on-site energy needs. In both cases, inherent inefficiencies in the system result in incomplete combustion of the biogas, which results in remaining methane emissions. Excludes biogenic emissions from combustion of biogas.

LGOP Version 1.1. Equation 10.1.

$$CH_4 = \text{Wastewater} \times \text{Digester Gas} \times F_{CH_4} \times P_{CH_4} \times (1-DE) \times 0.0283 \times 10^{-3} \times 10^{-3}$$

	CEQA Baseline	Proposed Project
wastewater (gallons)=	9,643,067,972	11,794,502,032
Digester gas	0.01	ft ³ biogas/gallon wastewater
F _{CH₄}	0.65	fraction of CH ₄ in biogas
P _{CH₄}	662.00	g/m ³ ; density of CH ₄ at standard conditions
DE	0.99	CH ₄ destruction efficiency
0.0283	= 0.0283	m ³ /ft ³ ; conversion factor
10 ⁻³	= 1.00E-03	MT/kg conversion factor
10 ⁻³	= 1.00E-03	kg/g conversion factor

	CEQA Baseline	Proposed Project
	MTons	
CH ₄ =	11.74	14.36
CO ₂ e =	329	402

Source: California Air Resources Board (CARB). 2010, May. Local Government Operations Protocol (LGOP), Version 1.1. The LGOP protocol provides default values for all the terms except the digester gas, which is assumed to be 0.1 cubic feet of biogas per gallon of wastewater effluent based on USEPA methodology outlined in the CalEEMod program manual. California Air Pollution Control Officers Association (CAPCOA). 2017. California Emissions Estimator Model (CalEEMod), Version 2016.3.2. User's Manual. USEPA. 2008. Page 8-12. USEPA cites Metcalf & Eddy, Inc., 1991, "Wastewater Engineering: Treatment Disposal, and Reuse," 3rd Ed. McGraw Hill Publishing.

Water and Wastewater

Buildout Fugitive Emissions - Process Emissions from WWTP with Nitrification/Denitrification from discharge into aquatic environments

LGOP Version 1.1. Equation 10.9.

$$N_2O = \text{Wastewater} \times 10^{-6} \times \text{Nload} \times 44/28 \times \text{EF effluent} \times 10^{-3}$$

	2020	2040	
wastewater (Liters)=	36,499,012,272	44,642,190,189	
$10^{-6} = 1.00E-06$			conversion factor; kg/mg
N Load 26.00			mg/L of wastewater
44/28 1.57			Ratio of molecular weights for N_2O and N_2
EF effluent 0.005			kg/ N_2O /kg N
$10^{-3} = 1.00E-03$			conversion factor: MTons/kg

	2020	2040
	MTons	
N_2O	7.46	9.12
$CO_2e =$	1,976	2,417

Source: California Air Resources Board (CARB). 2010, May. Local Government Operations Protocol (LGOP), Version 1.1. The LGOP protocol provides default values for all the terms except the Nitrogen Load, which is assumed to be 26 mg of N per Liter of wastewater effluent based on USEPA methodology outlined in the CalEEMod program manual. California Air Pollution Control Officers Association (CAPCOA). 2017. California Emissions Estimator Model (CalEEMod), Version 2016.3.2. Appendix A. USEPA 2013. California Statewide average. USEPA Database at http://cfpub.epa.gov/dmr/ez_search.cfm.

Total Fugitive Emissions - Process Emissions from WWTP with Nitrification/Denitrification

	2020	2045
$CO_2e =$	2,305	2,819

Wastewater Modeling assumes 0% septic treatment for years 2020 and 2045.

Water and Wastewater

Energy for Water Conveyance, Treatment, Distribution, and Wastewater Treatment (Southern California)

Water Supply and Conveyance	Water Treatment	Water Distribution	Total Water	Wastewater Treatment (Tertiary)
kWhr/million gallons				
9,727	111	1,272	11,110	1,911

Source: California Energy Commission (CEC). 2006, December. Refining Estimates of Water-Related Energy Use in California. CEC-500-2006-118. Prepared by Navigant Consulting, Inc. Based on the electricity use for Southern California.

SCE

WCI -WECC Region Intensity factor				CO ₂ e
	CO ₂ MTons/MWH ^{1,2}	CH ₄ MTons/MWH ³	N ₂ O MTons/MWH ³	MTons/MWh
2019	0.241	0.000015	0.000002	0.242

¹ Southern California Edison. 2020. 2019 Sustainability Report. <https://www.edison.com/content/dam/eix/documents/sustainability/eix-2019-sustainability-report.pdf>

² Based on SCE 2019 reported CO₂e intensity factor of 534 lbs/MWh subtracted by the CH₄ intensity factor of 0.034 lb/MWh and the N₂O intensity factor of 0.004 lb/MWh utilizing the IPCC Fifth Assessment Report global warming potentials of 28 and 265, respectively, to avoid double counting. Per methodology utilized in CalEEMod. Version 2016.3.2, User's Guide, however N₂O and CH₄ intensity factors based on US EPA eGRID2018 data.

³ United State Environmental Protection Agency. 2020, March 9. eGRID2018 Total Output Emission Rates, WECC California Region. (CH₄ = 0.034 lbs/MWh & N₂O = 0.004 lbs/MWh)

ABAU Carbon Intensity for SCE Energy

	2019	2030	CO ₂ e
Assumed Percent Renewable ¹	35.0%	60%	MTons/MWh
CO ₂ e MTons/Mwh without Renewable	0.3726436		0.149

¹ Southern California Edison. 2020. 2019 Sustainability Report. <https://www.edison.com/content/dam/eix/documents/sustainability/eix-2019-sustainability-report.pdf>.

GHG Emissions from Energy Associated with Water/Wastewater

Energy Associated with Water Use	2020	2045
	MwH/Year	
Water	112,773	137,934
Wastewater	18,428	22,539
Total Water/Wastewater	131,201	160,473

Wastewater Modeling assumes 0% septic treatment for years 2020 and 2045.

GHG Emissions from Energy Associated with Water Use/Wastewater Generation	2020	2045
	MTCO ₂ e/Year	
Water	27,316	33,410
Wastewater	4,464	5,459
Total Water/Wastewater	31,779	38,869

Total GHGs

GHG Emissions from Water/Wastewater Use	2020	2045
	MTCO ₂ e/Year	
Water	27,316	33,410
Wastewater	6,768	8,278
Total Water/Wastewater	34,084	41,688

General Conversion Factors

lbs to kg	0.4536
kg to MTons	0.001
Mmbtu to Therm	0.1
Therms to kwh	29.30711111
kilowatt hrs to megawatt hrs	0.001
lbs to Tons	2000
Tons to MTon	0.9071847

Source: California Air Resources Board (CARB). 2010. Local Government Operations Protocol. Version 1.1. Appendix F, Standard Conversion Factors

General Conversion Factors

	Global Warming Potentials (GWP)
	AR5
CO ₂	1
CH ₄	28
N ₂ O	265

Water and Wastewater

Source: Intergovernmental Panel on Climate Change (IPCC), 2013. Fifth Assessment Report: Climate Change 2013. New York: Cambridge University Press.

gallons to Liters	3.785
kilowatt hrs to megawatt hrs	0.001
gallons to AF	325851.4290

Water Demand and Wastewater for City of Santa Ana

Existing Annual AFY¹

	Water Demands (AFY)	Average 2016-2018 Annual Units
Single Family Residential	19,323	19,323
Multi-Family Residential	5,862	5,862
Commercial	4,318	4,318
Potable and Recycled Irrigation	1,648	1,648
Total	31,151	31,151

¹ Fuscoe Engineering, Inc. 2020, May 29. City of Santa Ana General Plan Update: Water Supply and Demand Technical Report

Annual Gallons¹

	7/1/17 to 6/30/18	Average 2016-2018 Annual Gallons
Single Family Residential	6,296,418,873	6,296,418,873
Multi-Family Residential	1,910,138,562	1,910,138,562
Commercial	1,407,024,618	1,407,024,618
Potable and Recycled Irrigation	537,002,448	537,002,448
City	10,150,584,501	10,150,584,501

¹ 1 acre-foot/year (AFY): 325,851 gallons/year

Fuscoe Wastewater Generation

Annual Gallons¹

	2016	Average 2012-2016 Annual Therms
Single Family Residential	5,981,597,929	5,981,597,929
Multi-Family Residential	1,814,631,634	1,814,631,634
Commercial	1,336,673,387	1,336,673,387
Potable and Recycled Irrigation	510,152,326	510,152,326
City	9,643,055,276	9,643,055,276

Area	Population	Employment
City	334,774	158,980

Water Demand*

Residential Annual Gal/Resident: 18,808 gal/resident
 Non-Residential Annual Gal/Employee: 3,378 gal/employee

* Annual use divided by residents/employees within the City of Santa Ana boundaries.

Wastewater*

Residential Annual Therms/Resident: 17,868 kWh/resident
 Non-Residential Annual Therms/Employee: 3,209 kWh/employee

** Annual use divided by residents/employees within the City of Santa Ana boundaries.*

Solid Waste Disposal - City of Santa Ana

Source: CalRecycle, 2019, Disposal Reporting System, Jurisdiction Reporting by Facility, <https://www2.calrecycle.ca.gov/LGCentral/DisposalReporting/Destination/DisposalByFacility>

Waste Generated Within City Limits

Waste in Place Method

Years	historic population estimates	Interstate Tons + Transform			
		Year	Tons	ADC+AIC	Total
		2016	321,938	29,720	
		2017	309,695	33,281	
		2018	342,405	29,332	
		2020 ^a	324,679	30,778	355,457
	City Service Population ^b	493,401	persons		
	Former SOI Area Service Population ^{c,d}	353	persons		
		Interstate Tons + Transform			
		Year	Tons	ADC+AIC	Total
	Disposal Rate / SP		0.658	0.062	0.720
	2020 (Former SOI Area)		232	22	254
	2020 (City)		324,679	30,778	355,457
	2020 (Total City)		324,911	30,800	355,711
	Year 2045 Buildout		396,172	37,555	433,726
	Increase from 2020		71,260	6,755	78,015

^a Average 3-year disposal used to forecast waste disposal in 2040

^b Represents the net change between the baseline service population for the City of 493,754 persons subtracted by the service population for the former 17th Street and Tustin Unincorporated Island SOI.

^c Associated with the recently annexed 17th Street and Tustin Unincorporated Island area.

^d Service population of 375 persons consist of 275 residents and 78 employees. Source: Orange County Local Agency Formation Commission. 2019, November 13. Proposed "Reorganization of the 17th Street and Tustin Unincorporated Island to the City of Santa Ana and Municipal Water District of Orange County (RO 19-07)"; Data compiled by MIG.

Landfill Emission Tool (version 1.3) Model Results using the Methane Commitment Method (~50 years of decomposition)

Year	MT CH ₄ in CO ₂ e	MTCO ₂ e w/LFG Capture		MTCO ₂ e w/LFG Capture	
	2020 Disposal	2020 Disposal	2020 Disposal (AR5 GWPs)*	2045 Disposal	2045 Disposal (FAR GWPs)*
1	2,999	750	1,000	914	1,219
2	5,919	1,480	1,973	1,804	2,406
3	5,802	1,450	1,934	1,769	2,358
4	5,687	1,422	1,896	1,734	2,311
5	5,574	1,394	1,858	1,699	2,266
6	5,464	1,366	1,821	1,666	2,221
7	5,356	1,339	1,785	1,633	2,177
8	5,250	1,312	1,750	1,600	2,134
9	5,146	1,286	1,715	1,569	2,091
10	5,044	1,261	1,681	1,538	2,050
11	4,944	1,236	1,648	1,507	2,009
12	4,846	1,212	1,615	1,477	1,970
13	4,750	1,188	1,583	1,448	1,931
14	4,625	1,156	1,542	1,410	1,880
15	4,519	1,130	1,506	1,377	1,837
16	4,412	1,103	1,471	1,345	1,793
17	4,306	1,077	1,435	1,313	1,750
18	4,200	1,050	1,400	1,280	1,707
19	4,094	1,023	1,365	1,248	1,664
20	3,988	997	1,329	1,216	1,621
21	3,881	970	1,294	1,183	1,578
22	3,775	944	1,258	1,151	1,534
23	3,669	917	1,223	1,118	1,491
24	3,563	891	1,188	1,086	1,448
25	3,457	864	1,152	1,054	1,405
26	3,350	838	1,117	1,021	1,362
27	3,244	811	1,081	989	1,319

28	3,138	785	1,046	957	1,275
29	3,032	758	1,011	924	1,232
30	2,926	731	975	892	1,189
31	2,819	705	940	859	1,146
32	2,713	678	904	827	1,103
33	2,607	652	869	795	1,060
34	2,501	625	834	762	1,016
35	2,395	599	798	730	973
36	2,288	572	763	698	930
37	2,182	546	727	665	887
38	2,076	519	692	633	844
39	1,970	492	657	600	801
40	1,864	466	621	568	757
41	1,757	439	586	536	714
42	1,651	413	550	503	671
43	1,545	386	515	471	628
44	1,439	360	480	439	585
45	1,333	333	444	406	542
46	1,226	307	409	374	498
47	1,120	280	373	341	455
48	1,014	254	338	309	412
49	908	227	303	277	369
50	802	200	267	244	326
51	695	174	232	212	283
52	589	147	196	180	239
53	483	121	161	147	196
54	377	94	126	115	153
55	271	68	90	82	110
56	164	41	55	50	67
57	58	15	19	18	24
TOTAL	169,808	42,452	56,603	51,763	69,017

*Landfill Emissions Tool Version 1.3 is based on the IPCC Second Assessment Report global warming potential. The numbers in this column are the CO₂e emissions from CH₄ based on IPCC's Fourth Assessment GWPs.

Conversion

SAR GWP CH4:*	21
AR5 GWP CH4:**	28

*Intergovernmental Panel on Climate Change (IPCC). 1995. Second Assessment Report: Climate Change 1995.

**Intergovernmental Panel on Climate Change (IPCC). 2014. Fifth Assessment Report: Climate Change 2014.

Waste. Landfill Emissions Tool Version 1.3 and CalRecycle. Biogenic CO₂ emissions are not included.

Notes

LFG capture Efficiency 0.75

Waste generation based on three year average (2016-2018) waste commitment for the City of Santa Ana obtained from CalRecycle. This sector captures only the waste that is generated by the City of Santa Ana residents in the inventory year. This sector does not include historically generated waste disposal.

This method assumes that the degradable organic component (degradable organic carbon, DOC) in waste decays slowly throughout a few decades, during which CH₄ and biogenic CO₂ are formed. If conditions are constant, the rate of CH₄ production depends solely on the amount of carbon remaining in the waste. As a result emissions of CH₄ from waste deposited in a disposal site are highest in the first few years after deposition, then gradually decline as the degradable carbon in the waste is consumed by the bacteria responsible for the decay. Significant CH₄ production typically begins one or two years after waste disposal in a landfill and continues for 10 to 60 years or longer.

Decomposition based on an average annual rainfall of 13.69 inches per year average in the City of Santa Ana (anaerobic decomposition factor (k) of 0.020) (Western Regional Climate Center. 2019. <https://wrcc.dri.edu/cgi-bin/cliMAIN.pl?ca7888>).

The Landfill Gas Estimator only includes the landfill gas (LFG) capture in the landfill gas heat output and therefore the reduction and emissions from landfill gas capture are calculated separately. Assumes 75 percent of fugitive GHG emissions are captured within the landfill's Landfill Gas Capture System with a landfill gas capture efficiency of 75%. The Landfill gas capture efficiency is based on the California Air Resources Board's (CARB) Local Government Operations Protocol (LGOP), Version 1.1. Biogenic CO₂ emissions are not included.

Electricity and Natural Gas Use Consumption for City of Santa Ana

Southern California Edison Electricity Use

	Annual KWH							Average 2012-2018
	2012	2013	2014	2015	2016	2017	2018	Annual KWH
Residential	382,173,371	375,962,888	384,502,945	387,235,367	376,464,025	376,818,302	379,003,010	380,308,558
Commercial + Industrial	1,216,778,299	1,198,174,695	1,217,353,861	1,180,785,021	1,133,169,360	1,111,077,462	1,095,758,235	1,189,252,247

SoCal Gas Natural Gas Use

	Annual Therms							Average 2014-2018
	2012	2013	2014	2015	2016	2017	2018	Annual Therms
Residential			21,909,034	21,220,339	21,842,233	22,062,372	21,791,804	21,765,156
Commercial + Industrial			26,450,661	27,324,706	24,279,474	28,365,442	28,887,618	27,061,580

Area	Population	Employment
City	334,499	158,902
Former SOI Area ^{a,b}	275	78

^a Associated with the recently annexed 17th Street and Tustin Unincorporated Island area.

^b Source: Orange County Local Agency Formation Commission. 2019, November 13. Proposed "Reorganization of the 17th Street and Tustin Unincorporated Island to the City of Santa Ana and Municipal Water District of Orange County (RO 19-07)"; Data compiled by MIG.

Electricity*

Residential Annual KWH/Resident:	1,137	kWH/resident
Non-Residential Annual KWH/Employee:	7,484	kWH/employee

* Annual use divided by residents/employees within the City of Santa Ana boundaries minus the residents/employees in the former SOI area.

Area	Commercial +	
	Residential Annual kWH	Industrial Annual kWH
Former SOI Area	312,661	583,767

Natural Gas*

Residential Annual Therms/Resident:	65	kWH/resident
Non-Residential Annual Therms/Employee:	170	kWH/employee

* Annual use divided by residents/employees within the City of Santa Ana boundaries minus the residents/employees in the former SOI area.

Area	Commercial +	
	Residential Annual Therms	Industrial Annual Therms
Former SOI Area	17,894	13,284

Disclaimer. The 15/15 Rule is intended to protect customer confidentiality by reducing the possibility of identifying customers through the release of usage information. The utilities apply the 15/15 Rule in releasing aggregated customer information. The rule was initially implemented by the California Public Utilities Commission during Direct Access proceedings in 1997 and was adopted through D. 97-10-031. The 15/15 rule requires that any aggregated information provided by the Utilities must be made up of at least 15 customers, and a customer's load must be less than 15% of an assigned category. If the number of customers in the compiled data is below 15, or if a single customer's load is more than 15% of the total data, categories (e.g., rate classes) must be combined before the information is released. The rule further requires that if the 15/15 rule is triggered for a second time after the data has been screened once already using the 15/15 rule, then the customer is dropped from the information provided.

Energy

Natural Gas Emission Factors

Natural Gas	Intensity factor			CO ₂ e
	MTCO ₂ /Therm	CH ₄ MT/Therm	N ₂ O MT/Therm	MT/Therm
All Years	0.005302	5.E-07	1.E-08	0.00532

Source: CO₂, CH₄ and N₂O intensity based on Table G.3 of the LGOP for residential and non-residential (CO₂, 53.02 kg/Mmbtu; CH₄: 0.005 kg/MMBtu; N₂O: 0.0001 kg/MMBtu)

SCE

2019	WCI -WECC Region Intensity factor			CO ₂ e	0.320
	CO ₂ MTons/MWH ^{1,2}	CH ₄ MTons/MWH ³	N ₂ O MTons/MWH ³	MTons/MWh	
	0.241	0.000015	0.000002	0.242	

¹ Southern California Edison. 2020. 2019 Sustainability Report. <https://www.edison.com/content/dam/eix/documents/sustainability/eix-2019-sustainability-report.pdf>

² Based on SCE 2019 reported CO₂e intensity factor of 534 lbs/MWh subtracted by the CH₄ intensity factor of 0.034 lb/MWh and the N₂O intensity factor of 0.004 lb/MWh utilizing the IPCC Fifth Assessment Report global warming potentials of 28 and 265, respectively, to avoid double counting. Per methodology utilized in CalEEMod. Version 2016.3.2, User's Guide, however N₂O and CH₄ intensity factors based on US EPA eGRID2018 data.

³ United State Environmental Protection Agency. 2020, March 9. eGRID2018 Total Output Emission Rates, WECC California Region. (CH₄ = 0.034 lbs/MWh & N₂O = 0.004 lbs/MWh)

ABAU Carbon Intensity for SCE Energy

Assumed Percent Renewable ¹	2019	2030	CO ₂ e
	35.0%	60%	MTons/MWh
CO ₂ e MTons/Mwh without Renewable	0.3726436		0.149

¹ Southern California Edison. 2020. 2019 Sustainability Report. <https://www.edison.com/content/dam/eix/documents/sustainability/eix-2019-sustainability-report.pdf>.

GHG Emissions from Energy Use

Electricity	Proposed Project		Proposed Project 2040 ABAU
	2020	2045	
	MTCO₂e/Year		
Residential Electricity - City	92,193	134,622	82,844
Commercial + Industrial - City	288,200	308,931	190,112
Total	380,394	443,553	272,956
	Proposed Project		Proposed Project
	2020	2045	2040 ABAU
Natural Gas			
Residential Electricity - City	115,856	169,175	169,175
Commercial + Industrial - City	144,002	154,360	154,360
Total	259,858	323,535	323,535
	Proposed Project		Proposed Project
	2020	2045	2040 ABAU
Summary			
Residential Total - City	208,050	303,797	252,019
Commercial Total - City	432,202	463,292	344,472
Total	640,252	767,088	596,491

General Conversion Factors

lbs to kg	0.4536
kg to MTons	0.001
Mmbtu to Therm	0.1
Therms to kwh	29.30711111
kilowatt hrs to megawatt hrs	0.001
lbs to Tons	2000
Tons to MTON	0.9071847

Source: California Air Resources Board (CARB). 2010. Local Government Operations Protocol. Version 1.1. Appendix F, Standard Conversion Factors

Global Warming Potentials (GWP) AR5

CO ₂	1
CH ₄	28
N ₂ O	265

Source: Intergovernmental Panel on Climate Change (IPCC). 2013. Fifth Assessment Report: Climate Change 2013. New York: Cambridge University Press.

Criteria Air Pollutants from Natural Gas

Rate	lbs/MBTU					
	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Natural Gas						
Residential	0.01078431	0.09215686	0.03921569	0.00058824	0.00745098	0.00745098
Non-Residential	0.01078431	0.09803922	0.08235294	0.00058824	0.00745098	0.00745098

Source: CalEEMod Version 2016.3.2

Natural Gas	2020 lbs/day					
	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Residential	64	550	234	4	44	44
Nonresidential	80	727	611	4	55	55
Total	144	1277	845	8	100	100

Natural Gas	Project 2045 lbs/day					
	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Residential	94	803	342	5	65	65
Nonresidential	86	780	655	5	59	59
Total	180	1583	997	10	124	124
Increase from Baseline	35	305	152	2	24	24

General Conversion Factors

Mmbtu to Therm	0.1
lbs to Tons	2000
Tons to MTON	0.9071847

Source: California Air Resources Board (CARB). 2010. Local Government Operations Protocol. Version 1.1. Appendix F, Standard Conversion Factors

City of Santa Ana — TRANSPORTATION SECTOR

CRITERIA AIR POLLUTANTS

	lbs/day					
	ROG	NO _x	CO	SO _x	PM10	PM2.5
Year 2020						
City	831	5,596	25,067	90	1,362	602
Total	831	5,596	25,067	90	1,362	602
Baseline in 2045						
City	355	2,232	13,143	59	1,296	532
Total	355	2,232	13,143	59	1,296	532
Year 2045						
City	359	2,254	13,272	60	1,309	537
Total	359	2,254	13,272	60	1,309	537

Source: EMFAC2017, Version 1.0.2.; California Air Resources Board. 2019, November 20. EMFAC Off-Model Adjustment Factors to Account for the SAFE Vehicle Rule Part One. https://ww3.arb.ca.gov/msei/emfac_off_model_adjustment_factors_final_draft.pdf.

GHG EMISSIONS

	MTons/year			
	N ₂ O	CO ₂	CH ₄	CO ₂ e
Year 2020				
City	57	1,447,080	26	1,463,006
Total	57	1,447,080	26	1,463,006
Year 2045				
City	42	1,049,931	10	1,061,237
Total	42	1,049,931	10	1,061,237

Source: EMFAC2017, Version 1.0.2

Note: MTons = metric tons; CO₂e = carbon dioxide-equivalent.

Source: EMFAC2017 v1.0.2 Web Database, <https://www.arb.ca.gov/emfac/2017/>; California Air Resources Board. 2020, June 26. EMFAC Off-Model Adjustment Factors for Carbon Dioxide (CO₂) Emissions to Account for the SAFE Vehicles Rule Part One and the Final Safe Rule.

https://ww3.arb.ca.gov/msei/emfac_off_model_co2_adjustment_factors_06262020-final.pdf?utm_medium=email&utm_source=govdelivery; Based on the Intergovernmental Panel on Climate Change (IPCC) Fifth Assessment Report (AR5) Global Warming Potentials (GWPs)

Note: MTons = metric tons; CO₂e = carbon dioxide-equivalent. Includes Pavley + California Advanced Clean Car Standards, the Low Carbon Fuel Standard (LCFS), on-road diesel fleet rules, and the Smartway/Phase I Heavy Duty Vehicle Greenhouse Gas Regulation.

Year 2045 Existing: Criteria Air Pollutants

Based on EMFAC2017, Version 1.0.2., Orange County - South Coast Air Basin

		VMT Per Trip Type			
		I-I	I-X	X-I	Total
City		697,779	5,356,504	5,352,841	11,407,124
	TOTAL	697,779	5,356,504	5,352,841	11,407,124

¹: Based on data provided by IBI Group

Emission year									
Year 2020			lbs/day						
Vehicle Type	Speed	Percent of VMT of SpeedBin	ROG	NOx	CO	SOx	PM10	PM2.5	
City of Santa Ana									
All Other Buses	DSL	Aggregated	0.04%	0.08	13.70	0.81	0.08	1.58	0.70
LDA	GAS	Aggregated	52.02%	23.40	218.77	5,355.80	25.21	592.86	239.07
LDA	DSL	Aggregated	0.65%	0.82	1.43	27.24	0.24	7.42	3.01
LDA	ELEC	Aggregated	3.54%	0.00	0.00	0.00	0.00	39.86	15.81
LDT1	GAS	Aggregated	6.08%	3.07	28.28	638.12	3.41	69.33	28.00
LDT1	DSL	Aggregated	0.00%	0.00	0.01	0.04	0.00	0.01	0.00
LDT1	ELEC	Aggregated	0.25%	0.00	0.00	0.00	0.00	2.77	1.10
LDT2	GAS	Aggregated	16.89%	11.17	73.32	2,020.78	9.38	192.55	77.69
LDT2	DSL	Aggregated	0.17%	0.75	1.39	7.67	0.09	2.16	0.97
LDT2	ELEC	Aggregated	0.56%	0.00	0.00	0.00	0.00	6.27	2.49
LHD1	GAS	Aggregated	1.15%	0.94	26.51	34.39	1.83	24.67	10.33
LHD1	DSL	Aggregated	1.33%	12.79	23.15	60.44	1.19	31.42	13.71
LHD2	GAS	Aggregated	0.20%	0.17	5.22	6.10	0.37	5.03	2.11
LHD2	DSL	Aggregated	0.52%	5.18	15.21	25.04	0.52	14.97	7.01
MCV	GAS	Aggregated	0.48%	271.72	132.73	2,016.47	0.25	2.18	1.00
MDV	GAS	Aggregated	10.52%	7.90	51.40	1,289.98	7.12	120.04	48.46
MDV	DSL	Aggregated	0.38%	0.55	0.97	18.08	0.24	4.37	1.78
MDV	ELEC	Aggregated	0.41%	0.00	0.00	0.00	0.00	4.59	1.82
MH	GAS	Aggregated	0.06%	0.14	2.91	2.58	0.20	2.27	0.95
MH	DSL	Aggregated	0.03%	0.31	14.93	0.94	0.05	1.21	0.59
Motor Coach	DSL	Aggregated	0.02%	0.09	10.27	0.95	0.06	0.92	0.43
OBUS	GAS	Aggregated	0.04%	0.12	4.06	2.54	0.14	1.59	0.66
PTO	DSL	Aggregated	0.05%	0.31	56.15	4.97	0.17	0.06	0.06
SBUS	GAS	Aggregated	0.04%	0.11	1.32	1.94	0.06	6.88	2.94
SBUS	DSL	Aggregated	0.04%	0.10	18.92	1.29	0.09	7.82	3.35
T6 CAIRP heavy	DSL	Aggregated	0.02%	0.04	5.73	0.39	0.04	0.90	0.39
T6 CAIRP small	DSL	Aggregated	0.00%	0.01	0.78	0.05	0.01	0.12	0.05
T6 instate construction heavy	DSL	Aggregated	0.02%	0.05	8.05	0.48	0.04	0.93	0.42
T6 instate construction small	DSL	Aggregated	0.13%	0.23	34.91	2.27	0.22	4.88	2.14
T6 instate heavy	DSL	Aggregated	0.95%	1.72	273.96	17.27	1.53	35.92	15.83
T6 instate small	DSL	Aggregated	1.26%	2.19	337.39	21.96	2.16	47.31	20.74
T6 OOS heavy	DSL	Aggregated	0.01%	0.02	3.24	0.22	0.02	0.51	0.22
T6 OOS small	DSL	Aggregated	0.00%	0.00	0.47	0.03	0.00	0.07	0.03
T6 Public	DSL	Aggregated	0.01%	0.02	2.68	0.19	0.02	0.46	0.20
T6 utility	DSL	Aggregated	0.01%	0.01	1.14	0.09	0.01	0.24	0.10
T6TS	GAS	Aggregated	0.24%	0.54	4.96	10.97	0.77	8.57	3.58
T7 Ag	DSL	Aggregated	0.00%	0.00	0.00	0.00	0.00	0.00	0.00
T7 CAIRP	DSL	Aggregated	0.23%	0.95	115.41	10.20	0.48	6.61	3.00
T7 CAIRP construction	DSL	Aggregated	0.02%	0.07	9.03	0.80	0.04	0.51	0.23
T7 NNOOS	DSL	Aggregated	0.28%	1.08	128.26	11.68	0.59	7.91	3.52
T7 NOOS	DSL	Aggregated	0.09%	0.37	45.43	4.01	0.19	2.60	1.18
T7 POLA	DSL	Aggregated	0.39%	1.69	212.60	18.29	0.89	11.41	5.28
T7 Public	DSL	Aggregated	0.02%	0.10	9.95	0.84	0.06	0.64	0.27
T7 Single	DSL	Aggregated	0.24%	0.88	101.40	9.51	0.60	6.76	2.94
T7 single construction	DSL	Aggregated	0.04%	0.16	18.38	1.72	0.11	1.22	0.53
T7 SWCV	DSL	Aggregated	0.00%	0.00	3.99	0.01	0.01	0.03	0.01
T7 SWCV	NG	Aggregated	0.07%	1.29	9.62	256.19	0.00	1.77	0.67
T7 tractor	DSL	Aggregated	0.33%	1.38	168.62	14.87	0.72	9.63	4.37
T7 tractor construction	DSL	Aggregated	0.04%	0.16	19.38	1.68	0.09	1.06	0.49
T7 utility	DSL	Aggregated	0.00%	0.00	0.50	0.05	0.00	0.04	0.02
T7IS	GAS	Aggregated	0.00%	0.17	1.67	16.47	0.01	0.05	0.02
UBUS	GAS	Aggregated	0.02%	0.13	1.69	2.17	0.10	0.81	0.34
UBUS	DSL	Aggregated	0.00%	0.00	0.00	0.00	0.00	0.00	0.00
UBUS	NG	Aggregated	0.10%	2.25	11.94	1,224.03	0.00	2.51	0.97

TOTAL	355.23	2,231.84	13,142.67	59.42	1,296.34	531.60
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Based on EMFAC2017, Version 1.0.2, emission factors for Orange County - South Coast Air Basin

Year 2020 Existing: Criteria Air Pollutants

Based on EMFAC2017, Version 1.0.2., Orange County - South Coast Air Basin

		VMT Per Trip Type			
		I-I	I-X	X-I	Total
City		697,779	5,356,504	5,352,841	11,407,124
	TOTAL	697,779	5,356,504	5,352,841	11,407,124

¹: Based on data provided by IBI Group

Emission year									
Year 2020									
lbs/day									
Vehicle Type	Speed	Percent of VMT of SpeedBin	ROG	NOx	CO	SOx	PM10	PM2.5	
City of Santa Ana									
All Other Buses	DSL	Aggregated	0.03%	1.32	26.92	4.45	0.07	1.77	1.10
LDA	GAS	Aggregated	53.63%	165.55	602.41	10,197.06	37.16	626.86	260.82
LDA	DSL	Aggregated	0.49%	2.41	10.58	32.69	0.25	6.69	3.28
LDA	ELEC	Aggregated	0.90%	0.00	0.00	0.00	0.00	10.17	4.03
LDT1	GAS	Aggregated	5.53%	43.73	161.49	1,962.44	4.44	65.67	27.84
LDT1	DSL	Aggregated	0.00%	0.07	0.35	0.38	0.00	0.07	0.06
LDT1	ELEC	Aggregated	0.02%	0.00	0.00	0.00	0.00	0.23	0.09
LDT2	GAS	Aggregated	18.67%	86.40	399.01	4,694.99	16.49	218.08	90.67
LDT2	DSL	Aggregated	0.12%	0.55	1.32	4.54	0.08	1.51	0.69
LDT2	ELEC	Aggregated	0.09%	0.00	0.00	0.00	0.00	1.06	0.42
LHD1	GAS	Aggregated	1.52%	12.33	79.32	299.59	3.05	32.64	13.67
LHD1	DSL	Aggregated	0.99%	19.37	488.87	107.46	1.13	26.34	13.00
LHD2	GAS	Aggregated	0.25%	1.43	13.67	36.13	0.59	6.27	2.63
LHD2	DSL	Aggregated	0.38%	6.65	153.36	35.88	0.48	11.18	5.42
MCV	GAS	Aggregated	0.45%	272.17	126.17	2,163.37	0.24	2.00	0.90
MDV	GAS	Aggregated	12.51%	91.25	376.37	3,955.38	13.56	146.35	60.99
MDV	DSL	Aggregated	0.28%	1.09	4.39	17.65	0.26	3.53	1.63
MDV	ELEC	Aggregated	0.03%	0.00	0.00	0.00	0.00	0.32	0.13
MH	GAS	Aggregated	0.07%	1.20	7.58	34.90	0.31	2.63	1.10
MH	DSL	Aggregated	0.03%	0.58	31.93	2.54	0.07	1.97	1.25
Motor Coach	DSL	Aggregated	0.02%	1.06	22.53	4.00	0.07	1.16	0.74
OBUS	GAS	Aggregated	0.05%	0.83	6.33	21.58	0.21	1.78	0.74
PTO	DSL	Aggregated	0.03%	3.17	60.23	10.81	0.17	0.88	0.85
SBUS	GAS	Aggregated	0.02%	0.62	3.92	14.07	0.05	4.24	1.81
SBUS	DSL	Aggregated	0.05%	1.88	110.89	4.99	0.14	9.47	4.46
T6 Ag	DSL	Aggregated	0.00%	0.00	0.03	0.01	0.00	0.00	0.00
T6 CAIRP heavy	DSL	Aggregated	0.02%	0.19	7.12	0.81	0.04	0.81	0.40
T6 CAIRP small	DSL	Aggregated	0.00%	0.05	1.18	0.18	0.01	0.12	0.07
T6 instate construction heavy	DSL	Aggregated	0.03%	1.33	30.25	4.47	0.07	1.81	1.15
T6 instate construction small	DSL	Aggregated	0.16%	6.89	123.72	23.75	0.37	9.71	6.25
T6 instate heavy	DSL	Aggregated	0.65%	18.36	430.76	64.97	1.47	34.14	19.94
T6 instate small	DSL	Aggregated	1.05%	36.34	697.94	128.14	2.47	59.68	36.73
T6 OOS heavy	DSL	Aggregated	0.01%	0.10	3.92	0.45	0.02	0.46	0.23
T6 OOS small	DSL	Aggregated	0.00%	0.03	0.70	0.11	0.00	0.07	0.04
T6 Public	DSL	Aggregated	0.01%	0.22	24.30	0.68	0.04	0.68	0.36
T6 utility	DSL	Aggregated	0.01%	0.03	2.38	0.13	0.01	0.23	0.10
T6TS	GAS	Aggregated	0.46%	5.41	40.24	142.66	1.93	16.52	6.88
T7 Ag	DSL	Aggregated	0.00%	0.00	0.02	0.01	0.00	0.00	0.00
T7 CAIRP	DSL	Aggregated	0.19%	3.22	144.21	15.68	0.60	6.31	3.32
T7 CAIRP construction	DSL	Aggregated	0.02%	0.36	16.11	1.75	0.07	0.72	0.37
T7 NNOOS	DSL	Aggregated	0.23%	4.01	152.07	19.65	0.70	7.99	4.34
T7 NOOS	DSL	Aggregated	0.07%	1.21	55.86	5.94	0.23	2.46	1.29
T7 POLA	DSL	Aggregated	0.17%	6.50	222.30	20.83	0.65	5.88	3.13
T7 Public	DSL	Aggregated	0.02%	0.50	61.13	2.11	0.09	0.91	0.53
T7 Single	DSL	Aggregated	0.17%	7.33	193.85	28.27	0.60	8.12	5.27
T7 single construction	DSL	Aggregated	0.05%	2.54	72.08	9.61	0.19	2.63	1.75
T7 SWCV	DSL	Aggregated	0.02%	0.03	69.29	0.12	0.19	0.47	0.21
T7 SWCV	NG	Aggregated	0.04%	3.30	30.12	118.35	0.00	0.93	0.37
T7 tractor	DSL	Aggregated	0.29%	13.40	349.10	51.14	0.99	13.17	8.37
T7 tractor construction	DSL	Aggregated	0.04%	2.27	58.15	8.44	0.16	2.09	1.36
T7 utility	DSL	Aggregated	0.00%	0.02	1.54	0.08	0.01	0.04	0.02
T7IS	GAS	Aggregated	0.00%	0.19	1.38	7.98	0.01	0.02	0.01
UBUS	GAS	Aggregated	0.02%	0.12	2.19	2.56	0.13	0.78	0.32
UBUS	DSL	Aggregated	0.00%	0.00	0.00	0.00	0.00	0.00	0.00
UBUS	NG	Aggregated	0.09%	3.07	115.95	803.66	0.00	2.52	1.01
			TOTAL	830.68	5,595.54	25,067.39	89.87	1,362.14	602.16

Based on EMFAC2017, Version 1.0.2., emission factors for Orange County - South Coast Air Basin

Year 2045 Project: Criteria Air Pollutants

Based on EMFAC2017, Version 1.0.2., Orange County - South Coast Air Basin

		VMT Per Trip Type			
		I-I	I-X	X-I	Total
City		637,655	5,432,337	5,448,967	11,518,959
	TOTAL	637,655	5,432,337	5,448,967	11,518,959

¹: Based on data provided by IBI Group

Emission year									
Year 2020									
			lbs/day						
Vehicle Type	Speed	Percent of VMT of SpeedBin	ROG	NOx	CO	SOx	PM10	PM2.5	
City of Santa Ana									
All Other Buses	DSL	Aggregated	0.04%	0.08	13.83	0.82	0.08	1.60	0.71
LDA	GAS	Aggregated	52.02%	23.63	220.91	5,408.31	25.45	598.67	241.42
LDA	DSL	Aggregated	0.65%	0.83	1.44	27.51	0.24	7.49	3.04
LDA	ELEC	Aggregated	3.54%	0.00	0.00	0.00	0.00	40.25	15.97
LDT1	GAS	Aggregated	6.08%	3.10	28.56	644.38	3.45	70.01	28.27
LDT1	DSL	Aggregated	0.00%	0.00	0.01	0.04	0.00	0.01	0.00
LDT1	ELEC	Aggregated	0.25%	0.00	0.00	0.00	0.00	2.80	1.11
LDT2	GAS	Aggregated	16.89%	11.28	74.04	2,040.59	9.48	194.44	78.45
LDT2	DSL	Aggregated	0.17%	0.76	1.41	7.75	0.09	2.18	0.98
LDT2	ELEC	Aggregated	0.56%	0.00	0.00	0.00	0.00	6.34	2.51
LHD1	GAS	Aggregated	1.15%	0.95	26.77	34.73	1.85	24.91	10.43
LHD1	DSL	Aggregated	1.33%	12.92	23.38	61.03	1.20	31.73	13.85
LHD2	GAS	Aggregated	0.20%	0.17	5.27	6.16	0.38	5.08	2.13
LHD2	DSL	Aggregated	0.52%	5.24	15.36	25.29	0.52	15.12	7.08
MCV	GAS	Aggregated	0.48%	274.38	134.03	2,036.24	0.26	2.20	1.01
MDV	GAS	Aggregated	10.52%	7.98	51.90	1,302.63	7.19	121.22	48.94
MDV	DSL	Aggregated	0.38%	0.56	0.98	18.26	0.24	4.42	1.80
MDV	ELEC	Aggregated	0.41%	0.00	0.00	0.00	0.00	4.63	1.84
MH	GAS	Aggregated	0.06%	0.14	2.94	2.61	0.21	2.29	0.96
MH	DSL	Aggregated	0.03%	0.31	15.08	0.95	0.05	1.23	0.59
Motor Coach	DSL	Aggregated	0.02%	0.09	10.37	0.96	0.06	0.93	0.43
OBUS	GAS	Aggregated	0.04%	0.12	4.10	2.57	0.14	1.60	0.67
PTO	DSL	Aggregated	0.05%	0.31	56.70	5.02	0.17	0.06	0.06
SBUS	GAS	Aggregated	0.04%	0.11	1.33	1.96	0.07	6.95	2.97
SBUS	DSL	Aggregated	0.04%	0.10	19.11	1.31	0.09	7.89	3.38
T6 CAIRP heavy	DSL	Aggregated	0.02%	0.04	5.79	0.40	0.04	0.91	0.40
T6 CAIRP small	DSL	Aggregated	0.00%	0.01	0.79	0.05	0.01	0.12	0.05
T6 instate construction heavy	DSL	Aggregated	0.02%	0.05	8.13	0.49	0.05	0.94	0.42
T6 instate construction small	DSL	Aggregated	0.13%	0.23	35.25	2.29	0.23	4.93	2.16
T6 instate heavy	DSL	Aggregated	0.95%	1.74	276.64	17.44	1.55	36.27	15.98
T6 instate small	DSL	Aggregated	1.26%	2.21	340.70	22.18	2.19	47.77	20.94
T6 OOS heavy	DSL	Aggregated	0.01%	0.02	3.27	0.23	0.02	0.52	0.22
T6 OOS small	DSL	Aggregated	0.00%	0.00	0.48	0.03	0.00	0.07	0.03
T6 Public	DSL	Aggregated	0.01%	0.02	2.71	0.19	0.02	0.46	0.20
T6 utility	DSL	Aggregated	0.01%	0.01	1.15	0.09	0.01	0.24	0.10
T6TS	GAS	Aggregated	0.24%	0.54	5.01	11.08	0.78	8.65	3.61
T7 Ag	DSL	Aggregated	0.00%	0.00	0.00	0.00	0.00	0.00	0.00
T7 CAIRP	DSL	Aggregated	0.23%	0.95	116.55	10.30	0.49	6.68	3.03
T7 CAIRP construction	DSL	Aggregated	0.02%	0.07	9.12	0.80	0.04	0.52	0.24
T7 NNOOS	DSL	Aggregated	0.28%	1.09	129.52	11.80	0.59	7.99	3.55
T7 NOOS	DSL	Aggregated	0.09%	0.38	45.88	4.05	0.19	2.63	1.19
T7 POLA	DSL	Aggregated	0.39%	1.71	214.69	18.47	0.90	11.53	5.34
T7 Public	DSL	Aggregated	0.02%	0.11	10.05	0.85	0.06	0.64	0.27
T7 Single	DSL	Aggregated	0.24%	0.89	102.39	9.60	0.60	6.83	2.97
T7 single construction	DSL	Aggregated	0.04%	0.16	18.56	1.74	0.11	1.23	0.54
T7 SWCV	DSL	Aggregated	0.00%	0.00	4.03	0.01	0.01	0.03	0.01
T7 SWCV	NG	Aggregated	0.07%	1.30	9.72	258.70	0.00	1.79	0.68
T7 tractor	DSL	Aggregated	0.33%	1.39	170.28	15.01	0.72	9.72	4.42
T7 tractor construction	DSL	Aggregated	0.04%	0.16	19.57	1.70	0.09	1.07	0.49
T7 utility	DSL	Aggregated	0.00%	0.00	0.50	0.05	0.00	0.04	0.02
T7IS	GAS	Aggregated	0.00%	0.17	1.69	16.63	0.01	0.05	0.02
UBUS	GAS	Aggregated	0.02%	0.13	1.70	2.19	0.10	0.82	0.35
UBUS	DSL	Aggregated	0.00%	0.00	0.00	0.00	0.00	0.00	0.00
UBUS	NG	Aggregated	0.10%	2.27	12.06	1,236.03	0.00	2.53	0.98
TOTAL			358.71	2,253.72	13,271.52	60.01	1,309.05	536.81	

Based on EMFAC2017, Version 1.0.2., emission factors for Orange County - South Coast Air Basin

Year 2020 GHG Emissions: Existing

Based on EMFAC2017, Version 1.0.2., Orange County - South Coast Air Basin

					Days per year ¹	347
					Annual	
City	VMT Per Trip Type ²				Total	Annual
	I-I	I-X	X-I			
	697,779	5,356,504	5,352,841		11,407,124	3,958,272,028
TOTAL	697,779	5,356,504	5,352,841		11,407,124	3,958,272,028

¹ Adjusted Daily vehicles miles traveled (VMT) multiplied by 347 days/year to account for reduced traffic on weekends and holidays. This assumption is consistent with the California Air Resources Board's (CARB) methodology within the Climate Change Scoping Plan Measure Documentation Supplement.

² Based on data provided by IBI Group

				N ₂ O	CO ₂ (Pavley)	CH ₄	
				AR5 GWP	AR5 GWP	AR5 GWP	
Emission year							
Year 2020				265	1	28	
Vehicle Type	Fuel Type	Speed	Percent of VMT of SpeedBin	N ₂ O	CO ₂ (Pavley)	CH ₄	CO ₂ e w/ Pavley + LCFS
Valley Region							
All Other Buses	DSL	Aggregated	0.03%	0.19	1,228.69	0.01	1,280
LDA	GAS	Aggregated	53.63%	10.47	591,003.93	6.67	593,966
LDA	DSL	Aggregated	0.49%	0.66	4,199.62	0.02	4,375
LDA	ELEC	Aggregated	0.90%	0.00	0.00	0.00	0
LDT1	GAS	Aggregated	5.53%	1.92	70,577.23	1.56	71,131
LDT1	DSL	Aggregated	0.00%	0.00	20.00	0.00	21
LDT1	ELEC	Aggregated	0.02%	0.00	0.00	0.00	0
LDT2	GAS	Aggregated	18.67%	5.28	262,326.86	3.37	263,822
LDT2	DSL	Aggregated	0.12%	0.22	1,404.45	0.00	1,463
LDT2	ELEC	Aggregated	0.09%	0.00	0.00	0.00	0
LHD1	GAS	Aggregated	1.52%	0.78	48,541.26	0.41	48,760
LHD1	DSL	Aggregated	0.99%	2.97	18,896.92	0.14	19,688
LHD2	GAS	Aggregated	0.25%	0.14	9,346.14	0.05	9,386
LHD2	DSL	Aggregated	0.38%	1.25	7,933.36	0.05	8,265
MCY	GAS	Aggregated	0.45%	1.15	3,792.42	6.25	4,273
MDV	GAS	Aggregated	12.51%	4.60	215,744.15	3.22	217,052
MDV	DSL	Aggregated	0.28%	0.68	4,295.85	0.01	4,475
MDV	ELEC	Aggregated	0.03%	0.00	0.00	0.00	0
MH	GAS	Aggregated	0.07%	0.07	4,876.32	0.04	4,897
MH	DSL	Aggregated	0.03%	0.19	1,226.78	0.00	1,278
Motor Coach	DSL	Aggregated	0.02%	0.18	1,149.15	0.01	1,197
OBUS	GAS	Aggregated	0.05%	0.05	3,314.03	0.03	3,328
PTO	DSL	Aggregated	0.03%	0.44	2,818.32	0.02	2,936
SBUS	GAS	Aggregated	0.02%	0.03	785.49	0.02	794
SBUS	DSL	Aggregated	0.05%	0.36	2,292.48	0.01	2,388
T6 Ag	DSL	Aggregated	0.00%	0.00	0.45	0.00	0
T6 CAIRP heavy	DSL	Aggregated	0.02%	0.11	693.80	0.00	723
T6 CAIRP small	DSL	Aggregated	0.00%	0.02	98.88	0.00	103
T6 instate construction heavy	DSL	Aggregated	0.03%	0.19	1,199.66	0.01	1,250
T6 instate construction small	DSL	Aggregated	0.16%	0.98	6,236.53	0.05	6,498
T6 instate heavy	DSL	Aggregated	0.65%	3.84	24,423.22	0.13	25,444
T6 instate small	DSL	Aggregated	1.05%	6.46	41,121.43	0.27	42,842
T6 OOS heavy	DSL	Aggregated	0.01%	0.06	395.32	0.00	412
T6 OOS small	DSL	Aggregated	0.00%	0.01	58.15	0.00	61
T6 Public	DSL	Aggregated	0.01%	0.10	634.89	0.00	661
T6 utility	DSL	Aggregated	0.01%	0.04	237.83	0.00	248
T6TS	GAS	Aggregated	0.46%	0.34	30,635.67	0.18	30,730
T7 Ag	DSL	Aggregated	0.00%	0.00	0.47	0.00	0
T7 CAIRP	DSL	Aggregated	0.19%	1.61	10,240.27	0.02	10,667
T7 CAIRP construction	DSL	Aggregated	0.02%	0.17	1,089.39	0.00	1,135
T7 NNOOS	DSL	Aggregated	0.23%	1.91	12,123.28	0.03	12,629
T7 NOOS	DSL	Aggregated	0.07%	0.73	4,641.11	0.02	4,835
T7 POLA	DSL	Aggregated	0.17%	1.74	11,094.74	0.03	11,558
T7 Public	DSL	Aggregated	0.02%	0.21	1,343.32	0.01	1,399
T7 Single	DSL	Aggregated	0.17%	1.61	10,272.53	0.06	10,702
T7 single construction	DSL	Aggregated	0.05%	1.59	10,145.44	0.00	10,568
T7 SWCV	DSL	Aggregated	0.02%	0.46	2,259.52	3.32	2,475
T7 SWCV	NG	Aggregated	0.04%	0.32	2,032.76	0.01	2,118
T7 tractor	DSL	Aggregated	0.29%	2.74	17,399.94	0.11	18,128
T7 tractor construction	DSL	Aggregated	0.04%	0.43	2,712.82	0.00	2,826
T7 utility	DSL	Aggregated	0.00%	0.01	119.88	0.01	123
T7IS	GAS	Aggregated	0.00%	0.00	95.20	0.00	96
UBUS	GAS	Aggregated	0.02%	0.00	0.00	0.00	0

UBUS	DSL	Aggregated	0.00%	0.00	0.00	0.00	0
UBUS	NG	Aggregated	0.09%	0.00	0.00	0.00	0
				57.33	1,447,079.91	26.17	1,463,005.85

Based on EMFAC2017, Version 1.0.2, emission factors for Orange County - South Coast Air Basin

Year 2045 GHG Emissions: Existing

Based on EMFAC2017, Version 1.0.2., Orange County - South Coast Air Basin

				Days per year ¹	347
City	VMT Per Trip Type ²			Total	Annual
	I-I	I-X	X-I		
TOTAL	637,655	5,432,337	5,448,967	11,518,959	3,997,078,773

¹ Adjusted Daily vehicles miles traveled (VMT) multiplied by 347 days/year to account for reduced traffic on weekends and holidays. This assumption is consistent with the California Air Resources Board's (CARB) methodology within the Climate Change Scoping Plan Measure Documentation Supplement.

² Based on data provided by IBI Group

Emission year				N ₂ O	CO ₂ (Pavley)	CH ₄	
				AR5 GWP	AR5 GWP	AR5 GWP	
Year 2045				265	1	28	
Vehicle Type	Fuel Type	Speed	Percent of VMT of SpeedBin	N ₂ O	CO ₂ (Pavley)	CH ₄	CO ₂ e w/ Pavley + LCFS
Valley Region							
All Other Buses	DSL	Aggregated	0.04%	0.20	1,277.86	0.00	1,331
LDA	GAS	Aggregated	52.02%	5.92	455,179.15	1.37	456,786
LDA	DSL	Aggregated	0.65%	0.63	4,033.78	0.01	4,202
LDA	ELEC	Aggregated	3.54%	0.00	0.00	0.00	0
LDT1	GAS	Aggregated	6.08%	0.73	61,645.67	0.17	61,845
LDT1	DSL	Aggregated	0.00%	0.00	9.89	0.00	10
LDT1	ELEC	Aggregated	0.25%	0.00	0.00	0.00	0
LDT2	GAS	Aggregated	16.89%	1.93	169,438.33	0.62	169,968
LDT2	DSL	Aggregated	0.17%	0.23	1,444.03	0.01	1,504
LDT2	ELEC	Aggregated	0.56%	0.00	0.00	0.00	0
LHD1	GAS	Aggregated	1.15%	0.35	29,407.21	0.05	29,502
LHD1	DSL	Aggregated	1.33%	3.14	19,959.32	0.09	20,793
LHD2	GAS	Aggregated	0.20%	0.07	5,997.39	0.01	6,016
LHD2	DSL	Aggregated	0.52%	1.37	8,690.54	0.04	9,054
MCV	GAS	Aggregated	0.48%	1.22	4,074.84	6.43	4,579
MDV	GAS	Aggregated	10.52%	1.28	114,304.75	0.42	114,655
MDV	DSL	Aggregated	0.38%	0.64	4,076.95	0.00	4,247
MDV	ELEC	Aggregated	0.41%	0.00	0.00	0.00	0
MH	GAS	Aggregated	0.06%	0.04	3,292.59	0.01	3,304
MH	DSL	Aggregated	0.03%	0.14	900.40	0.00	938
Motor Coach	DSL	Aggregated	0.02%	0.16	1,039.32	0.00	1,083
OBUS	GAS	Aggregated	0.04%	0.04	2,298.20	0.01	2,308
PTO	DSL	Aggregated	0.05%	0.46	2,913.52	0.00	3,035
SBUS	GAS	Aggregated	0.04%	0.02	1,035.38	0.00	1,040
SBUS	DSL	Aggregated	0.04%	0.23	1,442.28	0.00	1,502
T6 CAIRP heavy	DSL	Aggregated	0.02%	0.10	624.73	0.00	651
T6 CAIRP small	DSL	Aggregated	0.00%	0.01	91.04	0.00	95
T6 instate construction heavy	DSL	Aggregated	0.02%	0.12	753.33	0.00	785
T6 instate construction small	DSL	Aggregated	0.13%	0.59	3,760.13	0.00	3,917
T6 instate heavy	DSL	Aggregated	0.95%	4.05	25,753.26	0.01	26,826
T6 instate small	DSL	Aggregated	1.26%	5.72	36,410.17	0.02	37,927
T6 OOS heavy	DSL	Aggregated	0.01%	0.06	353.87	0.00	369
T6 OOS small	DSL	Aggregated	0.00%	0.01	55.22	0.00	58
T6 Public	DSL	Aggregated	0.01%	0.06	364.82	0.00	380
T6 utility	DSL	Aggregated	0.01%	0.03	187.71	0.00	196
T6TS	GAS	Aggregated	0.24%	0.07	12,378.18	0.02	12,398
T7 Ag	DSL	Aggregated	0.00%	0.00	0.24	0.00	0
T7 CAIRP	DSL	Aggregated	0.23%	1.41	8,976.57	0.01	9,351
T7 CAIRP construction	DSL	Aggregated	0.02%	0.10	627.36	0.00	654
T7 NNOOS	DSL	Aggregated	0.28%	1.55	9,875.73	0.01	10,287
T7 NOOS	DSL	Aggregated	0.09%	0.55	3,470.66	0.00	3,615
T7 POLA	DSL	Aggregated	0.39%	2.59	16,451.62	0.01	17,137
T7 Public	DSL	Aggregated	0.02%	0.15	971.08	0.00	1,012
T7 Single	DSL	Aggregated	0.24%	1.58	10,027.42	0.01	10,445
T7 single construction	DSL	Aggregated	0.04%	1.33	8,462.87	0.00	8,815
T7 SWCV	DSL	Aggregated	0.00%	0.02	116.61	0.18	128
T7 SWCV	NG	Aggregated	0.07%	0.40	2,536.02	0.00	2,642
T7 tractor	DSL	Aggregated	0.33%	2.11	13,449.72	0.01	14,010
T7 tractor construction	DSL	Aggregated	0.04%	0.24	1,526.39	0.00	1,590
T7 utility	DSL	Aggregated	0.00%	0.01	95.07	0.00	97
T7IS	GAS	Aggregated	0.00%	0.00	149.51	0.00	150
UBUS	GAS	Aggregated	0.02%	0.00	0.00	0.00	0
UBUS	DSL	Aggregated	0.00%	0.00	0.00	0.00	0

UBUS	NG	Aggregated	0.10%	0.00	0.00	0.00	0
				41.66	1,049,930.76	9.53	1,061,237.21

Based on EMFAC2017, Version 1.0.2, emission factors for Orange County - South Coast Air Basin

Category	Item	Unit	Quantity	Rate	Amount	Category	Item	Unit	Quantity	Rate	Amount
1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000
			1000	1000	1000				1000	1000	1000
2000	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000
			2000	2000	2000				2000	2000	2000
3000	3000	3000	3000	3000	3000	3000	3000	3000	3000	3000	3000
			3000	3000	3000				3000	3000	3000
4000	4000	4000	4000	4000	4000	4000	4000	4000	4000	4000	4000
			4000	4000	4000				4000	4000	4000
5000	5000	5000	5000	5000	5000	5000	5000	5000	5000	5000	5000
			5000	5000	5000				5000	5000	5000
6000	6000	6000	6000	6000	6000	6000	6000	6000	6000	6000	6000
			6000	6000	6000				6000	6000	6000
7000	7000	7000	7000	7000	7000	7000	7000	7000	7000	7000	7000
			7000	7000	7000				7000	7000	7000
8000	8000	8000	8000	8000	8000	8000	8000	8000	8000	8000	8000
			8000	8000	8000				8000	8000	8000
9000	9000	9000	9000	9000	9000	9000	9000	9000	9000	9000	9000
			9000	9000	9000				9000	9000	9000
10000	10000	10000	10000	10000	10000	10000	10000	10000	10000	10000	10000
			10000	10000	10000				10000	10000	10000

Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050						
Real GDP	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140

Table with multiple columns and rows, containing various data points and headers. The table is partially visible at the top of the page.

Appendix D **Biological and Natural Resource Inventory and Assessment**

Appendices

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May 26, 2020

Dina El Chammas
Placeworks
3 MacArthur Place, Suite 1100
Santa Ana, CA 92707

Subject: Biological and Natural Resource Inventory and Assessment for the City of Santa Ana General Plan update

Dear Ms. El Chammas,

This letter describes the methods and results of the Biological and Natural Resource Inventory and Assessment for the City of Santa Ana (City), in support of the City's General Plan update and corresponding Environmental Impact Report (EIR). The City of Santa Ana is a built, urban community. As a result, readily-apparent resources, such as natural habitat and wildlife, are limited. Carlson Strategic Land Solutions (CSLS) conducted an aerial review and inventory of all open space, recreational (parks), and vacant land within the City limits, as well as within the Sphere of Influence (SOI). Following the aerial overview, CSLS conducted field surveys to spot check the results of the aerial survey. The purpose of this letter is to describe the biological and natural resource inventory within the City limits and SOI. The report provides a summary of natural resources for the entire City as well as for the following five Focus Areas in support of any required future environmental documents.

- 55 Freeway/Dyer Road
- South Bristol Street
- Grand Avenue/17th Street
- South Main Street
- West Santa Ana Boulevard

1.0 Project Location

The City of Santa Ana is located approximately 30 miles southeast of downtown Los Angeles and 10 miles northeast of Newport Beach. The City is located in the western central section of Orange County. The City is bordered by the City of Orange to the north; the City of Tustin to the east; the cities of Irvine and Costa Mesa to the south; and the cities of Fountain Valley and Garden Grove to the west (Figures 1 and 2).

Freeway access to the City is provided by the Garden Grove Freeway (SR-22) and State Route-57 (SR-57) to the north, Interstate-5 (I-5) on the northeast, State Route (SR-55) on the east, and Interstate-405 (I-405) on the south.

1.1 Environmental Setting

The City is largely urbanized with open space and vacant land scattered in various locations throughout the City. The majority of the City is developed with a mix of residential, commercial, and industrial land uses.

2.0 Methodology

2.1 Biological Survey

The Biological and Natural Resource inventory began with a thorough investigation of available literature and databases regarding existing and known open space through the City's current General Plan mapping, sensitive habitats, special status plants, and wildlife species within the City boundary and SOI.

Following the database and literature investigation, a visual aerial survey of the City was completed utilizing Google Earth aerials and existing City of Santa Ana General Plan Open Space land use designations. CSLS started with parcels currently designated Open Space on the existing City's General Plan Map. Those parcels were inventoried to determine current use and current habitat classifications on each parcel. CSLS then searched aerial photographs and identified remaining vacant parcels. For those vacant parcels, CSLS identified the APN, current land use designation, and current habitat classifications on each parcel. All parcels, open space and non-open space, are also linked to the City's GIS identification number and the size of each parcel is also provided. Following the aerial inventory of parcels, both appearing as vacant and designated as Open Space, CSLS spot-checked the parcels in the field to confirm the vegetation community onsite.

3.0 Results

Please refer to Figure 3 for City-wide inventory of vacant parcels and parcels designated open space. The inventory is also provided in tabular form in Attached A.

3.1 Vegetation Communities

Based on the aerial inventory and the field spot-check, a total of seven vegetation communities were identified within the open space and vacant parcels within the City boundary and SOI. A list of each of the vegetation communities observed is provided below.

3.1.1 Riparian

This community consists of willow species (*Salix sp.*), mulefat (*Baccharis salicifolia*), Fremont's cottonwood, elderberry (*Sambucus nigra*), and western sycamore (*Platanus racemosa*). Portions of the riparian community consists of white alder (*Alnus rhombifolia*), tree tobacco (*Nicotiana glauca*), castor bean (*Ricinus communis*), and eucalyptus trees (*Eucalyptus sp.*). This community is associated with the Santiago Creek.

3.1.2 Unvegetated Streambed

This community is associated with the natural bottom portion of the Santa Ana River. This community contains minimal amounts of vegetation or is void of vegetation completely.

3.1.3 Oak Woodland

This community consists of primarily coast live oak trees (*Quercus agrifolia*). The understory consists of minimal non-native grasses and bare ground. This community is found adjacent to Santiago Creek in the north eastern portion of the City and appeared to be associated with conserved land.

3.1.4 Ornamental

This community includes maintained landscaped areas. The ornamental vegetation is non-native, and some of it is considered invasive. The ornamental habitat type includes shade trees, such as Peruvian pepper tree (*Schinus molle*), Brazilian pepper (*Schinus terebinthifolius*), and grass associated with the City parks, primarily Kentucky bluegrass (*Poa pratensis*). This vegetation community includes River View Golf Course, Willowick Golf Course, and other various community parks found within the City boundary.

3.1.5 Ruderal

This community is associated with areas that are heavily disturbed by human activities, such as demolition of existing structures, annual mowing, and dominance of non-native and/or invasive species. The parcels mapped as ruderal include Russian thistle (*Salsola tragus*), mustard (*Brassica sp.*), cheeseweed (*Malva parviflora*), and large areas which are bare and void of vegetation.

3.1.6 Disturbed

This community is void of any vegetation and completely bare.

3.1.7 Developed

This community consists of General Plan designated Open Space parcels that are developed with structures. This community includes the Fairhaven Memorial Park and Mortuary, the Santa Ana Zoo, and the concrete lined channels found within Santa Ana River and Santiago Creek. These areas consist of primarily built materials and are frequently maintained.

3.2 Overall City Biological Inventory

CSLS identified a total of 499 parcels designated as Open Space land use within the City boundary. An additional 135 parcels were identified as vacant, or contain natural resources, and not designated Open Space. See Figure 3 for City-wide inventory of vacant parcels and parcels designated open space.

In addition to those parcels identified within the City boundary, an additional 4 parcels, consisting of 83.37 acres, were identified as vacant parcels located outside of the City boundary but within the SOI boundary. The SOI parcels include vacant parcels found portions of the concrete lined Santa Ana River located on the southwestern portion of the SOI boundary (Figure 4). Table 1 below provides the physical land use, vegetation community, acreage, and Assessor’s Parcel Number (APN) for the vacant parcels and concrete lined portions of the Santa Ana River. Attachment A contains a complete list of the open space and natural resources parcels found within the City and SOI.

Table 1. Sphere of Influence Open Space Inventory

Sphere of Influence Location	Land Use	Vegetation Community	Acreage (acres)	APN	Proposed General Plan Designation	Impact
Santa Ana River	Concrete Channel	Developed	3.53	portion of 144-261-41	No change	No
Santa Ana River	Concrete Channel	Developed	33.00	000	No change	No
Santa Ana River	Concrete Channel	Developed	5.34	000	No change	No
Santa Ana River	Concrete Channel	Developed	41.50	000	No change	No
		Total	83.37			

Source: City of Santa Ana GIS, 2019; Carlson SLS, 2019.

3.2.1 Existing Plans

Figure 3 identifies areas referred to as Existing Plans. The Existing Plans pertain to three approved Specific Plans, an Adaptive Reuse Ordinance, and two areas with Zoning Overlays (Metro East Mixed Use Overlay Zone and Transit Zoning Area). The boundaries of the Existing Plans are shown on Figure 3 for reference and the results of the inventory tabulated in Attachment A. The Existing Plan areas have not been separately tabulated as has been done for the Focus Areas.

3.3 Focus Areas

Five Focus Areas have been identified as part of the City’s General Plan Update. The Natural Resources Inventory provided in this report has been summarized by Focus Area. Summary tables provided for the five Focus Areas inventory Open Space designated land use or vacant lots and identify the existing General Plan Land Use Designation, the physical land use, vegetation community, acreage, and APN. It should be noted that some APNs, primarily the railroad right-of-way, do not provide an APN but rather are given the designation 000.

3.3.1 South Main Street

The South Main Street Focus Area does not contain any Open Space designated parcels or vacant lots (Figure 5). The parcels found within this Focus Area consists all of developed land. Furthermore, due to the built nature of this Focus Area, no impacts will occur with the proposed changes in General Plan Designations.

3.3.2 Grand Avenue/17th Street

The Grand Avenue/17th Street Focus Area consist of 2 parcels of Open Space designated parcels and 9 non-open space designated vacant parcels (Figure 6). The parcels total 3.15 acres. Table 2 below summarizes the open space designated lots found within the Focus Area Boundary and the associated vegetation community.

Table 2. Grand Avenue/17th Street Focus Area Open Space Inventory

City Identification Number	Existing General Plan Land Use Designation	General Plan Land Use	Land Use	Vegetation Community	Acreage (acres)	APN	Proposed General Plan Designation	Impact
74684	GC	General Commercial	Vacant	Disturbed	0.20	398-384-01	Urban Neighborhood	No; Disturbed vegetation community
74685	GC	General Commercial	Vacant	Disturbed	0.14	398-384-02	Urban Neighborhood	No; Disturbed vegetation community
74686	POA	Professional and Administrative Office	Vacant	Disturbed	0.14	398-384-03	Urban Neighborhood	No; Disturbed vegetation community
74692	GC	General Commercial	Vacant	Disturbed	0.26	398-384-09	Urban Neighborhood	No; Disturbed vegetation community
74693	GC	General Commercial	Vacant	Disturbed	0.29	398-384-15	Urban Neighborhood	No; Disturbed vegetation community

City Identification Number	Existing General Plan Land Use Designation	General Plan Land Use	Land Use	Vegetation Community	Acreage (acres)	APN	Proposed General Plan Designation	Impact
74694	LR-7	Low Density Residential	Vacant	Disturbed	0.14	398-384-11	Urban Neighborhood	No; Disturbed vegetation community
74695	LR-7	Low Density Residential	Vacant	Disturbed	0.14	398-384-12	Urban Neighborhood	No; Disturbed vegetation community
74696	LR-7	Low Density Residential	Vacant	Disturbed	0.21	398-384-17	Urban Neighborhood	No; Disturbed vegetation community
74697	LR-7	Low Density Residential	Vacant	Disturbed	0.16	398-384-17	Urban Neighborhood	No; Disturbed vegetation community
84970	OS	Open Space	Railroad	Developed	1.07	398-071-65	Open Space	No
84907	OS	Open Space	Railroad	Developed	0.40	000	Open Space	No
Total					3.15			
<i>Source: City of Santa Ana GIS, 2019; Carlson SLS, 2019.</i>								

3.3.3 West Santa Ana Boulevard

The West Santa Ana Boulevard Focus Area consist of 28 parcels of Open Space designated parcels and no non-open space designated vacant parcels (Figure 7). The parcels total 148.11 acres. The focus area includes the Willowick Golf Course, Angels Community Park, and a portion of the Santa Ana River (SAR). Table 3 below summarizes the open space parcels found within the Focus Area Boundary.

Table 3. West Santa Ana Boulevard Focus Area Open Space Inventory

City Identification Number	Existing General Plan Land Use Designation	General Plan Land Use	Land Use	Vegetation Community	Acreage (acres)	APN	Proposed General Plan Designation	Impact
47033	OS	Open Space	Vacant	Disturbed	2.05	198-091-56	Open Space	No
47231	OS	Open Space	Vacant	Disturbed	3.55	198-211-03	Open Space	No
47286	OS	Open Space	Willowick Golf Course	Ornamental	1.23	198-233-11	Open Space	No

City Identification Number	Existing General Plan Land Use Designation	General Plan Land Use	Land Use	Vegetation Community	Acreage (acres)	APN	Proposed General Plan Designation	Impact
47295	OS	Open Space	Willowick Golf Course	Ornamental	0.52	198-281-09	Open Space	No
47296	OS	Open Space	Willowick Golf Course	Ornamental	0.74	198-281-10	Open Space	No
47297	OS	Open Space	Willowick Golf Course	Ornamental	1.02	198-281-11	Open Space	No
47298	OS	Open Space	Willowick Golf Course	Ornamental	1.01	198-281-12	Open Space	No
47299	OS	Open Space	Willowick Golf Course	Ornamental	2.02	198-281-13	Open Space	No
47300	OS	Open Space	Willowick Golf Course	Ornamental	1.01	198-281-14	Open Space	No
47301	OS	Open Space	Willowick Golf Course	Ornamental	0.96	198-281-15	Open Space	No
47302	OS	Open Space	Willowick Golf Course	Ornamental	1.58	198-281-16	Open Space	No
47317	OS	Open Space	Willowick Golf Course	Ornamental	0.19	198-282-01	Open Space	No
47318	OS	Open Space	Willowick Golf Course	Ornamental	0.60	198-282-02	Open Space	No
47319	OS	Open Space	Willowick Golf Course	Ornamental	0.56	198-291-01	Open Space	No
47320	OS	Open Space	Vacant	Disturbed	5.65	198-291-02	Open Space	No
47321	OS	Open Space	Willowick Golf Course	Ornamental	0.02	198-291-03	Open Space	No
47322	OS	Open Space	Willowick Golf Course	Ornamental	3.78	198-291-04	Open Space	No

City Identification Number	Existing General Plan Land Use Designation	General Plan Land Use	Land Use	Vegetation Community	Acreage (acres)	APN	Proposed General Plan Designation	Impact
47323	OS	Open Space	Willowick Golf Course	Ornamental	0.20	198-291-05	Open Space	No
47324	OS	Open Space	Willowick Golf Course	Ornamental	0.45	198-291-06	Open Space	No
47325	OS	Open Space	Willowick Golf Course	Ornamental	0.63	198-291-07	Open Space	No
47326	OS	Open Space	Willowick Golf Course	Ornamental	94.44	198-291-08	Open Space	No
65826	OS	Open Space	Vacant	Disturbed	1.45	007-022-26	Open Space	No
66037	OS	Open Space	Concrete SAR	Developed	14.51	198-151-35	Open Space	No
66085	OS	Open Space	Vacant	Disturbed	2.18	402-221-05	Open Space	No
66094	OS	Open Space	Vacant	Disturbed	1.09	405-241-02	Open Space	No
66102	OS	Open Space	Vacant	Disturbed	1.92	007-100-08	Open Space	No
66170	OS	Open Space	Vacant	Disturbed	3.02	007-120-48	Open Space	No
77919	OS	Open Space	Angels Community Park	Ornamental	1.72	405-164-01	Open Space	No
Total					148.11			

Source: City of Santa Ana GIS, 2019; Carlson SLS, 2019.

3.3.4 55 Freeway/Dyer Road

The 55 Freeway/Dyer Road Focus Area consist of 7 parcels of Open Space designated and 3 parcels of Non-Open Space designated parcels (Figure 8). The parcels total 6.22 acres. Table 4 below provides the open space and vacant non-open space designated parcels found within the Focus Area Boundary.

Table 4. 55 Freeway/Dyer Road Focus Area Open Space Inventory

City Identification Number	Existing General Plan Land Use Designation	General Plan Land Use	Land Use	Vegetation Community	Acreage (acres)	APN	Proposed General Plan Designation	Impact
78591	OS	Open Space	Railroad	Developed	0.70	000	Open Space	No
78706	PAO	Professional and Administrative Office	Vacant	Ruderal	1.75	016-221-27	Industrial	No; Ruderal vegetation community
78707	PAO	Professional and Administrative Office	Vacant	Ruderal	0.81	016-221-28	Industrial	No; Ruderal vegetation community
78708	PAO	Professional and Administrative Office	Vacant	Ruderal	0.27	016-221-29	Industrial	No; Ruderal vegetation community
78904	OS	Open Space	Concrete Channel	Developed	0.04	411-141-05	Open Space	No
78905	OS	Open Space	Vacant	Ruderal	0.07	411-141-06	Open Space	No
79053	OS	Open Space	Railroad	Developed	0.98	411-131-20	Open Space	No
84986	OS	Open Space	Railroad	Developed	0.01	000	Open Space	No
85358	OS	Open Space	Railroad	Developed	0.56	000	Open Space	No
85519	OS	Open Space	Concrete channel/ Freeway	Developed	1.04	000	Open Space	No
Total					6.22			

Source: City of Santa Ana GIS, 2019; Carlson SLS, 2019.

3.3.5 South Bristol Street

The South Bristol Street Focus Area consist of 10 parcels of Open Space designated land use (Figure 9) and no vacant non-open space designated parcels. The parcels total 6.94 acres. Table 5 below provides the open space designated parcels found within the Focus Area Boundary.

Table 5. South Bristol Street Focus Area Open Space Inventory

City Identification Number	Existing General Plan Land Use Designation	General Plan Land Use	Land Use	Vegetation Community	Acreage (acres)	APN	Proposed General Plan Designation	Impact
54311	OS	Open Space	Concrete Channel	Developed	1.05	412-141-05	Open Space	No

City Identification Number	Existing General Plan Land Use Designation	General Plan Land Use	Land Use	Vegetation Community	Acreage (acres)	APN	Proposed General Plan Designation	Impact
71079	OS	Open Space	Concrete Channel	Developed	2.57	000	Open Space	No
72061	OS	Open Space	Concrete Channel - Parking lot	Developed	0.27	410-301-09	Open Space	No
72537	OS	Open Space	Linear Park	Ornamental	0.18	410-223-07	Open Space	No
84946	OS	Open Space	Railroad	Developed	0.67	Portion of 000	Open Space	No
84953	OS	Open Space	Railroad	Developed	0.60	Portion of 000	Open Space	No
84954	OS	Open Space	Concrete Channel	Developed	1.30	000	Open Space	No
84955	OS	Open Space	Underground Channel - Turf	Developed	0.18	412-131-27	Open Space	No
85349	OS	Open Space	Railroad	Developed	0.11	Portion of 000	Open Space	No
85350	OS	Open Space	Linear Park	Ornamental	0.01	Portion of 410-223-07	Open Space	No
				Total	6.94			

Source: City of Santa Ana GIS, 2019; Carlson SLS, 2019.

4.0 Impact Analysis

Following the Biological and Natural Resource inventory an impact analysis was conducted for each Focus Area. For each parcel analyzed, a determination was made whether the proposed change in land use from existing land use to proposed land use would cause a biological impact. The results of that analysis, summarized on the preceding tables and in the discussion below, determined that the proposed change in land uses would not cause a significant biological impact. The parcels outside of the Focus Areas are summarized in Appendix A. None of the parcels outside of the Focus Areas with a non-open space land use designation have sensitive habitat or any indication that a biological impact would occur if developed.

The inventory of existing conditions determined that no parcels with a proposed land use designation that allows for development (i.e. not an open space designation) currently has sensitive vegetation. All parcels currently have ruderal vegetation and little to no biological value. Therefore, there is no current indication that future development in accordance with the

proposed General Plan Update would have significant unavoidable biological impacts. However, a complete biological analysis of each parcel has not been conducted. Therefore, there is a potential that site-specific analysis would reveal biological resources not identified in this report. Additionally, biological resources change over time. Therefore, there is a potential for biological impacts associated with implementation of the General Plan Update that could require mitigation.

4.1 Overall City Biological Inventory

The parcels identified as open space or vacant parcels within the SOI area propose no change in General Plan Land Use Designations; therefore, no impacts would occur from the proposed General Plan Update. The remaining balance of parcels identified as open space or vacant parcels within the City limits propose no change in General Plan Land Use Designation.

The parcels outside of the Focus Areas are summarized in Appendix A. Since none of the parcels outside of the Focus Areas have a proposed land use change as part of this General Plan Update, they are not included in the following discussion. However, it is important to note that none of the parcels outside of the Focus Areas with a non-open space land use designation have sensitive habitat, native habitat, or any indication at this time that a biological impact would occur if developed.

No sensitive or native habitat occur within the non-open space land use designated parcels within the SOI and City limits; however, a complete site-specific biological analysis was not conducted. Therefore, there may be potential for biological impacts, such as to nesting birds.

4.2 Focus Areas Impacts

4.2.1 South Main Street

The South Main Street Focus Area does not contain any Open Space designated parcels or vacant lots. Furthermore, due to the built nature of this Focus Area, no impacts will occur with the proposed changes in General Plan Designations.

4.2.2 Grand Avenue/17th Street

Of the total eleven parcels identified within the Grand Avenue/17th Street Focus Area, nine parcels are changed as part of the General Plan Update. The nine parcels would change the land use designation to Urban Neighborhood. Since the changes proposed are developable uses (Professional and Administration Office, General Commercial and Low Density Residential) to Industrial, both which are developable land uses, no impact would occur from the proposed land use change. Further, the vegetation community observed within these parcels is disturbed, which is not native or considered a sensitive vegetation community. Since the nine parcels for the

proposed General Plan Update changes occur to non-native communities, these impacts are not considered significant. The remaining two parcels are designated Open Space and the proposed General Plan Update does not propose any revisions to the existing land use designation; therefore, no impacts will occur.

4.2.3 West Santa Ana Boulevard

All parcels identified within the West Santa Ana Boulevard Focus Area are designated Open Space. The proposed General Plan Update does not propose any revisions to the existing land use designations; therefore, no impact would occur.

4.2.4 55 Freeway/Dyer Road

The parcels identified within 55 Freeway/Dyer Road Focus Area contain three parcels that have General Plan Land Use Designation changes. These three parcels, City identification numbers 78706, 78707, and 7808, are currently designated as Professional and Administrative Office. The proposed General Plan Update would change the land use designation for these parcels to Industrial. Since the proposed change in land use designation from Professional and Administration Office to Industrial are both developable land uses, no impact would occur from the proposed land use change. Furthermore, the vegetation community observed within these parcels is ruderal, which is not native or considered a sensitive vegetation community. Since the three parcels for the proposed General Plan Update changes occur to non-native communities, these impacts are not considered significant. The remaining parcels identified within the 55 Freeway/Dyer Road Focus Area do not have a change to General Plan land use designation and therefore, no impacts will occur.

4.2.5 South Bristol Street

All parcels identified within South Bristol Street Focus Area are designated Open Space. The proposed General Plan Update does not propose any revisions to the existing land use designations; therefore, no impacts would occur.

While the inventory of existing conditions determined that no parcels with a proposed land use designation that allows for development (i.e. not an open space designation) currently has sensitive vegetation. These parcels currently have ruderal vegetation and little to no biological value. Therefore, there is no current indication that future development in accordance with the General Plan Update would have significant unavoidable biological impacts. However, a complete biological analysis of each parcel has not been conducted and there is a potential for biological impacts, such as to nesting birds, that could require mitigation.

4.3 Regulatory Requirements and Mitigation Measures

Regulatory requirements that would protect biological resources include:

- The Federal Endangered Species Act (FESA): THE FESA protects and conserves any species of plant or animal that is endangered or threatened with extinction, as well as the habitats where these species are found. Take of endangered species is prohibited under Section 9 of the FESA.
- Clean Water Act (CWA): The United States Army Corps of Engineers (Corps) regulates discharge of dredged or fill material into “waters of the United States.” Any filling or dredging within waters of the United States requires a permit pursuant to the CWA, which entails assessment of potential adverse impacts to Corps wetlands and jurisdictional waters.
- California Fish and Game Code: Section 1600 of the California Fish and Game Code requires a project proponent to notify the California Department of Fish and Wildlife (CDFW) of any proposed alteration of streambeds, rivers, and lakes. Additionally, migratory nongame native bird species are protected by the California Fish and Game Code, Sections 3503, 3503.5, and 3513, which prohibit the take of all birds and their active nests. Compliance with the California Fish and Game Code ensures that if construction occurs during the avian breeding season, appropriate measures would be taken to avoid impacts to nesting birds. The Code requires preconstruction surveys. The surveys would be conducted no more than three days prior to construction activities. If an active bird nest is observed, the surveyor/biologist determines the appropriate buffer around the nest. Buffers are determined on species-specific requirements and nest location. No construction activity would occur within the buffer zone until the nest is vacated, juveniles have fledged, and there is no evidence of a second attempt at nesting.
- The California Endangered Species Act (CESA): The CESA generally parallels the main provisions of the FESA. Its intent is to prohibit take and protect state-listed endangered and threatened species of fish, wildlife, and plants.
- Santa Ana Municipal Code: Chapter 33, Article VII, *Regulation of the Planting, Maintenance, and Removal of Trees*, of the City’s municipal code establishes regulations and standards necessary to protect publicly owned trees.

While regulatory requirements would protect potential biological resources the following mitigation measure is required to reduce the impacts to less than significant:

Mitigation Measure 1: For development or redevelopment projects that would disturb vegetated land and is subject to CEQA, a qualified biologist shall conduct an initial screening to determine whether a site-specific biological resource report is warranted. If needed, a qualified biologist shall conduct a field survey for the site and prepare a biological resource assessment for the project, including an assessment of potential impacts to sensitive species, habitat and jurisdictional waters. The report shall recommend mitigation measures as appropriate, to avoid or limit potential biological resource impacts to less than significant.

5.0 Summary

CSLS identified a total of 499 parcels designated as Open Space land use within the City boundary. An additional 135 parcels were identified as vacant, or contain natural resources, and not designated Open Space.

In addition to those parcels identified within the City boundary, an additional 4 parcels, consisting of 83.37 acres, were identified as vacant parcels located outside of the City boundary but within the SOI boundary. The SOI parcels include vacant parcels found within the concrete lined Santa Ana River.

Of the total parcels identified, the CSLS inventory identified a total of 59 parcels, either vacant or designated open space, within the five specified focus areas. The 59 parcels within the five focused areas total 164.42 acres of open space and vacant parcels. Of those 59 parcels, 47 parcels are designated Open Space by the existing General Plan Land Use Map. With the proposed General Plan Update all 47 parcels remain designated Open Space. Therefore, no designated open space would change to developable land uses and no impacts would occur. The remaining twelve parcels currently have developable land use designations (Professional and Administrative Office, General Commercial, or Low Density Residential) and are proposed to change to other developable land use designations (Industrial and Urban Neighborhood). Since both the existing and proposed land use designations permit developable land uses, no impacts would occur.

While the inventory of existing conditions determined that no parcels with a proposed land use designation that allows for development (i.e. not an open space designation) currently has sensitive vegetation. All parcels currently have ruderal vegetation and little to no biological value. Therefore, there is no current indication that future development of the vacant parcels would have significant unavoidable biological impacts. However, a complete biological analysis of each parcel has not been conducted and there is a potential for biological impacts, such as to nesting

birds, that could require mitigation. Regulatory requirements and Mitigation Measure 1 would reduce impacts to less than significant.

If you have any questions, please feel free to contact me at bbernard@carlsonsls.com or at (916) 218-2644.

Sincerely,



Brianna Bernard
Project Manager

Enclosures

Figures

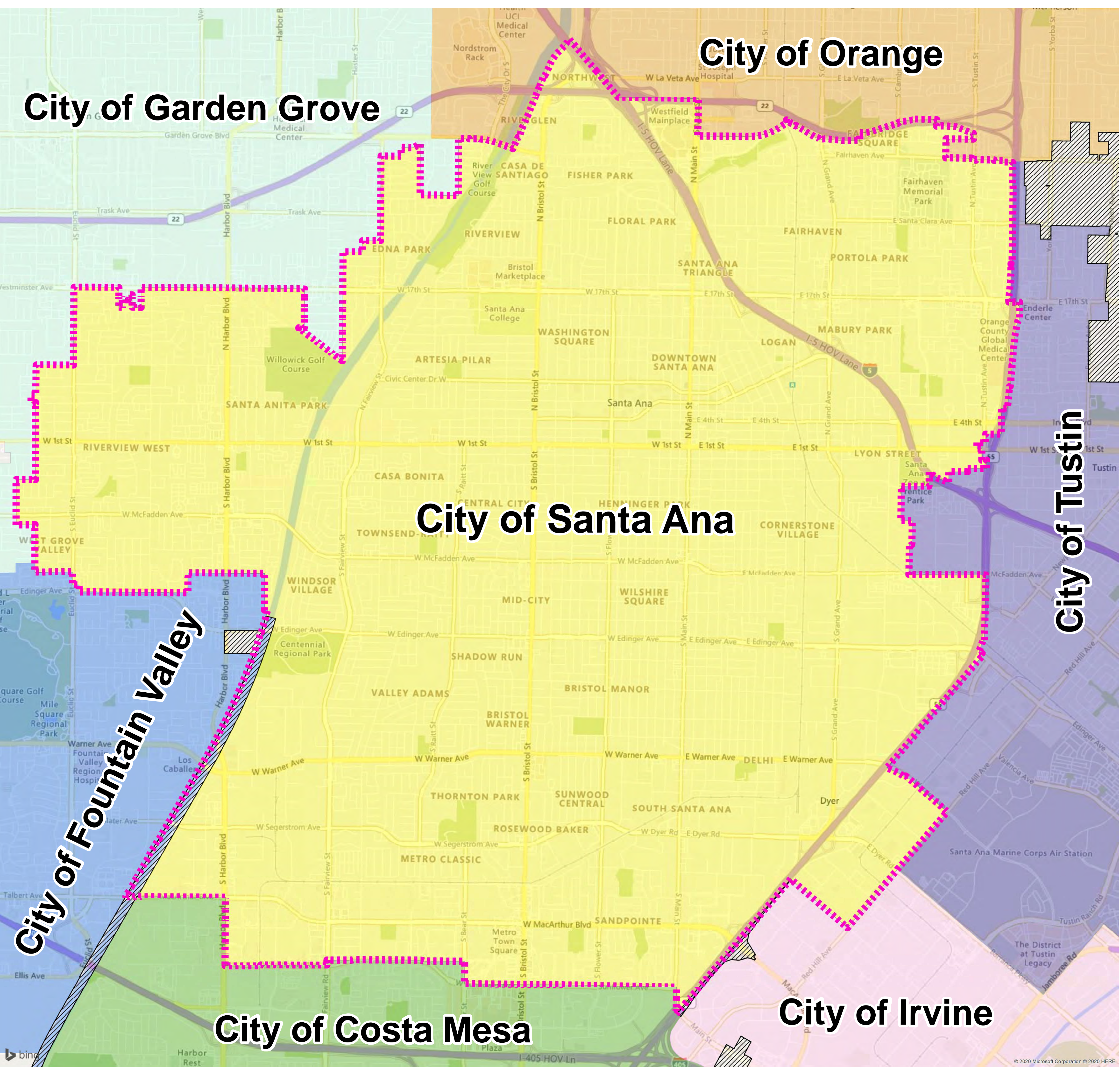
- Figure 1: Site Location Map
- Figure 2: Study Area Map
- Figure 3: General Plan Designated Open Space Parcels and Vacant Parcels
- Figure 4: Santa Ana River Sphere of Influence Open Space Inventory
- Figure 5: South Main Street Focus Area Open Space Inventory
- Figure 6: Grand Avenue/ 17th Street Focus Area Open Space Inventory
- Figure 7: West Santa Ana Boulevard Focus Area Open Space Inventory
- Figure 8: 55 Freeway/Dyer Road Focus Area Open Space Inventory
- Figure 9: South Bristol Street Focus Area Open Space Inventory

Attachments

- Attachment A: Citywide Biological Inventory Excel Sheet

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Figures

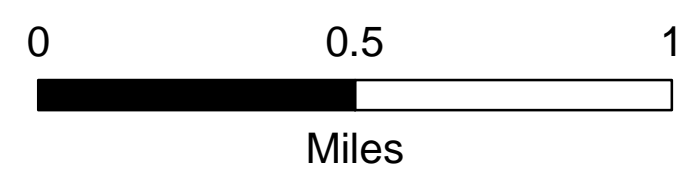
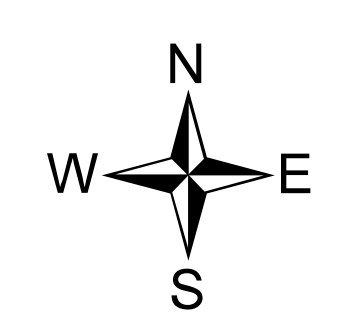


Legend

- City of Santa
- Sphere of Influence

Surrounding Cities

- Costa Mesa
- Fountain Valley
- Garden Grove
- Irvine
- Orange
- Tustin
- Unincorporated County of Orange





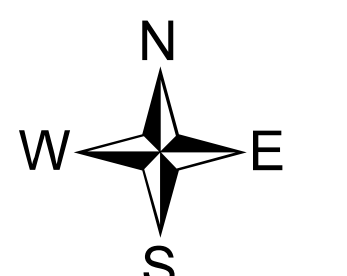
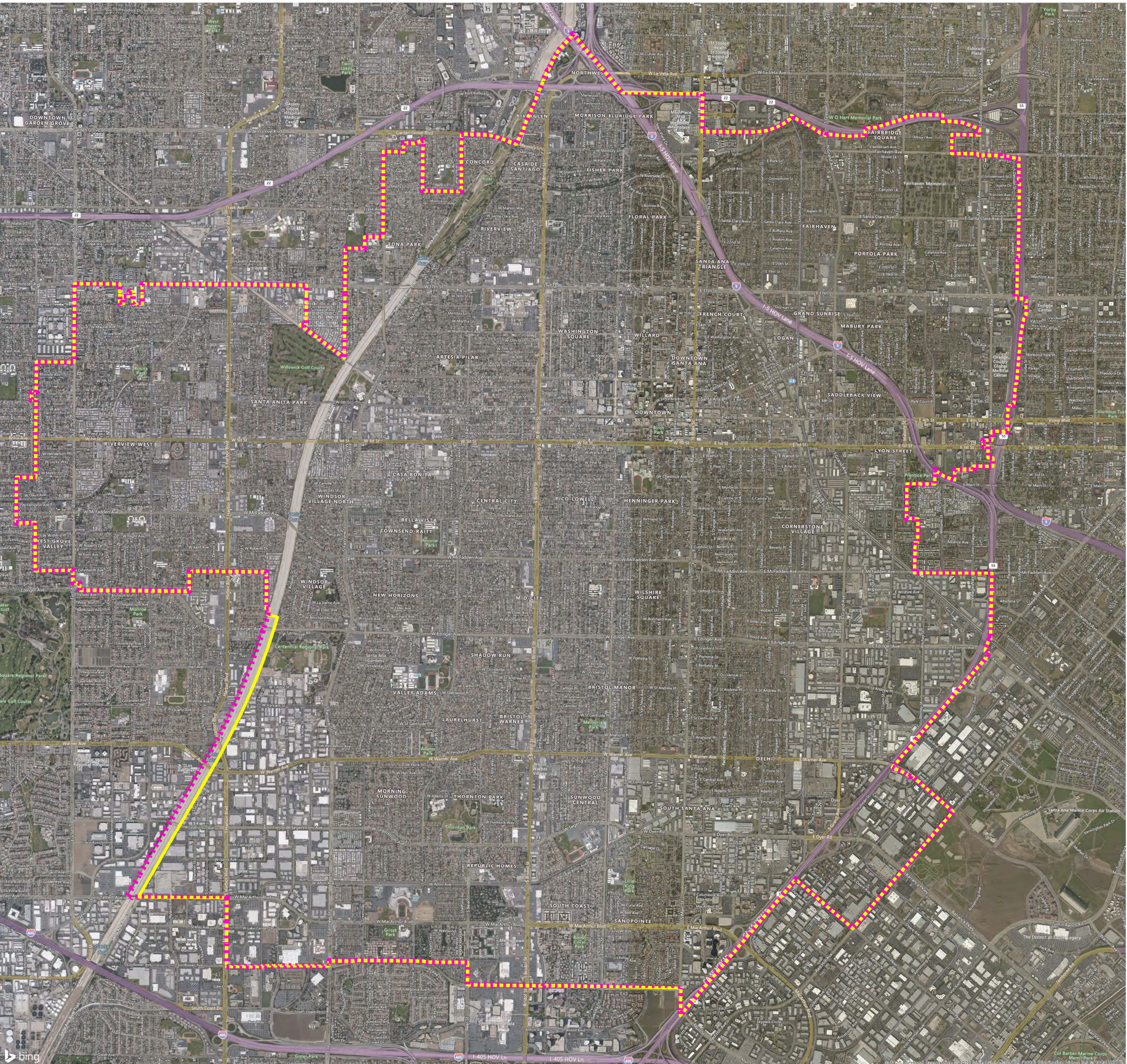
Created: June 24, 2019

Location Map

Figure 1

Legend

-  City of Santa Ana Boundary
-  Sphere of Influence



Created: June 24, 2019

Study Area Map

Figure 2

General Plan Designated Open Space Parcels and Vacant Parcels

 Sphere of Influence

 Santa Ana City
Boundary

 Existing Plans

Working Focus Areas

 55 Freeway/Dyer Road

 Grand Avenue/17th
Street


 South Main Street

 West Santa Ana
Boulevard

 South Bristol Street

Habitat Classification

 Riparian

 Unvegetated
Streambed

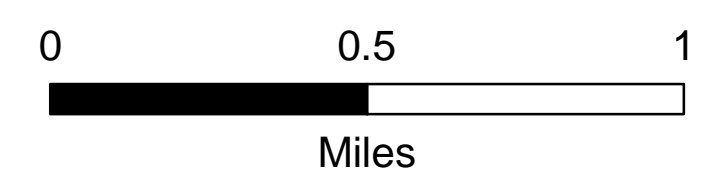
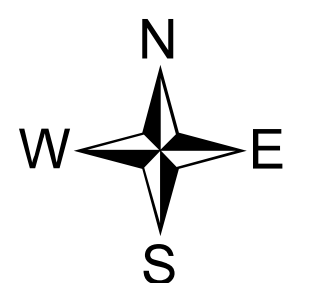
 Oak Woodland

 Ornamental

 Ruderal

 Disturbed

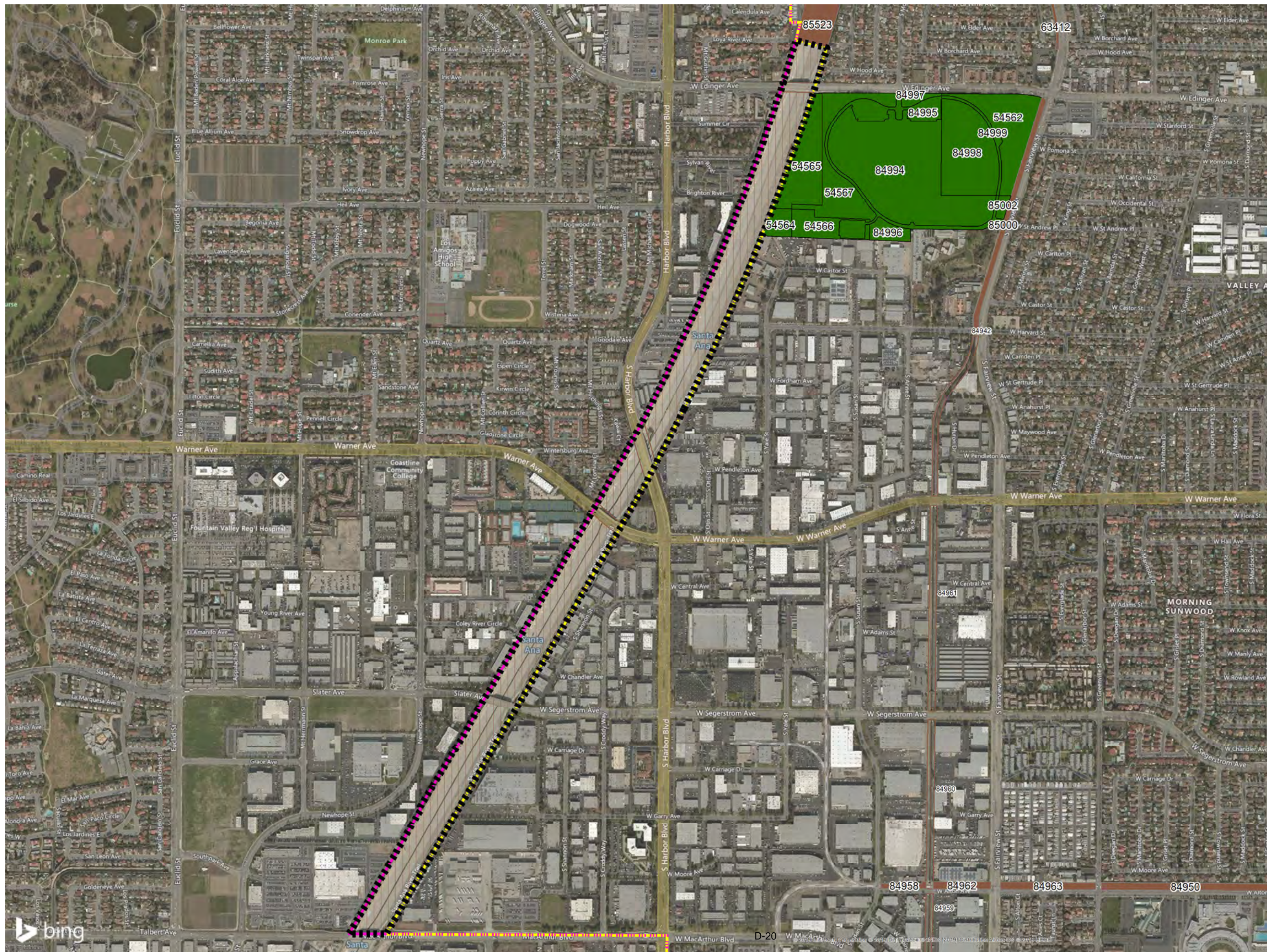
 Developed






Created: April 2, 2020

Open Space Inventory


Figure 3



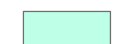
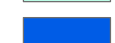





General Plan Open Space Inventory

-  Sphere of Influence
-  Santa Ana City Boundary
-  Existing Plans





Sphere of Influence

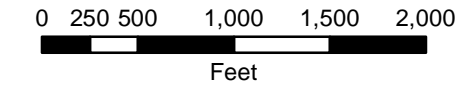
-  Santa Ana River

General Plan Designated Open Space Habitat Classification

-  Riparian
-  Unvegetated Streambed
-  Oak Woodland
-  Ornamental
-  Ruderal
-  Disturbed
-  Developed

Vacant Parcels Non-Open Space Designated Habitat Classification

-  Ornamental
-  Ruderal
-  Disturbed
-  Developed

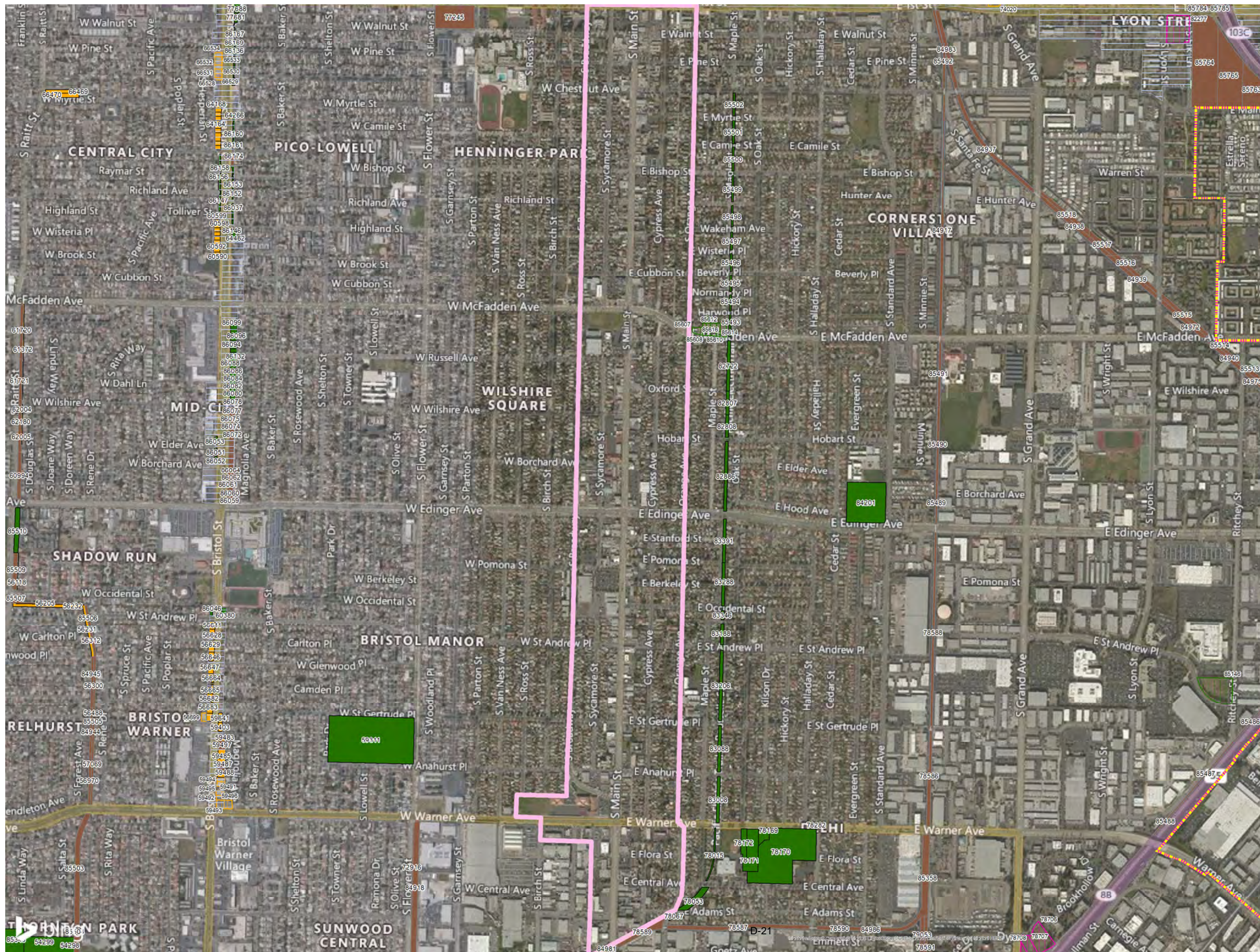


Created: June 20, 2019




Santa Ana River
Sphere of Influence
Open Space Inventory




Figure 4



General Plan Open Space Inventory





-  Sphere of Influence
-  Santa Ana City
-  Existing Plans

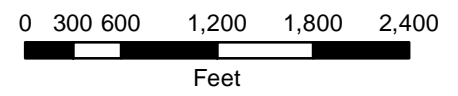
- ### Working Focus Area
-  South Main Street

General Plan Designated Open Space Habitat Classification

-  Riparian
-  Unvegetated Streambed
-  Oak Woodland
-  Ornamental
-  Ruderal
-  Disturbed
-  Developed

Vacant Parcels Non-Open Space Designated Habitat Classification

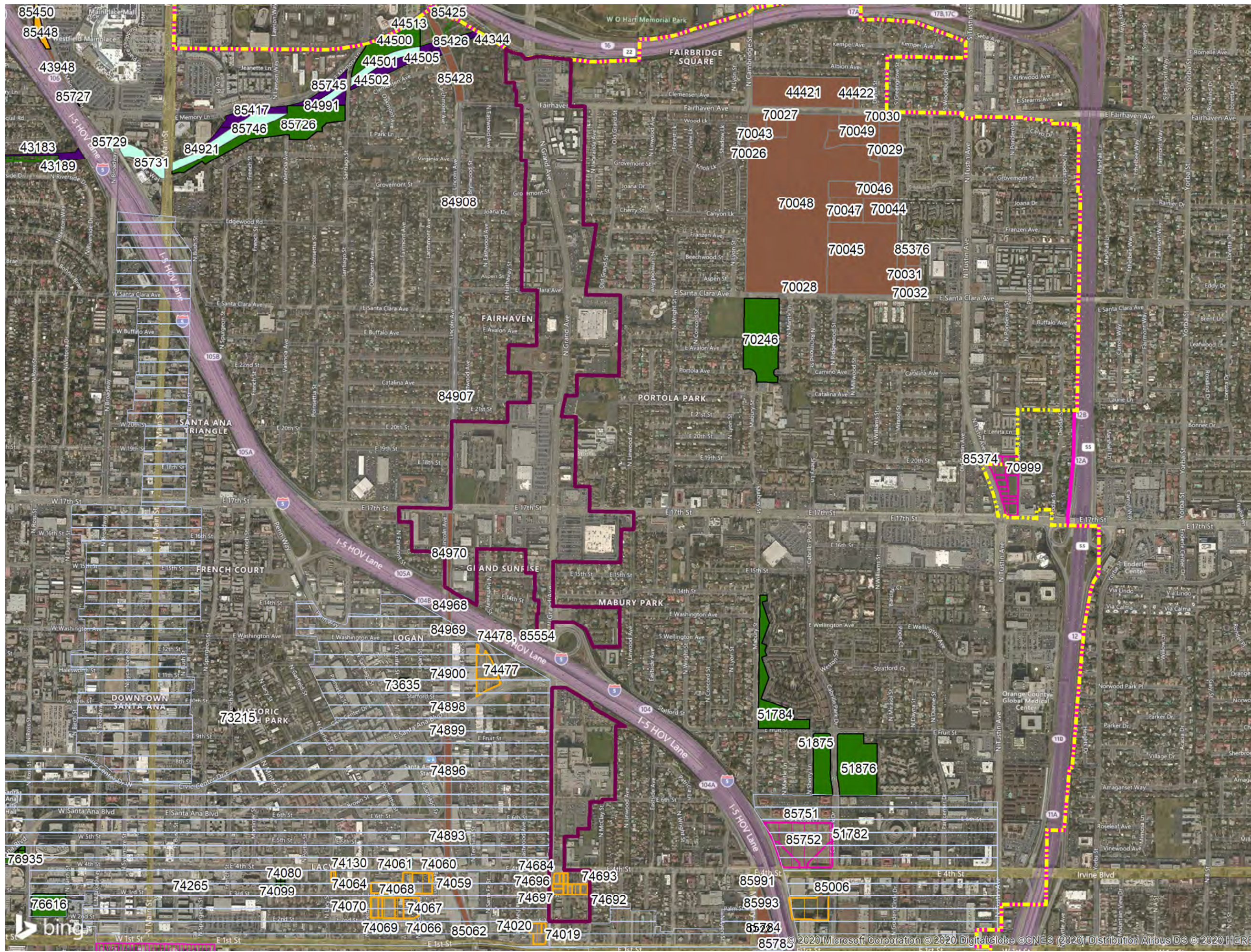
-  Ornamental
-  Ruderal
-  Disturbed
-  Developed



Created: April 1, 2020

South Main Street
Focus Area
Open Space Inventory

Figure 5



General Plan Open Space Inventory

- Santa Ana City Boundary
- Sphere of Influence
- Existing Plans

Working Focus Area

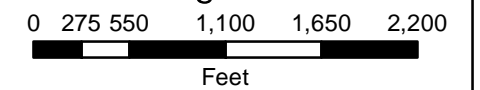
- Grand Avenue/17th Street

General Plan Designated Open Space Habitat Classification

- Riparian
- Unvegetated Streambed
- Oak Woodland
- Ornamental
- Ruderal
- Disturbed
- Developed

Vacant Parcels Non-Open Space Designated Habitat Classification

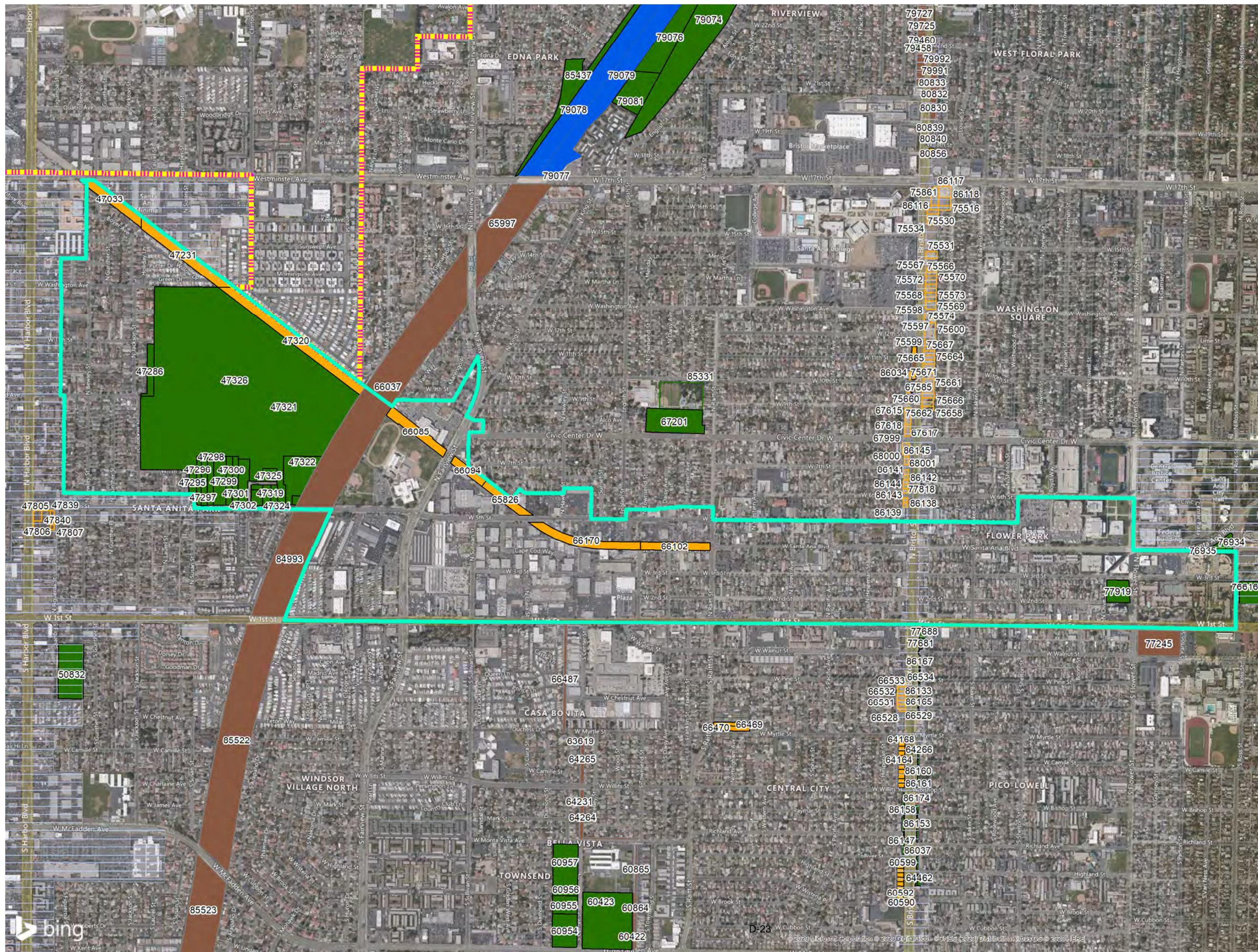
- Ornamental
- Ruderal
- Disturbed
- Developed



Created: April 1, 2020

**Grand Avenue/17th Street
Focus Area
Open Space Inventory**

Figure 6



General Plan Open Space Inventory

- Sphere of Influence
- Santa Ana City Boundary
- Existing Plans

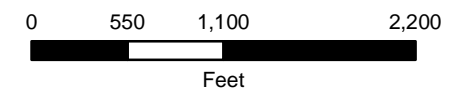
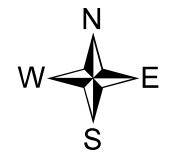
- Working Focus Area**
- West Santa Ana Boulevard

General Plan Designated Open Space Habitat Classification

- Riparian
- Unvegetated Streambed
- Oak Woodland
- Ornamental
- Ruderal
- Disturbed
- Developed

Vacant Parcels Non-Open Space Designated Habitat Classification

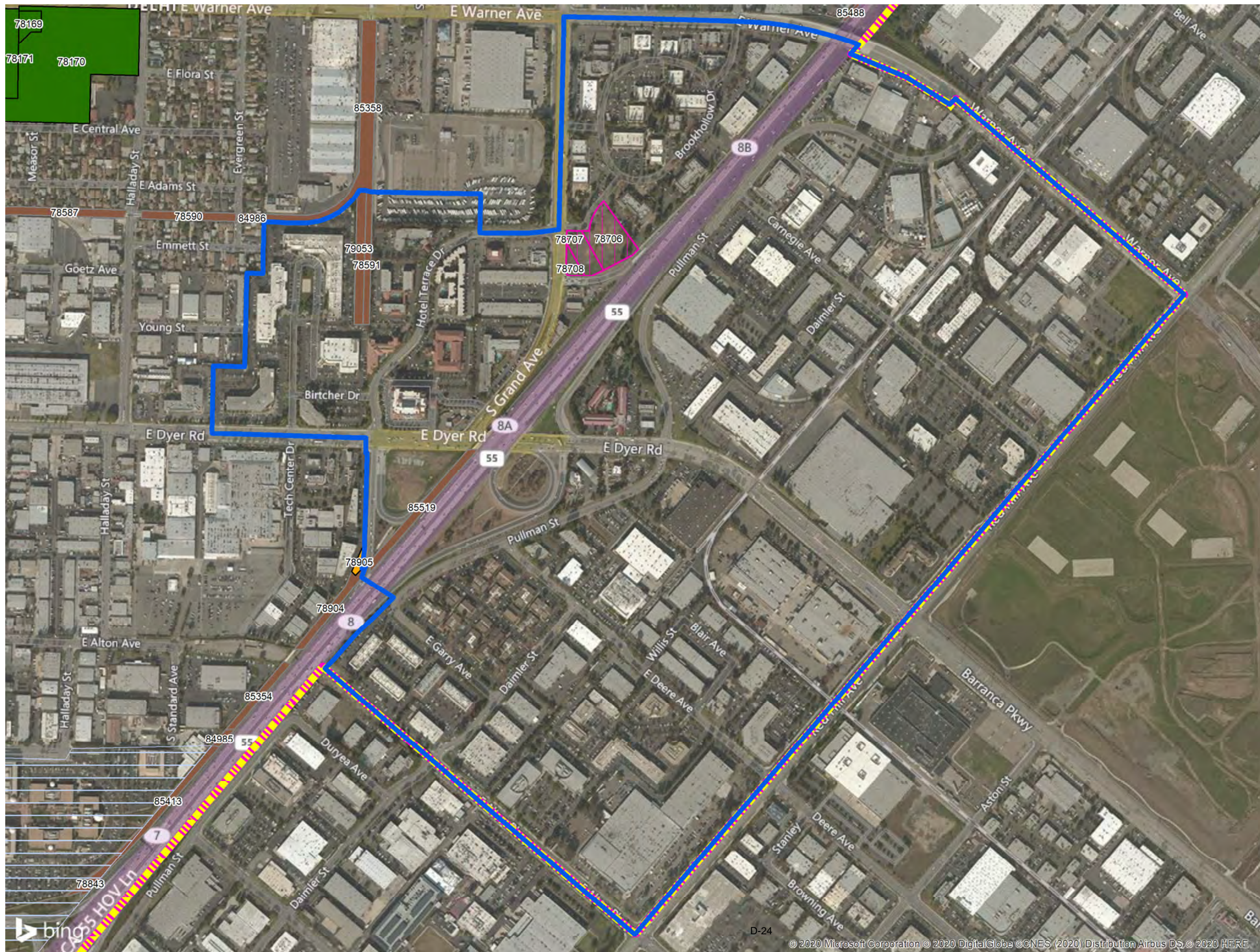
- Ornamental
- Ruderal
- Disturbed
- Developed






Created: April 1, 2020


**West Santa Ana Boulevard
Focus Area
Open Space Inventory**








Figure 7







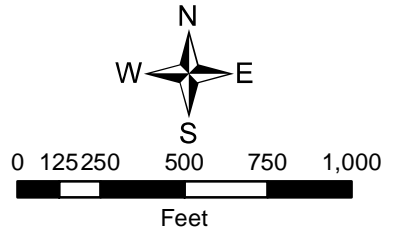
General Plan Open Space Inventory

-  Sphere of Influence
-  Santa Ana City Boundary
-  Existing Plans

- ### Working Focus Area
-  55 Freeway/Dyer Road

- ### General Plan Designated Open Space Habitat Classification
-  Riparian
 -  Unvegetated Streambed
 -  Oak Woodland
 -  Ornamental
 -  Ruderal
 -  Disturbed
 -  Developed

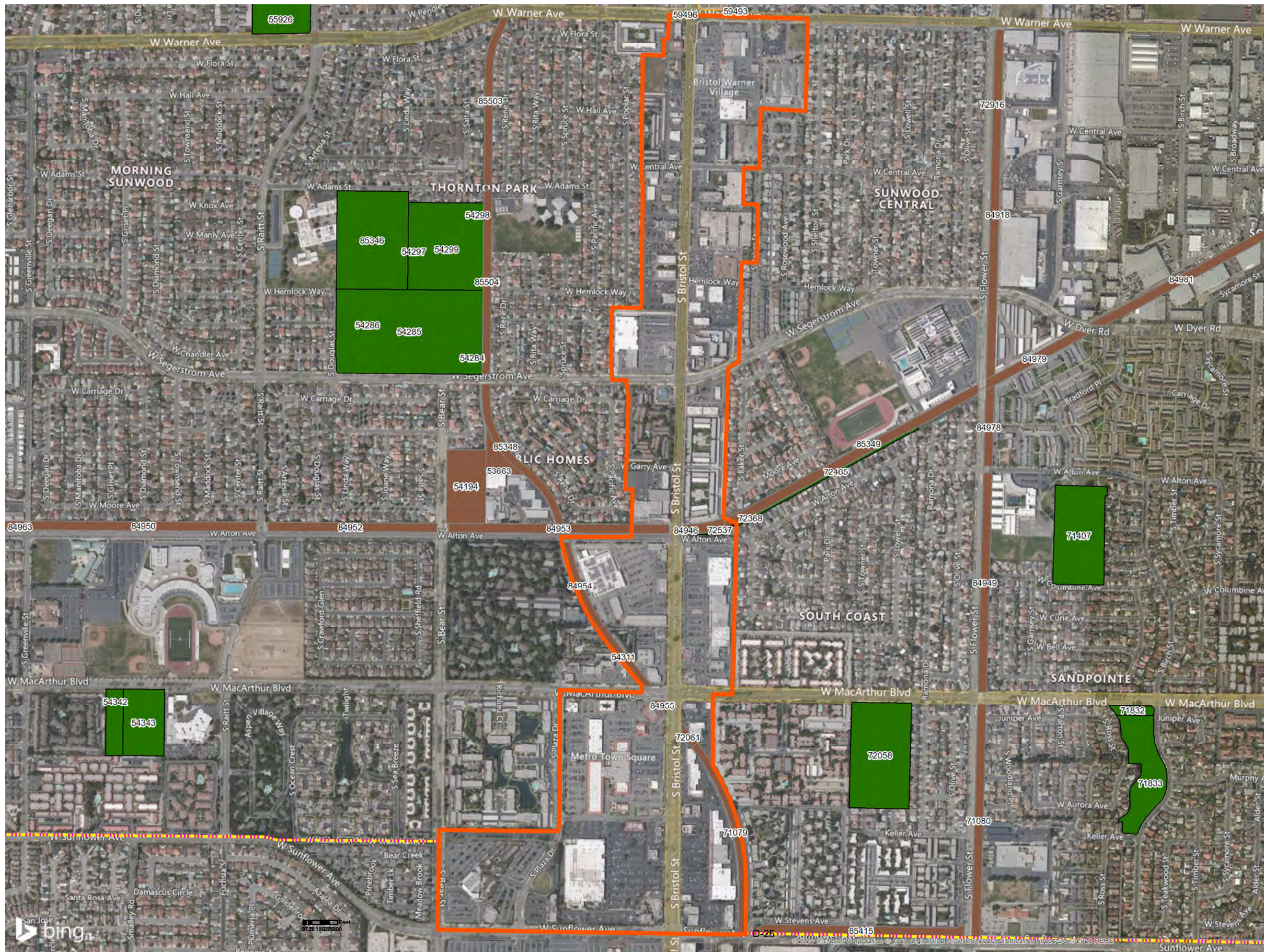
- ### Vacant Parcels Non-Open Space Designated Habitat Classification
-  Ornamental
 -  Ruderal
 -  Disturbed
 -  Developed






Created: April 1, 2020


55 Freeway/Dyer Road
Focus Area
Open Space Inventory

Figure 8





General Plan Open Space Inventory




-  Sphere of Influence
-  Santa Ana City Boundary
-  Existing Plans

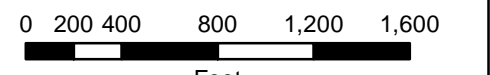
- ### Working Focus Area
-  South Bristol Street

General Plan Designated Open Space Habitat Classification

-  Riparian
-  Unvegetated Streambed
-  Oak Woodland
-  Ornamental
-  Ruderal
-  Disturbed
-  Developed

Vacant Parcels Non-Open Space Designated Habitat Classification

-  Ornamental
-  Ruderal
-  Disturbed
-  Developed



Created: April 1, 2020

South Bristol Street
Focus Area
Open Space Inventory

Figure 9

Attachment A: Citywide Inventory

	City Identification Number	Existing General Plan Land Use Designation	General Plan Land Use	Land Use	Habitat Classification	Acreage	Focus Area Location
1	43089	OS	Open Space	Park/Trail adjacent to Santiago Creek	Oak Woodland	3.79	
2	43948	OS	Open Space	Concrete lined Channel	Developed	0.45	
3	43971	OS	Open Space	River View Golf Course	Ornamental	0.00	
4	44055	OS	Open Space	Neighborhood Park	Ornamental	0.15	
5	44056	OS	Open Space	Neighborhood Park	Ornamental	0.15	
6	44057	OS	Open Space	Neighborhood Park	Ornamental	0.15	
7	44058	OS	Open Space	Neighborhood Park	Ornamental	0.15	
8	44060	OS	Open Space	Neighborhood Park	Ornamental	0.17	
9	44061	OS	Open Space	Neighborhood Park	Ornamental	0.15	
10	44062	OS	Open Space	Neighborhood Park	Ornamental	0.16	
11	44063	OS	Open Space	Neighborhood Park	Ornamental	0.19	
12	44094	OS	Open Space	River View Golf Course	Ornamental	0.26	
13	44110	OS	Open Space	Morrison Park - Tennis Courts	Developed	1.08	
14	44258	OS	Open Space	Morrison Park - Ornamental	Ornamental	4.79	
15	44262	OS	Open Space	Santiago Creek Trail	Oak Woodland	0.55	
16	44421	OS	Open Space	Cemetery	Developed	10.32	
17	44422	OS	Open Space	Cemetery	Developed	0.36	
18	44500	OS	Open Space	Santiago Creek Trail	Ornamental	4.60	
19	44501	OS	Open Space	Santiago Creek	Riparian	1.75	
20	44502	OS	Open Space	Santiago Creek Trail	Oak Woodland	1.99	
21	44503	OS	Open Space	Santiago Creek Trail	Oak Woodland	0.37	
22	44504	OS	Open Space	Santiago Creek Trail	Oak Woodland	0.16	
23	44505	OS	Open Space	Santiago Creek Trail	Oak Woodland	0.47	
24	45365	OS	Open Space	Rosita Park	Ornamental	3.86	
25	45918	OS	Open Space	River View Golf Course	Ornamental	1.96	
26	47033	OS	Open Space	Vacant	Disturbed	2.05	West Santa Ana Boulevard Focus Area
27	47231	OS	Open Space	Vacant	Disturbed	3.55	West Santa Ana Boulevard Focus Area
28	47286	OS	Open Space	Willowick Golf Course	Ornamental	1.23	West Santa Ana Boulevard Focus Area
29	47295	OS	Open Space	Willowick Golf Course	Ornamental	0.52	West Santa Ana Boulevard Focus Area
30	47296	OS	Open Space	Willowick Golf Course	Ornamental	0.74	West Santa Ana Boulevard Focus Area
31	47297	OS	Open Space	Willowick Golf Course	Ornamental	1.02	West Santa Ana Boulevard Focus Area
32	47298	OS	Open Space	Willowick Golf Course	Ornamental	1.01	West Santa Ana Boulevard Focus Area
33	47299	OS	Open Space	Willowick Golf Course	Ornamental	2.02	West Santa Ana Boulevard Focus Area
34	47300	OS	Open Space	Willowick Golf Course	Ornamental	1.01	West Santa Ana Boulevard Focus Area
35	47301	OS	Open Space	Willowick Golf Course	Ornamental	0.96	West Santa Ana Boulevard Focus Area
36	47302	OS	Open Space	Willowick Golf Course	Ornamental	1.58	West Santa Ana Boulevard Focus Area
37	47317	OS	Open Space	Willowick Golf Course	Ornamental	0.19	West Santa Ana Boulevard Focus Area
38	47318	OS	Open Space	Willowick Golf Course	Ornamental	0.60	West Santa Ana Boulevard Focus Area
39	47319	OS	Open Space	Willowick Golf Course	Ornamental	0.56	West Santa Ana Boulevard Focus Area
40	47320	OS	Open Space	Vacant	Disturbed	5.65	West Santa Ana Boulevard Focus Area
41	47321	OS	Open Space	Willowick Golf Course	Ornamental	0.02	West Santa Ana Boulevard Focus Area
42	47322	OS	Open Space	Willowick Golf Course	Ornamental	3.78	West Santa Ana Boulevard Focus Area
43	47323	OS	Open Space	Willowick Golf Course	Ornamental	0.20	West Santa Ana Boulevard Focus Area

	City Identification Number	Existing General Plan Land Use Designation	General Plan Land Use	Land Use	Habitat Classification	Acreage	Focus Area Location
44	47324	OS	Open Space	Willowick Golf Course	Ornamental	0.45	West Santa Ana Boulevard Focus Area
45	47325	OS	Open Space	Willowick Golf Course	Ornamental	0.63	West Santa Ana Boulevard Focus Area
46	47326	OS	Open Space	Willowick Golf Course	Ornamental	94.44	West Santa Ana Boulevard Focus Area
47	47527	OS	Open Space	Concrete Channel	Developed	1.16	
48	48973	OS	Open Space	RipRap Lined Channel	Developed	1.64	
49	49597	OS	Open Space	Heritage Park	Ornamental	4.70	
50	49739	OS	Open Space	Heritage Park	Ornamental	1.82	
51	49817	OS	Open Space	Concrete Channel	Developed	0.16	
52	50832	OS	Open Space	Santa Anita Park	Ornamental	4.47	
53	51784	OS	Open Space	Mabury Park	Ornamental	5.46	
54	51875	OS	Open Space	Cabrillo Park	Ornamental	3.61	
55	51876	OS	Open Space	Cabrillo Park	Ornamental	7.60	
56	53663	OS	Open Space	Water District Buidlings	Developed	1.30	
57	54194	OS	Open Space	Water District Buildings	Developed	5.00	
58	54284	OS	Open Space	Thornton Park	Ornamental	0.01	
59	54285	OS	Open Space	Thornton Park	Ornamental	21.31	
60	54286	OS	Open Space	Thornton Park	Ornamental	0.03	
61	54297	OS	Open Space	Thornton Park	Ornamental	0.01	
62	54298	OS	Open Space	Thornton Park	Ornamental	0.01	
63	54299	OS	Open Space	Thornton Park	Ornamental	11.34	
64	54311	OS	Open Space	Concrete Channel	Developed	1.05	South Bristol Street Focus Area
65	54342	OS	Open Space	Grislet Park	Ornamental	2.00	
66	54343	OS	Open Space	Grislet Park	Ornamental	4.79	
67	54562	OS	Open Space	Centennial Regional Park	Ornamental	9.39	
68	54564	OS	Open Space	Centennial Regional Park	Ornamental	1.81	
69	54565	OS	Open Space	Centennial Regional Park	Ornamental	8.60	
70	54566	OS	Open Space	Centennial Regional Park	Ornamental	3.51	
71	54567	OS	Open Space	Centennial Regional Park	Ornamental	8.83	
72	55926	OS	Open Space	Adams Park	Ornamental	5.68	
73	56118	OS	Open Space	Channel R/W	Disturbed	0.09	
74	56205	OS	Open Space	Concrete Channel	Developed	0.36	
75	56231	OS	Open Space	Channel R/W	Disturbed	0.47	
76	56232	OS	Open Space	Channel R/W	Disturbed	0.84	
77	56290	OS	Open Space	Concrete Channel	Developed	0.10	
78	56300	OS	Open Space	Concrete/Riprap Lined Channel	Developed	0.50	
79	56312	OS	Open Space	Concrete/Riprap Lined Channel	Developed	0.33	
80	56488	OS	Open Space	Concrete/Riprap Lined Channel	Developed	0.04	
81	56611	OS	Open Space	Vacant	Disturbed	0.19	
82	56628	OS	Open Space	Vacant	Disturbed	0.19	
83	56629	OS	Open Space	Vacant	Disturbed	0.19	
84	56646	OS	Open Space	Vacant	Disturbed	0.19	
85	56647	OS	Open Space	Vacant	Disturbed	0.17	
86	56664	OS	Open Space	Vacant	Disturbed	0.16	

	City Identification Number	Existing General Plan Land Use Designation	General Plan Land Use	Land Use	Habitat Classification	Acreage	Focus Area Location
87	56665	OS	Open Space	Vacant	Disturbed	0.16	
88	56682	OS	Open Space	Vacant	Disturbed	0.16	
89	56683	OS	Open Space	Vacant	Disturbed	0.16	
90	56970	OS	Open Space	Riprap Lined Channel	Developed	0.46	
91	57069	OS	Open Space	Riprap Lined Channel	Developed	0.74	
92	59311	OS	Open Space	Memorial Park	Ornamental	15.49	
93	59403	OS	Open Space	Vacant	Disturbed	0.15	
94	59483	OS	Open Space	Vacant	Disturbed	0.12	
95	59484	OS	Open Space	Vacant	Disturbed	0.14	
96	59485	OS	Open Space	Vacant	Disturbed	0.14	
97	59486	OS	Open Space	Vacant	Disturbed	0.15	
98	59487	OS	Open Space	Developed	Developed	0.15	
99	59488	OS	Open Space	Developed	Developed	0.15	
100	59489	OS	Open Space	Vacant	Disturbed	0.13	
101	59497	OS	Open Space	Developed	Developed	0.26	
102	59641	OS	Open Space	Vacant	Disturbed	0.15	
103	60380	OS	Open Space	Park	Ornamental	0.15	
104	60422	OS	Open Space	Concrete Channel	Developed	0.46	
105	60423	OS	Open Space	Jerome Park	Ornamental	9.37	
106	60590	OS	Open Space	Vacant	Disturbed	0.11	
107	60591	OS	Open Space	Vacant	Disturbed	0.10	
108	60592	OS	Open Space	Vacant	Disturbed	0.10	
109	60593	OS	Open Space	Vacant	Disturbed	0.10	
110	60594	OS	Open Space	Vacant	Disturbed	0.10	
111	60595	OS	Open Space	Vacant	Disturbed	0.10	
112	60596	OS	Open Space	Vacant	Disturbed	0.10	
113	60597	OS	Open Space	Vacant	Disturbed	0.10	
114	60598	OS	Open Space	Vacant	Disturbed	0.10	
115	60599	OS	Open Space	Vacant	Disturbed	0.10	
116	60864	OS	Open Space	Concrete Channel	Developed	0.31	
117	60865	OS	Open Space	Concrete Channel	Developed	0.27	
118	60954	OS	Open Space	Jerome Park	Ornamental	2.73	
119	60955	OS	Open Space	Jerome Park	Ornamental	1.49	
120	60956	OS	Open Space	Jerome Park	Ornamental	0.62	
121	60957	OS	Open Space	Jerome Park	Ornamental	3.72	
122	60994	OS	Open Space	Riprap Channel	Developed	0.69	
123	61372	OS	Open Space	Channel R/W	Disturbed	0.28	
124	61720	OS	Open Space	Riprap Channel	Developed	0.64	
125	61721	OS	Open Space	Riprap Channel	Developed	0.48	
126	62004	OS	Open Space	Channel R/W	Disturbed	0.03	
127	62005	OS	Open Space	Channel R/W	Disturbed	0.10	
128	62180	OS	Open Space	Riprap Channel	Developed	0.64	
129	62817	OS	Open Space	Park	Ornamental	10.48	

	City Identification Number	Existing General Plan Land Use Designation	General Plan Land Use	Land Use	Habitat Classification	Acreage	Focus Area Location
130	63029	OS	Open Space	Concrete Channel	Developed	0.66	
131	63412	OS	Open Space	Concrete Channel	Developed	0.70	
132	63619	OS	Open Space	Concrete Channel	Developed	0.11	
133	64158	OS	Open Space	Vacant	Disturbed	0.10	
134	64159	OS	Open Space	Vacant	Disturbed	0.10	
135	64160	OS	Open Space	Vacant	Disturbed	0.10	
136	64161	OS	Open Space	Vacant	Disturbed	0.10	
137	64162	OS	Open Space	Vacant	Disturbed	0.10	
138	64163	OS	Open Space	Vacant	Disturbed	0.10	
139	64164	OS	Open Space	Vacant	Disturbed	0.10	
140	64165	OS	Open Space	Vacant	Disturbed	0.10	
141	64166	OS	Open Space	Vacant	Disturbed	0.10	
142	64167	OS	Open Space	Vacant	Disturbed	0.10	
143	64168	OS	Open Space	Vacant	Disturbed	0.10	
144	64231	OS	Open Space	Concrete Channel	Developed	0.11	
145	64264	OS	Open Space	Concrete Channel	Developed	0.87	
146	64265	OS	Open Space	Concrete Channel	Developed	0.57	
147	64266	OS	Open Space	Linear Park	Ornamental	0.09	
148	64462	OS	Open Space	Linear Park	Ornamental	0.14	
149	64802	OS	Open Space	Linear Park	Ornamental	0.07	
150	65826	OS	Open Space	Vacant	Disturbed	1.45	West Santa Ana Boulevard Focus Area
151	65997	OS	Open Space	Concrete SAR	Developed	10.54	
152	66037	OS	Open Space	Concrete SAR	Developed	31.92	West Santa Ana Boulevard Focus Area (14.51 ac)
153	66085	OS	Open Space	Vacant	Disturbed	2.18	West Santa Ana Boulevard Focus Area
154	66094	OS	Open Space	Vacant	Disturbed	1.09	West Santa Ana Boulevard Focus Area
155	66102	OS	Open Space	Vacant	Disturbed	1.92	West Santa Ana Boulevard Focus Area
156	66170	OS	Open Space	Vacant	Disturbed	3.02	West Santa Ana Boulevard Focus Area
157	66469	OS	Open Space	Vacant	Disturbed	0.44	
158	66470	OS	Open Space	Vacant	Disturbed	0.57	
159	66487	OS	Open Space	Concrete Channel	Developed	0.89	
160	67201	OS	Open Space	El Salvador Park	Ornamental	4.56	
161	67474	OS	Open Space	Developed	Developed	0.16	
162	67507	OS	Open Space	Vacant	Disturbed	0.15	
163	67508	OS	Open Space	Vacant	Disturbed	0.16	
164	67553	OS	Open Space	Vacant	Disturbed	0.11	
165	70026	OS	Open Space	Cemetery	Developed	0.07	
166	70027	OS	Open Space	Cemetery	Developed	1.66	
167	70028	OS	Open Space	Cemetery	Developed	0.27	
168	70029	OS	Open Space	Cemetery	Developed	2.02	
169	70030	OS	Open Space	Cemetery	Developed	0.77	
170	70031	OS	Open Space	Cemetery	Developed	1.43	
171	70032	OS	Open Space	Cemetery	Developed	1.43	
172	70043	OS	Open Space	Cemetery	Developed	1.64	

	City Identification Number	Existing General Plan Land Use Designation	General Plan Land Use	Land Use	Habitat Classification	Acreage	Focus Area Location
173	70044	OS	Open Space	Cemetery	Developed	2.82	
174	70045	OS	Open Space	Cemetery	Developed	16.67	
175	70046	OS	Open Space	Cemetery	Developed	5.55	
176	70047	OS	Open Space	Cemetery	Developed	2.74	
177	70048	OS	Open Space	Cemetery	Developed	50.94	
178	70049	OS	Open Space	Cemetery	Developed	5.20	
179	70246	OS	Open Space	Portola Park	Ornamental	9.07	
180	71079	OS	Open Space	Concrete Channel	Developed	2.57	South Bristol Street Focus Area
181	71080	OS	Open Space	Riprap Channel	Developed	3.51	
182	71407	OS	Open Space	Little King Park	Ornamental	8.64	
183	71832	OS	Open Space	Sandpointe Park	Ornamental	0.68	
184	71833	OS	Open Space	Sandpointe Park	Ornamental	5.95	
185	72058	OS	Open Space	Bomo Coral Park	Ornamental	11.01	
186	72061	OS	Open Space	Concrete Channel - Parking lot	Developed	0.27	South Bristol Street Focus Area
187	72368	OS	Open Space	Bike Trail	Ornamental	0.09	
188	72465	OS	Open Space	Bike Trail	Ornamental	0.75	
189	72537	OS	Open Space	Linear Park	Ornamental	0.18	South Bristol Street Focus Area
190	72916	OS	Open Space	Concrete Channel	Developed	0.28	
191	73215	OS	Open Space	Park	Ornamental	0.17	
192	73635	OS	Open Space	Logan Park	Ornamental	0.41	
193	74079	OS	Open Space	Neighborhood Park	Ornamental	0.14	
194	74080	OS	Open Space	Neighborhood Park	Ornamental	0.14	
195	74094	OS	Open Space	Neighborhood Park	Ornamental	0.14	
196	74099	OS	Open Space	Neighborhood Park	Ornamental	0.14	
197	74265	OS	Open Space	Parking Lot	Developed	0.81	
198	74893	OS	Open Space	Railroad	Developed	1.27	
199	74896	OS	Open Space	Railroad	Developed	1.45	
200	74898	OS	Open Space	Railroad	Developed	0.07	
201	74899	OS	Open Space	Railroad	Developed	0.34	
202	74900	OS	Open Space	Railroad	Developed	0.53	
203	76616	OS	Open Space	Birch Park	Ornamental	2.66	
204	76934	OS	Open Space	Park	Ornamental	0.32	
205	76935	OS	Open Space	Park	Ornamental	0.60	
206	77245	OS	Open Space	Tennis Courts	Developed	3.54	
207	77681	OS	Open Space	Linear Park	Ornamental	0.06	
208	77682	OS	Open Space	Linear Park	Ornamental	0.04	
209	77688	OS	Open Space	Linear Park	Ornamental	0.23	
210	77818	OS	Open Space	Linear Park	Ornamental	0.08	
211	77919	OS	Open Space	Angels Community Park	Ornamental	1.72	West Santa Ana Boulevard Focus Area
212	78015	OS	Open Space	Pacific Electric Bike Trail	Ornamental	0.28	
213	78053	OS	Open Space	Pacific Electric Bike Trail	Ornamental	0.81	
214	78067	OS	Open Space	Turf	Ornamental	0.12	
215	78169	OS	Open Space	Delhi Park	Ornamental	0.49	

	City Identification Number	Existing General Plan Land Use Designation	General Plan Land Use	Land Use	Habitat Classification	Acreage	Focus Area Location
216	78170	OS	Open Space	Delhi Park	Ornamental	10.44	
217	78171	OS	Open Space	Delhi Park	Ornamental	2.14	
218	78172	OS	Open Space	Delhi Park	Ornamental	0.64	
219	78282	OS	Open Space	Sidewalk	Developed	0.01	
220	78586	OS	Open Space	Railroad	Developed	1.28	
221	78587	OS	Open Space	Railroad	Developed	2.15	
222	78588	OS	Open Space	Railroad	Developed	1.73	
223	78589	OS	Open Space	Railroad	Developed	1.43	
224	78590	OS	Open Space	Railroad	Developed	0.68	
225	78591	OS	Open Space	Railroad	Developed	0.77	55 Freeway/Dyer Road Focus Area (0.70 ac)
226	78843	OS	Open Space	Concrete Channel	Developed	0.43	
227	78904	OS	Open Space	Concrete Channel	Developed	0.66	55 Freeway/Dyer Road Focus Area (0.04 ac)
228	78905	OS	Open Space	Vacant	Disturbed	0.15	55 Freeway/Dyer Road Focus Area (0.07 ac)
229	79053	OS	Open Space	Railroad	Developed	1.08	55 Freeway/Dyer Road Focus Area (0.98 ac)
230	79072	OS	Open Space	River View Golf Course	Ornamental	0.35	
231	79073	OS	Open Space	Natural Bottom SAR	Unvegetated with areas of Riparian	2.50	
232	79074	OS	Open Space	River View Golf Course	Ornamental	27.88	
233	79075	OS	Open Space	River View Golf Course	Ornamental	0.64	
234	79076	OS	Open Space	River View Golf Course	Ornamental	6.60	
235	79077	OS	Open Space	Park - adjacent SAR	Ornamental	0.01	
236	79078	OS	Open Space	Natural Bottom SAR	Unvegetated with areas of Riparian	30.88	
237	79079	OS	Open Space	Natural/Concrete SAR	Unvegetated and Developed	14.27	
238	79081	OS	Open Space	River View Golf Course	Ornamental	3.64	
239	79084	OS	Open Space	River View Golf Course	Ornamental	7.80	
240	79085	OS	Open Space	Riprap Channel	Developed	5.68	
241	79217	OS	Open Space	Linear Park	Ornamental	0.17	
242	79218	OS	Open Space	Linear Park	Ornamental	0.16	
243	79219	OS	Open Space	Linear Park	Ornamental	0.16	
244	79220	OS	Open Space	Linear Park	Ornamental	0.18	
245	79284	OS	Open Space	Developed	Developed	0.14	
246	79285	OS	Open Space	Developed	Developed	0.14	
247	79286	OS	Open Space	Developed	Developed	0.14	
248	79288	OS	Open Space	Developed	Developed	0.16	
249	79452	OS	Open Space	Developed	Developed	0.14	
250	79453	OS	Open Space	Developed	Developed	0.14	
251	79454	OS	Open Space	Developed	Developed	0.14	
252	79455	OS	Open Space	Developed	Developed	0.14	
253	79456	OS	Open Space	Developed	Developed	0.14	
254	79457	OS	Open Space	Developed	Developed	0.14	
255	79458	OS	Open Space	Developed	Developed	0.14	
256	79459	OS	Open Space	Developed	Developed	0.14	
257	79460	OS	Open Space	Developed	Developed	0.14	
258	79461	OS	Open Space	Developed	Developed	0.14	

	City Identification Number	Existing General Plan Land Use Designation	General Plan Land Use	Land Use	Habitat Classification	Acreage	Focus Area Location
259	79462	OS	Open Space	Developed	Developed	0.14	
260	79642	OS	Open Space	Developed	Developed	0.14	
261	79725	OS	Open Space	Developed	Developed	0.14	
262	79726	OS	Open Space	Developed	Developed	0.14	
263	79727	OS	Open Space	Developed	Developed	0.14	
264	79728	OS	Open Space	Developed	Developed	0.14	
265	79729	OS	Open Space	Developed	Developed	0.14	
266	79730	OS	Open Space	Developed	Developed	0.14	
267	79731	OS	Open Space	Developed	Developed	0.14	
268	79732	OS	Open Space	Developed	Developed	0.14	
269	79733	OS	Open Space	Developed	Developed	0.20	
270	79745	OS	Open Space	River View Golf Course	Ornamental	0.26	
271	79854	OS	Open Space	River View Golf Course	Ornamental	0.69	
272	79990	OS	Open Space	Developed	Developed	0.17	
273	79991	OS	Open Space	Developed	Developed	0.17	
274	79992	OS	Open Space	Developed	Developed	0.17	
275	80829	OS	Open Space	Developed	Developed	0.16	
276	80830	OS	Open Space	Developed	Developed	0.17	
277	80831	OS	Open Space	Developed	Developed	0.17	
278	80832	OS	Open Space	Developed	Developed	0.17	
279	80833	OS	Open Space	Developed	Developed	0.17	
280	80839	OS	Open Space	Developed	Developed	0.16	
281	80840	OS	Open Space	Developed	Developed	0.17	
282	80856	OS	Open Space	Vacant	Disturbed	0.17	
283	82722	OS	Open Space	Pacific Electric Bike Trail	Ornamental	0.63	
284	82807	OS	Open Space	Pacific Electric Bike Trail	Ornamental	0.29	
285	82808	OS	Open Space	Pacific Electric Bike Trail	Ornamental	0.28	
286	82886	OS	Open Space	Pacific Electric Bike Trail	Ornamental	0.84	
287	83008	OS	Open Space	Pacific Electric Bike Trail	Ornamental	0.56	
288	83088	OS	Open Space	Pacific Electric Bike Trail	Ornamental	0.55	
289	83188	OS	Open Space	Pacific Electric Bike Trail	Ornamental	0.25	
290	83206	OS	Open Space	Pacific Electric Bike Trail	Ornamental	0.84	
291	83288	OS	Open Space	Pacific Electric Bike Trail	Ornamental	0.52	
292	83346	OS	Open Space	Pacific Electric Bike Trail	Ornamental	0.11	
293	83391	OS	Open Space	Pacific Electric Bike Trail	Ornamental	0.52	
294	84201	OS	Open Space	Madison Park	Ornamental	6.06	
295	84905	OS	Open Space	Channel	Developed	2.74	
296	84907	OS	Open Space	Railroad	Developed	0.99	Grand Avenue/17th Street Focus Area (0.40 ac)
297	84908	OS	Open Space	Railroad	Developed	0.84	
298	84914	OS	Open Space	Santiago Creek	Riparian	1.20	
299	84917	OS	Open Space	Railroad	Developed	2.26	
300	84918	OS	Open Space	Concrete Channel	Developed	5.19	
301	84921	OS	Open Space	Santiago Creek Park	Oak Woodland	0.38	

	City Identification Number	Existing General Plan Land Use Designation	General Plan Land Use	Land Use	Habitat Classification	Acreage	Focus Area Location
302	84924	OS	Open Space	Riprap Channel	Developed	4.30	
303	84925	OS	Open Space	Concrete Channel	Developed	0.23	
304	84926	OS	Open Space	Concrete Channel	Developed	1.09	
305	84929	OS	Open Space	Concrete Channel	Developed	1.49	
306	84937	OS	Open Space	Railroad	Developed	1.88	
307	84938	OS	Open Space	Railroad	Developed	1.35	
308	84939	OS	Open Space	Railroad	Developed	0.95	
309	84940	OS	Open Space	Railroad	Developed	0.60	
310	84944	OS	Open Space	Riprap Channel	Developed	0.43	
311	84945	OS	Open Space	Riprap Channel	Developed	0.46	
312	84946	OS	Open Space	Railroad	Developed	0.67	South Bristol Street Focus Area
313	84949	OS	Open Space	Riprap Channel	Developed	3.29	
314	84950	OS	Open Space	Railroad	Developed	3.48	
315	84952	OS	Open Space	Railroad	Developed	2.62	
316	84953	OS	Open Space	Railroad	Developed	3.45	South Bristol Street Focus Area (0.60 ac)
317	84954	OS	Open Space	Concrete Channel	Developed	1.30	South Bristol Street Focus Area
318	84955	OS	Open Space	Underground Channel - Turf	Developed	0.18	South Bristol Street Focus Area
319	84958	OS	Open Space	Railroad	Developed	0.64	
320	84962	OS	Open Space	Railroad	Developed	1.11	
321	84963	OS	Open Space	Railroad	Developed	1.84	
322	84967	OS	Open Space	Santiago Creek	Riparian	3.80	
323	84968	OS	Open Space	Railroad	Developed	0.26	
324	84969	OS	Open Space	Railroad	Developed	0.18	
325	84970	OS	Open Space	Railroad	Developed	1.16	Grand Avenue/17th Street Focus Area (1.07 ac)
326	84972	OS	Open Space	Railroad	Developed	0.85	
327	84975	OS	Open Space	Railroad	Developed	2.90	
328	84978	OS	Open Space	Riprap Channel	Developed	1.19	
329	84979	OS	Open Space	Railroad	Developed	1.76	
330	84981	OS	Open Space	Railroad	Developed	3.49	
331	84983	OS	Open Space	Railroad	Developed	1.24	
332	84985	OS	Open Space	Concrete Channel	Developed	0.14	
333	84986	OS	Open Space	Railroad	Developed	0.16	55 Freeway/Dyer Road Focus Area (0.01 ac)
334	84991	OS	Open Space	Santiago Creek	Riparian	0.83	
335	84993	OS	Open Space	Concrete SAR	Developed	12.62	
336	84994	OS	Open Space	Centennial Regional Park	Ornamental	30.97	
337	84995	OS	Open Space	Centennial Regional Park	Ornamental	8.07	
338	84996	OS	Open Space	Centennial Regional Park	Ornamental	1.89	
339	84997	OS	Open Space	Centennial Regional Park	Ornamental	0.87	
340	84998	OS	Open Space	Centennial Regional Park	Ornamental	12.90	
341	84999	OS	Open Space	Centennial Regional Park	Ornamental	1.10	
342	85000	OS	Open Space	Riprap Channel	Developed	3.35	
343	85002	OS	Open Space	Centennial Regional Park	Ornamental	0.65	
344	85062	OS	Open Space	Railroad	Developed	1.32	

	City Identification Number	Existing General Plan Land Use Designation	General Plan Land Use	Land Use	Habitat Classification	Acreage	Focus Area Location
345	85269	OS	Open Space	Riprap Channel	Developed	1.00	
346	85270	OS	Open Space	Concrete/Riprap Lined Channel	Developed	1.05	
347	85279	OS	Open Space	River View Golf Course	Ornamental	4.54	
348	85345	OS	Open Space	Vacant	Disturbed	0.17	
349	85346	OS	Open Space	Thorton Park- School	Ornamental	12.18	
350	85348	OS	Open Space	Concrete Channel	Developed	2.25	
351	85349	OS	Open Space	Railroad	Developed	4.61	South Bristol Street Focus Area (0.11 ac)
352	85350	OS	Open Space	Linear Park	Ornamental	0.01	South Bristol Street Focus Area
353	85354	OS	Open Space	Concrete Channel	Developed	0.54	
354	85358	OS	Open Space	Railroad	Developed	2.98	55 Freeway/Dyer Road Focus Area (0.56 ac)
355	85376	OS	Open Space	Cemetery	Developed	1.11	
356	85413	OS	Open Space	Concrete Channel	Developed	0.86	
357	85415	OS	Open Space	Concrete Channel	Developed	3.33	
358	85417	OS	Open Space	Santiago Creek Park	Oak Woodland	1.77	
359	85421	OS	Open Space	Developed	Developed	0.07	
360	85426	OS	Open Space	Santiago Creek Park	Oak Woodland	0.54	
361	85428	OS	Open Space	Railroad	Developed	1.37	
362	85429	OS	Open Space	Railroad	Developed	0.79	
363	85430	OS	Open Space	Railroad	Developed	0.42	
364	85437	OS	Open Space	River View Golf Course	Ornamental	10.09	
365	85442	OS	Open Space	Developed	Developed	0.16	
366	85444	OS	Open Space	Developed	Developed	0.16	
367	85448	OS	Open Space	Vacant	Disturbed	0.80	
368	85450	OS	Open Space	Vacant	Disturbed	0.26	
369	85452	OS	Open Space	Vacant	Disturbed	0.03	
370	85454	OS	Open Space	Santiago Creek Park	Oak Woodland	0.20	
371	85485	OS	Open Space	Concrete Channel	Developed	0.86	
372	85486	OS	Open Space	Concrete Channel	Developed	0.57	
373	85487	OS	Open Space	Concrete Channel	Developed	0.47	
374	85488	OS	Open Space	Concrete Channel	Developed	0.18	
375	85489	OS	Open Space	Railroad	Developed	0.35	
376	85490	OS	Open Space	Railroad	Developed	0.68	
377	85491	OS	Open Space	Railroad	Developed	0.57	
378	85492	OS	Open Space	Railroad	Developed	0.73	
379	85493	OS	Open Space	Pacific Electric Bike Trail	Ornamental	0.18	
380	85494	OS	Open Space	Pacific Electric Bike Trail	Ornamental	0.14	
381	85495	OS	Open Space	Pacific Electric Bike Trail	Ornamental	0.14	
382	85496	OS	Open Space	Pacific Electric Bike Trail	Ornamental	0.15	
383	85497	OS	Open Space	Pacific Electric Bike Trail	Ornamental	0.15	
384	85498	OS	Open Space	Pacific Electric Bike Trail	Ornamental	0.16	
385	85499	OS	Open Space	Pacific Electric Bike Trail	Ornamental	0.21	
386	85500	OS	Open Space	Pacific Electric Bike Trail	Ornamental	0.20	
387	85501	OS	Open Space	Pacific Electric Bike Trail	Ornamental	0.22	

	City Identification Number	Existing General Plan Land Use Designation	General Plan Land Use	Land Use	Habitat Classification	Acreage	Focus Area Location
388	85502	OS	Open Space	Pacific Electric Bike Trail	Ornamental	0.20	
389	85503	OS	Open Space	Riprap Channel	Developed	2.38	
390	85504	OS	Open Space	Riprap Channel	Developed	2.57	
391	85505	OS	Open Space	Channel R/W	Disturbed	0.04	
392	85506	OS	Open Space	Concrete Channel	Developed	0.04	
393	85507	OS	Open Space	Concrete Channel	Developed	0.09	
394	85509	OS	Open Space	Riprap Channel	Developed	0.63	
395	85510	OS	Open Space	Linear Park	Ornamental	0.83	
396	85511	OS	Open Space	Riprap Lined Channel	Developed	1.39	
397	85513	OS	Open Space	Concrete Channel	Developed	3.53	
398	85514	OS	Open Space	Concrete Channel	Developed	0.40	
399	85515	OS	Open Space	Concrete Channel	Developed	0.90	
400	85516	OS	Open Space	Concrete Channel	Developed	0.89	
401	85517	OS	Open Space	Concrete Channel	Developed	0.64	
402	85518	OS	Open Space	Concrete Channel	Developed	0.96	
403	85519	OS	Open Space	Concrete channel/ Freeway	Developed	1.04	55 Freeway/Dyer Road Focus Area
404	85522	OS	Open Space	Concrete Lined SAR	Developed	26.82	
405	85523	OS	Open Space	Concrete Lined SAR	Developed	27.50	
406	85726	OS	Open Space	Santiago Creek Trail	Ornamental	8.69	
407	85727	OS	Open Space	Vacant	Disturbed	0.05	
408	85729	OS	Open Space	Santiago Creek	Riparian	0.14	
409	85730	OS	Open Space	Santiago Creek	Riparian	0.11	
410	85731	OS	Open Space	Santiago Creek	Riparian	1.90	
411	85745	OS	Open Space	Santiago Creek Trail	Oak Woodland	1.23	
412	85746	OS	Open Space	Santiago Creek	Riparian	3.78	
413	85763	OS	Open Space	Santa Ana Zoo and Parking	Developed	3.45	
414	85764	OS	Open Space	Santa Ana Zoo and Parking	Developed	9.14	
415	85765	OS	Open Space	Santa Ana Zoo and Parking	Developed	6.20	
416	85784	OS	Open Space	Santa Ana Zoo and Parking	Developed	1.04	
417	85785	OS	Open Space	Santa Ana Zoo and Parking	Developed	0.19	
418	85991	OS	Open Space	Santa Ana Zoo and Parking	Developed	0.13	
419	85993	OS	Open Space	Santa Ana Zoo and Parking	Developed	1.28	
420	86000	OS	Open Space	Vacant Lot	Disturbed	0.54	
421	86037	OS	Open Space	Linear Park	Ornamental	0.03	
422	86046	OS	Open Space	Linear Park	Ornamental	0.09	
423	86051	OS	Open Space	Linear Park	Ornamental	0.07	
424	86052	OS	Open Space	Linear Park	Ornamental	0.07	
425	86053	OS	Open Space	Linear Park	Ornamental	0.08	
426	86059	OS	Open Space	Parking Lot	Developed	0.15	
427	86060	OS	Open Space	Parking Lot	Developed	0.10	
428	86061	OS	Open Space	Parking Lot	Developed	0.18	
429	86062	OS	Open Space	Parking Lot	Developed	0.09	
430	86063	OS	Open Space	Parking Lot	Developed	0.09	

	City Identification Number	Existing General Plan Land Use Designation	General Plan Land Use	Land Use	Habitat Classification	Acreage	Focus Area Location
431	86064	OS	Open Space	Parking Lot	Developed	0.09	
432	86065	OS	Open Space	Parking Lot	Developed	0.09	
433	86066	OS	Open Space	Parking Lot	Developed	0.09	
434	86067	OS	Open Space	Parking Lot	Developed	0.09	
435	86068	OS	Open Space	Parking Lot	Developed	0.09	
436	86069	OS	Open Space	Parking Lot	Developed	0.09	
437	86070	OS	Open Space	Parking Lot	Developed	0.09	
438	86071	OS	Open Space	Parking Lot	Developed	0.09	
439	86072	OS	Open Space	Parking Lot	Developed	0.09	
440	86073	OS	Open Space	Parking Lot	Developed	0.09	
441	86074	OS	Open Space	Parking Lot	Developed	0.09	
442	86075	OS	Open Space	Parking Lot	Developed	0.09	
443	86076	OS	Open Space	Parking Lot	Developed	0.09	
444	86077	OS	Open Space	Parking Lot	Developed	0.10	
445	86078	OS	Open Space	Linear Park	Ornamental	0.09	
446	86079	OS	Open Space	Linear Park	Ornamental	0.08	
447	86080	OS	Open Space	Linear Park	Ornamental	0.08	
448	86081	OS	Open Space	Linear Park	Ornamental	0.09	
449	86082	OS	Open Space	Linear Park	Ornamental	0.09	
450	86083	OS	Open Space	Linear Park	Ornamental	0.09	
451	86084	OS	Open Space	Linear Park	Ornamental	0.09	
452	86085	OS	Open Space	Linear Park	Ornamental	0.09	
453	86086	OS	Open Space	Linear Park	Ornamental	0.09	
454	86087	OS	Open Space	Linear Park	Ornamental	0.09	
455	86088	OS	Open Space	Linear Park	Ornamental	0.09	
456	86089	OS	Open Space	Linear Park	Ornamental	0.09	
457	86092	OS	Open Space	Linear Park	Ornamental	0.09	
458	86093	OS	Open Space	Linear Park	Ornamental	0.09	
459	86094	OS	Open Space	Linear Park	Ornamental	0.10	
460	86095	OS	Open Space	Linear Park	Ornamental	0.10	
461	86096	OS	Open Space	Linear Park	Ornamental	0.10	
462	86097	OS	Open Space	Linear Park	Ornamental	0.10	
463	86098	OS	Open Space	Linear Park	Ornamental	0.10	
464	86099	OS	Open Space	Linear Park	Ornamental	0.10	
465	86132	OS	Open Space	Linear Park	Ornamental	0.11	
466	86133	OS	Open Space	Linear Park	Ornamental	0.02	
467	86134	OS	Open Space	Linear Park	Ornamental	0.02	
468	86135	OS	Open Space	Linear Park	Ornamental	0.02	
469	86136	OS	Open Space	Linear Park	Ornamental	0.01	
470	86137	OS	Open Space	Linear Park	Ornamental	0.02	
471	86146	OS	Open Space	Linear Park	Ornamental	0.05	
472	86147	OS	Open Space	Linear Park	Ornamental	0.14	
473	86148	OS	Open Space	Linear Park	Ornamental	0.03	

	City Identification Number	Existing General Plan Land Use Designation	General Plan Land Use	Land Use	Habitat Classification	Acreage	Focus Area Location
474	86149	OS	Open Space	Linear Park	Ornamental	0.03	
475	86150	OS	Open Space	Linear Park	Ornamental	0.03	
476	86151	OS	Open Space	Linear Park	Ornamental	0.03	
477	86152	OS	Open Space	Linear Park	Ornamental	0.07	
478	86153	OS	Open Space	Linear Park	Ornamental	0.07	
479	86154	OS	Open Space	Linear Park	Ornamental	0.02	
480	86155	OS	Open Space	Linear Park	Ornamental	0.06	
481	86156	OS	Open Space	Linear Park	Ornamental	0.05	
482	86157	OS	Open Space	Linear Park	Ornamental	0.06	
483	86158	OS	Open Space	Linear Park	Ornamental	0.07	
484	86159	OS	Open Space	Linear Park	Ornamental	0.02	
485	86160	OS	Open Space	Linear Park	Ornamental	0.07	
486	86161	OS	Open Space	Linear Park	Ornamental	0.07	
487	86162	OS	Open Space	Linear Park	Ornamental	0.03	
488	86163	OS	Open Space	Linear Park	Ornamental	0.06	
489	86164	OS	Open Space	Linear Park	Ornamental	0.02	
490	86165	OS	Open Space	Linear Park	Ornamental	0.04	
491	86166	OS	Open Space	Linear Park	Ornamental	0.02	
492	86167	OS	Open Space	Linear Park	Ornamental	0.04	
493	86168	OS	Open Space	Linear Park	Ornamental	0.01	
494	86169	OS	Open Space	Linear Park	Ornamental	0.02	
495	86170	OS	Open Space	Linear Park	Ornamental	0.01	
496	86171	OS	Open Space	Linear Park	Ornamental	0.02	
497	86172	OS	Open Space	Linear Park	Ornamental	0.05	
498	86173	OS	Open Space	Vacant	Disturbed	0.03	
499	86174	OS	Open Space	Developed	Developed	0.15	
500	43181	LR-7	Low Density Residential	Ornamental	Santiago Creek Trail	0.26	
501	43182	LR-7	Low Density Residential	Ornamental	Santiago Creek Trail	0.27	
502	43183	LR-7	Low Density Residential	Ornamental	Santiago Creek Trail	0.55	
503	43184	LR-7	Low Density Residential	Ornamental	Santiago Creek Trail	0.46	
504	43185	LR-7	Low Density Residential	Ornamental	Santiago Creek Trail	0.30	
505	43186	LR-7	Low Density Residential	Ornamental	Santiago Creek Trail	0.52	
506	43189	LR-7	Low Density Residential	Ornamental	Santiago Creek Trail	0.70	
507	44344	LR-7	Low Density Residential	Ornamental	Santiago Creek Trail	1.09	
508	44512	LR-7	Low Density Residential	Ornamental	Santiago Creek Trail	0.96	
509	44513	LR-7	Low Density Residential	Ornamental	Santiago Creek Trail	0.03	
510	45364	INS	Institution	Ornamental	Rosita Park	3.52	
511	47805	UN	Urban Neighborhood	Disturbed	Vacant	0.07	
512	47806	UN	Urban Neighborhood	Disturbed	Vacant	0.10	
513	47807	UN	Urban Neighborhood	Disturbed	Vacant	0.06	
514	47839	UN	Urban Neighborhood	Disturbed	Vacant	0.81	
515	47840	UN	Urban Neighborhood	Disturbed	Vacant	0.29	
516	51782	DC	District Center	Ruderal	Vacant - Ruderal	1.32	

	City Identification Number	Existing General Plan Land Use Designation	General Plan Land Use	Land Use	Habitat Classification	Acreage	Focus Area Location
517	56699	LR-7	Low Density Residential	Disturbed	Vacant	0.16	
518	59491	GC	General Commercial	Disturbed	Vacant	0.14	
519	59492	GC	General Commercial	Disturbed	Vacant	0.14	
520	59493	GC	General Commercial	Disturbed	Vacant	0.27	
521	59494	GC	General Commercial	Disturbed	Vacant	0.13	
522	59495	GC	General Commercial	Disturbed	Vacant	0.13	
523	59496	GC	General Commercial	Disturbed	Vacant	0.24	
524	66528	PAO	Professional and Administrative Office	Disturbed	Vacant	0.05	
525	66529	PAO	Professional and Administrative Office	Disturbed	Vacant	0.12	
526	66530	PAO	Professional and Administrative Office	Disturbed	Vacant	0.12	
527	66531	PAO	Professional and Administrative Office	Disturbed	Vacant	0.12	
528	66532	PAO	Professional and Administrative Office	Disturbed	Vacant	0.12	
529	66533	PAO	Professional and Administrative Office	Disturbed	Vacant	0.12	
530	66534	PAO	Professional and Administrative Office	Disturbed	Vacant	0.12	
531	67585	LR-7	Low Density Residential	Disturbed	Vacant	0.14	
532	67615	GC	General Commercial	Disturbed	Vacant	0.33	
533	67617	GC	General Commercial	Disturbed	Vacant	0.04	
534	67618	GC	General Commercial	Disturbed	Vacant	0.19	
535	67999	LR-7	Low Density Residential	Disturbed	Vacant	0.13	
536	68000	LR-7	Low Density Residential	Disturbed	Vacant	0.08	
537	68001	LR-7	Low Density Residential	Disturbed	Vacant	0.08	
538	74019	UN	Urban Neighborhood	Disturbed	Vacant	0.43	
539	74020	UN	Urban Neighborhood	Disturbed	Vacant	0.57	
540	74059	UN	Urban Neighborhood	Disturbed	Vacant	0.12	
541	74060	UN	Urban Neighborhood	Disturbed	Vacant	1.24	
542	74061	UN	Urban Neighborhood	Disturbed	Vacant	0.99	
543	74064	UN	Urban Neighborhood	Disturbed	Vacant	0.74	
544	74066	UN	Urban Neighborhood	Disturbed	Vacant	0.99	
545	74067	UN	Urban Neighborhood	Disturbed	Vacant	0.56	
546	74068	UN	Urban Neighborhood	Disturbed	Vacant	0.84	
547	74069	UN	Urban Neighborhood	Disturbed	Vacant	0.28	
548	74070	UN	Urban Neighborhood	Disturbed	Vacant	0.52	
549	74130	UN	Urban Neighborhood	Disturbed	Vacant	0.14	
550	74477	DC	District Center	Disturbed	Vacant	0.86	
551	74478, 85554	DC	District Center	Disturbed	Vacant	1.46	
552	74684	GC	General Commercial	Disturbed	Vacant	0.20	Grand Avenue/17th Street Focus Area
553	74685	GC	General Commercial	Disturbed	Vacant	0.14	Grand Avenue/17th Street Focus Area
554	74686	PAO	Professional and Administrative Office	Disturbed	Vacant	0.14	Grand Avenue/17th Street Focus Area
555	74692	LR-7	Low Density Residential	Disturbed	Vacant	0.26	Grand Avenue/17th Street Focus Area
556	74693	LR-7	Low Density Residential	Disturbed	Vacant	0.29	Grand Avenue/17th Street Focus Area
557	74694	LR-7	Low Density Residential	Disturbed	Vacant	0.14	Grand Avenue/17th Street Focus Area
558	74695	LR-7	Low Density Residential	Disturbed	Vacant	0.14	Grand Avenue/17th Street Focus Area
559	74696	LR-7	Low Density Residential	Disturbed	Vacant	0.21	Grand Avenue/17th Street Focus Area

	City Identification Number	Existing General Plan Land Use Designation	General Plan Land Use	Land Use	Habitat Classification	Acreage	Focus Area Location
560	74697	LR-7	Low Density Residential	Disturbed	Vacant	0.16	Grand Avenue/17th Street Focus Area
561	75516	GC	General Commercial	Disturbed	Vacant	0.17	
562	75530	GC	General Commercial	Disturbed	Vacant	0.15	
563	75531	GC	General Commercial	Disturbed	Vacant	0.25	
564	75534	GC	General Commercial	Disturbed	Vacant	0.38	
565	75566	GC	General Commercial	Disturbed	Vacant	0.15	
566	75567	GC	General Commercial	Disturbed	Vacant	0.14	
567	75568	GC	General Commercial	Disturbed	Vacant	0.15	
568	75569	GC	General Commercial	Disturbed	Vacant	0.14	
569	75570	GC	General Commercial	Disturbed	Vacant	0.15	
570	75571	GC	General Commercial	Disturbed	Vacant	0.14	
571	75572	GC	General Commercial	Disturbed	Vacant	0.15	
572	75573	GC	General Commercial	Disturbed	Vacant	0.15	
573	75574	GC	General Commercial	Disturbed	Vacant	0.28	
574	75597	GC	General Commercial	Disturbed	Vacant	0.12	
575	75598	GC	General Commercial	Disturbed	Vacant	0.22	
576	75599	GC	General Commercial	Disturbed	Vacant	0.16	
577	75600	GC	General Commercial	Disturbed	Vacant	0.79	
578	75658	GC	General Commercial	Disturbed	Vacant	0.16	
579	75659	GC	General Commercial	Disturbed	Vacant	0.17	
580	75660	GC	General Commercial	Disturbed	Vacant	0.15	
581	75661	GC	General Commercial	Disturbed	Vacant	0.23	
582	75662	GC	General Commercial	Disturbed	Vacant	0.15	
583	75663	GC	General Commercial	Disturbed	Vacant	0.13	
584	75664	GC	General Commercial	Disturbed	Vacant	0.17	
585	75665	GC	General Commercial	Disturbed	Vacant	0.17	
586	75666	GC	General Commercial	Disturbed	Vacant	0.17	
587	75667	GC	General Commercial	Disturbed	Vacant	0.17	
588	75668	GC	General Commercial	Disturbed	Vacant	0.17	
589	75671	GC	General Commercial	Disturbed	Vacant	0.20	
590	75672	GC	General Commercial	Disturbed	Vacant	0.17	
591	75861	GC	General Commercial	Disturbed	Vacant	0.33	
592	78706	PAO	Professional and Administrative Office	Ruderal	Vacant Ruderal	1.75	55 Freeway/Dyer Road Focus Area
593	78707	PAO	Professional and Administrative Office	Ruderal	Vacant Ruderal	0.81	55 Freeway/Dyer Road Focus Area
594	78708	PAO	Professional and Administrative Office	Ruderal	Vacant Ruderal	0.27	55 Freeway/Dyer Road Focus Area
595	78842	DC	District Center	Disturbed	Vacant	3.11	
596	82277	DC	District Center	Ruderal	Vacant - Ruderal	2.43	
597	84942	IND	Industrial	Developed	Concrete Channel	2.59	
598	84959	IND	Industrial	Developed	Concrete Channel	2.00	
599	84960	IND	Industrial	Developed	Concrete Channel	3.17	
600	84961	IND	Industrial	Developed	Concrete Channel	3.84	
601	84990	IND	Industrial	Developed	Concrete Channel	2.59	
602	85006	DC	District Center	Disturbed	Vacant	2.79	

	City Identification Number	Existing General Plan Land Use Designation	General Plan Land Use	Land Use	Habitat Classification	Acreage	Focus Area Location
603	85146	IND	Industrial	Ornamental	Vacant - Turf	2.78	
604	85331	INS	Institution	Ornamental	El Salvador Park	3.82	
605	85425	LR-7	Low Density Residential	Ornamental	Santiago Creek Trail	1.13	
606	85607	LR-7	Low Density Residential	Ornamental	Neighborhood Park	0.25	
607	85608	LR-7	Low Density Residential	Ornamental	Neighborhood Park	0.17	
608	85610	LR-7	Low Density Residential	Ornamental	Neighborhood Park	0.18	
609	85612	LR-7	Low Density Residential	Ornamental	Neighborhood Park	0.29	
610	85614	LR-7	Low Density Residential	Ornamental	Neighborhood Park	0.19	
611	85616	LR-7	Low Density Residential	Ornamental	Neighborhood Park	0.32	
612	85751	DC	District Center	Ruderal	Vacant - Ruderal	6.25	
613	85752	DC	District Center	Ruderal	Vacant - Ruderal	1.05	
614	86034	LR-7	Low Density Residential	Disturbed	Vacant	0.05	
615	86116	GC	General Commercial	Disturbed	Vacant	0.10	
616	86117	GC	General Commercial	Disturbed	Vacant	0.46	
617	86118	GC	General Commercial	Disturbed	Vacant	0.44	
618	86138	GC	General Commercial	Disturbed	Vacant	0.06	
619	86139	GC	General Commercial	Disturbed	Vacant	0.06	
620	86140	LR-7	Low Density Residential	Disturbed	Vacant	0.08	
621	86141	LR-7	Low Density Residential	Disturbed	Vacant	0.06	
622	86142	LR-7	Low Density Residential	Disturbed	Vacant	0.07	
623	86143	LR-7	Low Density Residential	Disturbed	Vacant	0.07	
624	86144	LR-7	Low Density Residential	Disturbed	Vacant	0.07	
625	86145	LR-7	Low Density Residential	Disturbed	Vacant	0.12	
626	-	GC	General Commercial	Vacant	Ruderal	0.54	
627	-	GC	General Commercial	Vacant	Ruderal	0.45	
628	-	GC	General Commercial	Vacant	Ruderal	0.19	
629	-	GC	General Commercial	Vacant	Ruderal	0.23	
630	-	GC	General Commercial	Vacant	Ruderal	0.15	
631	-	GC	General Commercial	Vacant	Ruderal	0.85	
632	-	GC	General Commercial	Vacant	Ruderal	0.19	
633	-	GC	General Commercial	Vacant	Ruderal	0.19	
634	-	GC	General Commercial	Vacant	Ruderal	0.52	
635	-	-	Santa Ana River	Concrete Channel	Developed	3.53	Santa Ana River - SOI
636	-	-	Santa Ana River	Concrete Channel	Developed	33.00	Santa Ana River - SOI
637	-	-	Santa Ana River	Concrete Channel	Developed	5.34	Santa Ana River - SOI
638	-	-	Santa Ana River	Concrete Channel	Developed	41.50	Santa Ana River - SOI

Appendix E-a Historical Resources Technical Report

Appendices

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**CITY OF SANTA ANA GENERAL PLAN UPDATE
PROGRAM ENVIRONMENTAL IMPACT REPORT**

**HISTORICAL RESOURCES
TECHNICAL REPORT**



Prepared for:
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May 4, 2020

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TABLE OF CONTENTS

SECTION 1 INTRODUCTION..... 1

1.1 PURPOSE 1

1.2 PROJECT LOCATION..... 1

1.3 PROJECT DESCRIPTION 1

1.4 METHODS USED..... 4

1.5 QUALIFICATIONS OF PREPARERS 4

SECTION 2 REGULATORY SETTING..... 5

2.1 FEDERAL 5

2.1.1 National Environmental Policy Act..... 5

2.1.2 National Historic Preservation Act of 1966 5

2.1.2.1 Section 106..... 5

2.1.2.2 National Register of Historic Places 6

2.1.3 National Historic Landmarks 6

2.1.4 Secretary of the Interior’s Standards for the Treatment of Historic Properties..... 7

2.2 STATE OF CALIFORNIA..... 7

2.2.1 California Environmental Quality Act 7

2.2.2 California Register of Historical Resources 8

2.2.3 California Historical Landmarks 9

2.2.4 California Points of Historical Interest..... 10

2.2.5 California Historical Building Code..... 10

2.2.6 State Historic Preservation Officer..... 11

2.2.7 Certified Local Government Program 11

2.2.8 California Historical Resources Information System 12

2.3 REGIONAL 13

2.3.1 Southern California Association of Governments..... 13

2.3.2 Orange County Historical Commission 13

2.4 LOCAL 13

2.4.1 Santa Ana General Plan (1982) and Conservation Element..... 13

2.4.2 Santa Ana Municipal Code Chapter 30 – Historic Preservation Ordinance 14

2.4.3 Santa Ana Historic Property Preservation Agreements (Mills Act)..... 15

2.4.4 Santa Ana Historic Districts..... 16

2.4.4.1 French Park Historic District Specific Development No. 19 (SD-19) Development Standards and Architectural Design Guidelines 16

2.4.4.2 Heninger Park Specific Development No. 40 (SD-40) Development Standards and Architectural Design Guidelines..... 17

2.4.5 Citywide Design Guidelines 17

2.4.6 Adaptive Reuse Ordinance 18

2.4.7 Midtown Specific Plan 18

2.4.8 Community Arts and Cultural Master Plan..... 19

SECTION 3 HISTORIC CONTEXT..... 20

3.1 OVERVIEW OF SANTA ANA HISTORY 20

3.2 HISTORIC CONTEXT THEMES 25

3.2.1 Residential..... 25

3.2.2 Commercial 25

3.2.3 Institutional and Infrastructural..... 26

3.2.4 Agricultural and Industrial..... 26

3.2.5 Architectural 26

3.2.6 Arts and Cultural..... 26

SECTION 4 BUILT ENVIRONMENT HISTORICAL RESOURCES 28

 4.1 METHODS USED TO IDENTIFY HISTORICAL RESOURCES..... 28

 4.1.1 Limitations 28

 4.2 HISTORICAL RESOURCES IN SANTA ANA..... 29

 4.3 GENERAL PLAN UPDATE FOCUS AREAS..... 30

SECTION 5 ANALYSIS OF PROJECT IMPACTS..... 32

 5.1 THRESHOLD OF SIGNIFICANT IMPACTS..... 32

 5.2 POTENTIAL PROJECT IMPACTS ON BUILT ENVIRONMENT HISTORICAL
RESOURCES..... 32

SECTION 6 MITIGATION MEASURES 34

 6.1 FUTURE PROJECT MITIGATION 34

 6.2 LEVEL OF SIGNIFICANCE 35

SECTION 7 SOURCES..... 36

APPENDIX 39

- Figure 1: Proposed General Plan Land Use Map
- Figure 2: Proposed General Plan Focus Areas and Other Special Planning Areas
- Figure 3: City of Santa Ana Register of Historical Properties, National Register Districts, and SD-40 Map
- Figure 4: City of Santa Ana Historic Resource Map
- Figure 5: Proposed General Plan Focus Areas and Other Special Planning Areas Overlay on Santa Ana Register Map
- Existing Conditions Database

SECTION 1 INTRODUCTION

1.1 PURPOSE

This Historical Resources Technical Report (report) has been prepared in support of the proposed City of Santa Ana (City) General Plan Update (the project) to facilitate compliance with the California Environmental Quality Act (CEQA). CEQA requires that the City, as Lead Agency, consider the effects of projects under its jurisdiction on the environment, including the historical environment. The report will inform the analysis of cultural resources to be included in a Program Environmental Impact Report (PEIR) that will be prepared for the project for the City in conjunction with the project. For the purposes of this report, “historical resources” are specifically defined as built environment historical resources, including buildings, structures, objects, districts, and sites. Other cultural resources, including archaeological and Native American resources and human remains, are addressed in a separate report. Built environment historical resources are further defined as those that satisfy the criteria for listing in the National Register of Historic Places (National Register or NRHP), California Register of Historical Resources (California Register or CRHR), Santa Ana Register of Historical Properties (Santa Ana Register or SARHP), or other statutory designation programs administered by Federal, state, regional, or local government agencies.

The report consists of an introduction, including statements of the project location, project description, methods used for the analysis, and qualifications of the preparer; discussions of the environmental setting, including the regulatory setting, historic context, and identification of historical resources; an assessment of potential environmental impacts; and recommended mitigation to address those potential impacts.

1.2 PROJECT LOCATION

The project encompasses the City of Santa Ana, an incorporated city occupying approximately 27 square miles 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 5 and 405 and by State Routes 22 and 55.

1.3 PROJECT DESCRIPTION

The City of Santa Ana is in the process of preparing a comprehensive update to its existing General Plan, adopted in 1982. 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. The updated plan will include eight elements mandated by state law, as well as five optional elements, including a Historic Preservation Element. The City’s vision statement specifically notes “We celebrate our past ...” and, with respect to culture, the Core Values underlying the General Plan Update states:

- 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.¹

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 (see Appendix) displays the draft General Plan Land Use Map while Figure 2 (see Appendix) illustrates the boundaries of the five focus areas and special planning areas.

¹ City of Santa Ana. Notice of Preparation and Scoping Meeting for the City of Santa Ana General Plan Program Environmental Impact Report. February 26, 2020.

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	13,421,155	28,428	17,575	2,263,130	6,616	23,955	15,684,285	35,044
55 Freeway/Dyer Road	1,221	5,666,453	8,898	8,731	475,830	4,404	9,952	6,142,283	13,302
Grand Avenue/17 th Street	561	1,400,741	3,568	1,722	-696,847	-1,946	2,283	703,894	1,622
South Bristol Street	220	1,577,511	3,337	5,272	3,505,130	7,855	5,492	5,082,641	11,192
South Main Street	1,720	1,665,978	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	2,808,905	6,777
SPECIFIC PLAN / SPECIAL ZONING	4,685	13,924,891	38,548	15,839	3,033,354	1,154	20,524	16,938,445	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 CITY⁵	67,727	39,772,550	92,004	2,847	552,336	3,666	70,574	40,325,086	95,670
CITYWIDE TOTAL	78,792	67,118,586	158,980	36,261	5,849,220	11,436	115,053	72,967,816	170,416

Source: City of Santa Ana, 2020.

- 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.
- 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.
- Only includes nonresidential building square footage.
- 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.
- 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 along 1st Street south of the West Santa Ana Boulevard focus area.

Source: PlaceWorks, 2020

1.4 METHODS USED

Historical resources and contexts were identified from examination of relevant Federal, state, and local documents, including laws and regulations, plans, databases maintained by the U.S. Department of the Interior (National Park Service) and the California Office of Historic Preservation, the Santa Ana Register of Historical Properties and other City programs, consultation with City Planning and California Office of Historic Preservation staff, and other resources available both online and in archival collections. Specific sources of relevant information are cited in footnotes and compiled in the Sources section of this report. No field work was performed nor was a records search conducted at the South Central Coastal Information Center (SCCIC) at California State University, Fullerton in support of this report. However, the most recent tabulation of historic properties in Orange County, obtained from the SCCIC, was utilized. More information about how historical resources in Santa Ana were identified is provided in Section 4.1 of this report. Potential impacts to historical resources were determined in accordance with the thresholds established by CEQA (Public Resources Code § 21084.1), the California CEQA Regulations (California Code of Regulations § 15064.5), and the City.

1.5 QUALIFICATIONS OF PREPARERS

Chattel, Inc. (Chattel) is a full-service historic preservation consulting firm with practice throughout the western United States. The firm represents governmental agencies and private ventures, successfully balancing project goals with a myriad of historic preservation regulations without sacrificing principles on either side. Comprised of professionals meeting the Secretary of the Interior's Professional Qualifications Standards in history, architecture, architectural history, and historic architecture, the firm offers professional services including historical resources evaluation and project impacts analysis, in addition to consultation on federal, state, and local historic preservation statutes and regulations.

Chattel staff engage in a collaborative process and work together as a team on individual projects. This report was prepared by Principal Associate Leslie Heumann, Associate II Aleli Balaguer, and Associate I Alvin-Christian Nuval, with oversight from President Robert Chattel.

SECTION 2 REGULATORY SETTING

Historical resources in the City of Santa Ana are subject to laws, regulations, policies, and plans at the Federal, state, and local levels. This discussion examines the regulatory setting that applies not only to the adoption of the General Plan Update but also to projects that may occur in the future under the aegis of the General Plan.

2.1 FEDERAL

2.1.1 National Environmental Policy Act

The National Environmental Policy Act of 1969 (NEPA) requires that Federal agencies include in their decision-making processes appropriate and careful consideration of all environmental effects and actions. Specifically, Federal agencies must analyze potential environmental effects of proposed actions and their alternatives for public understanding and scrutiny, avoid or minimize adverse effects of proposed actions, and restore and enhance environmental quality as much as possible.

Regarding cultural resources, NEPA states, “It is the continuing responsibility of the Federal Government to use all practicable means . . . to preserve important historic, cultural, and natural aspects of our national heritage” (42 USC 4331). The degree to which the action may adversely affect districts, sites, highways, structures, or objects listed in or eligible for listing in the National Register of Historic Places (National Register), or may cause loss or destruction of significant scientific, cultural, or historical resources must be considered (40 CFR 1508.27(b)8).

Applicability: NEPA does not apply to the adoption of the General Plan. NEPA would apply to a future City project undertaken by or in partnership with the Federal government, where the relevant Federal agency is the Lead Agency.

2.1.2 National Historic Preservation Act of 1966

The National Historic Preservation Act (NHPA) of 1966, as amended, was established to preserve archaeological and historical sites across the United States at the federal, state, and local levels, by declaring a national policy of historic preservation and instituting a multifaceted program administered by the Secretary of the Interior. Its passage and subsequent amendments created the National Register of Historic Places (National Register), National Historic Landmarks, State Historic Preservation Officers (SHPOs), and Tribal Preservation Officers. It set up a process to certify local governments to carry out the purposes of the NHPA, assisted Native American tribes to preserve their cultural heritage, and created the Advisory Council on Historic Preservation (ACHP).

2.1.2.1 Section 106

Section 106 of the NHPA states that federal agencies with direct or indirect jurisdiction over federally funded, assisted, or licensed undertakings must take into account the effect of the undertaking on any historic property that is included in or eligible for inclusion in the National Register and that the ACHP must be afforded an opportunity to comment such undertakings. The Section 106 process, (36 CFR 800) involves identification of significant historic resources within an “area of potential effect,” determination if the undertaking will cause an adverse effect on historic resources, and resolution of those adverse effects through execution of a Memorandum of Agreement. Interested members of the public—including individuals, organizations, and agencies, such as the California Office of Historic Preservation (OHP)—are provided with opportunities to participate in the process.

Applicability: Section 106 does not apply to the adoption of the General Plan. Section 106 would apply to a future City project undertaken, funded, permitted, or licensed by or in partnership with the Federal government, as specified above.

2.1.2.2 National Register of Historic Places

The National Register of Historic Places is the nation's official list of historic and cultural resources worthy of preservation. Properties listed in the National Register include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archaeology, engineering, and culture. The National Register is administered by the National Park Service (NPS), which is part of the United States Department of the Interior. Resources are eligible for National Register listing if they:

- A) are associated with events that have made a significant contribution to the broad patterns of our history; or
- B) are associated with the lives of significant persons in our past; or
- C) embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D) have yielded or may be likely to yield, information important in history or prehistory.²

Ordinarily cemeteries, birthplaces, or graves of historic figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, and properties that are primarily commemorative in nature are not considered eligible for the National Register, unless they satisfy certain conditions. In general, a resource must be 50 years old to be considered for the National Register, unless it satisfies a standard of exceptional importance.

In addition to satisfying at least one of the criteria of significance, a resource must also possess integrity. Integrity refers to the ability of a property to convey its significance, and the degree to which the property retains the identity, including physical and visual attributes, for which it is significant. The National Register recognizes seven aspects or qualities of integrity: location, design, setting, materials, workmanship, feeling, and association. To retain its historic integrity, a property must possess several, and usually most, of these aspects. While integrity is important in evaluating and determining significance, a property's physical condition, whether it is in a deteriorated or pristine state, has relatively little influence on its significance. A property that is in good condition may lack the requisite level of integrity to convey its significance due to alterations or other factors. Likewise, a property in extremely poor condition may still retain substantial integrity from its period of significance and clearly convey its significance.

Applicability: National Register-listed and -eligible properties in Santa Ana are considered to be historical resources for purposes of establishing baseline conditions for adoption of the General Plan, as well as for any future developments enabled by the General Plan.

2.1.3 National Historic Landmarks

Originally authorized by the Historic Sites Act of 1935 (Public Law 74-292), National Historic Landmarks (NHLs) are cultural properties designated by the Secretary of the Interior as being nationally significant. These buildings, sites, districts, structures, and objects possess exceptional value or quality in illustrating or interpreting the heritage of the United States in history,

² National Register Bulletin #15, *How to Apply the National Register Criteria for Evaluation* (National Park Service, 1990, revised 2002).

architecture, archeology, engineering, and culture. The National Historic Landmarks criteria (36 CFR 65.4[a and b]) set a stringent test for national significance, including high historical integrity

Applicability: There are currently no designated National Historic Landmarks in Santa Ana. Any future designations would be historical resources, as defined at the Federal, state, and local levels.

2.1.4 Secretary of the Interior's Standards for the Treatment of Historic Properties

Under the NHPA, the Secretary of the Interior was made responsible for establishing professional standards and for providing guidance on the preservation of the nation's historic properties. Developed in several iterations between 1973 and 2017, The Secretary of the Interior's Standards for the Treatment of Historic Properties (Secretary's Standards) (36 CFR Part 68, 1995) consists of four sets of treatment standards—Preservation, Rehabilitation, Restoration and Reconstruction—and are regulatory for grants-in-aid projects assisted through the Historic Preservation Fund (authorized by the NHPA). The Secretary of the Interior's Standards for Rehabilitation (36 CFR Part 67, 1990), which are included in the treatment standards, are regulatory for the Federal Historic Preservation Tax Incentives program and used as the criteria to determine if a project qualifies as “a certified rehabilitation.” “Preservation” focuses on the stabilization, maintenance, and repair of existing historic materials and retention of a property's form as it has evolved over time. “Rehabilitation” not only incorporates the retention of features that convey historic character but also accommodates alterations and additions to facilitate continuing or new uses. “Restoration” involves the retention and replacement of features from a specific period of significance and elimination of features not from that period. “Reconstruction,” the least used treatment, provides a basis for recreating a missing resource. The Secretary of the Interior's Standards for the Treatment of Historic Properties, in particular the Standards for Rehabilitation, are intended as general guidance for work on all historic properties, are widely used, and have been adopted at the Federal, State and local levels. The Standards and their associated guidelines are intended to be applied to a wide variety of resource types, including buildings, sites, structures, objects, and districts.

Applicability: The Secretary's Standards are not directly relevant to adoption of the General Plan. However, with respect to future development, conformance to the Secretary's Standards is accepted in California as one way to lessen potential impacts to historical resources to a less-than-significant level (see Section 2.2.1, below). To that end, the Secretary's Standards are used by the City of Santa Ana for project reviews involving historical resources.

2.2 STATE OF CALIFORNIA

2.2.1 California Environmental Quality Act

According to the California Environmental Quality Act (CEQA),

an historical resource is a resource listed in, or determined eligible for listing in, the California Register of Historical Resources. Historical resources included in a local register of historical resources ... or deemed significant pursuant to criteria set forth in subdivision (g) of § 5024.1 [i.e., the California Register of Historical Resources criteria, see below], are presumed to be historically or culturally significant for purposes of this section, unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant (Public Resources Code (PRC) §21084.1).

If a proposed project were expected to cause substantial adverse change in an historical resource, environmental clearance for the project would require mitigation measures to reduce impacts. “Substantial adverse change in the significance of an historical resource means the physical demolition, destruction, relocation, or alteration of the resource or its immediate

surroundings such that the significance of an historical resource would be materially impaired” (CEQA Guidelines³ §15064.5 (b)(1)). The CEQA Guidelines (§15064.5 (b)(2)) describe material impairment taking place when a project:

- A) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register... or
- B) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register... or its identification in an historical resources survey... unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
- C) Demolishes or materially alters those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register... as determined by a lead agency for the purposes of CEQA.

According to the CEQA Guidelines (§15064.5 (b)(3)), “Generally, a project that follows the *Secretary of the Interior Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* or the *Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historical resource.” The *Secretary of the Interior Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (Secretary’s Standards)* is published by the National Park Service (NPS), and was updated and reissued in July 2017.⁴

Applicability: The adoption of the General Plan is a project under CEQA and therefore potential impacts to historical resources are evaluated in this Technical Report and in the PEIR it supports.

2.2.2 California Register of Historical Resources

The California Register of Historical Resources (California Register) was established to serve as an authoritative guide to the state’s significant historical and archaeological resources (PRC §5024.1). State law provides that in order for a property to be considered eligible for listing in the California Register, it must be found by the State Historical Resources Commission to be significant under any of the following four criteria:

- 1) Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States; or
- 2) Associated with the lives of persons important to local, California or national history; or
- 3) Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values; or
- 4) Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

The primary difference between eligibility for listing in the National and California Registers is integrity. Properties eligible for listing in the National Register generally have a higher degree of integrity than those only eligible for listing in the California Register. There is, however, no difference with regard to significance. A property that meets the significance criteria for California

³ 14 California Code of Regulations (CCR) §15000 et seq.

⁴ Anne E. Grimmer. “The Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstruction Historic Buildings.” Rev. National Park Service, U.S. Department of the Interior, 2017.

Register eligibility would also be eligible for listing in the National Register unless there are issues of integrity that decrease the ability of the property to convey its significance.

The California Register also includes properties which: have been formally *determined eligible for listing in*, or are *listed in* the National Register; are registered State Historical Landmark Number 770, and all consecutively numbered landmarks above Number 770; points of historical interest, which have been reviewed and recommended to the State Historical Resources Commission for listing; and city and county-designated landmarks or districts (if criteria for designation are determined by the OHP to be consistent with California Register criteria). PRC §5024.1(g) also states:

- g) A resource identified as significant in an historical resource survey may be listed in the California Register if the survey meets all of the following criteria:
 - 1) The survey has been or will be included in the State Historical Resources Inventory.
 - 2) The survey and the survey documentation were prepared in accordance with [OHP]... procedures and requirements.
 - 3) The resource is evaluated and determined by the office to have a significance rating of category 1-5 on DPR [Department of Parks and Recreation] form 523.
 - 4) If the survey is five or more years old at the time of its nomination for inclusion in the California Register, the survey is updated to identify historical resources which have become eligible or ineligible due to changed circumstances or further documentation and those which have been demolished or altered in a manner that substantially diminishes the significance of the resource.

Resources are eligible as a California Register historic districts if they meet National Register historic district criteria.

Applicability: Eligibility for listing in the California Register is a primary means of identifying historical resources under CEQA.

2.2.3 California Historical Landmarks

California Historical Landmarks (CHLs) are buildings, structures, sites, or places that have been determined to have statewide historical significance by meeting at least one of the criteria listed below:

- The first, last, only, or most significant of its type in the state or within a large geographic region (Northern, Central, or Southern California).
- Associated with an individual or group having a profound influence on the history of California.
- A prototype of, or an outstanding example of, a period, style, architectural movement or construction or is one of the more notable works or the best surviving work in a region of a pioneer architect, designer or master builder.

The resource also must have written consent of the property owner; be recommended by the State Historical Resources Commission; and be officially designated by the Director of California State Parks. CHLs #770 and above are automatically listed in the California Register of Historical Resources.⁵

⁵ http://ohp.parks.ca.gov/?page_id=21387

Applicability: California Historical Landmarks generally are historical resources for purposes of CEQA.

2.2.4 California Points of Historical Interest

California Points of Historical Interest are sites, buildings, features, or events that are of local (city or county) significance and have anthropological, cultural, military, political, architectural, economic, scientific or technical, religious, experimental, or other value. Points of Historical Interest designated after December 1997 and recommended by the State Historical Resources Commission are also listed in the California Register. To be eligible for designation as a Point of Historical Interest, a resource must meet at least one of the following criteria:

- The first, last, only, or most significant of its type within the local geographic region (City or County).
- Associated with an individual or group having a profound influence on the history of the local area.
- A prototype of, or an outstanding example of, a period, style, architectural movement or construction or is one of the more notable works or the best surviving work in the local region of a pioneer architect, designer or master builder.

Designation requires owner consent and approval of the State Historical Resources Commission.

Applicability: California Points of Historical Interest may be historical resources for purposes of CEQA.

2.2.5 California Historical Building Code⁶

Defined in Sections 18950 to 18961 of Division 13, Part 2.7 of California's Health and Safety Code, the California Historical Building Code (CHBC) exists to preserve the state's architectural heritage by recognizing unique construction issues inherent in maintaining and rehabilitating historical resources. The CHBC provides alternative building regulations for permitting repairs, alterations, and additions necessary for preservation, rehabilitation, relocation, related construction, change of use, or continued use of a "qualified historical building or structure."

Section 18955 of the CHBC defines such a "qualified historical building or structure" as follows:

Any structure or property, collection of structures, and their associated sites deemed of importance to the history, architecture, or culture of an area by an appropriate local or state governmental jurisdiction. This shall include structures on existing or future national, state or local historical registers or official inventories, such as the National Register of Historic Places, State Historical Landmarks, State Points of Historical Interest, and city or county registers or inventories of historical or architecturally significant sites, places, historic districts, or landmarks. This shall also include places, locations, or sites identified on these historical registers or official inventories and deemed of importance to the history, architecture, or culture of an area by an appropriate local or state governmental jurisdiction.

Rather than being prescriptive, the CHBC constitutes a set of performance criteria. The CHBC is designed to help facilitate restoration or change of occupancy in such a way as to preserve original or restored elements and features of a resource; to encourage energy conservation and a cost-effective approach to preservation; and to provide for reasonable safety from earthquake,

⁶ California State Historical Building Safety Board, Division of the State Architect. "California's State Historical Building Code and State Historical Building Safety Board." Sacramento, CA. <http://www.dgs.ca.gov/dsa/AboutUs/shbsb.aspx>

fire, or other hazards for occupants and users of such buildings, structures, and properties.” The CHBC also serves as a guide for providing reasonable availability, access, and usability by the physically disabled.

Applicability: The California Historical Building Code is not relevant to adoption of the General Plan. However, use of the CHBC may enable future developments to conform to the Secretary’s Standards and thus result in a less-than-significant impact to historical resources.

2.2.6 State Historic Preservation Officer

The State Historic Preservation Officer (SHPO) is responsible for the operation and management of the California State Office of Historic Preservation (OHP), as well as long range preservation planning in California. The Governor appoints the SHPO, in consultation with the State Historical Resources Commission and the Director of the Department of Parks and Recreation. The SHPO assists the State Historical Resources Commission in accomplishing its goals and duties by developing and administering a program of public information, education, training, and technical assistance. The SHPO also oversees implementation of preservation laws regarding historic resources, and oversees the California Historic Resources Inventory, which serves as a listing of historic resources identified using national, state, and local criteria. Under the supervision of the SHPO, OHP administers the Certified Local Government program (see below); reviews nominations for the National Register and the state designation programs; assists with local surveys of historical resources; comments on the use of the Secretary’s Standards to achieve certified rehabilitation as required for federal historic preservation tax credits; and evaluates applications for grants funded by the Historic Preservation Fund.

Applicability: SHPO will be asked to comment on the PEIR and on future project EIRs. Comments usually concern the identification of historical resources, assessment of project impacts on historical resources, and proposed avoidance and mitigation measures.

2.2.7 Certified Local Government Program⁷

Established by the 1980 amendments to the NHPA of 1966, as amended, the Certified Local Government (CLG) program encourages the direct participation of local governments in the identification, evaluation, registration, and preservation of historic properties within their jurisdictions, and promotes the integration of local preservation interests and concerns into local planning and decision-making processes. The CLG program is a partnership among local governments, the OHP, and the NPS, which is responsible for administering the National Historic Preservation Program. Through the CLG program, local governments may apply for federal grants annually to assist with local historic preservation programs. In order to become a CLG and to maintain that status, a local government commits to fulfill certain responsibilities, including enforcement of state and/or local historic resource designation programs, maintenance of a qualified historic review body or commission, performance of local historic resources surveys to identify historic properties, management of requests to demolish or alter historic resources, and encouragement of public participation in its historic preservation program. The City of Santa Ana became a CLG in 2002.

Applicability: Avoidance of potential impacts to historical resources from General Plan policies and future developments would be consistent with the City’s status and responsibilities as a CLG.

⁷ California Office of Historic Preservation. “Certified Local Government Program (CLG).” State of California. http://ohp.parks.ca.gov/?page_id=21239

2.2.8 California Historical Resources Information System⁸

The California Historical Resources Information System (CHRIS) consists of the OHP, a series of Information Centers (ICs) statewide, and the State Historical Resources Commission. CHRIS is administered and coordinated by the OHP. The CHRIS Inventory includes the State Historic Resources Inventory through the Historic Property Data File maintained by the OHP and the ICs, as defined by PRC §5020.1(p), as well as the larger number of resource records and research reports managed under contract by the ICs. Properties listed in the Historic Property Data File have been assigned a California Historical Resource status code of 1 through 7, indicating level of eligibility, designation or evaluation and whether the property is an individual resource, part of a historic district, or both. Several hundred properties in Santa Ana are included in the Historic Property Data File as a result of historic resources surveys, National Register designations, Federal evaluations in fulfillment of Section 106 responsibilities, and other studies. Properties in the Historic Property Data File assigned a California Historical Resource status code of 1 through 5 are assumed to be historical resources for purposes of CEQA, unless a preponderance of evidence proves otherwise. *Technical Assistance Bulletin 8*⁹ published by the OHP provides a key and guidance on use of the status codes. Status codes were revised in August 2003, and assigned the following definitions:¹⁰

- 1 Properties listed in the National Register or the California Register
- 2 Properties determined eligible for listing in the National Register or California Register
- 3 Properties that appear eligible for National Register or California Register through survey evaluation
- 4 Properties that appear eligible for National Register or California Register through other evaluation
- 5 Properties recognized as historically significant by local government or appearing eligible such recognition
- 6 Properties determined to be not eligible for listing or designation
- 7 Properties either not evaluated for National Register or California Register eligibility or needing reevaluation

Assigned status codes reflect *opinions* or *actions* taken at a *specific point in time*, and therefore may not accurately reflect the historical resource's eligibility for Federal, state, or local listing or designation at some later time. In particular, OHP guidance directs that survey evaluations that are more than five years old be updated for use in satisfying CEQA requirements.

Applicability: CHRIS is a primary source utilized to identify historical resources in Santa Ana and to establish baseline conditions for assessment of any potential impacts to historical resources resulting from adoption of the General Plan.

⁸ California Office of Historic Preservation. "California Historical Resources Information System." State of California. http://ohp.parks.ca.gov/?page_id=1068

⁹ California Office of Historic Preservation. "Technical Assistance Bulletin #8: User's Guide to the California Historical Resource Status Codes & Historic Resources Inventory Directory." State of California. November 2004. <http://ohp.parks.ca.gov/pages/1069/files/tab8.pdf>

¹⁰ Classifications 1 through 7 are further broken down into subclassifications. See: <http://www.ohp.parks.ca.gov/pages/1069/files/chrstatus%20codes.pdf>

2.3 REGIONAL

2.3.1 Southern California Association of Governments

The Southern California Association of Governments Growth Management Chapter (SCAGGMC) has instituted policies regarding the protection of cultural resources. SCAGGMC Policy No. 3.21 “encourages the implementation of measures aimed at the preservation and protection of recorded and unrecorded cultural resources and archaeological sites.”¹¹

Applicability: This Technical Report is consistent with the County’s cultural resources policy.

2.3.2 Orange County Historical Commission¹²

Established by the County of Orange Board of Supervisors in 1973, the Orange County Historical Commission (Historical Commission) is a citizen advisory group that advises the Board of Supervisors’ and County agencies regarding matters related to historic places, archeological and paleontological sites, archives/historic records, publications, special events, etc. The Historical Commission consists of fifteen members and meets monthly to review related items. Included in the duties and objectives of the Historical Commission is the identification and promotion of the preservation and use of buildings, sites, structures, objects, and districts of importance in Orange County, as well as the development and maintenance of a central file of Orange County historical resources for public use. The Historical Commission established and administered the Orange County Historical Site Plaque Program, which has placed plaques to commemorate approximately 49 historical sites throughout Orange County.¹³

Applicability: The Orange County Historical Commission may choose to comment on the PEIR and/or on future developments as an interested party. Properties awarded a plaque by the County are included in the Existing Conditions Database (see Section 4).

2.4 LOCAL

2.4.1 Santa Ana General Plan (1982)¹⁴ and Conservation Element¹⁵

Adopted in 1982, the Santa Ana General Plan is the City’s existing principal long-range policy and planning document guiding the development, conservation, and enhancement of Santa Ana. It is a document that contains a comprehensive collection of goals and policies related to the physical development of the City. State law requires every city and county to adopt a general plan to represent the jurisdiction’s view of its future. Various updates to the Land Use Element, Circulation Element, Urban Design Element and Economic Development Element were completed in 1998.

The Santa Ana General Plan (1982) contains the following 16 elements:

- Airport Environs Element
- Circulation Element
- Conservation Element
- Economic Development Element

¹¹ Southern California Association of Governments. 2001. *SCAG Growth Management Chapter (GMC) Policy No. 3.21*. Los Angeles, CA.

¹² Orange County Parks. “Orange County Historical Commission.” County of Orange. Accessed March 27, 2019. <http://www.ocparks.com/about/historical/>

¹³ Ibid.

¹⁴ City of Santa Ana. “About the General Plan.” City of Santa Ana. <https://www.santa-ana.org/general-plan/new-general-plan>

¹⁵ City of Santa Ana. “City of Santa Ana General Plan: Conservation Element.” City of Santa Ana. <https://www.santa-ana.org/sites/default/files/Documents/Conservation.pdf>

- Education Element
- Energy Element
- Growth Management Element
- Housing Element
- Land Use Element
- Noise Element
- Open Space, Parks and Recreation Element
- Public Facilities Element
- Public Safety Element
- Scenic Corridors Element
- Seismic Safety Element
- Urban Design Element

The Conservation Element of the Santa Ana General Plan is concerned with the protection, utilization and development of natural and cultural resources. It emphasizes scarce resources and those needing special attention or management, and aims to prevent their exploitation, neglect or destruction. Major features of the Conservation Element include protection of the public health, safety and welfare through effective management of natural resources; preservation of those natural and cultural resources existing today; and enhancement of the City's aesthetic and visual amenities through increased use of vegetation and restoration of historic and cultural resources. Cultural resources include waterways, natural habitats, open spaces, historic buildings, and pre-historic remains.

Applicability: The 1982 General Plan and Conservation Element are being updated; the potential for those updates to affect historical resources is the purpose of this Technical Report.

2.4.2 Santa Ana Municipal Code Chapter 30 – Historic Preservation Ordinance

Chapter 30 of the Santa Ana Municipal Code (SAMC),¹⁶ adopted by City Council in 1998 and amended at various points since that time, established Santa Ana's Historic Preservation program, created the Historic Resources Commission (HRC) to oversee the program, and instituted the Santa Ana Register of Historical Properties (Santa Ana Register) to list local historically significant properties. Designation of any building, structure, object or site that is fifty or more years old must satisfy criteria for inclusion on the Santa Ana Register. A building, structure, object or site less than fifty years old may be nominated provided that it can be proven to be of exceptional significance. To be designated, one or more of the following criteria must be met:

- (1) Buildings, structures or objects with distinguishing characteristics of an architectural style or period, that exemplify a particular architectural style or design features;
- (2) Works of notable architects, builders, or designers whose style influenced architectural development;
- (3) Rare buildings, structures, or objects or original designs;
- (4) Buildings, structures, objects or sites of historical significance which include places:
 - a. Where important events occurred;
 - b. Associated with famous people, original settlers, renowned organizations and businesses;
 - c. Which were originally present when the city was founded; or
 - d. That served as important centers for political, social, economic, or cultural activity.
- (5) Sites of archaeological importance;
- (6) Buildings or structures that were connected with a business or use which was once common, but is now rare.

¹⁶ Santa Ana Municipal Code (SAMC) § 30.

Religious buildings, i.e., properties used for religious purposes or owned by religious organizations, are not designated by the City of Santa Ana even if the property demonstrably satisfies one or more of the criteria of significance, if the institution objects to such designation.

Every property listed in the Santa Ana Register is categorized based upon the following criteria for each category:

- Landmark category.
 - a. The building, structure, object or site is on the National Register or appears eligible for listing on the National Register; or
 - b. The building, structure, object or site is on the California Register or appears eligible for listing on the California Register; or
 - c. The building, structure, object or site has historical/cultural significance to the city; or
 - d. The building, structure, object or site has a unique architectural significance.
- Key category.
 - a. The building, structure, object or site has a distinctive architectural style and quality; or
 - b. The building, structure, object or site is characteristic of a significant period in the history of the City; or
 - c. The building, structure, object or site is associated with a significant person or event in the City.
- Contributive category. The building, structure, object or site contributes to the overall character and history of a neighborhood or district and is a good example of period architecture.

The City has instituted a Certificate of Appropriateness process for exterior modifications, major alterations, relocations, and/or demolitions of historic properties. Staff and the HRC review and approve applications for Certificates of Appropriateness with respect to conformance with the Secretary's Standards.

Applicability: Ordinance 30 is the City's mechanism for managing its historical resources. Ideally, the General Plan Update would be consistent with purpose of Ordinance 30. Future developments may be subject to review by the Historical Resources Commission under Ordinance 30. Properties listed in the Santa Ana Register are historical resources under CEQA.

2.4.3 Santa Ana Historic Property Preservation Agreements (Mills Act)¹⁷

Property owners whose properties are listed on the Santa Ana Register are eligible to enter into a historic property preservation agreement (Mills Act Agreement) with the City, as recommended by the Commission and approved by City Council. Pursuant to California Government Code Section 50281 et seq., a Mills Act Agreement provides a property tax relief incentive for owners of qualified historic properties to maintain and preserve the historic and architectural character of their property. Mills Act Agreements are held in perpetuity, renewable in ten-year increments, and are transferred to the new owner should a historic property be sold. Qualified historic properties include those listed on the Santa Ana Register, are owner-occupied, single family residences, or income-producing commercial properties. The types of preservation conditions established by a Mills Act Agreements differ for each property's specific needs. As of 2019, Santa Ana has awarded 293 recorded and 2 pending Mills Act Agreements.

¹⁷ SAMC § 30-25 through § 30-30.

Applicability: The properties awarded Mills Act Agreements are historical resources under CEQA.

2.4.4 Santa Ana Historic Districts

As defined by Chapter 30 of the SAMC, a local historic district refers to a collection or group of historic properties within a defined area. According to Chapter 30, a local historic district shall be designated only if it meets one or more of the following standards:

- (1) The area constitutes a distinct section of the city and has special character, historical, architectural, or aesthetic interest and value.
- (2) The area provides significant examples of architectural values of the past or landmarks in the history of architecture.
- (3) The area serves as a reminder of past eras, events, or persons important in the history of the city, the county, the state or the United States of America or illustrates past living styles for future generations to observe, study, or inhabit.
- (4) The area is the site of a historically or culturally significant ground, garden, or object.

Under Chapter 30, local historic districts are designated by resolution from the City Council after receiving the recommendation from the HRC. At the time of the creation of the local historic district, the City Council may adopt design guidelines for the historic district. To date (2019), the City has not designated any local historic districts utilizing this provision.

However, the City of Santa Ana has two listed National Register historic districts: Downtown Santa Ana (listed in 1984) and French Park (listed in 1999). In addition to National Register listing status, the French Park Neighborhood also maintains zoning protection for its historical resources through Specific Development 19 (SD-19). While not National Register-listed, a third district, the Heninger Park neighborhood, also has zoning protection for its historic buildings through Specific Development 40 (SD-40). A specific Neighborhood Review¹⁸ process must be followed for all exterior improvements and new construction within the boundaries of the Historic French Park (SD-19) and Heninger Park (SD-40) districts.

Applicability: The National Register-listed and -eligible districts and Specific Development districts are historical resources under CEQA.

2.4.4.1 French Park Historic District Specific Development No. 19 (SD-19) Development Standards and Architectural Design Guidelines

In 1984, the City Council created the French Park Historic District Specific Development No. 19 (SD-19) (French Park Historic District) through adoption of a Zoning Ordinance which delineated the SD-19 boundary, implemented the City's first historic overlay zone, and set standards for all exterior rehabilitation and new infill development projects of properties within the French Park Historic District. The ordinance stipulates that all exterior rehabilitation and conversion projects be subject to design review by the Planning Department and all new infill development projects be subject to site plan review by the Planning Commission. All rehabilitation projects must conform to the Secretary of the Interior's Standards for Rehabilitation (Secretary's Standards), and all exterior projects must conform to any City Council-adopted Development Standards and Guidelines.

In 1995, the Historic French Park Association created the French Park Historic District Architectural Design Guidelines (guidelines)¹⁹ which clarify the Secretary's Standards

¹⁸ City of Santa Ana Planning Division. 2014. Neighborhood Review Application Process. Santa Ana, CA. https://www.santa-ana.org/sites/default/files/Documents/Neighborhood_Review_Application2014.pdf

¹⁹ Diann Marsh and the Historic French Park Association. 1995. Historic French Park: Its Architectural Legacy and Design Guidelines. Santa Ana, CA. <https://www.santa->

requirements and assists residents and property owners in the design of new infill development and exterior improvements, including but not limited to rehabilitation and/or additions. A Neighborhood Review²⁰ process requires all exterior improvements and new construction within the boundaries of Historic French Park (SD-19) to be reviewed by City Planning staff for zoning and development standards, and the Neighborhood Architectural Review Committee. Based on the scope of the improvement project, approval by the HRC and/or the City of Santa Ana Planning Commission may also be required.

2.4.4.2 Heninger Park Specific Development No. 40 (SD-40) Development Standards and Architectural Design Guidelines

In 1996, the City Council created the Heninger Park Specific Development No. 40 (SD-40) through adoption of a Zoning Ordinance, amended in 2006, which delineated the SD-40 boundary, implemented the City's second historic overlay zone, identified SD-40 "project areas," and detailed General and Specific Development Standards specifying strict zoning provisions over the designated SD-40 area. These General and Specific Development Standards prescribe permitted uses, allowable minimum gross floor areas, allowable minimum lot sizes, allowable building heights, required yards, general provisions, demolition permits, etc.

Completed in 2006, the Heninger Park Specific Development (SD-40) Architectural Design Guidelines (Guidelines)²¹ established architectural standards and processes the City staff follows in developing recommendations for the Heninger Park district. The purposes of the Guidelines are to provide an official direction to the future development, rehabilitation, and preservation of the Heninger Park district and promote the preservation and enhancement of its historical character and culturally significant structures within the district. The Guidelines are not intended to be strict development standards, and therefore, they may be interpreted by the City with some flexibility when applied to specific projects.

The guidelines apply to all new infill development projects and all properties within Heninger Park that have been determined to be eligible for, or are listed in, the City of Santa Ana Register of Historical Properties. These Guidelines are intended to assist residents and property owners in the design of new infill development and exterior improvements, including but not limited to rehabilitation and/or additions. A Neighborhood Review²² process requires all exterior improvements and new infill development projects within the boundaries of Heninger Park (SD-40) to be reviewed by City Planning staff for zoning and development standards, and the Neighborhood Architectural Review Committee. Based on the scope of the improvement project, approval by the HRC and/or the City of Santa Ana Planning Commission may also be required. Properties within the Heninger Park district that are not listed in Appendix A of the Guidelines are subject to the Citywide Design Guidelines.

2.4.5 Citywide Design Guidelines

The Citywide Design Guidelines²³ provide design guidance on repairs and alterations to historical resources, as well as new infill construction in local historic districts. Two chapters of the Citywide Design Guidelines apply to historical resources—Chapter 8, "Downtown Development Guidelines," and Chapter 13, "Historic Structures Guidelines"—and both are based on the Secretary's Standards. The "Downtown Development Guidelines" apply to the National Register-

[ana.org/sites/default/files/Documents/FrenchParkDesignGuidelines.pdf](http://www.santa-ana.org/sites/default/files/Documents/FrenchParkDesignGuidelines.pdf)

²⁰ City of Santa Ana Planning Division. 2014. Neighborhood Review Application Process. Santa Ana, CA.

²¹ City of Santa Ana Planning Division and Heninger Park Architectural Review Committee. 2006. Heninger Park Architectural Design Guidelines. Santa Ana, CA. <https://www.santa-ana.org/sites/default/files/Documents/HPDGFinalMaster-10.04.06final.pdf>

²² City of Santa Ana Planning Division. 2014. Neighborhood Review Application Process. Santa Ana, CA.

²³ City of Santa Ana. 2006. Santa Ana Citywide Design Guidelines. Santa Ana, CA. https://www.santa-ana.org/sites/default/files/Documents/SantaAnaCitywideDesignGuidelines_rev060706_0.pdf

listed Downtown Santa Ana Historic District, and provide design guidelines for historically significant buildings as well as for additions and new infill development projects. Section 8.4 provides both general guidelines and recommendations for the treatment of various components of a historic building, and, based on the Secretary's Standards, focus on rehabilitation, adaptive reuse, and preservation. Section 8.4 also includes a section on seismic retrofit of historic structures and architectural guidelines, and focuses on building form and mass, rhythm and proportion, wall and roof articulation, and materials and colors. Chapter 13 applies to all properties listed in the Santa Ana Register, and emphasizes preservation, rehabilitation, and adaptive reuse. It covers exterior repairs and alterations, with recommendations for the treatment of historic building materials and components, additions and new accessory buildings, landscaping, and residential lighting. Preservation incentives are also included.

Applicability: Future projects that affect historical resources would be subject to the Citywide Design Guidelines.

2.4.6 Adaptive Reuse Ordinance

The City has adopted an Adaptive Reuse Ordinance to encourage reuse of historic buildings while maintaining a reasonable level of safety and habitability in conformance with the provisions of the California Health and Safety Code (HSC) §17958.11.²⁴ The Adaptive Reuse Ordinance provides eligibility criteria for adaptive reuse projects, as well as minimum development standards including residential unit size, commercial/retail space street frontage, common area space, and open space. The Adaptive Reuse Ordinance may be applied to a building or structure located in a "project incentive area." These areas include the midtown specific plan zoning district (SP-3); the transit zoning code district (SD-84); the North Main Street Corridor on both sides of Main Street from Seventeenth Street to the northern end of Main Place Drive; and, the East First Street Corridor on both sides of First Street from Grand Avenue to Elk Lane. Adaptive reuse projects that comply with the development standards are eligible for certain project incentives that include modification of underlying zoning requirements.²⁵

Applicability: Future projects in incentive areas that affect historical resources may be subject to CEQA.

2.4.7 Midtown Specific Plan

In 1996, the City Council adopted the Midtown Specific Plan (SP-3) (specific plan) through adoption of a Zoning Ordinance²⁶ which changed the existing zoning of the Midtown planning area to SP-3, and included design guidelines and development standards for all properties within the Midtown planning area. The specific plan encourages the adaptive reuse of historically or architecturally significant buildings and districts throughout the Midtown planning area. The Midtown planning area identifies five districts: the Civic/Professional District, Financial District, Community and Specialty Retail District, Broadway Corridor District, and Bush Street Professional District.

Chapter 4 "Civic/Professional District" identifies historic buildings clustered along Civic Center Drive as 'site attributes,' as well as the Christian Science Church as a development opportunity. Chapter 6 "Community and Specialty Retail District" encourages relocation of historic structures on Main Street, identifying Specialty Row as a development opportunity. Chapter 7 "Broadway Corridor District" and Chapter 8 "Bush Street Professional District" encourage the preservation of scale and character attributed by the historic and architecturally significant structures within both respective districts.

²⁴ Santa Ana Municipal Code, Chapter 41, Article XVI.II, Sec. 41-1650.

²⁵ Santa Ana Municipal Code, Chapter 41, Article XVI.II, Sec. 41-1652.

²⁶ City of Santa Ana Ordinance No. NS-2308

Applicability: Future projects in the specific plan areas that affect historical resources may be subject to CEQA.

2.4.8 Community Arts and Cultural Master Plan

The Community Arts and Culture Master Plan²⁷ was published in 2016 and produced goals and recommended strategies informed by eight themes to guide the future of arts and culture within the City. Goal 7 is to “preserve Santa Ana’s unique heritage while creating arts and cultural opportunities through new placemaking initiatives”. Under the *Placemaking and Placekeeping* theme, Recommendation 7.2 is to develop a comprehensive plan for the cultural preservation of the legacy and history of the city, inclusive of historic mural preservation and distinctive architecture identified several initiatives:

Initiative 7.2.1: Identify opportunities within the City for Santa Ana Cultural Trails and work with the Historic Commission to install high-quality, artistic plaques and historical markers throughout the city to note local history.

Initiative 7.2.2: Create policies and regulations protecting historic landmarks against developers and provide incentives and tax abatements for historic preservation and restoration. Review the Mills Act processes to ensure more equitable outcomes balancing historic preservation with planned development.

Initiative 7.2.3: Conduct a citywide historic survey, updating the results of the 1980s Heritage OC survey.

Initiative 7.2.4: Identify key buildings in need of seismic retrofitting. Work to pass bond measures that finance building owners to rehabilitate seismically unstable buildings.

Initiative 7.2.5: Identify key Mid-Century architecture and other missing buildings to be added to the City Historical Register that are currently outside of its scope.

The Community Arts and Cultural Master Plan assigns the Department of Planning and Building and the Historic Resources Commission as responsible to lead the implementation of Recommendation 7.2 and associated initiatives.

Applicability: Ideally, the General Plan Update and future development projects will be consistent with the Community Arts and Cultural Master Plan.

²⁷ City of Santa Ana. 2016. Santa Ana Arts and Culture Master Plan. Santa Ana, CA. <http://www.santa-ana.org/cda/artsmasterplan.asp>

SECTION 3 HISTORIC CONTEXT

3.1 OVERVIEW OF SANTA ANA HISTORY

Originally inhabited by indigenous Tongva²⁸ tribes,²⁹ the land that is now within the boundaries of the City of Santa Ana fell under jurisdiction of Mission San Juan Capistrano during the era of Spanish rule (1769-1821, Mission Period). The first European exploration of the area that would become Orange County began in 1769 when the Gaspar de Portola expedition passed through on its way from Mexico to Monterey, Alta California (now California).³⁰ In 1776, Mission San Juan Capistrano was founded, bringing Spanish colonization to present-day Orange County. From 1784 to 1821, Spain granted several large land concessions in an effort to promote Spanish settlement of Alta California. Spain, however, retained title to the land and individual land ownership was not granted. On July 1, 1810, permission for ranch settlement and cattle grazing of Rancho Santiago de Santa Ana was granted to Antonio Yorba and his nephew, Juan Pablo Peralta, by Jose Joaquin de Arrillago, Spanish Governor of Alta California. The total land concession comprised 17 leagues (62,516 acres), extending along the southeast bank of the Santa Ana River from the mountains to the coastline,³¹ and would later become present-day Santa Ana.

In 1821, Mexico gained independence from Spain, ending the Mission Period and transferring rule of Spain's North American territories to Mexico.³² In 1848, the Treaty of Guadalupe Hidalgo was signed, ceding the southwestern territories of present-day Arizona, California, Colorado, Nevada, New Mexico, Utah, and Wyoming from Mexican rule to the United States. In 1850, California was officially admitted as a state, with the region of present-day Orange County originally part of Los Angeles County. American pioneers gradually migrated west during this transitional period, and in 1868, Illinois-based American pioneer Jacob Ross Sr. and his family³³ purchased 650 acres of the Yorba family's Rancho Santiago de Santa Ana.

In 1869, William H. Spurgeon purchased from Jacob Ross Sr. 74.25 acres of land for 594 dollars, to establish what would become the original town of Santa Ana.³⁴ Laid out by George Wright of Los Angeles, the original town consisted of 24 square-blocks³⁵ with ten lots each on 43 acres. The boundaries were First Street to the south, West Street (now Broadway) to the west, Seventh Street to the north, and Spurgeon Street to the east. The town's first building was the Spurgeon Store, which also served as the post office. The first institutions founded in the new settlement were the Spring School District in 1869 and the Methodist Episcopal Church South in 1870.³⁶ At the time of the town's conception, the region was transforming from a ranch economy into a more established agriculturally based society, with the town serving as a central trade center and post office with supportive infrastructure for surrounding agricultural areas. By 1880, Santa Ana was becoming a major commercial center for southern Los Angeles County with a variety of stores and businesses including blacksmiths, harness makers, saloons and billiard parlors, a gunsmith, and several grocery and dry goods stores.³⁷ The arrival of the Southern Pacific Railroad in 1878

²⁸ Indigenous Tongva people were referred to as *Juaneños* and *Gabrieleños* by Spanish settlers.

²⁹ Diann Marsh, *Santa Ana...An Illustrated History*, Encinitas: Heritage Publishing Company, 1994, 17.

³⁰ Diann Marsh. "Rancho Santiago de Santa Ana: The Grijalva, Yorba, Peralta, and Sepulveda Families." Santa Ana Historical Preservation Society. Revised September 21, 2008. Accessed March 19, 2019. <https://www.santaanahistory.com/articles/ranchos.html>

³¹ Diann Marsh, *Santa Ana...An Illustrated History*, 1994, 25.

³² *Ibid.*, 24.

³³ *Ibid.*, 39.

³⁴ Diann Marsh, *Santa Ana...An Illustrated History*, 1994, 39-40.

³⁵ Diann Marsh. "William Spurgeon and the Beginning of Santa Ana." Santa Ana Historical Preservation Society. 1994. Accessed March 19, 2019. <https://www.santaanahistory.com/articles/spurgeon.html>

³⁶ Diann Marsh, *Santa Ana...An Illustrated History*, 1994, 41.

³⁷ *Ibid.*, 59-60.

and the Santa Fe Railroad in 1886 gave way for Santa Ana's first building and subsequent population boom, encouraging the development of Santa Ana's first residential subdivisions. Santa Ana's first historic district, French Park (see Appendix Figure 3 for a city map illustrating neighborhoods referenced in this report), originated at this time when a 160-acre tract called Santa Ana East was plotted parallel to the Southern Pacific Railroad tracks.³⁸ Once known as the "Nob Hill of Orange County"³⁹, the French Park Historic District, is a 20-square block residential district northeast of Santa Ana's historic core, and includes Victorian and Craftsman residences, including some extant from this 1880s community.⁴⁰

On June 12, 1886, the City of Santa Ana incorporated into Los Angeles County with a population of 2,000.⁴¹ A few years later, in 1889, Santa Ana won the County Seat as Orange County separated from Los Angeles County, further stimulating the development of businesses, stores, financial institutions and hotels to accommodate and serve the booming population. Citrus and walnut farms were still plentiful and buying and selling land became the number one enterprise. In the 1890s, Santa Ana held a "mixed population of farmers, skilled and unskilled workers, professionals, merchants, bankers, and industrialists."⁴² At this time, Santa Ana's Eastside neighborhood began to develop southeast of the City's historic core, with house-sized lots and large parcel subdivisions expanding south in 1898 through 1913, resulting in Victorian era Queen Anne and Eastlake style residences, as well as Colonial Revival and later Craftsman bungalow styles to follow southwest.

Development in the early 1900s and 1920s reflected the needs of this mixed demographic, as many buildings in the downtown area and surrounding bungalows were constructed at this time, and the boardinghouse became a typical property type for working class citizens seeking housing above commercial shops and office spaces.⁴³ By 1906, the arrival of the Pacific Electric Railway's Red Car provided a suburban line from Santa Ana to Los Angeles,⁴⁴ and by 1910, Santa Ana steadily grew in population of up to 8,429 persons, marking Santa Ana as the largest city in Orange County at the time. The expansion of an interurban trade network and the growth of agricultural citrus industry, brought in both permanent and temporary immigrants as a valuable labor force in Orange County,⁴⁵ including the arrival of Chinese and Japanese immigrants by the 1900s, leading to the development of local 'Chinatowns' in both Santa Ana⁴⁶ and Anaheim.

Residential development particularly surrounding Santa Ana's downtown historic core established many of Santa Ana's oldest neighborhoods today, attributing much of their growth to their proximity to the original civic and commercial center as well as the expansion of Pacific Electric railway lines. This included the Flower Park residential neighborhood west of downtown; the Lacy neighborhood inclusive of residential, commercial, institutional, and industrial uses east of downtown; and the Heninger Park residential neighborhood south of downtown. In addition, competitive city annexations in Orange County at the turn of the early twentieth century further

³⁸ Diann Marsh, *Santa Ana...An Illustrated History*, 1994, 54, 57.

³⁹ The nickname references the construction of large Neo-classical and Colonial Revival residences by prominent Santa Ana citizens in the 1890s, similar to the Nob Hill neighborhood in San Francisco, California. National Register Nomination Application for the French Park Historic District. Historic French Park Association. 1999. 5.

⁴⁰ Diann Marsh. "The French Park Historic District and Neighborhood." Santa Ana Historical Preservation Society. 1994. Accessed March 19, 2019. <https://www.santaanahistory.com/articles/frenchpark.html>

⁴¹ Diann Marsh, *Santa Ana...An Illustrated History*, 1994, 63.

⁴² Lisbeth Haas, *Conquests and Historical Identities in California: 1769-1936*, Berkeley: University of California Press, 1995, 174.

⁴³ *Ibid*, 175.

⁴⁴ Diann Marsh, *Santa Ana...An Illustrated History*, 1994, 93.

⁴⁵ Phil Brigandi, *Orange County Chronicles*, Charleston, SC: The History Press, 2013.

⁴⁶ Originally located downtown at Third and Bush, Santa Ana's Chinatown is no longer extant due to displacement pressures caused by anti-Chinese sentiment increasing since the 1870s through 1906.

enabled the development of residential subdivisions, including the French Court and Santa Ana Triangle neighborhoods north of French Park. Areas not immediately adjacent to the historic core remained primarily agricultural and undeveloped well into the twentieth century.

During the 1910s and 1920s, residential subdivisions of neighborhoods not immediately adjacent to the historic core steadily increased, including the building of small- to medium-sized Craftsman bungalows and Colonial Revival style residences. By 1912, more than half of the Pico-Lowell neighborhood southwest of downtown was subdivided with residential lots. The 1910s also exhibited increased manufacturing and industry as a sign of Santa Ana's economic strength.⁴⁷

By 1916, Santa Ana had three *barrios*, or neighborhoods which emerged under the City's politics of spatial segregation as a result of racial prejudice at the time.⁴⁸ A vibrant and cultural community of *Californios*,⁴⁹ California Indians, and Mexicans from the pre-American statehood period, and new Mexican immigrants alike formed Santa Ana's three barrios: the Artesia, Delhi, and Logan neighborhoods. The *barrios* were relatively small, "situated near fields, factories, and railroads,"⁵⁰ and were linked to and populated by informal migration networks. The Artesia Pilar neighborhood (originally the Artesia barrio) was built on Santa Ana's western city limits on swampland drained for the construction of the Pacific Electric railway. Historically notable, this barrio was one of approximately 45 neighborhoods, or *colonias*, in Orange County in which Mexican-Americans were able to purchase property, live, attend school, and worship. The Delhi barrio (originally known as Glorietta) was similarly built on Santa Ana's southern city limits on farm and swampland. Like the Artesia and Delhi barrios, the Logan barrio was built on Santa Ana's eastern city limits near railway tracks.⁵¹ All three barrios were constituted by working-class residents, with the growth of the barrios enabled by the then-low cost of land and facilitated by nearby industrial sugar factories.

By the 1920s, Santa Ana had established a strong economy based on its agriculture, industry, and retail. This coincided with explosive population growth throughout Orange County, with the majority of that growth concentrated in Santa Ana as the City sought to annex much of the area west of Orange,⁵² and Santa Ana became the commercial center for all of Orange County.⁵³ Santa Ana grew from a population of 16,000 in 1920 to a population of 30,000 by 1929,⁵⁴ in part due to the expansion of interurban rail networks, and the popularity of the automobile in the 1920s.⁵⁵ Through to the 1930s, Santa Ana's downtown commercial center experienced prosperity and growth, as many of its brick structures along Fourth Street were improved with classical and modern facades between 1919 and 1930, and new multi-story commercial and professional buildings were constructed, making Downtown Santa Ana "truly cosmopolitan."⁵⁶ The mid- to late-1920s marked the founding of Santa Ana's first radio station and the formation of the Metropolitan Water District. Prosperity and growth at this time was also reflected in the increase in patrons of religious institutions and social, community organizations like the Ebell Club and the Young Mens' Christian Association (YMCA).⁵⁷ By 1923, Downtown Santa Ana's building boom was evident in

⁴⁷ Diann Marsh, *Santa Ana...An Illustrated History*, 1994, 113.

⁴⁸ Lisbeth Haas, *Conquests and Historical Identities in California: 1769-1936*, 1995, 165

⁴⁹ *Californios* refers to the Spanish-speaking residents of Alta California during the Spanish and Mexican era (1769-1848), prior to California statehood in 1850.

⁵⁰ Lisbeth Haas, *Conquests and Historical Identities in California: 1769-1936*, 1995, 165.

⁵¹ *Ibid.*, 181.

⁵² *Ibid.*, 177.

⁵³ Diann Marsh, *Santa Ana...An Illustrated History*, 1994, 130.

⁵⁴ *Ibid.*, 126.

⁵⁵ Diann Marsh, *Santa Ana...An Illustrated History*, 1994, 129.

⁵⁶ *Ibid.*, 118, 129.

⁵⁷ *Ibid.*, 118, 126.

the planning and construction of hotels, theaters, entertainment centers, and buildings associated with social organizations, businesses, and tradesmen.

To accommodate the rapidly growing population, several of the City's residential neighborhoods were laid out and developed, as was the expansion of the City's school system. This included the construction of Period Revival single-family homes and duplexes, and a handful of multi-family apartment buildings in residential neighborhoods into the 1930s. By this time, the French Park, Eastside, and other neighborhoods surrounding the downtown historic core were fully developed. The Wilshire Square neighborhood south of downtown began development circa 1923, and constituted of single-family residences, with multi-family residences serving as a buffer between commercial development. The Washington Square neighborhood northwest of downtown was developed from 1925 until 1950, with many of its residences built during the 1930s by local contractor Emmett Rogers according to standard plans and individual customization. The Floral Park neighborhood also northwest of downtown began development in 1920, with its subdivisions and custom residences developed by local developer and builder Allison Honer in the English Tudor, French Norman, Spanish Colonial, and Colonial Revival styles. The Jack Fisher Park and Park Santiago neighborhoods were both developed in the 1930s, with the coinciding Jack Fisher Park and Santiago Park developed in 1935.⁵⁸

With an increased housing stock and population base came the demand for more schools, resulting in the construction of two junior highs (Willard and Lathrop) and over a dozen elementary schools; as well as additions to the Santa Ana High School, and the then-neighboring Santa Ana College.⁵⁹ New schools were constructed in remote parts of the City, while segregation still in force reflected by construction of four Mexican-only schools during this period.⁶⁰

During the 1930s, Santa Ana sought recovery from the impact of a series of significant nationwide and regional events, including the stock market crash of October 29, 1929; the Great Depression; the Long Beach earthquake of March 10, 1933; and torrential rain and flooding from February 27 to March 4, 1938. The Long Beach earthquake caused the death of three residents in the City and substantial property damage. As a result, construction slowed dramatically in the 1930s, marking the end of a period of prosperity.⁶¹ The 1930s was also characterized by Federal reconstruction efforts following the Great Depression, as new commercial, civic, and institutional buildings particularly in Downtown Santa Ana⁶² replaced those demolished or damaged by the earthquake, with many designed in the popular Art Deco/Art Moderne styles. New construction and reconstruction of demolished or damaged public buildings was Federally funded, with buildings designed or redesigned in the Art Moderne style of the Works Progress Administration (WPA). Many of Santa Ana's old brick commercial buildings in Downtown Santa Ana were improved with Moderne facades which replaced original brick and iron storefronts. "Declared unsafe for occupancy,"⁶³ Santa Ana's old City Hall was demolished and replaced with the WPA-sponsored Santa Ana City Hall at Third and Main Street in 1935.⁶⁴ The 1930s also marked a turning point for arts and cultural institutions, as public support launched the formal opening of the public Bowers Museum in 1936.⁶⁵ Between 1935 and 1942, infill construction in neighborhoods like Wilshire Square began to reoccur, marking the City's recovery from the Great Depression and the war preparation years.

⁵⁸ Diann Marsh, *Santa Ana...An Illustrated History*, 1994, 141.

⁵⁹ *Ibid.*, 119, 126.

⁶⁰ *Ibid.*, 124-125.

⁶¹ *Ibid.*, 136.

⁶² *Ibid.*, 138.

⁶³ Diann Marsh, *Santa Ana...An Illustrated History*, 1994, 137.

⁶⁴ Guy D. Ball, *Santa Ana In Vintage Postcards*, Charleston: Arcadia Publishing, 2001, 53.

⁶⁵ Manuel Escamilla, *Santa Ana Community Arts and Cultural Master Plan*, City of Santa Ana, 2016, 11.

Most development of the early 1940s and during World War II involved four regional military bases,⁶⁶ including the Santa Ana Army Air Base and the West Coast Air Corps Training Center, both established to aid the war effort. The Air Base functioned as a basic training camp, and did not have airplanes, hangars, or runways, and the Training Center located on 8th Street near downtown served as a training center for airmen throughout the duration of the war.

Following World War II, Santa Ana experienced the increased suburbanization characteristic of Orange County at the time as servicemen returned from the war and the demand for homes in southern California grew, launching an unprecedented period of growth and industrial expansion that would significantly alter the once expansive agricultural, open ranch landscape.⁶⁷ Santa Ana had a population of 31,921 residents in 1940, and by 1950, the population had grown to 45,533. This influx of new residents and immigrants would continue for 40 years.⁶⁸ The need for a labor force to harvest existing crops of Orange County ranchers and farmers accounted for this population influx, where by 1943, a committee of growers and farmers established the *bracero* program to import seasonal workers from Mexico, and by 1945, over 500 German prisoners of war were brought in as part of this labor force.⁶⁹

Residential neighborhoods like West Floral Park were largely developed between 1947 and 1950, with subsequent development and infill construction displaying the emerging, modest, and simplified California Ranch style as in the Park Santiago neighborhood. The late 1940s and 1950s post-war housing boom further developed sections of neighborhoods that remained unimproved prior to the war, like the Pico-Lowell neighborhood southwest of the City center and the Morrison Park neighborhood north of the City center, where hundreds of modest California Ranch style residences were constructed. Architects of the early 1950s had overwhelming success in building residences ranging from 1,500-6,000 square feet in this modest ranch style, including the Jack Fisher Park neighborhood north of the City center.

By the late 1940s, Downtown Santa Ana was thriving with the construction of many department stores like the J.C. Penney, Sears and Roebuck, and Rankin's Department Store.⁷⁰ However, with the post-war housing boom came a population with changing needs and values that would impact the historic character of many neighborhoods and their historic buildings. Alterations to some of the City's oldest buildings along West Fourth Street occurred at this time, while the historic character of neighborhoods like the French Park neighborhood began to decline in the 1940s and 1950s as some homes were converted into rooming houses and others left to deteriorate.

During the 1950s and 1960s, the post-war housing boom accelerated change in the character of neighborhoods as demolition and/or new construction increased in neighborhoods like the Santa Ana Triangle neighborhood northeast of the City center, and the Riverview West neighborhood northwest of the City center. The 1950s was also characterized by the growth of the automobile industry following the end of wartime gasoline rationing.⁷¹ Changing social and economic trends led to the suburbanization of shopping areas, as the Fashion Square Mall was constructed in 1959 adjacent to the Bullock's Department Store north of downtown.

From the 1960s into the 1980s, Santa Ana was characterized by explosive population growth. By 1960, Santa Ana's population of 100,359 was almost double its 1950 census count. By 1970,

⁶⁶ Diann Marsh, *Santa Ana...An Illustrated History*, 1994, 147.

⁶⁷ *Ibid.*, 147.

⁶⁸ Diann Marsh, *Santa Ana...An Illustrated History*, 1994, 154.

⁶⁹ *Ibid.*, 155.

⁷⁰ *Ibid.*, 155.

⁷¹ Diann Marsh, *Santa Ana...An Illustrated History*, 1994, 155.

Santa Ana's population was 156,359, and by 1980, had grown to 203,714.⁷² This influx in new residents was partly a result of changing post-war immigration policies, including the influx of Vietnamese refugees following the end of the Vietnam War in 1975.⁷³

The early 1960s through to the late 1970s exhibited a trend of downtown business decay. This resulted in a "grass roots" historic preservation movement as advocates aimed to keep the historic integrity of buildings intact, or promote modification with reversible alterations. The demolition of some historic properties in the French Park and Heninger Park neighborhoods and their redevelopment and replacement with high-density multi-family properties during the 1960s through the 1980s coincided with this 1970s "grass roots" effort to establish the French Park neighborhood as the City's first local historic district in 1984 and the Heninger Park neighborhood as the second in 1986, through the creation of Specific Development (SD) zoning districts intended to preserve historic character. In 1984, the Downtown Santa Ana Historic District was listed in the National Register, and in 1999, the French Park Historic District was listed in the National Register. In 1998, City Council adopted Chapter 30 of the Santa Ana Municipal Code as their Historic Preservation Ordinance, which established the City's local inventory of historical resources, the "Santa Ana Register of Historical Properties," as well as created the Historic Resources Commission to oversee the City's Historic Preservation Program.

3.2 HISTORIC CONTEXT THEMES

Historical resources in the City would typically fall into six broad categories defined by function and themes specific to the City: residential; commercial; institutional and infrastructural; agricultural and industrial; architectural; and arts and cultural resources.

3.2.1 Residential

Residential properties include single-family houses, both individually constructed and part of suburban tracts, rooming houses, multi-family buildings (duplexes, fourplexes, apartment buildings, etc.), condominium development, townhouses, bungalow courtyard housing, mobile home parks, and any other buildings constructed for residential use. The majority of historically significant residential properties in Santa Ana are significant as examples of architectural styles or periods. Residential historical resources may also be significant for representation of important historical events or patterns or association with noteworthy personages. Residential properties may include accessory structures, gardens, landscaping, and mature trees, if they contribute to the historic character of the resource. In Santa Ana, notable residential resources are concentrated in early residential neighborhoods such as the French Park Historic District, Heninger Park Historic District, Floral Park, Wilshire Square, and surrounding the Downtown Santa Ana Historic District, although an increasing number of post-World War II properties have also been recognized.

3.2.2 Commercial

Commercial resources include but are not limited to retail buildings, restaurants, banks, shopping and commercial town centers, entertainment venues (theaters, bowling alleys, etc.), hotels and motels, office buildings, medical office buildings, automobile showrooms, garages, self-storage facilities, gas stations, mixed-use industrial buildings, mixed-use residential buildings, and other properties operated for profit or reused for commercial use. Notable commercial resources are concentrated in the Downtown Santa Ana Historic District along Fourth Street and the adjacent streets and along the Main Street and Broadway corridors.

⁷² Ibid., 154.

⁷³ Vietnamese refugees settled throughout Orange County, including Garden Grove, Westminster, and Santa Ana, resulting in Orange County having the largest concentration of Vietnamese-Americans outside of Vietnam.

3.2.3 Institutional and Infrastructural

Institutional resources include but are not limited to schools, libraries, civic buildings or structures (e.g., city hall, library), Federal government buildings or structures (e.g., courthouse, post office), fraternal halls and social facilities, hospitals, religious buildings, parks and recreational facilities, detention facilities, transportation facilities, and any other resources used for public or institutional use.

Infrastructural resources include parks, bridges, historic highways, parkways, period street lighting, street furniture, and other publicly funded improvements.

Examples of notable institutional resources include the Old Orange County Courthouse, Old City Hall, and the YMCA building. A collection of historically and architecturally significant institutional resources remain concentrated around the Downtown Santa Ana Historic District.⁷⁴

3.2.4 Agricultural and Industrial

Agricultural resources include but are not limited to farm buildings, structures, fields or groves, and packing houses associated with cultivation and distribution of citrus and walnuts, as these specific industries were historically associated with the growth of the City. Industrial resources include but are not limited to manufacturing plants, warehouses, airports and associated industrial buildings and structures, and railroad-associated resources. Industries historically associated with the City include agriculture, dairy, oil, railroad transportation, U.S. Army and Air Force, and manufacturing of clothing, jewelry, and other products.

Agricultural resources have become scarce in Santa Ana and include the Maag Ranch and Maag Ranch House. The former Pacific Electric Substation is an example of a transportation-related resource.

3.2.5 Architectural

Santa Ana's architectural history paralleled that of other southern California communities. Most historical properties that have been recognized in the City are representative of particular styles or eras. Typical architectural styles for residential resources include (but are not limited to) Eastlake, Queen Anne, Craftsman, various Period Revivals (Spanish Colonial Revival, Mission Revival, Colonial Revival, English Revival, Tudor Revival, etc.), California Ranch, and Modern. Typical architectural styles for commercial and institutional resources include Spanish Colonial Revival, Renaissance Revival, Beaux Arts, Art Deco, and Modern (International, Corporate International, etc).

A minority of historical resources in Santa Ana can be definitively attributed to specific architects, designers, or builders. Notable architects/practitioners in Santa Ana include Fred (Frederick) Eley, Rex D. Weston, Everett E. Parks, Clifford Yates, Frank Lansdown, and Gilbert Stearns. Notable regional architects/practitioners with work in Santa Ana include W. Horace Austin and Donald Beach Kirby; and work by Federal architects James A. Wetmore and Louis A. Simon. Notable builders/developers in Santa Ana include Allison Honer, Roy Russell, Wesley Farney, William D. Greschner, T.H. Fowler, and Floyd B. Rogers.

3.2.6 Arts and Cultural

Arts and cultural resources include but are not limited to theaters, museums, art galleries, entertainment halls, community-based murals, and art centers. Notable arts and cultural

⁷⁴ National Register of Historic Places Nomination Application for the Downtown Santa Ana Historic District (Downtown Santa Ana Historic Districts National Register Application). Heritage Orange County. 1983.

resources include the Walkers Orange County Theater (Fox West Coast Theater), the Yost Theater/Ritz Hotel, and the Charles Bowers Memorial Museum.

SECTION 4 BUILT ENVIRONMENT HISTORICAL RESOURCES

4.1 METHODS USED TO IDENTIFY HISTORICAL RESOURCES

Systematic efforts to identify historical resources in the City of Santa Ana began in the late 1970s, when a series of historic resource surveys, partially funded by the National Preservation Fund through grants made by the California Office of Historic Preservation, were undertaken. By the turn-of-the-twenty-first-century, “grass roots” efforts by Santa Ana citizens had led to several listings in the National Register, including the Downtown Santa Ana and French Park historic districts, and to over one hundred local designations. Various Federally assisted projects, including improvements to the Interstate 5 freeway and loans and grants funded through the Department of Housing and Urban Development, have also resulted in the identification and evaluation for historic merit of a significant number of properties in the City. Beginning in 2000, the City, with the Planning Department and the Historic Resources Commission taking the lead, has made significant strides in identifying and designating in the Santa Ana Register several hundred properties throughout the City. Additionally, the incentive offered by Mills Act contracts has convinced numerous property owners to request evaluations of eligibility with a view towards designation.

As a result, nearly 2,000 properties in Santa Ana have been identified and recorded, although not all have current evaluations. In order to provide a picture of the nature and number of built environment historical resources in Santa Ana and to capture these prior efforts and studies, an Existing Conditions Database was compiled (see Appendix). The database is summarized in Table 2, Historical Resources Recorded in Santa Ana. Primary sources for this database included the National Park Service (for National Register and other federal designation programs); the Historic Property Data File (HPDF) maintained by the State (for historic resources surveys completed with OHP-administered grants, Section 106 and tax certification evaluations, national and California designation programs); and the City of Santa Ana (for the Santa Ana Register and Specific Development properties). Since the most recent Historic Property Data File for Orange County was issued in 2012, the OHP was further consulted to determine if any additional designations were made between 2012 and 2019.⁷⁵

4.1.1 Limitations

While the Historic Property Data File also includes properties evaluated and found not to be historical resources, as well as properties flagged for further evaluation, the resources listed in the Existing Conditions Database generally includes only those evaluated as eligible for federal, state, or local designation and excludes those found ineligible or noted for further evaluation. Many of these evaluations date to surveys recorded in 1981 and were not field checked during the course of compiling the database. Therefore, it is possible that many properties either no longer exist or have lost integrity. There were also multiple points of potential error during the process of consolidating disparate sources into a single database. These include varying dates and methods of identification and evaluation; gaps in available data such as recent listings or studies not recorded in the HPDF; the possibility of demolition or loss of integrity since identification; and multiple addresses or multiple evaluations for a single resource.

The most important consideration is that no systematic, city-wide, intensive level survey to identify historical properties in Santa Ana has been conducted, although preliminary or windshield surveys have been performed in most areas of the City. The results of these preliminary and windshield surveys have not been recorded. Also, as properties constructed in the 1960s and 1970s come of age, these must be added to the pool of potential resources. The results of

⁷⁵ Per email correspondence dated February 13, 2019 between OHP and Chattel, the California Historical Resources Commission has not approved any additional landmarks or points in the City of Santa Ana.

historical resource evaluations performed in support of City planning efforts (e.g., the Transit District) and various Environmental Impact Reports were not made available and therefore may not be reflected in the database. For all of these reasons, while the database is comprehensive of all officially designated properties in the City, it should be assumed that additional, as yet undocumented, historical resources exist throughout the City.

4.2 HISTORICAL RESOURCES IN SANTA ANA

Approximately 1950 historical resources have been recorded in Santa Ana. A breakdown by category is provided in Table 2.

Table 2
Historical Resources Recorded in Santa Ana

CHR Code	Definition	Count
1B, 1D, 1S	Listed in the NRHP either individually, as a contributor to a listed historic district, or both. Also listed in CRHR.	230
2D, 2D2, 2D3, 2S	Formally determined eligible for listing in the NRHP by the Keeper, by consensus through a Section 106 process, or by Part I Tax Certification, either individually or as a contributor to a historic district determined eligible for NRHP by the Keeper. Listed in the CRHR.	246
3B, 3D, 3S	Appears eligible for NRHP and/or CRHR either individually, as a contributor to a NRHP eligible district, or both through survey evaluation.	102
5S1	Individual property that is listed or designated locally (i.e., listed in the SAR).	667
5S2	Individual property that is eligible or appears eligible through survey evaluation for local listing or designation, either individually, as a contributor to a district eligible for local listing, or both.	970
Other		
CHL	California Registered Historical Landmark	1
CPHI	California Point of Historical Interest	6
OCHC	Orange County Historical Plaque	2
MA	SAR properties with a Mills Act contract	287
CHR	California Historical Resources	

Numerous historical properties in Santa Ana have been designated in two or more programs (typically, both listed in the National Register and the Santa Ana Register). Most of these resources with multiple classifications are located in the four historic districts that either have been listed in the National Register (Downtown Santa Ana and French Park), formally determined eligible for listing in the National Register (North Broadway Park), or recognized by the City as Specific Development areas (French Park and Heninger Park). The properties listed in the Santa Ana Register are mapped on Figure 4 (see the Appendix). Two properties in Santa Ana have plaques awarded by the Orange County Historical Commission.

Historical resources in Santa Ana reflect a range of historic contexts, property types, dates, and architectural styles:

- Association with significant historic trends or patterns include properties that reflect the City's bygone agricultural era; early settlement and community development; early or

- long-lived commercial enterprises or centers; and important civic and institutional buildings and organizations
- Association with historic personages include properties linked to people who played prominent roles in Santa Ana's past, including City officers, local attorneys, doctors and other professionals and businessmen
 - The vast majority of designated or identified properties are single family dwellings, most of which were determined significant on the basis of intact representation of an architectural style or period. The most prevalent architectural styles are the period revivals of the 1920s and 1930s, but a substantial minority represent the styles of the Victorian era and the early twentieth century, including the Craftsman style. Newly historic post-war homes may eventually match period revivals in terms of numbers. Several neighborhoods retain concentrations of historic properties, including Floral Park, French Park, Heninger Park, and Wilshire Square, among others.

4.3 GENERAL PLAN UPDATE FOCUS AREAS

No systematic survey of the Focus Areas has been undertaken. The following discussion characterizes the potential for each area to contain historical resources, based on examination of the Orange County Assessor's records (for dates of construction) and available online, street-level photographs. A map overlaying these focus areas with the Santa Ana Register map is provided in the Appendix (Figure 5).

South Main Street. Extending from First Street south nearly to Dyer Road, this commercial corridor contains a mix of low-rise, one- and two-story commercial and residential properties predominantly dating from the Craftsman period (early 1900s) through the post-war period (1950s). The focus area also encompasses residential blocks east and west of South Main Street between Broadway on the west and Orange Avenue on the east. A preliminary desktop survey, using online street views and assessor data (for dates of construction) suggests that this area contains both potential and listed (e.g., 100-110 South Main Street) historical resources.

Grand Avenue/17th Street. This irregularly shaped area follows Grand Avenue from just north of 1st Street to the City boundary north of Fairhaven Avenue. It is broken into two parts by the 5 Freeway. A mixed use corridor with three lanes of traffic in each direction, Grand Avenue is characterized primarily by buildings dating from the post-war period and by large swaths of paved surface parking and other open space. The preliminary desktop survey suggests that this area has a low potential for built environment historical resources.

West Santa Ana Boulevard. With West Santa Ana Boulevard as its eastern spine, this focus area follows the street from Ross Street on the east to Raitt Street on the west and then encompasses a wedge-shaped area that continues to the west and north as far as Figueroa Street. West 1st Street is the southern boundary east of the Santa Ana River, where it jumps to West 5th Street. The area follows the planned route of the Orange County Streetcar and includes the Orange County jail and coroner's facilities, residential, office, and industrial uses as well as the Willowick Golf Course and the campuses of four primary, middle, and secondary schools. Some of Santa Ana's oldest homes are located along West 2nd and 3rd Streets (e.g., 1078 and 1220 West 2nd Street, 1410 West 3rd Street, all listed in the Santa Ana Register), with construction dates beginning in the late nineteenth century. The eastern portion of this focus area appears to contain several listed and potential historical resources.

55 Freeway/Dyer Road. Lying at the southeastern boundary of the City and bisected by the 55 Freeway, this irregularly shaped area contains office and commercial buildings dating from the 1960s through the 1980s. It is unlikely to contain built environment historical resources.

South Bristol Street. This corridor spans the blocks between Warner Avenue on the north and the City boundary at Sunflower Avenue on the south. Incorporating both commercial and medium density residential uses, the area was largely improved in the 1960s and 1970s. It has a low potential to contain built environment historical resources.

SECTION 5 ANALYSIS OF PROJECT IMPACTS

5.1 THRESHOLD OF SIGNIFICANT IMPACTS

According to §15064.5 of the State CEQA Guidelines, a project with an effect that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment. Substantial adverse change in the significance of a historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired. The significance of an historical resource is materially impaired when a project:

- Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or
- Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to § 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of § 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
- Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

Generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historical resource. A lead agency shall identify potentially feasible measures to mitigate significant adverse changes in the significance of an historical resource. The lead agency shall ensure that any adopted measures to mitigate or avoid significant adverse changes are fully enforceable through permit conditions, agreements, or other measures.

5.2 POTENTIAL PROJECT IMPACTS ON BUILT ENVIRONMENT HISTORICAL RESOURCES

The project would not be expected to result in direct or indirect impacts to built environment historical resources. The General Plan Update does not entail any physical development that would result in physical demolition, destruction, relocation or alteration of a historical resource such that the significance of the historical resource would be materially impaired.

However, future development of projects enabled by the General Plan Update could result in significant direct and/or indirect impacts to historical resources in the absence of mitigation. The City of Santa Ana contains nearly 2,000 recorded historical resources, with potential for many more, since the majority of the City's building stock is at least 45 years old. Places in the City affected by zoning changes, increases in buildout square footage, and other aspects of the General Plan Update may contain significant historical resources, either known or as yet unidentified. The Existing Conditions Database provides a listing of recorded designated and

potential historic resources; however, the database is incomplete and requires updating. Therefore, it should be consulted for the presence of historical resources but should not be regarded as the sole authority. The CEQA Guidelines (§15064.5(a)(4)) state:

The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to §5020.1(k) of the Public Resources Code), or identified in an historical resources survey (meeting the criteria in §5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code §5020.1(g) or §5024.1.

Potential impacts to historical resources resulting from future development activities pursuant to the General Plan Update will depend on where such development occurs and the nature of the proposed activity. Generally, with respect to the five focus areas, the South Main Street and West Santa Ana Boulevard areas are the most likely to contain historical resources that could be affected by future development (see Figure 5); however, in the absence of an intensive level survey of each area, the presence or absence of potential historical resources is not conclusively known. As stated in the previous subsection, a future development project that utilizes the Secretary of the Interior's Standards for the Treatment of Historic Properties would be expected to result in a less-than-significant impact on historical resources.

SECTION 6 MITIGATION MEASURES

6.1 FUTURE PROJECT MITIGATION

Generally, potential impacts to historical resources potentially resulting from future projects developed pursuant to the General Plan Update shall be mitigated by the City's fulfillment of its statutory responsibilities under CEQA. If the City's due diligence indicates that historical resources may be affected by a future project, then it shall enforce mitigation measures Historical-1 and Historical-2, unless the City determines Historical-2 is not feasible or that significant adverse impacts to historical resources cannot be avoided, in which case Historical-3 shall be implemented. Due diligence is defined as:

- Examination of the Existing Conditions Database, as it may be amended and updated from time to time, or other similar records search, to determine if recorded historical resources are present. The State assumes that any property with a California Historical Resource status code of 1 through 5 is a historical resource, for purposes of CEQA, unless evidence to the contrary is introduced into the administrative record. Such evidence may include, but is not limited to, documentation that a property has been demolished or substantially altered since its recordation such that it no longer retains historic integrity;
- Determination if any properties that are 45 years or older are present; or
- Determination that, in the opinion of the City, a property less than 45 years old and is potentially of exceptional significance, is present.

If the proposed future development site does not satisfy any of these conditions, and the City has no other reason to infer the presence of historical resources, then the City shall not implement the mitigation measures.

Historical-1. Identification of Historical Resources and Potential Project Impacts. A Historical Resources Assessment (HRA) shall be prepared by an architectural historian or historian meeting the Secretary of the Interior's Professional Qualification Standards. The HRA shall include definition of a study area or area of potential effect, which will encompass the affected property and may include surrounding properties or historic district(s); an intensive level survey of the study area to identify and evaluate under Federal, state, and local criteria significance historical resources that might be directly or indirectly affected by the proposed project; and an assessment of project impacts. An HRA is not required if an existing historic resources surveys and evaluations of the property is available; however, if the existing survey and evaluation is more than five years old, it shall be updated. The HRA shall satisfy Federal and state guidelines for the identification, evaluation, and recordation of historical resources.

Historical-2. Use of the Secretary of the Interior's Standards. The Secretary of the Interior's Standards for the Treatment of Historic Properties shall be used to the maximum extent practicable to ensure that projects involving the relocation, conversion, rehabilitation, or alteration of a historical resource and its setting or related new construction will not impair the significance of the historical resource. Use of the Standards shall be overseen by an architectural historian or historic architect meeting the Secretary of the Interior's Professional Qualification Standards. Evidence of compliance with the Standards shall be provided to the City in the form of a report identifying and photographing character-defining features and spaces and specifying how the proposed treatment of character-defining features and spaces and related construction activities will conform to the Standards. The Qualified Professional shall monitor the construction and provide a report to the City at the conclusion of the project. Use of the Secretary's Standards shall reduce the project impacts on historical resources to less than significant.

Historical-3. Documentation, Education, and Memorialization. If the City determines that significant impacts to historical resources cannot be avoided, the City shall require, at a minimum, that the affected historical resources be thoroughly documented before issuance of any permits and may also require additional public education efforts and/or memorialization of the historical resource. While demolition or alteration of a historical resource such that its significance is materially impaired cannot be mitigated to a less than significant level, recordation of the resource will reduce significant adverse impacts to historical resources to the maximum extent feasible. Such recordation should be prepared under the supervision of an architectural historian, historian, or historic architect meeting the Secretary of the Interior's Professional Qualification Standards and should take the form of Historic American Buildings Survey (HABS) documentation. At a minimum, this recordation should include an architectural and historical narrative; archival photographic documentation; and supplementary information, such as building plans and elevations and/or historic photographs. The documentation package should be reproduced on archival paper and should be made available to researchers and the public through accession by appropriate institutions such as the Santa Ana Library History Room, the South Central Coastal Information Center at California State University, Fullerton, and/or the HABS collection housed in the Library of Congress. Depending on the significance of the adversely affected historical resource, the City, at its discretion, may also require public education about the historical resource in the form of an exhibit, webpage, brochure, or other format and/or memorialization of the historical resource on or near the proposed project site. If memorialized, such memorialization shall be a permanent installation, such as a mural, display, or other vehicle that recalls the location, appearance, and historical significance of the affected historical resource, and shall be designed in conjunction with a qualified architectural historian, historian, or historic architect.

6.2 LEVEL OF SIGNIFICANCE

Adoption of the General Plan Update will not result in any physical disturbance of historical resources and therefore will not result in significant adverse impacts to historical resources and does not require mitigation measures.

Future development under the General Plan Update will not result in significant adverse impacts to historical resources with fulfillment of the City's obligations under CEQA described as mitigation measures Historical-1 and Historical-2.

Unavoidable impacts to historical resources resulting from future development under the General Plan Update will be reduced to the maximum extent feasible, but will still be significant, with implementation of mitigation measure Historical-3.

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APPENDIX

Figure 1: Proposed General Plan Land Use Map

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

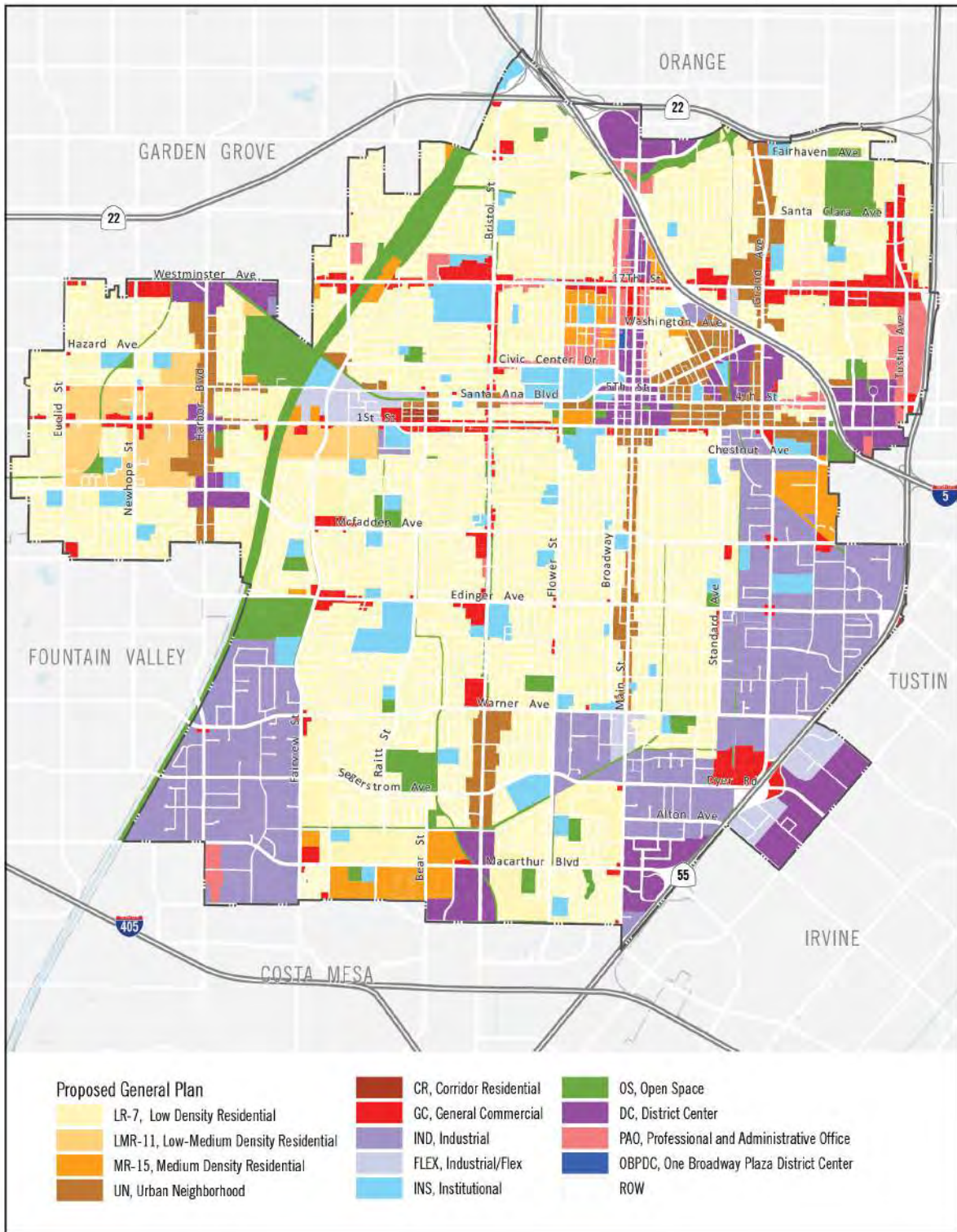
Figure 3: City of Santa Ana Neighborhoods Map

Figure 4: City of Santa Ana Register of Historical Properties, National Register Districts, and SD-40 Map

Figure 5: Proposed General Plan Focus Areas and Other Special Planning Areas Overlay on Santa Ana Register Map

Existing Conditions Database

Figure 1 - Proposed General Plan Land Use

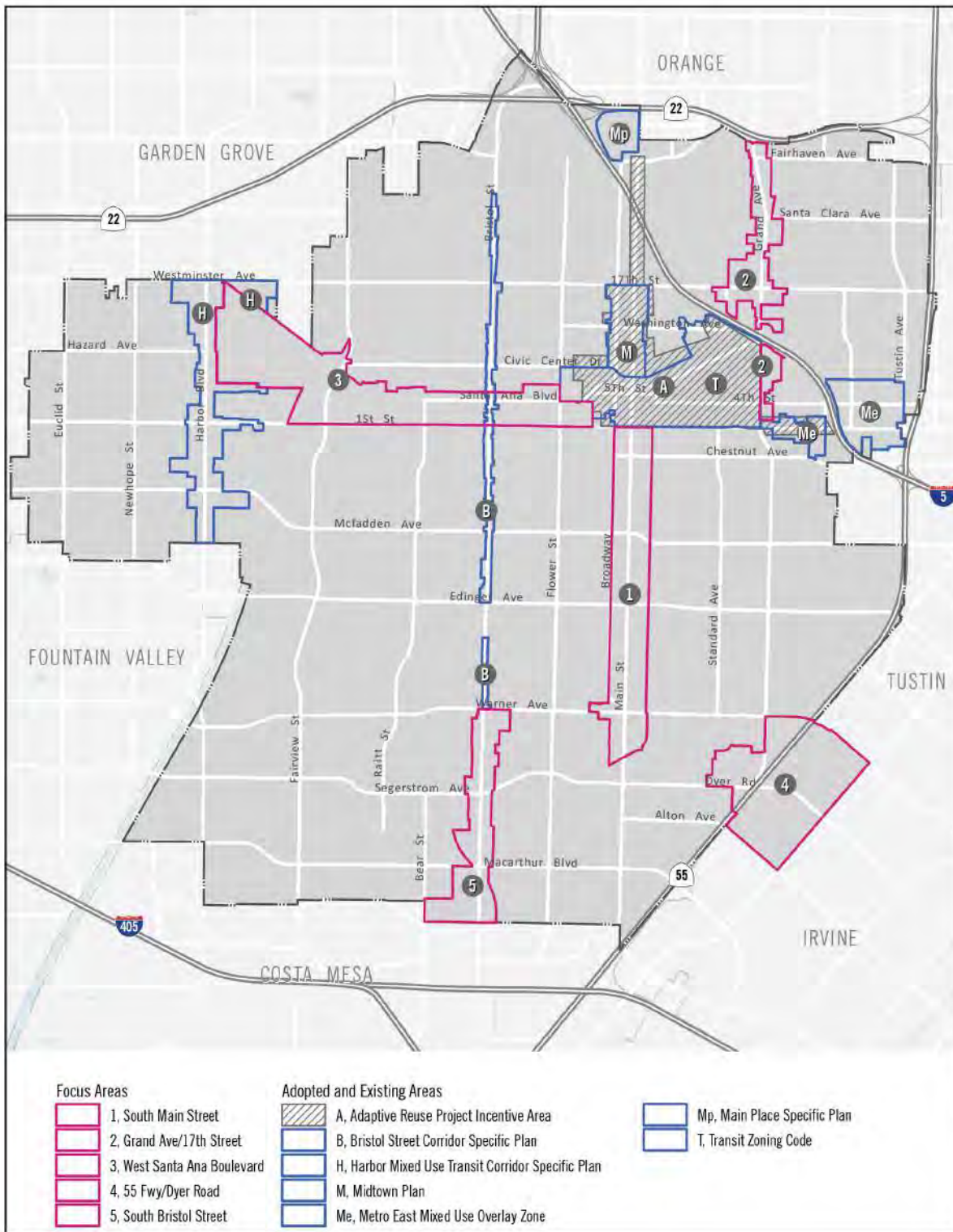


Source: PlaceWorks, 2020

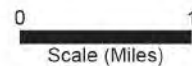


PlaceWorks

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

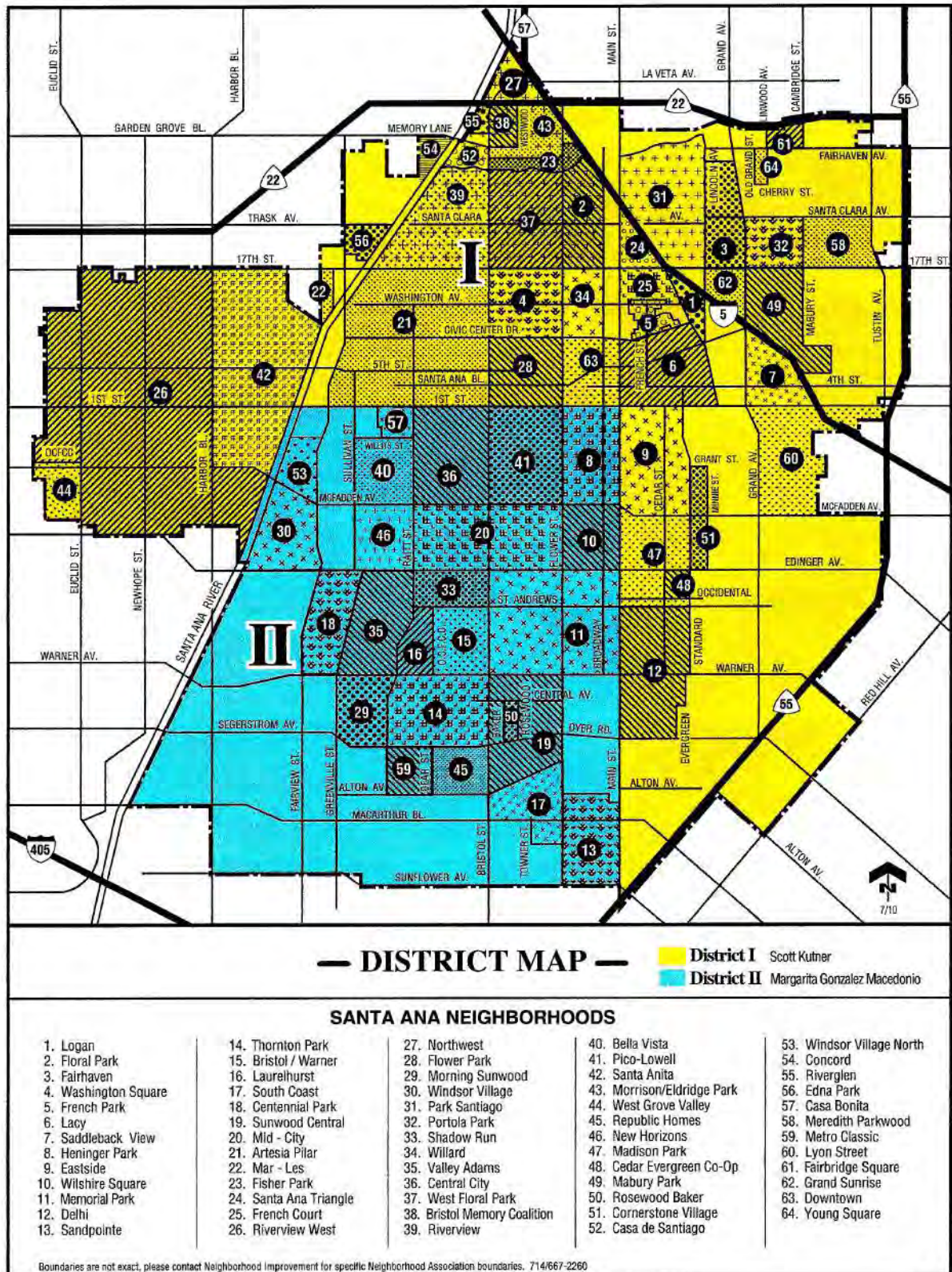


Source: PlaceWorks, 2020



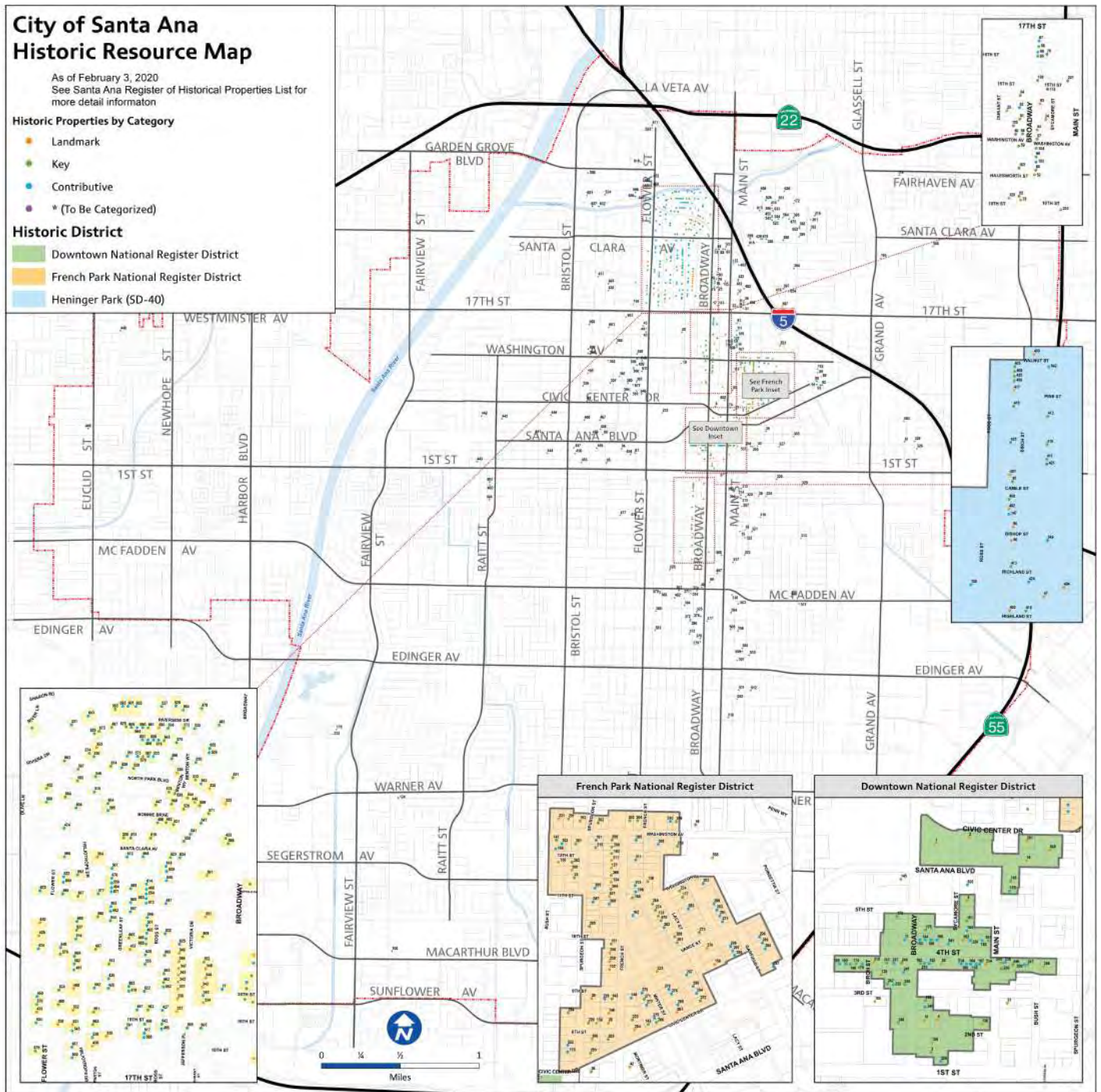
PlaceWorks

Figure 3 - City of Santa Ana Neighborhoods Map



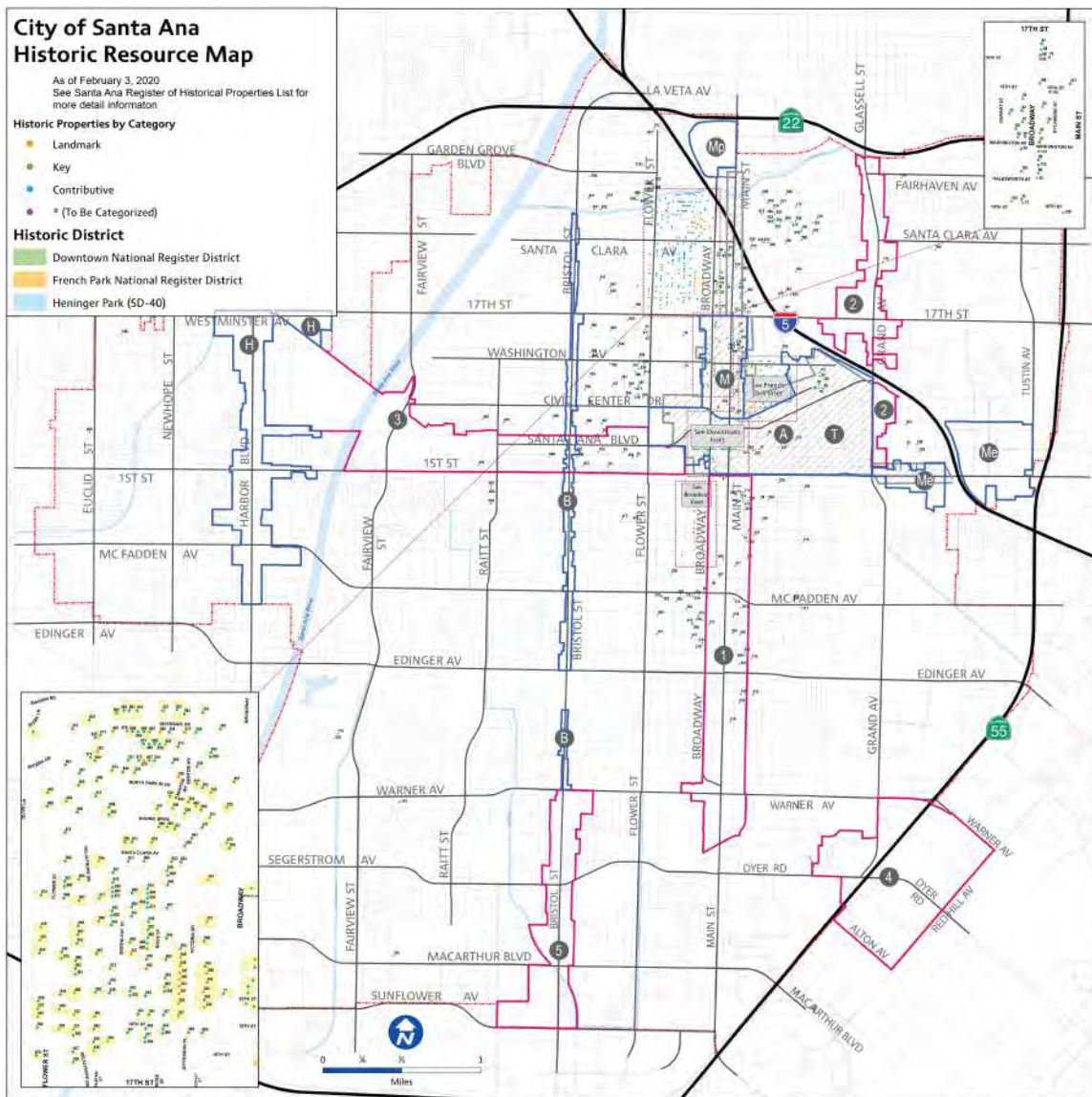
Source: City of Santa Ana, 2013

Figure 4 - City of Santa Ana Register of Historical Properties, National Register Districts, and SD-40 Map



Source: City of Santa Ana, 2020

Figure 5 – Proposed General Plan Focus Areas and Other Special Planning Areas Overlay on Santa Ana Register Map



Focus Areas

- 1, South Main Street
- 2, Grand Ave/17th Street
- 3, West Santa Ana Boulevard
- 4, 55 Fwy/Dyer Road
- 5, South Bristol Street



Adopted and Existing Areas

- A, Adaptive Reuse Project Incentive Area
- B, Bristol Street Corridor Specific Plan
- H, Harbor Mixed Use Transit Corridor Specific Plan
- M, Midtown Plan
- Me, Metro East Mixed Use Overlay Zone
- Mp, Main Place Specific Plan
- T, Transit Zoning Code

Source: City of Santa Ana, 2020; PlaceWorks, 2020; Chattel, 2020

**EXISTING CONDITIONS DATABASE
of
RECORDED HISTORIC RESOURCES IN SANTA ANA**

LEGEND AND COMMENTARY

Number, Extension, Dir (Direction), Street Name, [Street] Type	Collectively, the primary address of a property. Numerous properties in Santa Ana have multiple addresses. Where additional addresses are known from the recorded information, these are indicated in the Extension column (for multiple addresses on the same street) and/or cross-referenced as a separate line item on a different street (for corner properties).
Resource Name	Where multiple names were recorded, the Santa Ana Register name was used. If the property was not listed in the Santa Ana Register, the most appropriate of the names shown in the Historic Property Data File (HPDF) was selected.
Date	The date of construction as shown in the HPDF. If multiple dates were listed, a judgement of the most likely was made. Many of these dates may be based on outdated research. Subsequent, property-specific research such as that conducted for Santa Ana Register listings may provide more accurate dates.
CHR Code	California Historical Resources Status Code (see table following this legend for a list of status code meanings and Section 2.2.8 of this Technical Report). Properties listed in the HPDF often have multiple status codes, reflecting evaluations at different points in time. The highest designation or evaluation (i.e., the lowest number code) appears in this column. Codes that are <i>italicized</i> were assigned when the database was compiled to fill in gaps in the HPDF and were usually based on the current local status of a property. For example, if a property had been designated in the Santa Ana Register, a code of <i>5S1</i> was assigned. Or, if a property was itemized as a contributor to a Specific Development district by the City of Santa Ana, but not listed in the HPDF, a code of <i>5D2</i> was used.
Other CHR Code	Many properties have more than one formal evaluation, and this column was utilized in those cases. For example, a property listed in the National Register of Historic Places and also designated in the Santa Ana Register will have a CHR code of 1 (either “S” for individual property, “D” for a historic district contributor, or “B” for both) in the CHR Code column and a <i>5S1</i> in the Other CHR Code column.
CHRIS	California Historical Resources Information System. See Section 2.2.8 of this Technical Report. The most common entry for this column is “HPDF,” indicating listing in the Historic Property Data File for Orange County. Other notations include “CPHI” for California Point of Historical Interest and “CHL” for a registered California Historical Landmark.
Historic District	There are two historic districts in Santa Ana that are listed in the National Register of Historic Places: Downtown Santa Ana and French Park. A third district, North Broadway Park, has been determined eligible for the National Register through a Section 106 process. Two Specific Developments in the City, French Park and Heninger Park, while not designated historic districts, function somewhat similarly. Additional potential historic district identifications resulted from historic resources surveys and may require updating. In numerous instances, it could not be

determined from the HPDF with which potential historic district a property was associated, resulting in an “Unknown” notation.

- SAR Santa Ana Register of Historical Properties. The sequential SAR listing number is indicated in this column.
- Category Every property in the Santa Ana Register is categorized as either Landmark (“L”), Key (“K”), or Contributive (“C”).
- NR National Register of Historic Places. If the notation in this column reads “NRHP”, then the property is an individual listing. “NRHP/C” and “NRHP/NC” denote National Register historic district Contributor or Non-Contributor, respectively.
- Mills A “MA” in this column indicates a property with a Mills Act Contract.
- SD Specific Development. The two Specific Development areas shown in this column are French Park (“SD-19”) and Heninger Park (“SD-40”).
- OCHS Orange County designation.

CHR Codes Used in Database

CHR Code	Definition
1B	Both 1D and 1S.
1D	Contributor to a district or multiple resource property listed in National Register (NR). Listed in the California Register (CR).
1S	Listed in the NR as an individual property. Listed in the CR.
2D	Contributor to a district determined eligible for NR by the Keeper. Listed in the CR.
2D2	Contributor to a district determined eligible for NR by consensus through Section 106 process. Listed in the CR.
2D3	Contributor to a district determined eligible for NR by Part I Tax Certification. Listed in the CR.
2S	Individual property determined eligible for NR by the Keeper. Listed in the CR.
2S2	Individual property determined eligible for NR by a consensus through Section 106 process. Listed in the CR.
3B	Both 3D and 3S.
3D	Appears eligible for NR as a contributor to a NR eligible district through survey evaluation.
3S	Appears eligible for NR as an individual property through survey evaluation.
5B	Locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally designated, determined eligible or appears eligible through survey evaluation.
5D2	Contributor to a district that is eligible for local listing or designation.
5S1	Individual property that is listed or designated locally.
5S2	Individual property that is eligible for local listing or designation.
5S3	Appears to be individually eligible for local listing or designation through survey evaluation.
6X	Determined ineligible for the NR by State Historical Resources Commission or Keeper.

Existing Conditions Database

Number	Extension	Dir	Street Name	Type	Resource Name	Date	CHR Code	CHR Code	CHRIS	Historic District	SAR	Category	NR	Mills	SD	OCHS
					DOWNTOWN SANTA ANA HISTORIC DISTRICT		1S									
606		E	001ST	ST		1914	5S2		HPDF							
110		W	001ST	ST	PETERS HOUSE	1903	5D2		HPDF	UNKNOWN						
201		W	001ST	ST	ZERMAN BUILDING		5S1				SAR 226	C				
416		W	001ST	ST		1921	5D2		HPDF	UNKNOWN						
420		W	001ST	ST		1911	5D2		HPDF	UNKNOWN						
422		W	001ST	ST		1912	5D2		HPDF	UNKNOWN						
428		W	001ST	ST		1922	5D2		HPDF	UNKNOWN						
502		W	001ST	ST	GIAT HOUSE	1885	3S		HPDF							
508		W	001ST	ST		1920	5D2		HPDF	UNKNOWN						
512		W	001ST	ST		1921	5D2		HPDF	UNKNOWN						
518		W	001ST	ST		1937	5D2		HPDF	UNKNOWN						
602		W	001ST	ST		1923	5D2		HPDF	UNKNOWN						
608		W	001ST	ST		1922	5D2		HPDF	UNKNOWN						
200	-222	W	002ND	ST	See 125 N Broadway											
207		W	002ND	ST	SOUTHERN COUNTIES GAS COMPANY BUILDING	1923	1B	1S, 1D	HPDF	DOWNTOWN SANTA ANA	SAR 4	L	NRHP; NRHP/C	MA		
209	-217	W	002ND	ST	See 201-211 N Broadway											
1078		W	002ND	ST	DESSERTY HOUSE	1885	5S1		HPDF		SAR 95	K				
1220		W	002ND	ST	THORP-NAVARRO HOUSE		5S1				SAR 453	K				
1906		W	002ND	ST	RAMIREZ HOUSE		5S1				SAR 443	C				
214	-220	W	003RD	ST	See 225-227 N Broadway											
309		W	003RD	ST	COMMERCIAL BUILDING	1932	1D		HPDF	DOWNTOWN SANTA ANA	SAR 235	C	NRHP/C			
315		W	003RD	ST	DR. HORTON'S BUILDING	1928	1D		HPDF	DOWNTOWN SANTA ANA	SAR 242	K	NRHP/C			
322		W	003RD	ST	GEORGE W MINTER HOUSE	1877	1S		HPDF		SAR 180	L	NRHP	MA		
1002		W	003RD	ST	BUSY BEE MARKET	1919	5S1		HPDF		SAR 87	K				
1014		W	003RD	ST	FAIRBANKS HOUSE		5S1				SAR 454	C				
1035		W	003RD	ST	MARTIN HOUSE	1890	5S1		HPDF		SAR 94	K				
1068		W	003RD	ST	CLEM HOUSE	1931	1D	5D2	HPDF	UNKNOWN						
1101		W	003RD	ST	UNITED BROTHERS CHURCH		5S2									
1123		W	003RD	ST	STUESSY HOUSE		5S1				SAR 455	C				
1236		W	003RD	ST	WATRY HOUSE		5S1				SAR 456	C				
1237		W	003RD	ST	GUILLEN HOUSE		5S1				SAR 457	C		MA		
1410		W	003RD	ST	JOPLIN HOUSE		5S1				SAR 444	C				
SW CORNER OF			003RD & BIRCH	ST	BIRCH PARK	1897	5S3		CPHI							
102		E	004TH	ST	DIBBLE BUILDING	1885	1D	2D3, 5S1	HPDF	DOWNTOWN SANTA ANA	SAR 245	K	NRHP/C			
104		E	004TH	ST	DRAGON CONFECTIONERY	1885	1D	5S1	HPDF	DOWNTOWN SANTA ANA	SAR 238	C	NRHP/C			
106		E	004TH	ST		1901	1D		HPDF	DOWNTOWN SANTA ANA			NRHP/C			
108	-112 1/2	E	004TH	ST	SHAFFER-WAKEHAM BUILDING	1877-1887	1D	2D3, 5S1	HPDF	DOWNTOWN SANTA ANA	SAR 246	K	NRHP/C			
114		E	004TH	ST	GEORGE EDGARS FANCY GROCERY	1885	1D		HPDF	DOWNTOWN SANTA ANA			NRHP/C			
116		E	004TH	ST	BRUNNER BUILDING/OLD CITY JAIL	1877	1D	5S1	HPDF	DOWNTOWN SANTA ANA	SAR 239	C	NRHP/C			
118		E	004TH	ST	KRYHL BUILDING	1877	1D	5S1	HPDF	DOWNTOWN SANTA ANA	SAR 247	K	NRHP/C			
120		E	004TH	ST	CALIFORNIA NATIONAL BANK BUILDING	1877	1D	2D3	HPDF	DOWNTOWN SANTA ANA			NRHP/C			
200	-210	E	004TH	ST	HERVEY-FINLEY BLOCK	1899	1D	2D3, 5S1	HPDF	DOWNTOWN SANTA ANA	SAR 256	L	NRHP/C			
312	-316	E	004TH	ST	SEMI-TROPIC #1		5S1				SAR 254	C				
318	-320	E	004TH	ST	MUSSELMAN BLOCK		5S1				SAR 255	K				
400	-412	E	004TH	ST	HOTEL FINLEY		5S1				SAR 30	C				
509		E	004TH	ST	SANTA ANA CAR SALON	1921	5S2		HPDF							
519		E	004TH	ST	BROCK HOUSE	1902	5S2		HPDF							
526		E	004TH	ST	MISTER NORMANS AUTOMOTIVE	1910	5S2		HPDF							
601		E	004TH	ST	DELUXE MOTORCYCLE CO, FIX-IT SHOP	1912	5S2		HPDF							
609		E	004TH	ST	ROGERS BUILDING MATERIAL CO, GILBE	1926	5S2		HPDF							
610		E	004TH	ST	FOSTER HOUSE	1903	5S1		HPDF		SAR 327	K				

Existing Conditions Database

Number	Extension	Dir	Street Name	Type	Resource Name	Date	CHR Code	CHR Code	CHRIS	Historic District	SAR	Category	NR	Mills	SD	OCHS
619		E	004TH	ST	GETTY BUILDING, REPOSSESSION CENTER	1926	5S2		HPDF							
710		E	004TH	ST		1914	5S2		HPDF							
802		E	004TH	ST		1915	5S2		HPDF							
803		E	004TH	ST	KA-RO HOTEL	1923	5S2		HPDF							
1034		E	004TH	ST	SANTA FE RAILROAD DEPOT	1923	3S		HPDF							
1111		E	004TH	ST	SOUTHERN SERVICE CO, BLUE SEAL LAU	1922	3S		HPDF							
1328		E	004TH	ST		1923	5S2		HPDF							
1334		E	004TH	ST		1911	5S2		HPDF							
1414		E	004TH	ST		1903	5S2		HPDF							
1527		E	004TH	ST		1909	5S2		HPDF							
1541		E	004TH	ST	SAFLEY HOUSE		5S1				SAR 81	C		MA		
1602	-1604	E	004TH	ST	QUICK-WATTS HOUSE		5S1				SAR 326	L				
1605		E	004TH	ST		1903	5S2		HPDF							
1610		E	004TH	ST		1909	5S2		HPDF							
1617		E	004TH	ST	BORCHARD HOUSE	1924	3S	5S1	HPDF		SAR 328	L				
1642		E	004TH	ST	JOHN TAYLOR HOUSE	1909	5S2		HPDF							
1658		E	004TH	ST	FRED TAYLOR HOUSE	1903	5S2		HPDF							
101		W	004TH	ST	OTIS BUILDING	1889	1D	5S1	HPDF	DOWNTOWN SANTA ANA	SAR 187	K	NRHP/C			
102	-106	W	004TH	ST	FIRST NATIONAL BANK BUILDING	1923	1D	5S1	HPDF	DOWNTOWN SANTA ANA	SAR 234	L	NRHP/C	MA		
105	-109	W	004TH	ST	OLD WOOLWORTH'S BUILDING	Pre-1885; 1888	5S1	6X, 2D2	HPDF	DOWNTOWN SANTA ANA	SAR 185	C	NRHP/NC			
108		W	004TH	ST	SA HARDWARE CO. BUILDING	1888	1D	5S1	HPDF	DOWNTOWN SANTA ANA	SAR 197	C	NRHP/C			
110		W	004TH	ST	GILBERT DRY GOODS	1888	1D	5S1	HPDF	DOWNTOWN SANTA ANA	SAR 155	C	NRHP/C			
112	-114	W	004TH	ST	HILL AND CARDIN COMPANY	1888	1D	5S1	HPDF	DOWNTOWN SANTA ANA	SAR 164	C	NRHP/C			
113		W	004TH	ST	TINKERS JEWELRY	1888	1D	5S1	HPDF	DOWNTOWN SANTA ANA	SAR 236	C	NRHP/C			
116		W	004TH	ST	ORANGE CO. SAVINGS & TRUST BLDG.	1911	1D	5S1	HPDF	DOWNTOWN SANTA ANA	SAR 186	C	NRHP/C			
117		W	004TH	ST	RANKIN DEPARTMENT STORE	1917	1B	1D, 1S, 5S1	HPDF	DOWNTOWN SANTA ANA	SAR 192	L	NRHP; NRHP/C			
118	-122	W	004TH	ST	VANDERMAST'S	1920	5S1	6X	HPDF	DOWNTOWN SANTA ANA	SAR 214	C	NRHP/NC			
201		W	004TH	ST	FALLAS-PAREDES/WOOLWORTH'S	1952	5S1	6X	HPDF	DOWNTOWN SANTA ANA	SAR 541	C	NRHP/NC			
202	-212	W	004TH	ST	SPURGEON BUILDING	1913	1B	1S, 1D, 5S1, 7L	HPDF; CPHI	DOWNTOWN SANTA ANA	SAR 20	L	NRHP; NRHP/C			
211	-211	W	004TH	ST	SEMI-TROPIC #2	1880	1D	5S1	HPDF	DOWNTOWN SANTA ANA	SAR 198	C	NRHP/C			
213	-217	W	004TH	ST	HAWLEY'S SPORTING GOODS	1891	1D	5S1	HPDF	DOWNTOWN SANTA ANA	SAR 160	C	NRHP/C			
214	-218	W	004TH	ST	THE ELWOOD	1886	1D	5S1	HPDF	DOWNTOWN SANTA ANA	SAR 152	C	NRHP/C			
219		W	004TH	ST	CRABTREE SALOON	1885	5S1	6X, 6T	HPDF	DOWNTOWN SANTA ANA	SAR 144	C	NRHP/NC			
220		W	004TH	ST	WAITE'S SALOON	1888	5S1	6X, 2D2	HPDF	DOWNTOWN SANTA ANA	SAR 215	C	NRHP/NC			
221	-223	W	004TH	ST	FASHION SALOON	1885	1D	5S1	HPDF	DOWNTOWN SANTA ANA	SAR 153	C	NRHP/C			
222		W	004TH	ST	MOORE BUILDING	1923	1D	5S1	HPDF	DOWNTOWN SANTA ANA	SAR 182	K	NRHP/C			
301	-309	W	004TH	ST	PHILLIPS BLOCK BUILDING	1906	1D	5S1	HPDF	DOWNTOWN SANTA ANA	SAR 11	C	NRHP/C			
302	-308 1/2	W	004TH	ST	GILMAKER BLOCK	1888	2D3	5S1, 6X	HPDF	DOWNTOWN SANTA ANA	SAR 244	K	NRHP/NC			
310		W	004TH	ST	BON TON BAKERY	1916	1D	5S1	HPDF	DOWNTOWN SANTA ANA	SAR 237	C	NRHP/C			
312	-316	W	004TH	ST	SEMI-TROPIC HOTEL	1888	1D	2D3, 5S1	HPDF	DOWNTOWN SANTA ANA	SAR 243	K	NRHP/C			
322	-326	W	004TH	ST	WEST END THEATRE	1915	1D	2S3, 5S1	HPDF	DOWNTOWN SANTA ANA	SAR 218	L	NRHP/C			

Existing Conditions Database

Number	Extension	Dir	Street Name	Type	Resource Name	Date	CHR Code	CHR Code	CHRIS	Historic District	SAR	Category	NR	Mills	SD	OCHS
400		W	004TH	ST	OLD COMPANY L ARMORY/MILLS & EDWARDS FEED STORE	1889	1D	2S3, 5S1	HPDF	DOWNTOWN SANTA ANA	SAR 179	C	NRHP/C			
402	-408	W	004TH	ST	LAWRENCE BUILDING	1915	1D	5S1	HPDF	DOWNTOWN SANTA ANA	SAR 174	K	NRHP/C			
410		W	004TH	ST	CLAUSEN BLOCK	1908	1D	5S1	HPDF	DOWNTOWN SANTA ANA	SAR 140	K	NRHP/C			
412		W	004TH	ST	PARSON APARTMENTS ANNEX	1915	1D	5S1	HPDF	DOWNTOWN SANTA ANA	SAR 190	C	NRHP/C			
414	-418	W	004TH	ST	PARSON APARTMENTS	1909	1D	5S1	HPDF	DOWNTOWN SANTA ANA	SAR 189	C	NRHP/C			
501		E	005TH	ST	WHITSON-POWELSON HOUSE		5S1				SAR 29	K				
802		E	005TH	ST	See 475 N Lacy St											
118	-120	W	005TH	ST	RAMONA BUILDING	1922	1D	2D3, 5S1	HPDF	DOWNTOWN SANTA ANA	SAR 191	K	NRHP/C			
300	-322	W	005TH	ST	See 420-424 N Broadway											
1108	-1108 1/2	W	005TH	ST	SHELTON-GARNSEY HOUSE	1878	3S	5S1	HPDF		SAR 86	L				
1111		W	005TH	ST	LITTEN HOUSE		5S1				SAR 458	C				
1132		W	005TH	ST	RUMSEY HOUSE		5S1				SAR 459	C				
1504	-1506	W	005TH	ST	MERCEREAU HOUSE		5S1				SAR 441	K				
5214		W	005TH	ST	FLORES HOUSE		5S1				SAR 449	C				
CORNER OF			005TH & SYCAMORE	ST	SANTA ANA'S BIRTHPLACE											OCHSP No 12
515		E	006TH	ST		1914	5D2		HPDF	UNKNOWN						
519		E	006TH	ST		1909	5D2		HPDF	UNKNOWN						
525		E	006TH	ST		1920	5D2		HPDF	UNKNOWN						
601		E	006TH	ST		1900	5D2		HPDF	UNKNOWN						
607		E	006TH	ST		1902	5D2		HPDF	UNKNOWN						
609		E	006TH	ST		1910	5D2		HPDF	UNKNOWN						
613		E	006TH	ST		1902	5D2		HPDF	UNKNOWN						
617		E	006TH	ST			5D2		HPDF	UNKNOWN						
709		E	006TH	ST		1917	5D2		HPDF	UNKNOWN						
711		E	006TH	ST		1912	5D2		HPDF	UNKNOWN						
901		E	006TH	ST		1903	5D2		HPDF	UNKNOWN						
907		E	006TH	ST		1902	5D2		HPDF	UNKNOWN						
910		E	006TH	ST		1895	5D2		HPDF	UNKNOWN						
1101		W	006TH	ST	WARD HOUSE		5S1				SAR 467	C				
1215		W	006TH	ST	LANCASTER HOUSE		5S1				SAR 460	C				
1721		W	006TH	ST	HARRISON-PENA HOUSE		5S1				SAR 445	C				
1319		W	007TH	ST		1942	5D2		HPDF	UNKNOWN						
1402		W	007TH	ST	EDGAR HOUSE		5S1				SAR 446	K				
216		E	008TH	ST	SPANISH APARTMENTS	1937				FRENCH PARK					SD-19	
301		E	008TH	ST	WHITSON HOME	1911	1D	5D2, 5S1	HPDF	FRENCH PARK	SAR 220	K	NRHP/C	MA	SD-19	
321		E	008TH	ST	CHILTON HOUSE	1885	1D	5S1	HPDF	FRENCH PARK	SAR 139	L	NRHP/C	MA	SD-19	
312		E	009TH	ST	MOORE-ENGLER HOUSE	1923	1D	5S1	HPDF	FRENCH PARK	SAR 229	C	NRHP/C		SD-19	
320		E	009TH	ST	See 820 N French St											
305	-307	E	010TH	ST	ANDERSON HOUSE	1898	1D	5D2	HPDF	FRENCH PARK			NRHP/C		SD-19	
309		E	010TH	ST	HAYNES-GERRARD HOUSE	1900	1D	5D2	HPDF	FRENCH PARK			NRHP/C		SD-19	
312		E	010TH	ST		1923	5D2		HPDF	UNKNOWN						
311		W	010TH	ST		1914	5D2		HPDF	UNKNOWN						
315		W	010TH	ST	DELUXE APARTMENTS	1935	3S	5S1	HPDF	UNKNOWN	SAR 125	L				
515		W	010TH	ST		1895	5D2		HPDF	UNKNOWN						
709		W	010TH	ST		1929	5D2		HPDF	UNKNOWN						
711		W	010TH	ST		1900	5D2		HPDF	UNKNOWN						
801		W	010TH	ST		1929	5D2		HPDF	UNKNOWN						
803		W	010TH	ST		1922	5D2		HPDF	UNKNOWN						
805		W	010TH	ST		1922	5D2		HPDF	UNKNOWN						
209		E	011TH	ST	PERRY HOUSE	1885	6X	5D1	HPDF	FRENCH PARK			NRHP/NC		SD-19	
			013TH	ST	UPPER FRENCH PARK VICINITY	1895	5S2		HPDF							
517		E	014TH	ST	SANTA ANA WATER TOWER		5S1				SAR 253	L				
206		E	015TH	ST		1920	5D2		HPDF	UNKNOWN						
215		E	015TH	ST		1923	5D2		HPDF	UNKNOWN						
115		W	015TH	ST		1922	5D2		HPDF	UNKNOWN						
117		W	015TH	ST		1920	5D2		HPDF	UNKNOWN						
117	[sic]	W	015TH	ST		1924	5D2		HPDF	UNKNOWN						
202		W	015TH	ST	2ND SEVENTH DAY ADVENTIST CHURCH		5S1				SAR 115	U				

Existing Conditions Database

Number	Extension	Dir	Street Name	Type	Resource Name	Date	CHR Code	CHR Code	CHRIS	Historic District	SAR	Category	NR	Mills	SD	OCHS
201		E	016TH	ST		1895	3S	5D2	HPDF	UNKNOWN						
202		E	016TH	ST		1895	5D2		HPDF	UNKNOWN						
208		E	016TH	ST		1926	5D2		HPDF	UNKNOWN						
301		E	016TH	ST		1902	5D2		HPDF	UNKNOWN						
315		E	016TH	ST		1927	5D2		HPDF	UNKNOWN						
412		W	016TH	ST		1917	5D2		HPDF	UNKNOWN						
414		W	016TH	ST		1923	5D2		HPDF	UNKNOWN						
422		W	016TH	ST		1923	5D2		HPDF	UNKNOWN						
1110		W	016TH	ST	FRANK HOUSE		5S1				SAR 681	K			MA	
202		W	018TH	ST	BEN WARNER HOUSE		5S1				SAR 113	K			MA	
206		W	018TH	ST	FREDERICK ELEY HOUSE		5S1				SAR 17	L				
936		W	018TH	ST	JUHLLIN VICTORIAN COTTAGE	1885	5S1		HPDF		SAR 169	L				
326		W	019TH	ST	ROSENMEYER HOUSE		5S1				SAR 605	C			MA	
340		W	019TH	ST	TATE HOUSE		5S1				SAR 595	C			MA	
419		W	019TH	ST	YEARY HOUSE		5S1				SAR 427	C			MA	
501		W	019TH	ST	LACY-MURRAY-NESS HOUSE		5S1				SAR 582	K			MA	
515		W	019TH	ST	FINCH HOUSE		5S1				SAR 657	C			MA	
524		W	019TH	ST	DIXON HOUSE		5S1				SAR 591	C			MA	
414		E	020TH	ST	GARDNER HOUSE	1908	2S2		HPDF							
210		W	020TH	ST	HARDING HOUSE		5S1				SAR 23	K				
927		W	020TH	ST	E.A. SWANSON HOUSE		5S1				SAR 668	C			MA	
804		N	BAKER	ST	DUHART HOUSE	1900	5S1	5D2	HPDF	UNKNOWN	SAR 49	K				
827		N	BAKER	ST		1885	5S2		HPDF							
1020		N	BAKER	ST	ROSS-MCNEAL HOUSE	1879	3S	5S1	HPDF		SAR 195	L				
1308		N	BAKER	ST	AXWORTHY HOUSE		5S1				SAR 363	C			MA	
1318		N	BAKER	ST	M.C. WALKER HOUSE		5S1				SAR 691	C			MA	
1500		N	BAKER	ST		1926	3S		HPDF							
1524		N	BAKER	ST	CHAMBERLIN HOUSE		5S1				SAR 360	K				
2009		N	BAKER	ST	PRICE-PRESTON HOUSE		5S1				SAR 431	K			MA	
2307			BENTON	WY			2D		HPDF	N BROADWAY PARK						
2315			BENTON	WY	GOODMAN HOUSE		5S1	2D	HPDF	N BROADWAY PARK	SAR 630	C			MA	
2319			BENTON	WY			2D		HPDF	N BROADWAY PARK						
2323			BENTON	WY			2D		HPDF	N BROADWAY PARK						
2327			BENTON	WY			2D		HPDF	N BROADWAY PARK						
2331			BENTON	WY			2D		HPDF	N BROADWAY PARK						
2337			BENTON	WY			2D		HPDF	N BROADWAY PARK						
212		E	BERKELEY	ST	MITCHELL HOUSE		5S1				SAR 502	K				
313		N	BIRCH	ST	ARMORY HALL/AMERICAN LEGION HALL	1911	1D	5S1, 2D3	HPDF	DOWNTOWN SANTA ANA	SAR 128	L	NRHP/C			
100	-500	S	BIRCH	ST	100-500 BLOCKS SOUTH BIRCH STREET	1901	3S		HPDF	HENINGER PARK						
101		S	BIRCH	ST		1912	3D		HPDF	HENINGER PARK					SD-40	
102		S	BIRCH	ST		1909	3D		HPDF	HENINGER PARK						
105		S	BIRCH	ST	TRANSI HOUSING	1911	2S2	3D	HPDF	HENINGER PARK						
106		S	BIRCH	ST		1912	3D		HPDF	HENINGER PARK						
110		S	BIRCH	ST		1910	3D		HPDF	HENINGER PARK						
111		S	BIRCH	ST		1911	3D		HPDF	HENINGER PARK						
115		S	BIRCH	ST		1912	3D		HPDF	HENINGER PARK					SD-40	
116		S	BIRCH	ST		1910	3D		HPDF	HENINGER PARK						
117		S	BIRCH	ST		1911	3D		HPDF	HENINGER PARK						
121	UNITS 1-8	S	BIRCH	ST	KAISER APARTMENTS	1909	3D	5S1	HPDF	HENINGER PARK	SAR 400	L			SD-40	
124		S	BIRCH	ST		1910	3D		HPDF	HENINGER PARK						
201		S	BIRCH	ST			5D2			HENINGER PARK					SD-40	
202	-202 1/2	S	BIRCH	ST	BEISEL HOUSE	1910	3D	5S1	HPDF	HENINGER PARK	SAR 405	K			SD-40	
204	-206	S	BIRCH	ST	NAU HOUSE		3D	5S1	HPDF	HENINGER PARK	SAR 406	K			SD-40	
209		S	BIRCH	ST		1912	3D		HPDF	HENINGER PARK						
210		S	BIRCH	ST	COVINGTON HOUSE	1912	3D	5S1	HPDF	HENINGER PARK	SAR 425	K			SD-40	
211		S	BIRCH	ST		1912	3D		HPDF	HENINGER PARK						
213		S	BIRCH	ST		1923	3D		HPDF	HENINGER PARK					SD-40	
214		S	BIRCH	ST	MCMATH HOUSE	1915	3D	5S1	HPDF	HENINGER PARK	SAR 409	K			SD-40	
220		S	BIRCH	ST		1918	3D		HPDF	HENINGER PARK					SD-40	
222		S	BIRCH	ST	STEIN HOUSE	1919	3D	5S1	HPDF	HENINGER PARK	SAR 417	L		MA	SD-40	
301		S	BIRCH	ST		1912	3D		HPDF	HENINGER PARK						
302		S	BIRCH	ST		1919	3D		HPDF	HENINGER PARK						
305		S	BIRCH	ST		1912	3D		HPDF	HENINGER PARK						
306		S	BIRCH	ST	HARLAN HOUSE	1911	3D	5S1	HPDF	HENINGER PARK	SAR 419	K			SD-40	

Existing Conditions Database

Number	Extension	Dir	Street Name	Type	Resource Name	Date	CHR Code	CHR Code	CHRIS	Historic District	SAR	Category	NR	Mills	SD	OCHS
308		S	BIRCH	ST		1922	3D		HPDF	HENINGER PARK						
309		S	BIRCH	ST		1919	3D		HPDF	HENINGER PARK						
315		S	BIRCH	ST		1919	3D		HPDF	HENINGER PARK						
316		S	BIRCH	ST		1920	3D		HPDF	HENINGER PARK					SD-40	
320		S	BIRCH	ST		1911	3D		HPDF	HENINGER PARK					SD-40	
402		S	BIRCH	ST		1909	3D		HPDF	HENINGER PARK						
406		S	BIRCH	ST	STURGEON-CAMPBELL HOUSE	1911	3D	5S1	HPDF	HENINGER PARK	SAR 420	K			SD-40	
409		S	BIRCH	ST		1909	3D		HPDF	HENINGER PARK						
410		S	BIRCH	ST		1915	3D		HPDF	HENINGER PARK						
415		S	BIRCH	ST		1909	3D		HPDF	HENINGER PARK						
416		S	BIRCH	ST		1912	3D		HPDF	HENINGER PARK						
417		S	BIRCH	ST		1909	3D		HPDF	HENINGER PARK						
419		S	BIRCH	ST		1911	3D		HPDF	HENINGER PARK						
420		S	BIRCH	ST		1912	3D		HPDF	HENINGER PARK						
422		S	BIRCH	ST		1912	3D		HPDF	HENINGER PARK						
425		S	BIRCH	ST		1912	3D		HPDF	HENINGER PARK						
426	A & B	S	BIRCH	ST	MOONEY HOUSE	1915	3D	5S1	HPDF	HENINGER PARK	SAR 401	L			SD-40	
428	-432	S	BIRCH	ST	STURGEON HOUSE	1914	3D	5S1	HPDF	HENINGER PARK	SAR 97	K			SD-40	
429		S	BIRCH	ST		1924	3D		HPDF	HENINGER PARK						
435		S	BIRCH	ST		1912	3D		HPDF	HENINGER PARK						
437		S	BIRCH	ST		1920	3D		HPDF	HENINGER PARK						
441		S	BIRCH	ST		1912	3D		HPDF	HENINGER PARK						
501		S	BIRCH	ST		1909	3D		HPDF	HENINGER PARK						
505		S	BIRCH	ST		1915	3D		HPDF	HENINGER PARK						SD-40
506		S	BIRCH	ST	CRANE HOUSE	1912	3D	5S1	HPDF	HENINGER PARK	SAR 408	K		MA	SD-40	
511		S	BIRCH	ST		1911	3D		HPDF	HENINGER PARK						SD-40
515		S	BIRCH	ST		1914	3D		HPDF	HENINGER PARK						SD-40
516		S	BIRCH	ST	CRASHER HOUSE	1921	3D	5S1	HPDF	HENINGER PARK	SAR 402	L			SD-40	
518		S	BIRCH	ST	DALE HOUSE	1915	3D	5S1	HPDF	HENINGER PARK	SAR 147	C			SD-40	
519		S	BIRCH	ST		1915	3D		HPDF	HENINGER PARK					SD-40	
521		S	BIRCH	ST		1921	3D		HPDF	HENINGER PARK						
524		S	BIRCH	ST		1925	3D		HPDF	HENINGER PARK						
527		S	BIRCH	ST		1922	3D		HPDF	HENINGER PARK						SD-40
530		S	BIRCH	ST	WILSON-WAGNER HOUSE	1913	3B	5S1	HPDF	HENINGER PARK	SAR 98	L			SD-40	
531		S	BIRCH	ST		1915	3D		HPDF	HENINGER PARK					SD-40	
602		S	BIRCH	ST	HENINGER HOUSE	1911	3S	5S1	HPDF	HENINGER PARK	SAR 96	L			SD-40	
610		S	BIRCH	ST			5D2			HENINGER PARK					SD-40	
614		S	BIRCH	ST			5D2			HENINGER PARK					SD-40	
617		S	BIRCH	ST			5D2			HENINGER PARK					SD-40	
623		S	BIRCH	ST			5D2			HENINGER PARK					SD-40	
624		S	BIRCH	ST	A. ARMSTRONG HOUSE		5S1	5D2		HENINGER PARK	SAR 413	K		MA	SD-40	
701		S	BIRCH	ST			5D2			HENINGER PARK					SD-40	
702		S	BIRCH	ST			5D2			HENINGER PARK					SD-40	
706		S	BIRCH	ST			5D2			HENINGER PARK					SD-40	
707		S	BIRCH	ST	JUDD-WISEMAN HOUSE		5S1	5D2		HENINGER PARK	SAR 424	C		MA	SD-40	
710		S	BIRCH	ST			5D2			HENINGER PARK					SD-40	
711		S	BIRCH	ST			5D2			HENINGER PARK					SD-40	
714		S	BIRCH	ST			5D2			HENINGER PARK					SD-40	
718		S	BIRCH	ST			5D2			HENINGER PARK					SD-40	
722		S	BIRCH	ST			5D2			HENINGER PARK					SD-40	
726		S	BIRCH	ST			5D2			HENINGER PARK					SD-40	
730		S	BIRCH	ST	BUSHARD HOUSE		5S1	5D2		HENINGER PARK	SAR 403	L			SD-40	
731		S	BIRCH	ST	WELBON HOUSE		5S1	5D2		HENINGER PARK	SAR 418	K			SD-40	
802		S	BIRCH	ST			5D2			HENINGER PARK					SD-40	
805		S	BIRCH	ST			5D2			HENINGER PARK					SD-40	
806		S	BIRCH	ST			5D2			HENINGER PARK					SD-40	
813		S	BIRCH	ST			5D2			HENINGER PARK					SD-40	
814		S	BIRCH	ST			5D2			HENINGER PARK					SD-40	
825		S	BIRCH	ST			5D2			HENINGER PARK					SD-40	
830		S	BIRCH	ST			5D2			HENINGER PARK					SD-40	
929		S	BIRCH	ST			5D2			HENINGER PARK					SD-40	
1101		S	BIRCH	ST	PIMENTAL HOUSE		5S1				SAR 374	C				
1102		S	BIRCH	ST	O'BRIEN HOUSE		5S1				SAR 371	K				
1110		S	BIRCH	ST	R. LEWIS HOUSE		5S1				SAR 514	C		MA		
1205		S	BIRCH	ST	LEVENGOOD HOUSE		5S1				SAR 375	C				

Existing Conditions Database

Number	Extension	Dir	Street Name	Type	Resource Name	Date	CHR Code	CHR Code	CHRIS	Historic District	SAR	Category	NR	Mills	SD	OCHS
1226		S	BIRCH	ST	SANDSTROM HOUSE (1)		5S1				SAR 372	C				
1230		S	BIRCH	ST	SANDSTROM HOUSE (2)		5S1				SAR 390	C				
1310		S	BIRCH	ST	MASIN HOUSE		5S1				SAR 373	C		MA		
2309		N	BONNIE BRAE				2D		HPDF	N BROADWAY PARK						
2311		N	BONNIE BRAE				2D		HPDF	N BROADWAY PARK						
2315		N	BONNIE BRAE				2D		HPDF	N BROADWAY PARK						
2318		N	BONNIE BRAE		YEAGER HOUSE		2D	5S1	HPDF	N BROADWAY PARK	SAR 641	C		MA		
2319		N	BONNIE BRAE				2D		HPDF	N BROADWAY PARK						
2323		N	BONNIE BRAE		LIGGETT HOUSE		2D	5S1	HPDF	N BROADWAY PARK	SAR 547	C		MA		
2324		N	BONNIE BRAE				2D		HPDF	N BROADWAY PARK						
2327		N	BONNIE BRAE				2D		HPDF	N BROADWAY PARK						
2328		N	BONNIE BRAE				2D		HPDF	N BROADWAY PARK						
2331		N	BONNIE BRAE				2D		HPDF	N BROADWAY PARK						
2334		N	BONNIE BRAE				2D		HPDF	N BROADWAY PARK						
2335		N	BONNIE BRAE				2D		HPDF	N BROADWAY PARK						
2341		N	BONNIE BRAE		SWANNER HOUSE		2D	5S1	HPDF	N BROADWAY PARK	SAR 528	K		MA		
2402		N	BONNIE BRAE		VAN DIEN HOUSE		2D	5S1	HPDF	N BROADWAY PARK	SAR 521	K		MA		
2405		N	BONNIE BRAE				2D		HPDF	N BROADWAY PARK						
2409		N	BONNIE BRAE				2D		HPDF	N BROADWAY PARK						
2410		N	BONNIE BRAE		TAYLOR HOUSE		2D	5S1	HPDF	N BROADWAY PARK	SAR 492	K		MA		
2414		N	BONNIE BRAE		R.G. HEWITT HOUSE		2D	5S1	HPDF	N BROADWAY PARK	SAR 486	C		MA		
2415		N	BONNIE BRAE		JUDGE ALLEN HOUSE		2D	5S1	HPDF	N BROADWAY PARK	SAR 568	K				
2419		N	BONNIE BRAE		D.R. BALL HOUSE		2D	5S1	HPDF	N BROADWAY PARK	SAR 447	K		MA		
2424		N	BONNIE BRAE				2D		HPDF	N BROADWAY PARK						
2425		N	BONNIE BRAE				2D		HPDF	N BROADWAY PARK						
2431		N	BONNIE BRAE				2D		HPDF	N BROADWAY PARK						
2435		N	BONNIE BRAE				2D		HPDF	N BROADWAY PARK						
2442		N	BONNIE BRAE				2D		HPDF	N BROADWAY PARK						
2450		N	BONNIE BRAE		BERCK-GILBER HOUSE		5S1				SAR 565	C		MA		
2454		N	BONNIE BRAE		BEYER HOUSE		5S1				SAR 604	C		MA		
109	-117	N	BROADWAY		See 110-122 N Sycamore St											
114	-116	N	BROADWAY		FLAGG BUILDING	1924	1D		HPDF	DOWNTOWN SANTA ANA				NRHP/C		
118	-122	N	BROADWAY		MONTGOMERY WARD, MCMAHON'S	1928	1D		HPDF	DOWNTOWN SANTA ANA				NRHP/C		
125		N	BROADWAY		GRAND CENTRAL BUILDING	1924	1D	2D3, 5S1	HPDF	DOWNTOWN SANTA ANA	SAR 156	L		NRHP/C		
201	-211	N	BROADWAY		SANTORA BUILDING	1928	1B	2D3, 5S1	HPDF; CPHI	DOWNTOWN SANTA ANA	SAR 10	L		NRHP; NRHP/C	MA	
202	-208	N	BROADWAY		EMPIRE MARKET	1931	1D	2D3, 5S1	HPDF	DOWNTOWN SANTA ANA	SAR 248	K		NRHP/C	MA	
212	-218	N	BROADWAY		BROADWAY DEVELOPMENT BLOCK	1928	1D		HPDF	DOWNTOWN SANTA ANA				NRHP/C		
217	-221	N	BROADWAY		GILMAKER AUTO AGENCY BUILDING	1931	1D	5S1	HPDF	DOWNTOWN SANTA ANA	SAR 240	C			MA	
225	-227	N	BROADWAY		PACIFIC BUILDING	1925	1D	5S1	HPDF	DOWNTOWN SANTA ANA	SAR 188	K		NRHP/C	MA	
302	-310	N	BROADWAY		GILMAKER BROADWAY BLOCK	1922	1D	5S1	HPDF	DOWNTOWN SANTA ANA	SAR 249	K		NRHP/C		
309		N	BROADWAY		SMITH BUILDING, CRUMRINE BUILDING	1928	2D2		HPDF	DOWNTOWN SANTA ANA						
312		N	BROADWAY		GERWIG'S BICYCLE SHOP	1910	1D	5S1	HPDF	DOWNTOWN SANTA ANA	SAR 241	C		NRHP/C		
323	-325	N	BROADWAY		See 222 W 4th St											
324		N	BROADWAY		See 302-308 1/2 W 4th St											
407	-411	N	BROADWAY		J.J. WILSON'S SHOESHINE PARLOR; BEEM BUILDING	1924; 1926	1D	5S1	HPDF	DOWNTOWN SANTA ANA	SAR 175	K		NRHP/C		
410		N	BROADWAY		BROADWAY BARBERSHOP	1925	1D		HPDF	DOWNTOWN SANTA ANA				NRHP/C		
413	-419	N	BROADWAY		FINE BLOCK	1909	1D		HPDF	DOWNTOWN SANTA ANA				NRHP/C		
420	-424	N	BROADWAY		KNIGHTS OF PYTHIAS HALL	1926	1D	5S1	HPDF	DOWNTOWN SANTA ANA	SAR 173	K		NRHP/C		
518		N	BROADWAY		SMITH-TUTHILL FUNERAL PARLOR	1885	1S	5S1	HPDF		SAR 145	L		NRHP		
519		N	BROADWAY		PERFECTION GAS STATION	1920	5S2		HPDF							

Existing Conditions Database

Number	Extension	Dir	Street Name	Type	Resource Name	Date	CHR Code	CHR Code	CHRIS	Historic District	SAR	Category	NR	Mills	SD	OCHS
801		N	BROADWAY		SPURGEON METHODIST CHURCH (EDUCATI	1928	2S2		HPDF							
1002		N	BROADWAY		MOSBAUGH-LOERCH HOUSE		5S1				SAR 73	L				
1007		N	BROADWAY			1926	5S2		HPDF							
1008		N	BROADWAY		ARMSTRONG HOUSE	1919	5S1				55	K				
1010		N	BROADWAY		LOCKETT-CLELAND HOUSE	1909	5S1		HPDF		SAR 60	C				
1015		N	BROADWAY		TWIST-BASLER HOUSE/ BASLER HOME	1922	3S	5S1	HPDF		SAR 53	L				
1103		N	BROADWAY		MCNEILL-BASLER HOUSE	1922	5S1				SAR 52	L				
1109		N	BROADWAY		KOENIG HOUSE	1923	5S1		HPDF		SAR 68	K				
1115	-1117	N	BROADWAY		MACINTOSH APARTMENTS	1931	5S1		HPDF		SAR 102	C				
1205		N	BROADWAY		WALTER MOORE HOUSE		5S1				SAR 69	K				
1206		N	BROADWAY		WILLIAM YOUNG HOUSE	1924	5S1		HPDF		SAR 103	K				
1211		N	BROADWAY		KELLEY HOUSE	1922	5S1		HPDF		SAR 104	K				
1228		N	BROADWAY		EL PATIO REAL APARTMENTS	1929	5S1		HPDF		SAR 59	K				
1301	-1307	N	BROADWAY		NEW WASHINGTON APARTMENTS	1923	5S1		HPDF		SAR 57	K				
1302	-1308	N	BROADWAY		LA CASA DEL REY APARTMENTS	1925	5S1		HPDF		SAR 58	K				
1314		N	BROADWAY		THE SEVENTH DAY ADVENTIST CHURCH	1939	5S1		HPDF		SAR 105	K				
1315		N	BROADWAY		DR. RAYMOND SMITH HOUSE	1902	3S	5S1	HPDF		SAR 54	L		MA		
1320		N	BROADWAY		WEISSMAN-FLAGG HOUSE	1911	5S1		HPDF		SAR 61	K		MA		
1408		N	BROADWAY		MAGNOLIA APARTMENTS		5S1				SAR 62	C				
1411		N	BROADWAY		SANTA ANA-TUSTIN Y.W.C.A.		5S1				SAR 63	L				
1420		N	BROADWAY		LA HACIENDA APARTMENTS		5S1				SAR 64	K				
1501		N	BROADWAY		SEGERSTROM HOUSE	1919	5S1		HPDF		SAR 106	K				
1516		N	BROADWAY			1902	5S2		HPDF							
1527	[1525]	N	BROADWAY		SMILEY A. HOUSE	1910	5S1		HPDF		SAR 65	K				
1601	-1603 1/2	N	BROADWAY		HEAD APARTMENTS		5S1				SAR 66	C				
1611		N	BROADWAY		CLARK HOUSE	1927	5S1		HPDF		SAR 56	K				
1615		N	BROADWAY		DAVIS HOUSE	1923	5S1		HPDF		SAR 67	C				
1902		N	BROADWAY			1910	5S2		HPDF							
1919		N	BROADWAY		DR. C.D. BALL HOUSE		5S1				SAR 75	K				
2002		N	BROADWAY		WATERS HOUSE		5S1				SAR 77	C				
2003		N	BROADWAY		TEDFORD HOUSE	1922	5S1		HPDF		SAR 76	K				
2009		N	BROADWAY		FARRAR HOUSE	1924	5S1		HPDF		SAR 78	C				
2015		N	BROADWAY		HEIL HOUSE	1922	5S1		HPDF		SAR 79	K				
2025		N	BROADWAY		WEISSMAN-LYON HOUSE	1922	5S1		HPDF		SAR 80	C				
2035		N	BROADWAY		LAS CASITAS APARTMENTS	1926	3S		HPDF							
2035		N	BROADWAY		HADDON COURT/LAS CASITAS COURT	1926	3S	5S1	HPDF		SAR 71	L				
2201	-2205 1/2	N	BROADWAY		PATRICIA APARTMENTS	1927	5S1		HPDF		SAR 72	K		MA		
2232		N	BROADWAY			1927	5S2		HPDF							
2312		N	BROADWAY				2D		HPDF	N BROADWAY PARK						
2314		N	BROADWAY				2D		HPDF	N BROADWAY PARK						
2320		N	BROADWAY				2D		HPDF	N BROADWAY PARK						
2322		N	BROADWAY				2D		HPDF	N BROADWAY PARK						
2328		N	BROADWAY				2D		HPDF	N BROADWAY PARK						
2330		N	BROADWAY				2D		HPDF	N BROADWAY PARK						
2336		N	BROADWAY				2D		HPDF	N BROADWAY PARK						
2338		N	BROADWAY				2D		HPDF	N BROADWAY PARK						
2342		N	BROADWAY				2D		HPDF	N BROADWAY PARK						
2344		N	BROADWAY				2D		HPDF	N BROADWAY PARK						
		N	BROADWAY		NORTH BROADWAY PARK DISTRICT	1923	2S		HPDF	N BROADWAY PARK						
202		S	BROADWAY		JACKMAN HOUSE		5S1			HENINGER PARK	SAR 542	C			SD-40	
208		S	BROADWAY				5D2			HENINGER PARK					SD-40	
214		S	BROADWAY				5D2			HENINGER PARK					SD-40	
220		S	BROADWAY				5D2			HENINGER PARK					SD-40	
303		S	BROADWAY				5D2			HENINGER PARK					SD-40	
307		S	BROADWAY				5D2			HENINGER PARK					SD-40	
311		S	BROADWAY				5D2			HENINGER PARK					SD-40	
314	-318	S	BROADWAY		COOK HOUSE		5S1	5D2		HENINGER PARK	SAR 412	K			SD-40	
319		S	BROADWAY				5D2			HENINGER PARK					SD-40	
320		S	BROADWAY				5D2			HENINGER PARK					SD-40	
405		S	BROADWAY				5D2			HENINGER PARK					SD-40	
408		S	BROADWAY				5D2			HENINGER PARK					SD-40	
410		S	BROADWAY		SPENCER HOUSE (2)		5S1	5D2		HENINGER PARK	SAR 410	K			SD-40	
414		S	BROADWAY				5D2			HENINGER PARK					SD-40	

Existing Conditions Database

Number	Extension	Dir	Street Name	Type	Resource Name	Date	CHR Code	CHR Code	CHRIS	Historic District	SAR	Category	NR	Mills	SD	OCHS
415		S	BROADWAY				5D2			HENINGER PARK					SD-40	
421		S	BROADWAY				5D2			HENINGER PARK					SD-40	
424		S	BROADWAY		COSELMAN HOUSE		5S1	5D2		HENINGER PARK	SAR 411	K			SD-40	
426	-426 1/2	S	BROADWAY		GILLESPIE HOUSE		5S1	5D2		HENINGER PARK	SAR 421	C			SD-40	
429		S	BROADWAY				5D2			HENINGER PARK					SD-40	
434		S	BROADWAY				5D2			HENINGER PARK					SD-40	
438		S	BROADWAY				5D2			HENINGER PARK					SD-40	
441		S	BROADWAY				5D2			HENINGER PARK					SD-40	
442		S	BROADWAY				5D2			HENINGER PARK					SD-40	
501		S	BROADWAY				5D2			HENINGER PARK					SD-40	
502		S	BROADWAY				5D2			HENINGER PARK					SD-40	
526		S	BROADWAY				5D2			HENINGER PARK					SD-40	
530		S	BROADWAY				5D2			HENINGER PARK					SD-40	
602		S	BROADWAY		FIPPS-FINK HOUSE		5S1	5D2		HENINGER PARK	SAR 549	C		MA	SD-40	
606		S	BROADWAY				5D2			HENINGER PARK					SD-40	
610		S	BROADWAY				5D2			HENINGER PARK					SD-40	
617		S	BROADWAY				5D2			HENINGER PARK					SD-40	
705		S	BROADWAY				5D2			HENINGER PARK					SD-40	
711		S	BROADWAY		HARDING HOUSE		5S1	5D2		HENINGER PARK	SAR 404	L		MA	SD-40	
715		S	BROADWAY				5D2			HENINGER PARK					SD-40	
718		S	BROADWAY		POMEROY HOUSE	1912	3S	5S1, 5D2	HPDF	HENINGER PARK	SAR 47	L			SD-40	
721		S	BROADWAY				5D2			HENINGER PARK					SD-40	
802		S	BROADWAY				5D2			HENINGER PARK					SD-40	
817		S	BROADWAY				5D2			HENINGER PARK					SD-40	
818		S	BROADWAY				5D2			HENINGER PARK					SD-40	
819		S	BROADWAY				5D2			HENINGER PARK					SD-40	
930		S	BROADWAY		HEWITT HOUSE	1889	3S	3D, 5S1, 5D2	HPDF	UNKNOWN	SAR 48	L		MA	SD-40	
1218		S	BROADWAY		BOWMAN HOUSE		5S1				SAR 376	C				
1229		S	BROADWAY		IRISH HOUSE		5S1				SAR 377	C				
1320		S	BROADWAY		GORDON HOUSE		5S1				SAR 378	C				
1330		S	BROADWAY		WAHL HOUSE		5S1				SAR 379	C				
801			BROWN	ST		1912	5D2		HPDF	UNKNOWN						
807			BROWN	ST	TRINITY LUTHERAN CHURCH, CHURCH OF	1910	3S		HPDF							
809			BROWN	ST		1922	5D2		HPDF	UNKNOWN						
812			BROWN	ST		1916	5D2		HPDF	UNKNOWN						
902			BROWN	ST		1915	5D2		HPDF	UNKNOWN						
905			BROWN	ST		1898	5D2		HPDF	UNKNOWN						
908			BROWN	ST	WESTON HOUSE	1901	3S		HPDF							
911			BROWN	ST		1900	5D2		HPDF	UNKNOWN						
107		W	BUFFALO	AVE	WOODWARD HOUSE		5S1				SAR 83	K				
119		W	BUFFALO	AVE	TRYTHALL HOUSE	1923	5S1		HPDF		SAR 82	C				
207		W	BUFFALO	AVE	SILVEY HOUSE		5S1				SAR 84	C				
211	-219 1/2	W	BUFFALO	ST	See 2201-2005 1/2 N Broadway											
313		N	BUSH	ST	See 200-210 E 4th St											
313		N	BUSH	ST	See 200-210 E 4th St											
601	-615	N	BUSH	ST	U.S. POST OFFICE, SPURGEON OFFICE	1931	1B	5S1	HPDF	DOWNTOWN SANTA ANA	SAR 540	L		NRHP/C		
610	-612	N	BUSH	ST	RESIDENTIAL DUPLEX	1910	1D		HPDF	DOWNTOWN SANTA ANA				NRHP/C		
614		N	BUSH	ST	EPISCOPAL CHURCH OF THE MESSIAH	1888	1D	5S1	HPDF; CPHI	DOWNTOWN SANTA ANA	SAR 251	L		NRHP/C		OCHS 3
712		N	BUSH	ST	WINSLOW-LAURENCE HOUSE	1889	5S1	5D2	HPDF	FRENCH PARK	SAR 27	K			SD-19	
805		N	BUSH	ST	BUSH APARTMENTS	1927	5D2		HPDF	FRENCH PARK					SD-19	
1103	-1107	N	BUSH	ST	SIEMSEN'S APARTMENTS	1937	1D		HPDF	FRENCH PARK				NRHP/C	SD-19	
1115	-1117	N	BUSH	ST	BARKER DUPLEX	1923	1D		HPDF	FRENCH PARK				NRHP/C	SD-19	
1119		N	BUSH	ST	BALL HOUSE	1896	1D	5S1	HPDF	FRENCH PARK	SAR 130	L		NRHP/C	SD-19	
1201		N	BUSH	ST	ISAACSON HOUSE	1914	1D	5S1	HPDF	FRENCH PARK	SAR 168	C		NRHP/C	SD-19	
1315		N	BUSH	ST		1919	5D2		HPDF	UNKNOWN						
1319		N	BUSH	ST		1919	5D2		HPDF	UNKNOWN						
1322		N	BUSH	ST		1920	5D2		HPDF	UNKNOWN						
1323		N	BUSH	ST		1921	5D2		HPDF	UNKNOWN						
1325		N	BUSH	ST		1902	5D2		HPDF	UNKNOWN						
1401		N	BUSH	ST		1902	5D2		HPDF	UNKNOWN						
1402		N	BUSH	ST	BANKS/FULLER HOUSE	1912	5S1	5D2	HPDF	UNKNOWN	SAR 107	C				

Existing Conditions Database

Number	Extension	Dir	Street Name	Type	Resource Name	Date	CHR Code	CHR Code	CHRIS	Historic District	SAR	Category	NR	Mills	SD	OCHS
1406		N	BUSH	ST	TUBBS HOUSE	1914	5S1	5D2	HPDF	UNKNOWN	SAR 108	C				
1407		N	BUSH	ST		1914	5D2		HPDF	UNKNOWN						
1409		N	BUSH	ST		1902	5D2		HPDF	UNKNOWN						
1410		N	BUSH	ST	KILEY HOUSE	1895	5S1	5D2	HPDF	UNKNOWN	SAR 40	K				
1413		N	BUSH	ST		1902	5D2		HPDF	UNKNOWN						
1414		N	BUSH	ST		1910	5D2		HPDF	UNKNOWN						
1417		N	BUSH	ST		1909	5D2		HPDF	UNKNOWN						
1421		N	BUSH	ST		1912	5D2		HPDF	UNKNOWN						
1424		N	BUSH	ST		1921	5D2		HPDF	UNKNOWN						
1427		N	BUSH	ST		1922	5D2		HPDF	UNKNOWN						
1428		N	BUSH	ST		1910	5D2		HPDF	UNKNOWN						
1501		N	BUSH	ST		1922	5D2		HPDF	UNKNOWN						
1502		N	BUSH	ST	PICKERING HOUSE	1917	5S1	5D2	HPDF	UNKNOWN	SAR 109	C				
1504		N	BUSH	ST	EPISCOPAL PARSONAGE	1912	5S2	5D2	HPDF	UNKNOWN						
1505		N	BUSH	ST		1908	5D2		HPDF	UNKNOWN						
1509		N	BUSH	ST		1909	5D2		HPDF	UNKNOWN						
1513		N	BUSH	ST		1903	5D2		HPDF	UNKNOWN						
1516		N	BUSH	ST	LIGGITT-HAYES HOUSE	1921	5S1	5D2	HPDF	UNKNOWN	SAR 111	C				
1602		N	BUSH	ST	FITTON HOUSE	1914	5S1	5D2	HPDF	UNKNOWN	SAR 41	K				
1609		N	BUSH	ST		1913	5D2		HPDF	UNKNOWN						
1619		N	BUSH	ST		1923	5D2		HPDF	UNKNOWN						
1711		N	BUSH	ST	ANDRES HOUSE		5S1				SAR 31	K		MA		
1714		N	BUSH	ST	WAGNER HOUSE		5S1				SAR 32	K				
1717		N	BUSH	ST	HOEFER HOUSE		5S1				SAR 33	K				
1721		N	BUSH	ST	DRIPS HOUSE		5S1				SAR 34	K		MA		
1727		N	BUSH	ST	REMSBERG HOUSE		5S1				SAR 35	K				
1801		N	BUSH	ST	KOESPEL HOUSE		5S1				SAR 36	K				
1820		N	BUSH	ST	SHRIVER HOUSE		5S1				SAR 37	K		MA		
1909		N	BUSH	ST	HILL HOUSE		5S1				SAR 462	C				
2010		N	BUSH	ST	WILKES HOUSE		5S1				SAR 461	C				
2014		N	BUSH	ST	MCCLAIN HOUSE		5S1				SAR 422	C		MA		
2056		N	BUSH	ST	MELTON HOUSE		5S1				SAR 463	C		MA		
113		E	CAMILE	ST		1922	5D2		HPDF	UNKNOWN						
315		E	CAMILE	ST		1923	5D2		HPDF	UNKNOWN						
323		E	CAMILE	ST		1923	5D2		HPDF	UNKNOWN						
325		E	CAMILE	ST		1923	5D2		HPDF	UNKNOWN						
329		E	CAMILE	ST		1923	5D2		HPDF	UNKNOWN						
		E	CAMILE	ST		1923	5S2		HPDF	UNKNOWN						
411		W	CAMILE	ST		1915	5D2		HPDF	UNKNOWN						
919		W	CAMILE	ST	BROOKS HOUSE		5S1				SAR 476	C				
1015		W	CAMILE	ST	EVANS HOUSE		5S1				SAR 477	C				
115		E	CHESTNUT	AVE		1929	5D2		HPDF	UNKNOWN						
120		E	CHESTNUT	AVE		1892	5D2		HPDF	UNKNOWN						
202		E	CHESTNUT	AVE		1902	5D2		HPDF	UNKNOWN						
208		E	CHESTNUT	AVE		1914	5D2		HPDF	UNKNOWN						
212		E	CHESTNUT	AVE	C.W. WEST HOUSE	1892	5S1	5D2	HPDF	UNKNOWN	SAR 307	L				
215		E	CHESTNUT	AVE		1922	5D2		HPDF	UNKNOWN						
300	-600 BLKS	E	CHESTNUT	AVE	300-600 BLOCKS E CHESTNUT ST	1888	5S2		HPDF							
309		E	CHESTNUT	AVE		1921	5D2		HPDF	300-600 E CHESTNUT						
315		E	CHESTNUT	AVE		1902	5D2		HPDF	300-600 E CHESTNUT						
316		E	CHESTNUT	AVE		1914	5D2		HPDF	300-600 E CHESTNUT						
319		E	CHESTNUT	AVE		1902	5D2		HPDF	300-600 E CHESTNUT						
320		E	CHESTNUT	AVE		1911	5D2		HPDF	300-600 E CHESTNUT						
322		E	CHESTNUT	AVE	HARMON-MCNEIL HOUSE	1888	1S	3D	HPDF	300-600 E CHESTNUT						
323		E	CHESTNUT	AVE	COCHEMS-WALKER HOUSE	1902	3D		HPDF	300-600 E CHESTNUT						
331		E	CHESTNUT	AVE		1902	5D2		HPDF	300-600 E CHESTNUT						
335		E	CHESTNUT	AVE		1902	5D2		HPDF	300-600 E CHESTNUT						
404		E	CHESTNUT	AVE		1927	5D2		HPDF	300-600 E CHESTNUT						
408		E	CHESTNUT	AVE		1923	5D2		HPDF	300-600 E CHESTNUT						
412		E	CHESTNUT	AVE		1923	5D2		HPDF	300-600 E CHESTNUT						
413		E	CHESTNUT	AVE		1912	5D2		HPDF	300-600 E CHESTNUT						
416		E	CHESTNUT	AVE		1923	5D2		HPDF	300-600 E CHESTNUT						
421		E	CHESTNUT	AVE		1911	5D2		HPDF	300-600 E CHESTNUT						
422		E	CHESTNUT	AVE		1927	5D2		HPDF	300-600 E CHESTNUT						
501		E	CHESTNUT	AVE		1927	5D2		HPDF	300-600 E CHESTNUT						

Existing Conditions Database

Number	Extension	Dir	Street Name	Type	Resource Name	Date	CHR Code	CHR Code	CHRIS	Historic District	SAR	Category	NR	Mills	SD	OCHS
502		E	CHESTNUT	AVE		1922	5D2		HPDF	300-600 E CHESTNUT						
506		E	CHESTNUT	AVE		1921	5D2		HPDF	300-600 E CHESTNUT						
507		E	CHESTNUT	AVE		1920	5D2		HPDF	300-600 E CHESTNUT						
510		E	CHESTNUT	AVE		1920	5D2		HPDF	300-600 E CHESTNUT						
511		E	CHESTNUT	AVE		1911	5D2		HPDF	300-600 E CHESTNUT						
514		E	CHESTNUT	AVE		1920	5D2		HPDF	300-600 E CHESTNUT						
515		E	CHESTNUT	AVE		1921	5D2		HPDF	300-600 E CHESTNUT						
517		E	CHESTNUT	AVE		1947	5D2		HPDF	300-600 E CHESTNUT						
520		E	CHESTNUT	AVE		1923	5D2		HPDF	300-600 E CHESTNUT						
522		E	CHESTNUT	AVE		1920	5D2		HPDF	300-600 E CHESTNUT						
523		E	CHESTNUT	AVE		1922	5D2		HPDF	300-600 E CHESTNUT						
525		E	CHESTNUT	AVE		1924	5D2		HPDF	300-600 E CHESTNUT						
526		E	CHESTNUT	AVE		1919	5D2		HPDF	300-600 E CHESTNUT						
611		E	CHESTNUT	AVE		1917	5D2		HPDF	300-600 E CHESTNUT						
614		E	CHESTNUT	AVE		1915	5D2		HPDF	300-600 E CHESTNUT						
621		E	CHESTNUT	AVE		1917	5D2		HPDF	300-600 E CHESTNUT						
623		E	CHESTNUT	AVE		1917	5D2		HPDF	300-600 E CHESTNUT						
628		E	CHESTNUT	AVE	HALLADAY HOUSE	1888	3S	5S2	HPDF							
411		W	CHESTNUT	AVE		1912	5D2		HPDF	UNKNOWN						
414		W	CHESTNUT	AVE		1922	5D2		HPDF	UNKNOWN						
419		E	CIVIC CENTER	DR	COOPER-JOHNSON BUNGALOW	1923	1D	5S1	HPDF	FRENCH PARK	SAR 142	K	NRHP/C		SD-19	
504		E	CIVIC CENTER	DR	MCANDREWS HOUSE	1910	5D2			FRENCH PARK						SD-19
509		[sic] E	CIVIC CENTER	DR	LANGLEY DUPLEX	1946				FRENCH PARK						SD-19
509		-509 1/2 E	CIVIC CENTER	DR	COOK HOUSE	1911	1D		HPDF	FRENCH PARK			NRHP/C			
845		E	CIVIC CENTER	DR		1915	5D2		HPDF	UNKNOWN						
120		W	CIVIC CENTER	DR	DR. HOWE-WAFFLE HOUSE	1889	1B	5S1	HPDF; CPHI	DOWNTOWN SANTA ANA	SAR 2	L	NRHP; NRHP/C			
203		-205 W	CIVIC CENTER	DR	Y.M.C.A.	1924	1S	5S1	HPDF		SAR 6	L	NRHP			
1131		W	CIVIC CENTER	DR	HAMAKER HOUSE		5S2									
30			CIVIC CENTER	PLAZA	ORANGE COUNTY COURTHOUSE		5S1				SAR 232	L				
210		W	CUBBON	ST	FRANKLIN ELEMENTARY SCHOOL	1934	3S	5S1; 5D2	HPDF	HENINGER PARK	SAR 99	L			SD-40	
1010		N	CUSTER	ST		1915	5D2		HPDF	UNKNOWN						
1018		N	CUSTER	ST		1907	5D2		HPDF	UNKNOWN						
1019		N	CUSTER	ST		1903	5D2		HPDF	UNKNOWN						
1020		N	CUSTER	ST		1908	5D2		HPDF	UNKNOWN						
1023		N	CUSTER	ST	ECKMAN HOUSE		5S1				SAR 89	C				
1024		N	CUSTER	ST		1907	5D2		HPDF	UNKNOWN						
1027		N	CUSTER	ST		1921	5D2		HPDF	UNKNOWN						
1030		N	CUSTER	ST		1902	5D2		HPDF	UNKNOWN						
1033		N	CUSTER	ST	OSCAR SMITH HOUSE	1902	5S1	5D2	HPDF	UNKNOWN	SAR 112	C				
1037		N	CUSTER	ST		1902	5D2		HPDF	UNKNOWN						
1923		N	CUSTER	ST		1903	5D2		HPDF	UNKNOWN						
202		S	CYPRESS	AVE		1919	5D2		HPDF	UNKNOWN						
203		S	CYPRESS	AVE		1921	5D2		HPDF	UNKNOWN						
206		S	CYPRESS	AVE		1900	5D2		HPDF	UNKNOWN						
207		S	CYPRESS	AVE		1921	5D2		HPDF	UNKNOWN						
209		S	CYPRESS	AVE		1921	5D2		HPDF	UNKNOWN						
215		S	CYPRESS	AVE	SYLVESTER HOUSE	1914	5S1	5D2	HPDF	UNKNOWN	SAR 312	C				
216		S	CYPRESS	AVE		1909	5D2		HPDF	UNKNOWN						
219		S	CYPRESS	AVE		1902	5D2		HPDF	UNKNOWN						
220		S	CYPRESS	AVE		1902	5D2		HPDF	UNKNOWN						
221		S	CYPRESS	AVE		1902	5D2		HPDF	UNKNOWN						
222		S	CYPRESS	AVE	DINSMORE HOUSE	1893	5S1	5D2	HPDF	UNKNOWN	SAR 309	K				
301		S	CYPRESS	AVE	CROSE HOUSE	1911	5S1	7N	HPDF	UNKNOWN	SAR 314	K			MA	
305		S	CYPRESS	AVE		1902	5D2		HPDF	UNKNOWN						
311		S	CYPRESS	AVE	KENDALL HOUSE	1909	5S1	5D2	HPDF	UNKNOWN	SAR 315	K				
316		S	CYPRESS	AVE	HUFF-SLEEPER HOUSE	1902	5S1	7N	HPDF	UNKNOWN	SAR 316	K				
320		S	CYPRESS	AVE		1914	5D2		HPDF	UNKNOWN						
413		S	CYPRESS	AVE		1919	5D2		HPDF	UNKNOWN						
418		S	CYPRESS	AVE		1898	5D2		HPDF	UNKNOWN						
505		S	CYPRESS	AVE		1924	5D2		HPDF	UNKNOWN						
509		S	CYPRESS	AVE		1899	5D2		HPDF	UNKNOWN						
510		S	CYPRESS	AVE		1902	5D2		HPDF	UNKNOWN						
625		S	CYPRESS	AVE	CYPRESS FIRE STATION	1928	5S1		HPDF		SAR 15	K				
902		-904 S	CYPRESS	AVE	CLOTHIER HOUSE		5S1				SAR 317	K				

Existing Conditions Database

Number	Extension	Dir	Street Name	Type	Resource Name	Date	CHR Code	CHR Code	CHRIS	Historic District	SAR	Category	NR	Mills	SD	OCHS
1116		S	CYPRESS	AVE	DUARTE HOUSE		5S1				SAR 318	K				
1205		S	CYPRESS	AVE	JOHNSON HOUSE		5S1				SAR 503	C				
1232		S	CYPRESS	AVE	LOY HOUSE		5S1				SAR 504	C				
1324		S	CYPRESS	AVE	EUDALY HOUSE		5S1				SAR 505	C				
1325		S	CYPRESS	AVE	GARDNER HOUSE		5S1				SAR 506	C				
1449		S	CYPRESS	AVE	GARDINER HOUSE		5S1				SAR 507	C				
1909		S	CYPRESS	AVE		1909	5D2		HPDF	UNKNOWN						
615		N	DAISY	ST	GONSALES HOUSE		5S1				SAR 442	K				
1318		N	DURANT	ST		1936	5D2		HPDF	UNKNOWN						
1322		N	DURANT	ST		1925	5D2		HPDF	UNKNOWN						
1323		N	DURANT	ST		1915	5D2		HPDF	UNKNOWN						
1324		N	DURANT	ST		1922	5D2		HPDF	UNKNOWN						
1401		N	DURANT	ST	GRANVILLE SPURGEON HOUSE	1893	3S	5S1	HPDF	UNKNOWN	SAR 25	L				
1417		N	DURANT	ST		1915	5D2		HPDF	UNKNOWN						
1418		N	DURANT	ST		1930	5D2		HPDF	UNKNOWN						
1422		N	DURANT	ST		1930	5D2		HPDF	UNKNOWN						
1423		N	DURANT	ST		1936	5D2		HPDF	UNKNOWN						
1425		N	DURANT	ST		1932	5D2		HPDF	UNKNOWN						
1501		N	DURANT	ST		1911	5D2		HPDF	UNKNOWN						
1507		N	DURANT	ST		1920	5D2		HPDF	UNKNOWN						
1510		N	DURANT	ST		1923	5D2		HPDF	UNKNOWN						
1511		N	DURANT	ST		1911	5D2		HPDF	UNKNOWN						
1514		N	DURANT	ST		1915	5D2		HPDF	UNKNOWN						
1515		N	DURANT	ST		1920	5D2		HPDF	UNKNOWN						
1517		N	DURANT	ST		1909	5D2		HPDF	UNKNOWN						
1523		N	DURANT	ST		1922	5D2		HPDF	UNKNOWN						
1528		N	DURANT	ST		1922	5D2		HPDF	UNKNOWN						
1531		N	DURANT	ST		1920	5D2		HPDF	UNKNOWN						
1613		N	DURANT	ST		1928	5D2		HPDF	UNKNOWN						
532		N	EASTSIDE	AVE	PRENTICE HOUSE		5S1				SAR 583	K		MA		
1414		E	FAIRHAVEN	AVE	NUNN HOUSE		5S1				SAR 114	K				
2422		N	FAIRMONT	AVE	WALLACE HOUSE	1897	5S1		HPDF		SAR 216	K				
2909		N	FALLBROOK	DR	BURNS HOUSE		5S1				SAR 471	K				
201		N	FLOWER	ST	RED BRICK HOUSE	1880	3S		HPDF							
812		N	FLOWER	ST		1929	5D2		HPDF	UNKNOWN						
816		N	FLOWER	ST		1929	5D2		HPDF	UNKNOWN						
819		N	FLOWER	ST		1914	5D2		HPDF	UNKNOWN						
826		N	FLOWER	ST		1925	5D2		HPDF	UNKNOWN						
903		N	FLOWER	ST		1930	5D2		HPDF	UNKNOWN						
904		N	FLOWER	ST		1925	5D2		HPDF	UNKNOWN						
906		N	FLOWER	ST		1925	5D2		HPDF	UNKNOWN						
907		N	FLOWER	ST		1920	5D2		HPDF	UNKNOWN						
910		N	FLOWER	ST		1925	5D2		HPDF	UNKNOWN						
915		N	FLOWER	ST		1920	5D2		HPDF	UNKNOWN						
918		N	FLOWER	ST		1925	5D2		HPDF	UNKNOWN						
925		N	FLOWER	ST		1920	5D2		HPDF	UNKNOWN						
926		N	FLOWER	ST		1931	5D2		HPDF	UNKNOWN						
1001		N	FLOWER	ST		1922	5D2		HPDF	UNKNOWN						
1003		N	FLOWER	ST		1909	5D2		HPDF	UNKNOWN						
1009		N	FLOWER	ST		1923	5D2		HPDF	UNKNOWN						
1015		N	FLOWER	ST		1925	5D2		HPDF	UNKNOWN						
1411		N	FLOWER	ST		1929	5D2		HPDF	UNKNOWN						
1421		N	FLOWER	ST		1929	5D2		HPDF	UNKNOWN						
1502		N	FLOWER	ST	G.W. ROSS HOUSE	1909	3D	5S1	HPDF	ROSS FAMILY HOMES	SAR 43	K				
1502	-1522	N	FLOWER	ST	ROSS FAMILY HOMES	1909	3S		HPDF							
1516		N	FLOWER	ST	D.E. ROSS HOUSE	1909	3D	5S1	HPDF	ROSS FAMILY HOMES	SAR 44	K				
1522		N	FLOWER	ST	ROSS-WILSON HOUSE	1909	3D	5S1	HPDF	ROSS FAMILY HOMES	SAR 45	K				
1718		N	FLOWER	ST	H. WAGNER HOUSE		5S1				SAR 675	K		MA		
1815		N	FLOWER	ST	HERSHISER HOUSE		5S1				SAR 358	L		MA		
1816		N	FLOWER	ST	B. WARNER HOUSE		5S1				SAR 500	C		MA		
1904		N	FLOWER	ST	VAN HORNE-AMSLER HOUSE		5S1				SAR 433	L		MA		
1907		N	FLOWER	ST	BOWER HOUSE		5S1				SAR 490	K		MA		
1908		N	FLOWER	ST	DR. D. WAYNICK HOUSE		5S1				SAR 570	K		MA		
1916		N	FLOWER	ST	LEWIS HOUSE		5S1				SAR 450	C		MA		
2001		N	FLOWER	ST	PHILLIPS HOUSE		5S1				SAR 624	C		MA		

Existing Conditions Database

Number	Extension	Dir	Street Name	Type	Resource Name	Date	CHR Code	CHR Code	CHRIS	Historic District	SAR	Category	NR	Mills	SD	OCHS
2029		N	FLOWER	ST	DR. M. MCMURRAY HOUSE		5S1				SAR 576	K		MA		
2033		N	FLOWER	ST	MEYERS-TUBBS HOUSE		5S1				SAR 548	C		MA		
2040		N	FLOWER	ST	ANDERSON-EDGERTON HOUSE		5S1				SAR 434	C				
2046		N	FLOWER	ST	E. WAGNER HOUSE		5S1				SAR 429	L		MA		
2112		N	FLOWER	ST	WRIGHT-TIERNAN HOUSE		5S1				SAR 435	L				
2139		N	FLOWER	ST	DR. H.B. NALL HOUSE		5S1				SAR 586	C		MA		
2140		N	FLOWER	ST	BUTLER HOUSE		5S1				SAR 672	C		MA		
2203		N	FLOWER	ST	JENSEN HOUSE		5S1				SAR 690	C		MA		
2207		N	FLOWER	ST	RANNEY HOUSE		5S1				SAR 522	C		MA		
2223		N	FLOWER	ST	A. GARDNER HOUSE		5S1				SAR 569	C		MA		
2301		N	FLOWER	ST			2D		HPDF	N BROADWAY PARK						
2305		N	FLOWER	ST			2D		HPDF	N BROADWAY PARK						
2309		N	FLOWER	ST	CLYDE A. MARTIN HOUSE		2D	5S1	HPDF	N BROADWAY PARK	SAR 474	C		MA		
2315		N	FLOWER	ST			2D		HPDF	N BROADWAY PARK						
2319		N	FLOWER	ST			2D		HPDF	N BROADWAY PARK						
2325		N	FLOWER	ST			2D		HPDF	N BROADWAY PARK						
2369		N	FLOWER	ST			2D		HPDF	N BROADWAY PARK						
2370		N	FLOWER	ST	EVANS-HARR HOUSE		5S1				SAR 680	C		MA		
2373		N	FLOWER	ST			2D		HPDF	N BROADWAY PARK						
2377		N	FLOWER	ST	A & M WAGNER HOUSE		2D	5S1		N BROADWAY PARK	SAR 684	K		MA		
2379		N	FLOWER	ST			2D		HPDF	N BROADWAY PARK						
2383		N	FLOWER	ST			2D		HPDF	N BROADWAY PARK						
2387		N	FLOWER	ST			2D		HPDF	N BROADWAY PARK						
2393		N	FLOWER	ST			2D		HPDF	N BROADWAY PARK						
2395		N	FLOWER	ST			2D		HPDF	N BROADWAY PARK						
2397		N	FLOWER	ST			2D		HPDF	N BROADWAY PARK						
2401		N	FLOWER	ST	HULL HOUSE		2D	5S1	HPDF	N BROADWAY PARK	SAR 663	C		MA		
2402		N	FLOWER	ST	MILLMAN HOUSE		5S1				SAR 432	K				
2602		N	FLOWER	ST	W.F. PETERSON HOUSE		5S1				SAR 470	C				
2606		N	FLOWER	ST	M.W. PETERSON HOUSE		5S1				SAR 469	C				
2612		N	FLOWER	ST	ROEHM HOUSE		5S1				SAR 468	C		MA		
2620		N	FLOWER	ST	MILLER-TAYLOR HOUSE		5S1				SAR 472	K				
2900		N	FLOWER	ST	SMILEY HOUSE	1911	2S2	5S1	HPDF		SAR 203	L		MA		
207		S	FLOWER	ST		1917	5D2		HPDF	UNKNOWN						
209		S	FLOWER	ST		1917	5D2		HPDF	UNKNOWN						
305		S	FLOWER	ST		1920	5D2		HPDF	UNKNOWN						
309		S	FLOWER	ST		1921	5D2		HPDF	UNKNOWN						
315		S	FLOWER	ST		1922	5D2		HPDF	UNKNOWN						
317		S	FLOWER	ST		1920	5D2		HPDF	UNKNOWN						
321		S	FLOWER	ST		1921	5D2		HPDF	UNKNOWN						
325		S	FLOWER	ST		1924	5D2		HPDF	UNKNOWN						
331		S	FLOWER	ST		1920	5D2		HPDF	UNKNOWN						
333		S	FLOWER	ST		1921	5D2		HPDF	UNKNOWN						
401		S	FLOWER	ST		1919	5D2		HPDF	UNKNOWN						
405		S	FLOWER	ST		1919	5D2		HPDF	UNKNOWN						
409		S	FLOWER	ST		1921	5D2		HPDF	UNKNOWN						
417		S	FLOWER	ST		1922	5D2		HPDF	UNKNOWN						
421		S	FLOWER	ST		1921	5D2		HPDF	UNKNOWN						
423		S	FLOWER	ST		1921	5D2		HPDF	UNKNOWN						
211		S	FRANKLIN	ST	REYES HOUSE		5S1				SAR 483	C				
219		S	FRANKLIN	ST	DE LA RIVA HOUSE		5S1				SAR 485	K				
405		S	FRANKLIN	ST	MENDOZA HOUSE		5S1				SAR 484	C				
827		N	FREEMAN	ST	RABE HOUSE		5S1				SAR 364	C				
1006		N	FREEMAN	ST	HAGAN HOUSE	1937	3S	5S1	HPDF		SAR 361	K				
1615		N	FREEMAN	ST	BOYLE HOUSE		5S1				SAR 683	K		MA		
613		N	FRENCH	ST		1922	5D2		HPDF	UNKNOWN						
625		N	FRENCH	ST	EBELL CLUB	1924	1S	5S1	HPDF		SAR 42	L	NRHP			
720		N	FRENCH	ST	COCHEMS HOUSE	1906	1D	5S1	HPDF	FRENCH PARK	SAR 263	K	NRHP/C		SD-19	
801		N	FRENCH	ST	SMITH A. HOME	1909	1D	5S1	HPDF	FRENCH PARK	SAR 204	L	NRHP/C		SD-19	
802		N	FRENCH	ST	MILES CROOKSHANK HOUSE	1899	1D	3S, 5S1	HPDF	FRENCH PARK	SAR 28	L	NRHP/C		SD-19	
810		N	FRENCH	ST	[CLARENCE] CROOKSHANK HOME	1904	1D	5S1	HPDF	FRENCH PARK	SAR 146	L	NRHP/C	MA	SD-19	
814		N	FRENCH	ST	HARRIS HOUSE	1903	1D		HPDF	FRENCH PARK			NRHP/C		SD-19	
815		N	FRENCH	ST	YOUNG HOME	1893	1D	5S1	HPDF	FRENCH PARK	SAR 225	K	NRHP/C		SD-19	
817	-823	N	FRENCH	ST	WARNER APARTMENTS NO. 1	1946	1D		HPDF	FRENCH PARK			NRHP/C		SD-19	
820		N	FRENCH	ST	COWLES HOME	1926	1D	5S1	HPDF	FRENCH PARK	SAR 143	K	NRHP/C	MA	SD-19	

Existing Conditions Database

Number	Extension	Dir	Street Name	Type	Resource Name	Date	CHR Code	CHR Code	CHRIS	Historic District	SAR	Category	NR	Mills	SD	OCHS
825	-827	N	FRENCH	ST	WARNER APARTMENTS NO. 2	1946	1D		HPDF	FRENCH PARK					SD-19	
831		N	FRENCH	ST	GOWDY HOUSE	1911	1D	5S1	HPDF	FRENCH PARK	SAR 148	C	NRHP/C		SD-19	
835	-837	N	FRENCH	ST	BULLARD HOUSE	1910	6X	5D2	HPDF	FRENCH PARK			NRHP/NC		SD-19	
839		N	FRENCH	ST	EMBREE HOUSE	1911	1D		HPDF	FRENCH PARK			NRHP/C			
910		N	FRENCH	ST	BEATTY HOUSE	1909	1D	5S1	HPDF	FRENCH PARK	SAR 132	L	NRHP/C		SD-19	
916		N	FRENCH	ST	SMITH-FRANK HOUSE	1902	1D	5S1	HPDF	FRENCH PARK	SAR 259	L	NRHP/C		SD-19	
918		N	FRENCH	ST	GLEASON-CARDEN HOUSE	1903	1D	5S1	HPDF	FRENCH PARK	SAR 258	L	NRHP/C		SD-19	
922		N	FRENCH	ST	ROTH HOUSE		5S1				SAR 133	K				
932		N	FRENCH	ST	RUTAN HOUSE	1909	1D	5S1	HPDF	FRENCH PARK	SAR 151	K	NRHP/C	MA	SD-19	
1002		N	FRENCH	ST	THOMAS-HAMILTON HOUSE	1898	1D		HPDF	FRENCH PARK			NRHP/C		SD-19	
1006		N	FRENCH	ST	MORRIS HOUSE	1922	1D	5S1	HPDF	FRENCH PARK	SAR 264	K	NRHP/C	MA	SD-19	
1009		N	FRENCH	ST	HICKOX HOME (1ST)	1909	1D	5S1	HPDF	FRENCH PARK	SAR 162	C	NRHP/C		SD-19	
1014		N	FRENCH	ST	ISAACSON HOUSE	1911	1D		HPDF	FRENCH PARK			NRHP/C		SD-19	
1016		N	FRENCH	ST	BEALS HOUSE	1921	1D	5S1	HPDF	FRENCH PARK	SAR 268	C	NRHP/C		SD-19	
1101		N	FRENCH	ST	HILL-HAWLEY HOUSE	1912	1D	2S2, 5S1	HPDF	FRENCH PARK	SAR 165	K	NRHP/C		SD-19	
1102	-1102 1/2	N	FRENCH	ST	KITTLE-PERKINS HOUSE	1909	1D	5S1	HPDF	FRENCH PARK	SAR 257	L	NRHP/C		SD-19	
1104		N	FRENCH	ST	ERNEST SMITH HOUSE	1924	1D		HPDF	FRENCH PARK			NRHP/C		SD-19	
1107		N	FRENCH	ST	RUSSELL HOME	1911	1D	5S1	HPDF	FRENCH PARK	SAR 196	C	NRHP/C		SD-19	
1108		N	FRENCH	ST	BISHOP HOUSE	1906	1D	5S1	HPDF	FRENCH PARK	SAR 134	L	NRHP/C	MA	SD-19	
1109	-1109 1/2	N	FRENCH	ST	VAN WYK HOME	1911	1D	5S1	HPDF	FRENCH PARK	SAR 213	C	NRHP/C		SD-19	
1112		N	FRENCH	ST	JAMES ALEXANDER HOUSE	1887	1D	5S1	HPDF	FRENCH PARK	SAR 265	K	NRHP/C	MA	SD-19	
1115		N	FRENCH	ST	PHILLEO HOUSE	1926	6X		HPDF	FRENCH PARK			NRHP/NC		SD-19	
1116		N	FRENCH	ST	ALEXANDER HOME	1914	1D	5S1	HPDF	FRENCH PARK	SAR 127	L	NRHP/C	MA	SD-19	
1117	-1119	N	FRENCH	ST	DUPLEX	1944	6X	5D2	HPDF	FRENCH PARK			NRHP/NC		SD-19	
1121		N	FRENCH	ST	FOURPLEX	1945	6X	5D2	HPDF	FRENCH PARK			NRHP/NC		SD-19	
1216		N	FRENCH	ST	THEE HOME	1914	1D	5S1	HPDF	FRENCH PARK	SAR 211	L	NRHP/C		SD-19	
1218		N	FRENCH	ST	HICKOX HOME (2ND)	1909	1D	5S1	HPDF	FRENCH PARK	SAR 163	K	NRHP/C		SD-19	
1224		N	FRENCH	ST	SPRAGUE HOME	1906	1D	5S1	HPDF	FRENCH PARK	SAR 208	K	NRHP/C		SD-19	
1225		N	FRENCH	ST	DAVIS-HOY HOUSE	1905	1D	5S1	HPDF	FRENCH PARK	SAR 311	C	NRHP/C	MA	SD-19	
1227		N	FRENCH	ST	ROSCOE WILSON HOUSE	1921	1D		HPDF	FRENCH PARK			NRHP/C		SD-19	
1229		N	FRENCH	ST	GRACE HOUSE	1921	6X	5D2	HPDF	FRENCH PARK			NRHP/NC		SD-19	
1230		N	FRENCH	ST	SMITH W. HOME	1909	1D	5S1	HPDF	FRENCH PARK	SAR 206	K	NRHP/C		SD-19	
1235		N	FRENCH	ST	SMITH H. HOME	1919	1D	5S1	HPDF	FRENCH PARK	SAR 205	C	NRHP/C		SD-19	
1518		N	FRENCH	ST		1914	5D2		HPDF	UNKNOWN						
1520		N	FRENCH	ST		1921	5D2		HPDF	UNKNOWN						
1522		N	FRENCH	ST		1903	5D2		HPDF	UNKNOWN						
1528		N	FRENCH	ST		1903	5D2		HPDF	UNKNOWN						
1608		N	FRENCH	ST		1922	5D2		HPDF	UNKNOWN						
1610		N	FRENCH	ST		1923	5D2		HPDF	UNKNOWN						
2502		N	FRENCH	ST	BROWN HOUSE		5S1				SAR 613	K		MA		
2527		N	FRENCH	ST	SCHLUETER HOUSE		5S1				SAR 626	C		MA		
2544		N	FRENCH	ST	E.L. & H. SMITH HOUSE		5S1				SAR 658	C		MA		
	& 10TH ST	N	FRENCH	ST	FRENCH PARK	1898	1D		HPDF	FRENCH PARK			NRHP/C			
1102		E	FRUIT	ST		1920	2S2		HPDF							
602		N	GARFIELD	ST		1921	5D2		HPDF	UNKNOWN						
606		N	GARFIELD	ST		1912	5D2		HPDF	UNKNOWN						
609		N	GARFIELD	ST		1906	5D2		HPDF	UNKNOWN						
610		N	GARFIELD	ST		1901	5D2		HPDF	UNKNOWN						
614		N	GARFIELD	ST		1901	5D2		HPDF	UNKNOWN						
622		N	GARFIELD	ST		1921	5D2		HPDF	UNKNOWN						
623		N	GARFIELD	ST		1923	5D2		HPDF	UNKNOWN						
627		N	GARFIELD	ST		1917	5D2		HPDF	UNKNOWN						
628		N	GARFIELD	ST		1914	5D2		HPDF	UNKNOWN						
629		N	GARFIELD	ST		1917	5D2		HPDF	UNKNOWN						
630		N	GARFIELD	ST		1915	5D2		HPDF	UNKNOWN						
707		N	GARFIELD	ST		1915	5D2		HPDF	UNKNOWN						
708		N	GARFIELD	ST		1920	5D2		HPDF	UNKNOWN						
711		N	GARFIELD	ST		1915	5D2		HPDF	UNKNOWN						
724		N	GARFIELD	ST		1911	5D2		HPDF	UNKNOWN						
803		N	GARFIELD	ST	CHILDS HOUSE	1902	1D	5S1	HPDF	FRENCH PARK	SAR 287	C	NRHP/C		SD-19	
807		N	GARFIELD	ST		1925	5D2	6X	HPDF							
812		N	GARFIELD	ST		1911	5D2		HPDF	UNKNOWN						
813		N	GARFIELD	ST	STEARNS HOUSE	1906	1D	5S1	HPDF	FRENCH PARK	SAR 288	C	NRHP/C		SD-19	
819		N	GARFIELD	ST	ALBERT BEALS HOUSE	1902	1D	5S1	HPDF	FRENCH PARK	SAR 289	C	NRHP/C		SD-19	
820		N	GARFIELD	ST	ETCHINSON HOUSE (1)	1906	1D	5S1	HPDF	FRENCH PARK	SAR 290	C	NRHP/C		SD-19	

Existing Conditions Database

Number	Extension	Dir	Street Name	Type	Resource Name	Date	CHR Code	CHR Code	CHRIS	Historic District	SAR	Category	NR	Mills	SD	OCHS
821		N	GARFIELD	ST	NATHAN BEALS HOUSE	1906	1D	5S1	HPDF	FRENCH PARK	SAR 296	C	NRHP/C		SD-19	
824		N	GARFIELD	ST	AYERS HOUSE	1909	1D	5S1	HPDF	FRENCH PARK	SAR 297	C	NRHP/C		SD-19	
904		N	GARFIELD	ST	WANZLAFF HOME	1923	1D	5S1	HPDF	FRENCH PARK	SAR 217	C	NRHP/C		SD-19	
908		N	GARFIELD	ST	TURNER HOUSE	1923	1D	5S1	HPDF	FRENCH PARK	SAR 291	C	NRHP/C		SD-19	
909		N	GARFIELD	ST		1914	5D2		HPDF	UNKNOWN						
912		N	GARFIELD	ST	GOODWIN HOUSE	1923	1D	5S1	HPDF	FRENCH PARK	SAR 292	C	NRHP/C		SD-19	
916		N	GARFIELD	ST	ADKINSON HOUSE	1923	1D	5S1	HPDF	FRENCH PARK	SAR 299	C	NRHP/C		SD-19	
917		N	GARFIELD	ST		1921	5D2		HPDF	UNKNOWN						
920	-926	N	GARFIELD	ST	SANTA ANA MANOR APARTMENT	1946	1D		HPDF	FRENCH PARK			NRHP/C			
921		N	GARFIELD	ST		1914	5D2		HPDF	UNKNOWN						
802		N	GARNSEY	ST		1938	5D2		HPDF	N GARNSEY-N PARTON- N VAN NESS VICINITY						
814		N	GARNSEY	ST		1923	5D2		HPDF	N GARNSEY-N PARTON- N VAN NESS VICINITY						
818		N	GARNSEY	ST		1915	5D2		HPDF	N GARNSEY-N PARTON- N VAN NESS VICINITY						
820		N	GARNSEY	ST		1915	5D2		HPDF	N GARNSEY-N PARTON- N VAN NESS VICINITY						
822		N	GARNSEY	ST		1925	5D2		HPDF	N GARNSEY-N PARTON- N VAN NESS VICINITY						
825		N	GARNSEY	ST		1914	5D2		HPDF	N GARNSEY-N PARTON- N VAN NESS VICINITY						
828		N	GARNSEY	ST		1920	5D2		HPDF	N GARNSEY-N PARTON- N VAN NESS VICINITY						
829		N	GARNSEY	ST		1922	5D2		HPDF	N GARNSEY-N PARTON- N VAN NESS VICINITY						
831		N	GARNSEY	ST		1922	5D2		HPDF	N GARNSEY-N PARTON- N VAN NESS VICINITY						
834		N	GARNSEY	ST		1921	5D2		HPDF	N GARNSEY-N PARTON- N VAN NESS VICINITY						
835		N	GARNSEY	ST		1922	5D2		HPDF	N GARNSEY-N PARTON- N VAN NESS VICINITY						
838		N	GARNSEY	ST		1915	5D2		HPDF	N GARNSEY-N PARTON- N VAN NESS VICINITY						
839		N	GARNSEY	ST		1922	5D2		HPDF	N GARNSEY-N PARTON- N VAN NESS VICINITY						
840		N	GARNSEY	ST		1924	5D2		HPDF	N GARNSEY-N PARTON- N VAN NESS VICINITY						
841		N	GARNSEY	ST		1915	5D2		HPDF	N GARNSEY-N PARTON- N VAN NESS VICINITY						
842		N	GARNSEY	ST		1915	5D2		HPDF	N GARNSEY-N PARTON- N VAN NESS VICINITY						
843		N	GARNSEY	ST		1920	5D2		HPDF	N GARNSEY-N PARTON- N VAN NESS VICINITY						
848		N	GARNSEY	ST		1902	5D2		HPDF	N GARNSEY-N PARTON- N VAN NESS VICINITY						
849		N	GARNSEY	ST		1915	5D2		HPDF	N GARNSEY-N PARTON- N VAN NESS VICINITY						
852		N	GARNSEY	ST		1926	5D2		HPDF	N GARNSEY-N PARTON- N VAN NESS VICINITY						
1302		N	GARNSEY	ST		1924	5D2		HPDF	N GARNSEY-N PARTON- N VAN NESS VICINITY						
1311		N	GARNSEY	ST		1923	5D2		HPDF	N GARNSEY-N PARTON- N VAN NESS VICINITY						
1317		N	GARNSEY	ST		1923	5D2		HPDF	N GARNSEY-N PARTON- N VAN NESS VICINITY						
1321		N	GARNSEY	ST		1923	5D2		HPDF	N GARNSEY-N PARTON- N VAN NESS VICINITY						
1325		N	GARNSEY	ST		1923	5D2		HPDF	N GARNSEY-N PARTON- N VAN NESS VICINITY						
1405		N	GARNSEY	ST		1924	5D2		HPDF	N GARNSEY-N PARTON- N VAN NESS VICINITY						
1415		N	GARNSEY	ST		1930	5D2		HPDF	N GARNSEY-N PARTON- N VAN NESS VICINITY						

Existing Conditions Database

Number	Extension	Dir	Street Name	Type	Resource Name	Date	CHR Code	CHR Code	CHRIS	Historic District	SAR	Category	NR	Mills	SD	OCHS
1423		N	GARNSEY	ST		1924	5D2		HPDF	N GARNSEY-N PARTON-N VAN NESS VICINITY						
		N	GARNSEY	ST	N GARNSEY-N PARTON-N VAN NESS VICINITY	1895	5S2		HPDF	UNKNOWN						
301		S	GARNSEY	ST		1926	5D2		HPDF	UNKNOWN						
302		S	GARNSEY	ST		1921	5D2		HPDF	UNKNOWN						
306		S	GARNSEY	ST		1921	5D2		HPDF	UNKNOWN						
307		S	GARNSEY	ST		1921	5D2		HPDF	UNKNOWN						
309		S	GARNSEY	ST		1920	5D2		HPDF	UNKNOWN						
310		S	GARNSEY	ST		1920	5D2		HPDF	UNKNOWN						
313		S	GARNSEY	ST		1921	5D2		HPDF	UNKNOWN						
316		S	GARNSEY	ST		1921	5D2		HPDF	UNKNOWN						
320		S	GARNSEY	ST		1921	5D2		HPDF	UNKNOWN						
323		S	GARNSEY	ST		1921	5D2		HPDF	UNKNOWN						
324		S	GARNSEY	ST		1921	5D2		HPDF	UNKNOWN						
325		S	GARNSEY	ST		1920	5D2		HPDF	UNKNOWN						
326		S	GARNSEY	ST		1921	5D2		HPDF	UNKNOWN						
328		S	GARNSEY	ST		1922	5D2		HPDF	UNKNOWN						
331		S	GARNSEY	ST		1921	5D2		HPDF	UNKNOWN						
332		S	GARNSEY	ST		1921	5D2		HPDF	UNKNOWN						
335		S	GARNSEY	ST		1921	5D2		HPDF	UNKNOWN						
336		S	GARNSEY	ST		1924	5D2		HPDF	UNKNOWN						
339		S	GARNSEY	ST		1921	5D2		HPDF	UNKNOWN						
401		S	GARNSEY	ST		1922	5D2		HPDF	UNKNOWN						
402		S	GARNSEY	ST			5D2		HPDF	UNKNOWN						
405		S	GARNSEY	ST		1921	5D2		HPDF	UNKNOWN						
408		S	GARNSEY	ST		1923	5D2		HPDF	UNKNOWN						
409		S	GARNSEY	ST		1923	5D2		HPDF	UNKNOWN						
410		S	GARNSEY	ST		1922	5D2		HPDF	UNKNOWN						
411		S	GARNSEY	ST		1921	5D2		HPDF	UNKNOWN						
414		S	GARNSEY	ST		1921	5D2		HPDF	UNKNOWN						
417		S	GARNSEY	ST		1921	5D2		HPDF	UNKNOWN						
427		S	GARNSEY	ST		1920	5D2		HPDF	UNKNOWN						
701		S	GARNSEY	ST			5D2			HENINGER PARK						SD-40
906		S	GARNSEY	ST			5D2			HENINGER PARK						SD-40
1205		S	GARNSEY	ST	MCKEE HOUSE		5S1				SAR 380	C				
1301		S	GARNSEY	ST	LAMBROS-O'DAY HOUSE		5S1				SAR 381	C				
2139		N	GRAND	AVE	HASENYAGER HOUSE	1907	3S	5S1	HPDF		SAR 116	L				
9002	[sic]	N	GRAND	AVE	REUTER CASTLE	1885	3S		HPDF							
614		S	GRAND	AVE	GUS ALLEN RANCH HOUSE	1910	3S		HPDF							
1810		N	GREENLEAF	ST	GREENWALD CASAZZA HOUSE		5S1				SAR 30	L				MA
1923		N	GREENLEAF	ST	BARCK HOUSE		5S1				SAR 478	C				MA
1928		N	GREENLEAF	ST	ZIMMERMAN HOUSE		5S1				SAR 428	C				MA
2005		N	GREENLEAF	ST	WARD HOUSE		5S1				SAR 692	C				
2008		N	GREENLEAF	ST	MOSHER HOUSE		5S1				SAR 438	C				MA
2018		N	GREENLEAF	ST	WAHLBERG HOUSE		5S1				SAR 513	K				MA
2033		N	GREENLEAF	ST	GUSTLIN HOUSE		5S1				SAR 437	L				MA
2045		N	GREENLEAF	ST	LUND HOUSE		5S1				SAR 665	C				MA
2108		N	GREENLEAF	ST	P. BROWN HOUSE		5S1				SAR 644	C				MA
2118		N	GREENLEAF	ST	PRITCHARD HOUSE		5S1				SAR 602	C				MA
2127		N	GREENLEAF	ST	E.B. SMITH HOUSE		5S1				SAR 557	C				MA
2128		N	GREENLEAF	ST	MARKEL HOUSE		5S1				SAR 493	C				MA
2133		N	GREENLEAF	ST	STEIN HOUSE		5S1				SAR 600	C				MA
2140		N	GREENLEAF	ST	HEATH HOUSE		5S1				SAR 671	C				MA
2144		N	GREENLEAF	ST	ROGERS-MORRISON HOUSE		5S1				SAR 494	C				MA
2145		N	GREENLEAF	ST	EDWARDS HOUSE		5S1				SAR 689	C				MA
2204		N	GREENLEAF	ST	ALICE PETERSON HOUSE		5S1				SAR 550	C				MA
2208		N	GREENLEAF	ST	W.W. WOOD HOUYSE		5S1				SAR 676	C				MA
2214		N	GREENLEAF	ST	JACOBS HOUSE		5S1				SAR 567	C				MA
3501		S	GREENVILLE	ST	GREENVILLE CHURCH		5S1				SAR 100	*				
316			HALESWORTH	ST	EDWIN HALESWORTH HOUSE	1906	3S		HPDF	HALESWORTH-DURANT ST VICINITY						
328			HALESWORTH	ST		1915	5D2		HPDF	HALESWORTH-DURANT ST VICINITY						
334			HALESWORTH	ST		1909	5D2		HPDF	HALESWORTH-DURANT ST VICINITY						

Existing Conditions Database

Number	Extension	Dir	Street Name	Type	Resource Name	Date	CHR Code	CHR Code	CHRIS	Historic District	SAR	Category	NR	Mills	SD	OCHS
338			HALESWORTH	ST		1911	5D2		HPDF	HALESWORTH-DURANT ST VICINITY						
406			HALESWORTH	ST		1919	5D2		HPDF	HALESWORTH-DURANT ST VICINITY						
408			HALESWORTH	ST		1921	5D2		HPDF	HALESWORTH-DURANT ST VICINITY						
412			HALESWORTH	ST		1914	5D2		HPDF	HALESWORTH-DURANT ST VICINITY						
			HALESWORTH	ST	HALESWORTH-DURANT ST VICINITY	1900	5S2		HPDF							
502		S	HALLADAY	ST		1921	5D2		HPDF	UNKNOWN						
701		S	HALLADAY	ST	CLINARD HOUSE		5S1				SAR 313	L				
1201		S	HALLADAY	ST	WITMER HOUSE		5S1				SAR 517	K				
3101	DGS B, C, & D	W	HARVARD	ST	MAAG RANCH HOUSE		5S1				SAR 176	L				
3101	BLDG A	W	HARVARD	ST	KELLOGG HOUSE		5S1				SAR 252	L				
1710		N	HELIOTROPE	DR	SCHAFFER HOUSE		5S1				SAR 650	C		MA		
1719		N	HELIOTROPE	DR	BULPITT HOUSE		5S1				SAR 436	L		MA		
1722		N	HELIOTROPE	DR	FRANDSON HOUSE		5S1				SAR 667	C		MA		
1809		N	HELIOTROPE	DR	MILLER HOUSE		5S1				SAR 539	C		MA		
1812		N	HELIOTROPE	DR	BRYTE HOUSE		5S1				SAR 545	C		MA		
1815		N	HELIOTROPE	DR	AMLING HOUSE		5S1				SAR 682	K		MA		
1816		N	HELIOTROPE	DR	HILLIS HOUSE		5S1				SAR 331	L		MA		
1901		N	HELIOTROPE	DR	HALL-KNICKERBOCKER HOUSE		5S1				SAR 561	K		MA		
1904		N	HELIOTROPE	DR	ELLIOTT HOUSE		5S1				SAR 332	L		MA		
1919		N	HELIOTROPE	DR	MACMULLEN HOUSE		5S1				SAR 592	C		MA		
1920		N	HELIOTROPE	DR	JOHN S. FLUOR JR. HOUSE		5S1				SAR 499	L		MA		
1932		N	HELIOTROPE	DR	OELSCHLAGER HOUSE		5S1				SAR 491	C		MA		
2002		N	HELIOTROPE	DR	LASBY HOUSE		5S1				SAR 562	C		MA		
2008		N	HELIOTROPE	DR	GABRIEL HOUSE		5S1				SAR 669	C		MA		
2013		N	HELIOTROPE	DR	FLAGG HOUSE		5S1				SAR 687	K		MA		
2022		N	HELIOTROPE	DR	HESTER-VANDERMAS HOUSE		5S1				SAR 516	C		MA		
2102		N	HELIOTROPE	DR	KINWALD HOUSE		5S1				SAR 627	K		MA		
2108		N	HELIOTROPE	DR	MARTIEN HOUSE		5S1				SAR 686	C		MA		
2109		N	HELIOTROPE	DR	STAUFFER HOUSE		5S1				SAR 560	K		MA		
2125		N	HELIOTROPE	DR	DYE HOUSE		5S1				SAR 577	C		MA		
2126		N	HELIOTROPE	DR	BOLTON HOUSE		5S1				SAR 607	K		MA		
2221		N	HELIOTROPE	DR	MAHARAJAH HOUSE		5S1				SAR 354	L		MA		
2302		N	HELIOTROPE	DR			2D		HPDF	N BROADWAY PARK						
2305		N	HELIOTROPE	DR			2D		HPDF	N BROADWAY PARK						
2310		N	HELIOTROPE	DR			2D		HPDF	N BROADWAY PARK						
2311		N	HELIOTROPE	DR			2D		HPDF	N BROADWAY PARK						
2314		N	HELIOTROPE	DR			2D		HPDF	N BROADWAY PARK						
2317		N	HELIOTROPE	DR			2D		HPDF	N BROADWAY PARK						
2320		N	HELIOTROPE	DR			2D		HPDF	N BROADWAY PARK						
2325		N	HELIOTROPE	DR			2D		HPDF	N BROADWAY PARK						
2328		N	HELIOTROPE	DR			2D		HPDF	N BROADWAY PARK						
2329		N	HELIOTROPE	DR			2D		HPDF	N BROADWAY PARK						
2332		N	HELIOTROPE	DR	JELLIS HOUSE		2D	5S1	HPDF	N BROADWAY PARK	SAR 608	C		MA		
2335		N	HELIOTROPE	DR			2D		HPDF	N BROADWAY PARK						
2336		N	HELIOTROPE	DR			2D		HPDF	N BROADWAY PARK						
2339		N	HELIOTROPE	DR			2D		HPDF	N BROADWAY PARK						
2340		N	HELIOTROPE	DR			2D		HPDF	N BROADWAY PARK						
2345		N	HELIOTROPE	DR	WADDELL HOUSE		2D	5S1	HPDF	N BROADWAY PARK	SAR 515	C		MA		
2346		N	HELIOTROPE	DR			2D		HPDF	N BROADWAY PARK						
2384		N	HELIOTROPE	DR			2D		HPDF	N BROADWAY PARK						
2385		N	HELIOTROPE	DR			2D		HPDF	N BROADWAY PARK						
2388		N	HELIOTROPE	DR	HARWOOD HOUSE		2D	5S1	HPDF	N BROADWAY PARK	SAR 585	K		MA		
2391		N	HELIOTROPE	DR			2D		HPDF	N BROADWAY PARK						
2394		N	HELIOTROPE	DR			2D		HPDF	N BROADWAY PARK						
2404		N	HELIOTROPE	DR			2D		HPDF	N BROADWAY PARK						
2405		N	HELIOTROPE	DR	CLEM HOUSE		2D	5S1	HPDF	N BROADWAY PARK	SAR 575	C		MA		
2408		N	HELIOTROPE	DR			2D		HPDF	N BROADWAY PARK						
2409		N	HELIOTROPE	DR			2D		HPDF	N BROADWAY PARK						

Existing Conditions Database

Number	Extension	Dir	Street Name	Type	Resource Name	Date	CHR Code	CHR Code	CHRIS	Historic District	SAR	Category	NR	Mills	SD	OCHS
2412		N	HELIOTROPE	DR	HENINGER-ANDERSON HOUSE		5S1				SAR 496	C		MA		
2415		N	HELIOTROPE	DR	PATERSON HOUSE		2D	5S1	HPDF	N BROADWAY PARK	SAR 645	K		MA		
2418		N	HELIOTROPE	DR			2D		HPDF	N BROADWAY PARK						
2421		N	HELIOTROPE	DR	REID HOUSE		2D	5S1	HPDF	N BROADWAY PARK	SAR 616	C		MA		
2422		N	HELIOTROPE	DR			2D		HPDF	N BROADWAY PARK						
2425		N	HELIOTROPE	DR	WALKER-SACKERSON HOUSE		5S1				SAR 589	C		MA		
2426		N	HELIOTROPE	DR			2D		HPDF	N BROADWAY PARK						
2429		N	HELIOTROPE	DR	KELLY HOUSE		2D	5S1	HPDF	N BROADWAY PARK	SAR 489	C		MA		
2433		N	HELIOTROPE	DR	EDWARDS HOUSE		2D	5S1	HPDF	N BROADWAY PARK	SAR 631	C		MA		
2434		N	HELIOTROPE	DR	MEYER HOUSE		2D	5S1	HPDF	N BROADWAY PARK	SAR 533	C		MA		
2437		N	HELIOTROPE	DR			2D		HPDF	N BROADWAY PARK						
2438		N	HELIOTROPE	DR	MARKSITY HOUSE		2D	5S1	HPDF	N BROADWAY PARK	SAR 587	C		MA		
2439		N	HELIOTROPE	DR			2D		HPDF	N BROADWAY PARK						
2442		N	HELIOTROPE	DR	NEIMAN HOUSE		2D	5S1	HPDF	N BROADWAY PARK	SAR 579	L		MA		
2446		N	HELIOTROPE	DR	SYMMES HOUSE		2D	5S1	HPDF	N BROADWAY PARK	SAR 573	C		MA		
2450		N	HELIOTROPE	DR			2D		HPDF	N BROADWAY PARK						
2452		N	HELIOTROPE	DR			2D		HPDF	N BROADWAY PARK						
2454		N	HELIOTROPE	DR	J.C. SMITH HOUSE		2D	5S1	HPDF	N BROADWAY PARK	SAR 551	C		MA		
2456		N	HELIOTROPE	DR			2D		HPDF	N BROADWAY PARK						
2457		N	HELIOTROPE	DR			2D		HPDF	N BROADWAY PARK						
2459		N	HELIOTROPE	DR			2D		HPDF	N BROADWAY PARK						
2460		N	HELIOTROPE	DR			2D		HPDF	N BROADWAY PARK						
2463		N	HELIOTROPE	DR			2D		HPDF	N BROADWAY PARK						
2464		N	HELIOTROPE	DR			2D		HPDF	N BROADWAY PARK						
2473		N	HELIOTROPE	DR	ROBERTSON HOUSE		2D	5S1	HPDF	N BROADWAY PARK	SAR 353	L		MA		
2475		N	HELIOTROPE	DR	ROHRBACHER HOUSE		5S1				SAR 530	C		MA		
114		S	HICKORY	ST		1923	5D2		HPDF	UNKNOWN						
115		S	HICKORY	ST		1922	5D2		HPDF	UNKNOWN						
312		S	HICKORY	ST		1920	5D2		HPDF	UNKNOWN						
1121		S	HICKORY	ST	EASTIN HOUSE		5S1				SAR 659	C		MA		
475		N	LACY	ST	PACIFIC ELECTRIC SUBSTATION #1	1907	1S	2D3, 5S1	HPDF	UNKNOWN	SAR 355	L	NRHP			
601		N	LACY	ST		1902	5D2		HPDF	UNKNOWN						
604		N	LACY	ST		1912	5D2		HPDF	UNKNOWN						
605		N	LACY	ST		1909	5D2		HPDF	UNKNOWN						
606		N	LACY	ST		1911	5D2		HPDF	UNKNOWN						
613		N	LACY	ST		1916	5D2		HPDF	UNKNOWN						
614		N	LACY	ST		1915	5D2		HPDF	UNKNOWN						
622		N	LACY	ST		1907	5D2		HPDF	UNKNOWN						
706		N	LACY	ST		1900	5D2		HPDF	UNKNOWN						
708		N	LACY	ST		1919	5D2		HPDF	UNKNOWN						
709		N	LACY	ST		1902	5D2		HPDF	UNKNOWN						
710		N	LACY	ST		1914	5D2		HPDF	UNKNOWN						
711		N	LACY	ST		1917	5D2		HPDF	UNKNOWN						
714		N	LACY	ST		1900	5D2		HPDF	UNKNOWN						
717		N	LACY	ST		1898	5D2		HPDF	UNKNOWN						
718		N	LACY	ST		1895	5D2		HPDF	UNKNOWN						
719		N	LACY	ST		1915	5D2		HPDF	UNKNOWN						
720		N	LACY	ST		1914	5D2		HPDF	UNKNOWN						
802		N	LACY	ST	LANGLEY HOUSE	1894	1D	5S1	HPDF	FRENCH PARK	SAR 272	K	NRHP/C		SD-19	
806		N	LACY	ST	HARVEY HOUSE	1902	1D	5S1	HPDF	FRENCH PARK	SAR 284	C	NRHP/C		SD-19	
812		N	LACY	ST	WARNE HOUSE	1914	1D	5S1	HPDF	FRENCH PARK	SAR 280	C	NRHP/C		SD-19	
817		N	LACY	ST	HARMON MCNEIL HOUSE	1888	1B	5S1	HPDF	FRENCH PARK	SAR 158	L	NRHP; NRHP/C	MA	SD-19	
820		N	LACY	ST	HAMAKER-SPENCER HOUSE	1913	1D	5S1	HPDF	FRENCH PARK	SAR 207	C	NRHP/C			
823		N	LACY	ST		1902	5D2		HPDF	UNKNOWN						
825		N	LACY	ST	DUGGAN HOUSE	1906	1D	5S1	HPDF	FRENCH PARK	SAR 270	L	NRHP/C		SD-19	
829	-835	N	LACY	ST	MINIMAL TRADITIONAL APARTMENTS	1946	1D		HPDF	FRENCH PARK			NRHP/C			
901		N	LACY	ST	EL SOLANO APARTMENTS	1931	1D	5S1	HPDF	FRENCH PARK	SAR 273	K	NRHP/C		SD-19	
902	-904	N	LACY	ST	SANBORN APARTMENTS NO. 1	1931	1D	5S1	HPDF	FRENCH PARK	SAR 281	K	NRHP/C		SD-19	
905	-907	N	LACY	ST	JACKSON HOUSE	1946	1D		HPDF	FRENCH PARK			NRHP?C			
906	-908	N	LACY	ST	SANBORN APARTMENTS NO. 2	1931	1D	5S1	HPDF	FRENCH PARK	SAR 286	K	NRHP/C		SD-19	
910		N	LACY	ST	LIEBERMAN HOUSE	1946	1D		HPDF	FRENCH PARK			NRHP/C		SD-19	
911		N	LACY	ST	HOLTZ HOUSE	1928	1D		HPDF	FRENCH PARK			NRHP/C		SD-19	
914	-914 1/2	N	LACY	ST	DIERKER HOUSES	1928	1D	5S1	HPDF	FRENCH PARK	SAR 282	C	NRHP/C		SD-19	

Existing Conditions Database

Number	Extension	Dir	Street Name	Type	Resource Name	Date	CHR Code	CHR Code	CHRIS	Historic District	SAR	Category	NR	Mills	SD	OCHS
918		N	LACY	ST	TAYLOR-ROSE HOUSE	1914	1D	5S1	HPDF	FRENCH PARK	SAR 670	K	NRHP/C	MA	SD-19	
919		N	LACY	ST	STRAUB HOUSE	1924	1D	5S1	HPDF	FRENCH PARK	SAR 283	C	NRHP/C		SD-19	
921		N	LACY	ST	EL FRANCITA APARTMENTS	1932	1D		HPDF	FRENCH PARK			NRHP/C		SD-19	
922		N	LACY	ST	ROTH HOUSE	1923	1D		HPDF	FRENCH PARK			NRHP/C		SD-19	
925		N	LACY	ST	MARYLIN APARTMENTS	1929	1D	5S1	HPDF	FRENCH PARK	SAR 177	K	NRHP/C		SD-19	
926	-928	N	LACY	ST	TERRY STEPHENSON HOUSE	1915	1D	5S1	HPDF	FRENCH PARK	SAR 274	K	NRHP/C		SD-19	
930		N	LACY	ST	ROBBINS HOUSE	1911	1D	5S1	HPDF	FRENCH PARK	SAR 285	K	NRHP/C		SD-19	
1102	-1110	N	LACY	ST	DEHNE APARTMENTS NO. 1	1944	1D		HPDF	FRENCH PARK			NRHP/C			
1214		N	LACY	ST	WELLS HOUSE	1910	1D		HPDF	FRENCH PARK			NRHP/C		SD-19	
1218		N	LACY	ST	ANTISDELL HOUSE	1921	1D		HPDF	FRENCH PARK			NRHP/C		SD-19	
1221		N	LACY	ST	DEHNE APARTMENTS NO. 2	1948	1D		HPDF	FRENCH PARK			NRHP/C			
515		W	LIME	ST		1922	5D2		HPDF	UNKNOWN						
610		W	LIME	ST		1923	5D2		HPDF	UNKNOWN						
926			LINCOLN	AVE		1906	5D2		HPDF	UNKNOWN						
1020			LINCOLN	AVE		1902	5D2		HPDF	UNKNOWN						
1024			LINCOLN	AVE		1955	5D2		HPDF	UNKNOWN						
1024			LINCOLN	AVE		1906	5D2		HPDF	UNKNOWN						
1026			LINCOLN	AVE		1909	5D2		HPDF	UNKNOWN						
1030			LINCOLN	AVE		1902	5D2		HPDF	UNKNOWN						
1046			LINCOLN	AVE		1921	5D2		HPDF	UNKNOWN						
1306			LINCOLN	AVE		1895	5D2		HPDF	UNKNOWN						
1310			LINCOLN	AVE		1900	5D2		HPDF	UNKNOWN						
2541			LINWOOD	ST	YOUNG HOUSE	1888	5S2		HPDF							
917		N	LOGAN	ST		1906	5D2		HPDF	HAWKINS ADDITION; LOGAN BARRIO						
920		N	LOGAN	ST		1920	5D2		HPDF	HAWKINS ADDITION; LOGAN BARRIO						
922		N	LOGAN	ST		1902	5D2		HPDF	HAWKINS ADDITION; LOGAN BARRIO						
924		N	LOGAN	ST		1922	5D2		HPDF	HAWKINS ADDITION; LOGAN BARRIO						
926		N	LOGAN		See 914-916 E Stafford St											
935		N	LOGAN	ST		1920	5D2		HPDF	HAWKINS ADDITION; LOGAN BARRIO						
1012		N	LOGAN	ST		1904	5D2		HPDF	HAWKINS ADDITION; LOGAN BARRIO						
1016		N	LOGAN	ST	MCKERN HOUSE	1902	5S1	5D2	HPDF	HAWKINS ADDITION; LOGAN BARRIO	SAR 88	L				
1017		N	LOGAN	ST		1915	5D2		HPDF	HAWKINS ADDITION; LOGAN BARRIO						
1018		N	LOGAN	ST		1902	5D2		HPDF	HAWKINS ADDITION; LOGAN BARRIO						
1026		N	LOGAN	ST		1910	5D2		HPDF	HAWKINS ADDITION; LOGAN BARRIO						
1027		N	LOGAN	ST		1915	5D2		HPDF	HAWKINS ADDITION; LOGAN BARRIO						
1030		N	LOGAN	ST		1905	5D2		HPDF	HAWKINS ADDITION; LOGAN BARRIO						
1034		N	LOGAN	ST		1915	5D2		HPDF	HAWKINS ADDITION; LOGAN BARRIO						
1035		N	LOGAN	ST		1916	5D2		HPDF	HAWKINS ADDITION; LOGAN BARRIO						
		N	LOGAN	ST	HAWKINS ADDITION, LOGAN BARRIO	1895	5S2		HPDF							
917		N	LOUISE	ST	W.P. HENINGER HOUSE		5S1				SAR 556	C		MA		
1300	-1600	N	LOUISE	ST	1300-1600 BLOCKS NORTH LOUISE STREET	1925	5S2		HPDF							
1307		N	LOUISE	ST		1931	5D2		HPDF	1300-1600 N LOUISE ST						
1308		N	LOUISE	ST		1931	5D2		HPDF	1300-1600 N LOUISE ST						
1310		N	LOUISE	ST	MILLER HOUSE	1929	5S1	5D2	HPDF	1300-1600 N LOUISE ST	SAR 365	C				
1311		N	LOUISE	ST		1931	5D2		HPDF	1300-1600 N LOUISE ST						
1315		N	LOUISE	ST		1929	5D2		HPDF	1300-1600 N LOUISE ST						
1316		N	LOUISE	ST		1930	5D2		HPDF	1300-1600 N LOUISE ST						
1319		N	LOUISE	ST		1930	5D2		HPDF	1300-1600 N LOUISE ST						
1320		N	LOUISE	ST			5D2		HPDF	1300-1600 N LOUISE ST						
1323		N	LOUISE	ST		1932	5D2		HPDF	1300-1600 N LOUISE ST						
1401		N	LOUISE	ST		1929	5D2		HPDF	1300-1600 N LOUISE ST						

Existing Conditions Database

Number	Extension	Dir	Street Name	Type	Resource Name	Date	CHR Code	CHR Code	CHRIS	Historic District	SAR	Category	NR	Mills	SD	OCHS
1404		N	LOUISE	ST		1930	5D2		HPDF	1300-1600 N LOUISE ST						
1407		N	LOUISE	ST		1930	5D2		HPDF	1300-1600 N LOUISE ST						
1408		N	LOUISE	ST		1928	5D2		HPDF	1300-1600 N LOUISE ST						
1411		N	LOUISE	ST		1930	5D2		HPDF	1300-1600 N LOUISE ST						
1412		N	LOUISE	ST		1933	5D2		HPDF	1300-1600 N LOUISE ST						
1415		N	LOUISE	ST		1931	5D2		HPDF	1300-1600 N LOUISE ST						
1416		N	LOUISE	ST		1931	5D2		HPDF	1300-1600 N LOUISE ST						
1420		N	LOUISE	ST		1935	5D2		HPDF	1300-1600 N LOUISE ST						
1424		N	LOUISE	ST		1937	5D2		HPDF	1300-1600 N LOUISE ST						
1435		N	LOUISE	ST		1929	5D2		HPDF	1300-1600 N LOUISE ST						
1440		N	LOUISE	ST		1930	5D2		HPDF	1300-1600 N LOUISE ST						
1443		N	LOUISE	ST		1931	5D2		HPDF	1300-1600 N LOUISE ST						
1444		N	LOUISE	ST		1929	5D2		HPDF	1300-1600 N LOUISE ST						
1511		N	LOUISE	ST		1928	5D2		HPDF	1300-1600 N LOUISE ST						
1530		N	LOUISE	ST		1928	5D2		HPDF	1300-1600 N LOUISE ST						
1602		N	LOUISE	ST		1931	5D2		HPDF	1300-1600 N LOUISE ST						
1605		N	LOUISE	ST		1928	5D2		HPDF	1300-1600 N LOUISE ST						
1612		N	LOUISE	ST		1930	5D2		HPDF	1300-1600 N LOUISE ST						
2618		N	LOUISE	ST	CONLEY HOUSE		5S1				598	C		MA		
800	-1100	N	LOWELL	ST	800-1100 BLOCK OF NORTH LOWELL STREET	1923	5D2		HPDF							
802		N	LOWELL	ST		1926	5D2		HPDF	800-1100 N LOWELL ST						
803		N	LOWELL	ST		1926	5D2		HPDF	800-1100 N LOWELL ST						
805		N	LOWELL	ST		1925	5D2		HPDF	800-1100 N LOWELL ST						
806		N	LOWELL	ST		1926	5D2		HPDF	800-1100 N LOWELL ST						
811		N	LOWELL	ST		1925	5D2		HPDF	800-1100 N LOWELL ST						
812		N	LOWELL	ST		1926	5D2		HPDF	800-1100 N LOWELL ST						
816		N	LOWELL	ST		1926	5D2		HPDF	800-1100 N LOWELL ST						
819		N	LOWELL	ST		1925	5D2		HPDF	800-1100 N LOWELL ST						
821		N	LOWELL	ST		1925	5D2		HPDF	800-1100 N LOWELL ST						
825		N	LOWELL	ST		1925	5D2		HPDF	800-1100 N LOWELL ST						
907		N	LOWELL	ST		1925	5D2		HPDF	800-1100 N LOWELL ST						
911		N	LOWELL	ST		1926	5D2		HPDF	800-1100 N LOWELL ST						
915		N	LOWELL	ST		1931	5D2		HPDF	800-1100 N LOWELL ST						
919		N	LOWELL	ST	E.N. STEFFENSEN HOUSE	1928	5S1	5D2	HPDF	800-1100 N LOWELL ST	SAR 677	C		MA		
924		N	LOWELL	ST	JOE LOWELL HOUSE	1926	5S1	5D2	HPDF	800-1100 N LOWELL ST	SAR 385	K				
925		N	LOWELL	ST		1928	5D2		HPDF	800-1100 N LOWELL ST						
1007		N	LOWELL	ST		1923	5D2		HPDF	800-1100 N LOWELL ST						
1011		N	LOWELL	ST		1923	5D2		HPDF	800-1100 N LOWELL ST						
1015		N	LOWELL	ST		1924	5D2		HPDF	800-1100 N LOWELL ST						
1020		N	LOWELL	ST		1936	5D2		HPDF	800-1100 N LOWELL ST						
1021		N	LOWELL	ST		1928	5D2		HPDF	800-1100 N LOWELL ST						
1025		N	LOWELL	ST		1928	5D2		HPDF	800-1100 N LOWELL ST						
1103		N	LOWELL	ST	CROCKER HOUSE	1933	5S1	5D2	HPDF	800-1100 N LOWELL ST	366	C				
1105		N	LOWELL	ST			5D2		HPDF	800-1100 N LOWELL ST						
1130		N	LOWELL	ST		1936	5D2		HPDF	800-1100 N LOWELL ST						
1925		N	LOWELL	ST		1925	5D2		HPDF	UNKNOWN						
2713		N	LOWELL	LN	HENSLEY AND KAY HOUSE		5S1				SAR 610	C		MA		
200		N	MAIN	ST	BUILDERS EXCHANGE BUILDING	1928	1B	5S1, 2D3	HPDF	DOWNTOWN SANTA ANA	SAR 136	L	NRHP; NRHP/C			
217		N	MAIN	ST	OLD SANTA ANA CITY HALL	1935	1S	5S1, 2D3	HPDF		SAR 21	L	NRHP			
302		N	MAIN	ST	GREEN CAT CAFÉ	1920	6X	2D2	HPDF							
308		N	MAIN	ST	FOX WEST COAST THEATER	1923	1B	5S2	HPDF	DOWNTOWN SANTA ANA			NRHP; NRHP/C			
309	-311	N	MAIN	ST	ODD FELLOWS HALL	1903	1B	2D3, 5S2	HPDF	DOWNTOWN SANTA ANA			NRHP; NRHP/C			
315		N	MAIN	ST	CAREY SMITH BUILDING	1906	1D	5S1	HPDF	DOWNTOWN SANTA ANA	SAR 250	K	NRHP/C			
408		N	MAIN	ST	See 101 W 4th Street											
501		N	MAIN	ST	MAIN INVESTMENT COMPANY BUILDING		5S1				SAR 137	C				
504		N	MAIN	ST	PACIFIC TELEGRAPH AND TELEPHONE CO	1925	2D		HPDF	UNKNOWN						
505		N	MAIN	ST	SEARS ROEBUCK & CO. - HILLS, INC. BUILDING		5S1				SAR 149	C				
508		N	MAIN	ST		1929	2D		HPDF	UNKNOWN						
510		N	MAIN	ST	B J CHANDLER FURNITURE COMPANY	1928	2D		HPDF	UNKNOWN						
515		N	MAIN	ST	MCFADDEN PUBLIC MARKET	1926	1D	5S1	HPDF	DOWNTOWN SANTA ANA	SAR 178	C	NRHP/C			

Existing Conditions Database

Number	Extension	Dir	Street Name	Type	Resource Name	Date	CHR Code	CHR Code	CHRIS	Historic District	SAR	Category	NR	Mills	SD	OCHS
517	-519	N	MAIN	ST	HORTON'S FURNITURE BUILDING	1929	1D	5S1	HPDF	DOWNTOWN SANTA ANA	SAR 166	K	NRHP/C			
601		N	MAIN	ST	KEYSTONE APARTMENTS/CALIFORNIA HOTEL	1919	1D		HPDF	DOWNTOWN SANTA ANA			NRHP/C			
604		N	MAIN	ST	SANTA ANA HOTEL	1922	1D		HPDF	DOWNTOWN SANTA ANA			NRHP/C			
607		N	MAIN	ST		1920	1D		HPDF	DOWNTOWN SANTA ANA			NRHP/C			
618		N	MAIN	ST	DR WEHRLY MEDICAL BUILDING	1921	1D		HPDF	DOWNTOWN SANTA ANA			NRHP/C			
717	-719	N	MAIN	ST	AUTOMOBILE CLUB OF SOUTHERN CALIFORNIA		5S1				SAR 74	C				
888		N	MAIN	ST	SECURITY BANK BUILDING		5S1				SAR 652	L				
900		N	MAIN	ST	SANTA ANA FIRST CHURCH OF CHRIST S	1922	2S2		HPDF							
909		N	MAIN	ST	BUFFUM'S DEPARTMENT STORE		5S1				SAR 85	K				
920		N	MAIN	ST	FIRST CHURCH CHRISTIAN SCIENTIST		5S2									
1107	-1115	N	MAIN	ST	WASHINGTON CLEANERS		5S1				SAR 117	C				
1411		N	MAIN	ST	GIBSON HOUSE		5S1				SAR 118	C				
1415		N	MAIN	ST	EDEN-JACOBS HOUSE		5S1				SAR 119	C				
1417		N	MAIN	ST	NELSON WARNER HOUSE		5S1				SAR 120	C				
1421		N	MAIN	ST	GALLOWAY HOUSE		5S1				SAR 121	C				
1502		N	MAIN	ST	WILLIAMS HOUSE		5S1				SAR 221	K				
2002	-2004	N	MAIN	ST	BOWERS MUSEUM		5S1				SAR 135	L				
2115	-2117	N	MAIN	ST	MACFARLANE HOUSE		5S1				SAR 122	C		MA		
2212		N	MAIN	ST	ELMER WHITNEY HOUSE	1900	5S1		HPDF		SAR 123	K				
		N	MAIN	ST	FRENCH PARK HISTORIC DISTRICT	1883	1S		HPDF				NRHP			
100	-110	S	MAIN	ST	UNITED AUTOMOTIVE BUILDING		5S1				SAR 9	C				
818		S	MAIN	ST	LEAK HOUSE		5S1				SAR 480	C				
		S	MAPLE	ST	PACIFIC ELECTRIC RAILROAD TRACKS A	1905	5S2		HPDF							
606		N	MINTER	ST		1912	5D2		HPDF	UNKNOWN						
608		N	MINTER	ST		1919	5D2		HPDF	UNKNOWN						
609		N	MINTER	ST		1915	5D2		HPDF	UNKNOWN						
611		N	MINTER	ST		1930	5D2		HPDF	UNKNOWN						
702		N	MINTER	ST	FREE METHODIST CHURCH, FAITH ASSEM	1928	5D2		HPDF	UNKNOWN						
705		N	MINTER	ST		1895	5D2		HPDF	UNKNOWN						
708		N	MINTER	ST		1902	5D2		HPDF	UNKNOWN						
709		N	MINTER	ST		1900	5D2		HPDF	UNKNOWN						
715		N	MINTER	ST		1914	5D2		HPDF	UNKNOWN						
717		N	MINTER	ST		1914	5D2		HPDF	UNKNOWN						
729	-727	N	MINTER	ST	ST. JOSEPH ROMAN CATHOLIC CHURCH	1946	5B	5S2	HPDF	UNKNOWN						
801	A & B	N	MINTER	ST	COOPER HOUSE	1900	1D	5S1	HPDF	FRENCH PARK	SAR 261	L	NRHP/C		SD-19	
802		N	MINTER	ST	KINLEY HOUSE	1895	1D	5S1	HPDF	FRENCH PARK	SAR 266	K	NRHP/C		SD-19	
805		N	MINTER	ST	EIMERS HOUSE	1905	1D	5S1	HPDF	FRENCH PARK	SAR 269	C	NRHP/C		SD-19	
806		N	MINTER	ST	HUTCHINGS HOUSE	1924	1D	5S1	HPDF	FRENCH PARK	SAR 275	C	NRHP/C		SD-19	
813		N	MINTER	ST	KITTLE HOUSE	1922	1D	5S1	HPDF	FRENCH PARK	SAR 276	C	NRHP/C		SD-19	
814		N	MINTER	ST	DAVIES HOUSE	1921	1D	5S1	HPDF	FRENCH PARK	SAR 277	C	NRHP/C		SD-19	
815		N	MINTER	ST	GRIM HOUSE	1898	1D	5S1	HPDF	FRENCH PARK	SAR 278	C	NRHP/C		SD-19	
818	-820	N	MINTER	ST	DAVIES DUPLEX	1919	1D	5S1	HPDF	FRENCH PARK	SAR 271	K	NRHP/C	MA	SD-19	
824		N	MINTER	ST	HAYNES HOUSE	1915	1D	5S1	HPDF	FRENCH PARK	SAR 279	C	NRHP/C		SD-19	
831	-835	N	MINTER	ST	WRIGHT HOUSE	1919	1B	5S1	HPDF	FRENCH PARK	SAR 223	L	NRHP; NRHP/C		SD-19	
901		N	MINTER	ST	BREAUX APARTMENTS	1948	1D		HPDF	FRENCH PARK			NRHP/C			
712			MORTIMER	ST		1911	5D2		HPDF	UNKNOWN						
714			MORTIMER	ST		1923	5D2		HPDF	UNKNOWN						
H			MORTIMER	ST		1902	5D2		HPDF	UNKNOWN						
105		E	MYRTLE	ST		1922	5D2		HPDF	UNKNOWN						
107		E	MYRTLE	ST		1922	5S2		HPDF	UNKNOWN						
109		E	MYRTLE	ST		1922	5D2		HPDF	UNKNOWN						
215		E	MYRTLE	ST		1929	5D2		HPDF	UNKNOWN						
300	-600	E	MYRTLE	ST	300-600 BLOCKS E MYRTLE	1894	5S2		HPDF	300-600 E MYRTLE						
314		E	MYRTLE	ST		1894	5D2		HPDF	300-600 E MYRTLE						
316		E	MYRTLE	ST		1927	5D2		HPDF	300-600 E MYRTLE						
324		E	MYRTLE	ST	RICHTER HOUSE	1899	5S1	5D2	HPDF	300-600 E MYRTLE	SAR 319	K				
328		E	MYRTLE	ST		1928	5D2		HPDF	300-600 E MYRTLE						
401		E	MYRTLE	ST		1927	5D2		HPDF	300-600 E MYRTLE						
402		E	MYRTLE	ST		1927	5D2		HPDF	300-600 E MYRTLE						

Existing Conditions Database

Number	Extension	Dir	Street Name	Type	Resource Name	Date	CHR Code	CHR Code	CHRIS	Historic District	SAR	Category	NR	Mills	SD	OCHS
405		E	MYRTLE	ST		1928	5D2		HPDF	300-600 E MYRTLE						
406		E	MYRTLE	ST		1927	5D2		HPDF	300-600 E MYRTLE						
409		E	MYRTLE	ST		1931	5D2		HPDF	300-600 E MYRTLE						
416		E	MYRTLE	ST		1925	5D2		HPDF	300-600 E MYRTLE						
417		E	MYRTLE	ST		1924	5D2		HPDF	300-600 E MYRTLE						
506		E	MYRTLE	ST		1930	5D2		HPDF	300-600 E MYRTLE						
507		E	MYRTLE	ST		1925	5D2		HPDF	300-600 E MYRTLE						
510		E	MYRTLE	ST		1930	5D2		HPDF	300-600 E MYRTLE						
514		E	MYRTLE	ST		1929	5D2		HPDF	300-600 E MYRTLE						
515		E	MYRTLE	ST		1926	5D2		HPDF	300-600 E MYRTLE						
518		E	MYRTLE	ST		1930	5D2		HPDF	300-600 E MYRTLE						
522		E	MYRTLE	ST		1930	5D2		HPDF	300-600 E MYRTLE						
525		E	MYRTLE	ST	SANTA ANA FIRST REFORMED PRESBYTER	1908	5D2		HPDF	300-600 E MYRTLE						
607		E	MYRTLE	ST		1925	5D2		HPDF	300-600 E MYRTLE						
610		E	MYRTLE	ST		1923	5D2		HPDF	300-600 E MYRTLE						
618		E	MYRTLE	ST		1923	5D2		HPDF	300-600 E MYRTLE						
621		E	MYRTLE	ST		1919	5D2		HPDF	300-600 E MYRTLE						
708		W	MYRTLE	ST		1923	5D2		HPDF	UNKNOWN						
711		W	MYRTLE	ST		1921	5D2		HPDF	UNKNOWN						
712		W	MYRTLE	ST		1923	5D2		HPDF	UNKNOWN						
714		W	MYRTLE	ST		0	5D2		HPDF	UNKNOWN						
808		W	MYRTLE	ST		1923	5D2		HPDF	UNKNOWN						
809		W	MYRTLE	ST		1924	5D2		HPDF	UNKNOWN						
811		W	MYRTLE	ST	CHURCH OF JESUS CHRIST OF LDS, CHURCH	1925	5D2		HPDF	UNKNOWN						
812		W	MYRTLE	ST		1921	5D2		HPDF	UNKNOWN						
109		S	OAK	ST		1914	5S2		HPDF	UNKNOWN						
118		S	OAK	ST		1924	5D2		HPDF	UNKNOWN						
2335		N	OAKMONT	AVE	ANDERSON HOUSE		5S1				SAR 392	C			MA	
2421		N	OAKMONT	AVE	R.R. ROSS HOUSE		5S1				SAR 391	K			MA	
2428		N	OAKMONT	AVE	FORGY HOUSE		5S1				SAR 393	C				
			OLD PACIFIC ELECTRIC		PACIFIC ELECTRIC BRIDGE #55C-99		2S2		HPDF							
800	-1100	N	OLIVE	ST	800-1100 NORTH OLIVE STREET	1923	5S2		HPDF							
801		N	OLIVE	ST		1926	5D2		HPDF	800-1100 N OLIVE						
806		N	OLIVE	ST		1925	5D2		HPDF	800-1100 N OLIVE						
808		N	OLIVE	ST		1925	5D2		HPDF	800-1100 N OLIVE						
811		N	OLIVE	ST		1923	5D2		HPDF	800-1100 N OLIVE						
812		N	OLIVE	ST		1926	5D2		HPDF	800-1100 N OLIVE						
813		N	OLIVE	ST		1925	5D2		HPDF	800-1100 N OLIVE						
816		N	OLIVE	ST		1924	5D2		HPDF	800-1100 N OLIVE						
820		N	OLIVE	ST		1924	5D2		HPDF	800-1100 N OLIVE						
821		N	OLIVE	ST	TRAVIS HOUSE	1928	5S1	5D2	HPDF	800-1100 N OLIVE	SAR 646	C			MA	
824		N	OLIVE	ST		1926	5D2		HPDF	800-1100 N OLIVE						
825		N	OLIVE	ST		1930	5D2		HPDF	800-1100 N OLIVE						
828		N	OLIVE	ST		1930	5D2		HPDF	800-1100 N OLIVE						
901		N	OLIVE	ST		1926	5D2		HPDF	800-1100 N OLIVE						
903		N	OLIVE	ST		1925	5D2		HPDF	800-1100 N OLIVE						
904		N	OLIVE	ST	GRANT HOUSE	1928	5S1	5D2	HPDF	800-1100 N OLIVE	SAR 519	C			MA	
907		N	OLIVE	ST		1924	5D2		HPDF	800-1100 N OLIVE						
908		N	OLIVE	ST		1925	5D2		HPDF	800-1100 N OLIVE						
911		N	OLIVE	ST		1925	5D2		HPDF	800-1100 N OLIVE						
912		N	OLIVE	ST		1932	5D2		HPDF	800-1100 N OLIVE						
919		N	OLIVE	ST		1926	5D2		HPDF	800-1100 N OLIVE						
920		N	OLIVE	ST		1926	5D2		HPDF	800-1100 N OLIVE						
923		N	OLIVE	ST		1925	5D2		HPDF	800-1100 N OLIVE						
924		N	OLIVE	ST		1925	5D2		HPDF	800-1100 N OLIVE						
925		N	OLIVE	ST		1924	5D2		HPDF	800-1100 N OLIVE						
926		N	OLIVE	ST	VEATCH HOUSE	1926	5S1	5D2	HPDF	800-1100 N OLIVE	SAR 367	C			MA	
1002		N	OLIVE	ST		1924	5D2		HPDF	800-1100 N OLIVE						
1008		N	OLIVE	ST		1924	5D2		HPDF	800-1100 N OLIVE						
1011		N	OLIVE	ST		1923	5D2		HPDF	800-1100 N OLIVE						
1012		N	OLIVE	ST		1923	5D2		HPDF	800-1100 N OLIVE						
1015		N	OLIVE	ST		1923	5D2		HPDF	800-1100 N OLIVE						
1016		N	OLIVE	ST		1930	5D2		HPDF	800-1100 N OLIVE						
1017		N	OLIVE	ST		1923	5D2		HPDF	800-1100 N OLIVE						
1020		N	OLIVE	ST		1924	5D2		HPDF	800-1100 N OLIVE						

Existing Conditions Database

Number	Extension	Dir	Street Name	Type	Resource Name	Date	CHR Code	CHR Code	CHRIS	Historic District	SAR	Category	NR	Mills	SD	OCHS
1023		N	OLIVE	ST	RICHARDSON HOUSE	1924	5S1	5D2	HPDF	800-1100 N OLIVE	SAR 611	C		MA		
1024		N	OLIVE	ST		1924	5D2		HPDF	800-1100 N OLIVE						
1027		N	OLIVE	ST		1923	5D2		HPDF	800-1100 N OLIVE						
1028		N	OLIVE	ST		1925	5D2		HPDF	800-1100 N OLIVE						
1104		N	OLIVE	ST		1924	5D2		HPDF	800-1100 N OLIVE						
1108		N	OLIVE	ST		1930	5D2		HPDF	800-1100 N OLIVE						
1111		N	OLIVE	ST		1930	5D2		HPDF	800-1100 N OLIVE						
1112		N	OLIVE	ST	NALL HOUSE	1924	5S1	5D2	HPDF	800-1100 N OLIVE	SAR 439	C		MA		
1115		N	OLIVE	ST		1932	5D2		HPDF	800-1100 N OLIVE						
1119		N	OLIVE	ST		1930	5D2		HPDF	800-1100 N OLIVE						
1120		N	OLIVE	ST		1924	5D2		HPDF	800-1100 N OLIVE						
1123		N	OLIVE	ST	URBINE HOUSE	1924	5S1	5D2	HPDF	800-1100 N OLIVE	SAR 640	C		MA		
1124		N	OLIVE	ST		1927	5D2		HPDF	800-1100 N OLIVE						
1308		N	OLIVE	ST	MATZEN HOUSE		5S1				SAR 368	C				
100	-500	S	ORANGE	AVE	100-500 BLOCKS SOUTH ORANGE AVENUE	1887	5S2		HPDF							
100	-500	S	ORANGE	AVE	CAMPBOR TREES	1900	5D2		HPDF	100-500 S ORANGE						
109		S	ORANGE	AVE		1899	5D2		HPDF	100-500 S ORANGE						
115		S	ORANGE	AVE		1899	5D2		HPDF	100-500 S ORANGE						
119		S	ORANGE	AVE		1902	5D2		HPDF	100-500 S ORANGE						
121		S	ORANGE	AVE		1902	5D2		HPDF	100-500 S ORANGE						
201		S	ORANGE	AVE		1921	5D2		HPDF	100-500 S ORANGE						
207		S	ORANGE	AVE		1911	5D2		HPDF	100-500 S ORANGE						
212		S	ORANGE	AVE		1910	5D2		HPDF	100-500 S ORANGE						
213		S	ORANGE	AVE		1921	5D2		HPDF	100-500 S ORANGE						
216		S	ORANGE	AVE		1910	5D2		HPDF	100-500 S ORANGE						
217		S	ORANGE	AVE		1902	5D2		HPDF	100-500 S ORANGE						
218		S	ORANGE	AVE		1921	5D2		HPDF	100-500 S ORANGE						
223		S	ORANGE	AVE		1909	5D2		HPDF	100-500 S ORANGE						
224		S	ORANGE	AVE		1919	5D2		HPDF	100-500 S ORANGE						
302		S	ORANGE	AVE		1898	5D2		HPDF	100-500 S ORANGE						
303		S	ORANGE	AVE		1893	5D2		HPDF	100-500 S ORANGE						
306		S	ORANGE	AVE	TURNER-POTTER-LYON HOUSE	1898	5S1	5D2	HPDF	100-500 S ORANGE	SAR 320	K				
310		S	ORANGE	AVE		1902	5D2		HPDF	100-500 S ORANGE						
315		S	ORANGE	AVE		1923	5D2		HPDF	100-500 S ORANGE						
321		S	ORANGE	AVE		1899	5D2		HPDF	100-500 S ORANGE						
408		S	ORANGE	AVE		1909	5D2		HPDF	100-500 S ORANGE						
409		S	ORANGE	AVE		1921	5D2		HPDF	100-500 S ORANGE						
411		S	ORANGE	AVE		1921	5D2		HPDF	100-500 S ORANGE						
412		S	ORANGE	AVE		1909	5D2		HPDF	100-500 S ORANGE						
416		S	ORANGE	AVE		1919	5D2		HPDF	100-500 S ORANGE						
502		S	ORANGE	AVE		1909	5D2		HPDF	100-500 S ORANGE						
505		S	ORANGE	AVE		1914	5D2		HPDF	100-500 S ORANGE						
508		S	ORANGE	AVE		1902	5D2		HPDF	100-500 S ORANGE						
512		S	ORANGE	AVE		1906	5D2		HPDF	100-500 S ORANGE						
513		S	ORANGE	AVE		1919	5D2		HPDF	100-500 S ORANGE						
517		S	ORANGE	AVE		1914	5D2		HPDF	100-500 S ORANGE						
520		S	ORANGE	AVE		1902	5D2		HPDF	100-500 S ORANGE						
525		S	ORANGE	AVE		1920	5D2		HPDF	100-500 S ORANGE						
617	-619	S	ORANGE	AVE	MCWILLIAMS HOUSE		5S1				SAR 321	K				
620		S	ORANGE	AVE	COLLINS HOUSE	1885	3S	5S1	HPDF		SAR 18	L				
702		S	ORANGE	AVE	GEORGE R. SMITH HOUSE		5S1				SAR 322	L				
818		S	ORANGE	AVE	INMAN HOUSE		5S1				SAR 323	L				
1418		S	ORANGE	AVE	STYRING HOUSE		5S1				SAR 508	C				
1426		S	ORANGE	AVE	GOBBS HOUSE		5S1				SAR 509	C				
1441		S	ORANGE	AVE	MAYNARD HOUSE		5S1				SAR 510	C				
2300		N	PARK	BLVD	STEELE HOUSE		5S1				SAR 584	K		MA		
2301		N	PARK	BLVD			2D		HPDF	N BROADWAY PARK						
2304		N	PARK	BLVD			2D		HPDF	N BROADWAY PARK						
2310		N	PARK	BLVD	WINCKLER HOUSE		2D	5S1	HPDF	N BROADWAY PARK	SAR 423	K		MA		
2311		N	PARK	BLVD			2D		HPDF	N BROADWAY PARK						
2314		N	PARK	BLVD			2D		HPDF	N BROADWAY PARK						
2320		N	PARK	BLVD			2D		HPDF	N BROADWAY PARK						
2321		N	PARK	BLVD	RANNEY HOUSE		2D	5S1	HPDF	N BROADWAY PARK	SAR 333	L				
2334		N	PARK	BLVD			2D		HPDF	N BROADWAY PARK						
2335		N	PARK	BLVD	EMISON-GEORGIEFF HOUSE		2D	5S1	HPDF	N BROADWAY PARK	SAR 335	L		MA		

Existing Conditions Database

Number	Extension	Dir	Street Name	Type	Resource Name	Date	CHR Code	CHR Code	CHRIS	Historic District	SAR	Category	NR	Mills	SD	OCHS
2340		N	PARK	BLVD	MELLENTIN HOUSE		2D	5S1	HPDF	N BROADWAY PARK	SAR 571	K		MA		
2342		N	PARK	BLVD			2D		HPDF	N BROADWAY PARK						
2345		N	PARK	BLVD	GEAR HOUSE		2D	5S1	HPDF	N BROADWAY PARK	SAR 553	C		MA		
2346		N	PARK	BLVD	C. SWANNER HOUSE		2D	5S1	HPDF	N BROADWAY PARK	SAR 559	K		MA		
2348		N	PARK	BLVD	SPICER HOUSE		2D	5S1	HPDF	N BROADWAY PARK	SAR 440	L		MA		
2351		N	PARK	BLVD	SPENCER HOUSE		2D	5S1	HPDF	N BROADWAY PARK	SAR 233	K		MA		
2360		N	PARK	BLVD	J.C. HORTON HOUSE		2D	5S1	HPDF	N BROADWAY PARK	SAR 544	K		MA		
2402		N	PARK	BLVD	WENER HOUSE		5S1				SAR 639	K		MA		
2409		N	PARK	BLVD	ZLAKET HOUSE		2D	5S1	HPDF	N BROADWAY PARK	SAR 336	L		MA		
2410		N	PARK	BLVD	NISSON HOUSE		2D	5S1	HPDF	N BROADWAY PARK	SAR 578	K		MA		
2411		N	PARK	BLVD			2D		HPDF	N BROADWAY PARK						
2414		N	PARK	BLVD			2D		HPDF	N BROADWAY PARK						
2417		N	PARK	BLVD			2D		HPDF	N BROADWAY PARK						
2418		N	PARK	BLVD			2D		HPDF	N BROADWAY PARK						
2420		N	PARK	BLVD			2D		HPDF	N BROADWAY PARK						
2425		N	PARK	BLVD			2D		HPDF	N BROADWAY PARK						
2429		N	PARK	BLVD			2D		HPDF	N BROADWAY PARK						
2433		N	PARK	BLVD			2D		HPDF	N BROADWAY PARK						
2434		N	PARK	BLVD			2D		HPDF	N BROADWAY PARK						
2437		N	PARK	BLVD	COFFING HOUSE		2D	5S1	HPDF	N BROADWAY PARK	SAR 529	K		MA		
2438		N	PARK	BLVD			2D		HPDF	N BROADWAY PARK						
2442		N	PARK	BLVD			2D		HPDF	N BROADWAY PARK						
2445		N	PARK	BLVD			2D		HPDF	N BROADWAY PARK						
2446		N	PARK	BLVD			2D		HPDF	N BROADWAY PARK						
2449		N	PARK	BLVD	WARREN HOUSE		2D	5S1	HPDF	N BROADWAY PARK	SAR 638	C		MA		
2450		N	PARK	BLVD			2D		HPDF	N BROADWAY PARK						
2454		N	PARK	BLVD			2D		HPDF	N BROADWAY PARK						
2457		N	PARK	BLVD	CECIL O. CARTWRIGHT HOUSE		2D	5S1	HPDF	N BROADWAY PARK	SAR 674	K		MA		
2460		N	PARK	BLVD	H. BALDWIN HOUSE		2D	5S1	HPDF	N BROADWAY PARK	SAR 546	C				
2463		N	PARK	BLVD			2D		HPDF	N BROADWAY PARK						
2510		N	PARK	BLVD	MCKAMY HOUSE		2D	5S1	HPDF	N BROADWAY PARK	SAR 597	C		MA		
2511		N	PARK	BLVD	H.C. HEAD HOUSE		2D	5S1	HPDF	N BROADWAY PARK	SAR 574	K		MA		
2512		N	PARK	BLVD			2D		HPDF	N BROADWAY PARK						
2515		N	PARK	BLVD			2D		HPDF	N BROADWAY PARK						
2516		N	PARK	BLVD			2D		HPDF	N BROADWAY PARK						
2519		N	PARK	BLVD			2D		HPDF	N BROADWAY PARK						
2525		N	PARK	BLVD			2D		HPDF	N BROADWAY PARK						
		N	PARK	BLVD	STREET FURNITURE		2D		HPDF	N BROADWAY PARK						
825		N	PARTON	ST		1903	5D2		HPDF	N GARNSEY-N PARTON- N VAN NESS VICINITY						
830		N	PARTON	ST		1923	5D2		HPDF	N GARNSEY-N PARTON- N VAN NESS VICINITY						
836		N	PARTON	ST		1907	5D2		HPDF	N GARNSEY-N PARTON- N VAN NESS VICINITY						
838		N	PARTON	ST		1905	5D2		HPDF	N GARNSEY-N PARTON- N VAN NESS VICINITY						
839		N	PARTON	ST		1895	5D2		HPDF	N GARNSEY-N PARTON- N VAN NESS VICINITY						
842		N	PARTON	ST		1903	5D2		HPDF	N GARNSEY-N PARTON- N VAN NESS VICINITY						
843		N	PARTON	ST		1911	5D2		HPDF	N GARNSEY-N PARTON- N VAN NESS VICINITY						
848		N	PARTON	ST		1903	5D2		HPDF	N GARNSEY-N PARTON- N VAN NESS VICINITY						
1004		N	PARTON	ST		1911	5D2		HPDF	N GARNSEY-N PARTON- N VAN NESS VICINITY						
1008		N	PARTON	ST		1906	5D2		HPDF	N GARNSEY-N PARTON- N VAN NESS VICINITY						
1009		N	PARTON	ST		1902	5D2		HPDF	N GARNSEY-N PARTON- N VAN NESS VICINITY						
1014		N	PARTON	ST		1923	5D2		HPDF	N GARNSEY-N PARTON- N VAN NESS VICINITY						
1015		N	PARTON	ST		1921	5D2		HPDF	N GARNSEY-N PARTON- N VAN NESS VICINITY						

Existing Conditions Database

Number	Extension	Dir	Street Name	Type	Resource Name	Date	CHR Code	CHR Code	CHRIS	Historic District	SAR	Category	NR	Mills	SD	OCHS
1017		N	PARTON	ST		1922	5D2		HPDF	N GARNSEY-N PARTON-N VAN NESS VICINITY						
1202		N	PARTON	ST		1923	5D2		HPDF	N GARNSEY-N PARTON-N VAN NESS VICINITY						
1204		N	PARTON	ST		1905	5D2		HPDF	N GARNSEY-N PARTON-N VAN NESS VICINITY						
1208		N	PARTON	ST		1921	5D2		HPDF	N GARNSEY-N PARTON-N VAN NESS VICINITY						
1209		N	PARTON	ST		1921	5D2		HPDF	N GARNSEY-N PARTON-N VAN NESS VICINITY						
1211		N	PARTON	ST		1921	5D2		HPDF	N GARNSEY-N PARTON-N VAN NESS VICINITY						
1212		N	PARTON	ST		1937	5D2		HPDF	N GARNSEY-N PARTON-N VAN NESS VICINITY						
1318		N	PARTON	ST		1923	5D2		HPDF	N GARNSEY-N PARTON-N VAN NESS VICINITY						
1322		N	PARTON	ST		1923	5D2		HPDF	N GARNSEY-N PARTON-N VAN NESS VICINITY						
1406		N	PARTON	ST		1923	5D2		HPDF	N GARNSEY-N PARTON-N VAN NESS VICINITY						
109		S	PARTON	ST		1938	5D2		HPDF	UNKNOWN						
302		S	PARTON	ST		1921	5D2		HPDF	UNKNOWN						
306		S	PARTON	ST		1920	5D2		HPDF	UNKNOWN						
310		S	PARTON	ST		1922	5D2		HPDF	UNKNOWN						
316		S	PARTON	ST		1922	5D2		HPDF	UNKNOWN						
320		S	PARTON	ST		1922	5D2		HPDF	UNKNOWN						
326		S	PARTON	ST		1922	5D2		HPDF	UNKNOWN						
328		S	PARTON	ST		1923	5D2		HPDF	UNKNOWN						
332		S	PARTON	ST		1923	5D2		HPDF	UNKNOWN						
336		S	PARTON	ST		1922	5D2		HPDF	UNKNOWN						
340		S	PARTON	ST		1922	5D2		HPDF	UNKNOWN						
402		S	PARTON	ST		1934	5D2		HPDF	UNKNOWN						
412		S	PARTON	ST		1923	5D2		HPDF	UNKNOWN						
414		S	PARTON	ST		1922	5D2		HPDF	UNKNOWN						
420		S	PARTON	ST		1931	5D2		HPDF	UNKNOWN						
424		S	PARTON	ST		1920	5D2		HPDF	UNKNOWN						
601		S	PARTON	ST			5D2			HENINGER PARK						SD-40
701		S	PARTON	ST			5D2			HENINGER PARK						SD-40
1106		S	PARTON	ST	WHITTEN HOUSE		5S1				SAR 370	K				
1110		S	PARTON	ST	FRIEND HOUSE		5S1				SAR 382	C		MA		
112		E	PINE	ST		1911	5D2		HPDF	UNKNOWN						
115		E	PINE	ST		1914	5D2		HPDF	UNKNOWN						
209		E	PINE	ST		1923	5D2		HPDF	UNKNOWN						
213		E	PINE	ST		1921	5D2		HPDF	UNKNOWN						
324		E	PINE	ST	HORTON HOUSE	1890	3S	5S1	HPDF		SAR 38	L				
332		E	PINE	ST		1921	5S2		HPDF							
402		E	PINE	ST	GRAY HOUSE		5S1				SAR 324	L				
42	[SIC]	W	PINE	ST		1916	5D2		HPDF	UNKNOWN						
415		W	PINE	ST		1921	5D2		HPDF	UNKNOWN						
416		W	PINE	ST		1911	5D2		HPDF	HENINGER PARK						SD-40
418		W	PINE	ST		1911	5D2		HPDF	HENINGER PARK						SD-40
422		W	PINE	ST			5D2			HENINGER PARK						SD-40
708		W	PINE	ST		1922	5D2		HPDF	UNKNOWN						
712		W	PINE	ST		1921	5D2		HPDF	UNKNOWN						
715		W	PINE	ST		1920	5D2		HPDF	UNKNOWN						
719		W	PINE	ST		1919	5D2		HPDF	UNKNOWN						
806		W	PINE	ST		1920	5D2		HPDF	UNKNOWN						
808		W	PINE	ST		1920	5D2		HPDF	UNKNOWN						
811		W	PINE	ST		1920	5D2		HPDF	UNKNOWN						
		W	PINE	ST	WEST OF SANTA ANA HIGH SCHOOL	1900	5S2		HPDF							
1105		N	POINSETTIA	ST		1912	5D2		HPDF	UNKNOWN						
1113		N	POINSETTIA	ST		1902	5D2		HPDF	UNKNOWN						
1115		N	POINSETTIA	ST		1905	5D2		HPDF	UNKNOWN						
1720		N	POINSETTIA	ST	ENDERLIE HOUSE	1909	2S2	5S1	HPDF		SAR 387	L		MA		
1909		N	POINSETTIA	ST	MOLFETTO HOUSE		5S1				SAR 654	C		MA		

Existing Conditions Database

Number	Extension	Dir	Street Name	Type	Resource Name	Date	CHR Code	CHR Code	CHRIS	Historic District	SAR	Category	NR	Mills	SD	OCHS
1920		N	POINSETTIA	ST	ESAU HOUSE		5S1				SAR 397	C				
2415		N	POINSETTIA	ST	DIXON HOUSE		5S1				SAR 475	C		MA		
2418		N	POINSETTIA	DR	STANLEY HOUSE		5S1				SAR 564	C		MA		
216		E	POMONA	ST	BARR HOUSE		5S1				SAR 511	C				
316		E	POMONA	ST	AFFLECK HOUSE		5S1				SAR 512	C				
4921		W	PROGRESSO	ST	PEREZ HOUSE		5S1				SAR 448	C				
5009		W	PROGRESSO	ST	DRURY'S BOOKBINDERS	1890	5S2		HPDF							
930		W	RIVER	LN	BUSACCA HOUSE		5S1				SAR 649	C		MA		
949		W	RIVER	LN	TETER HOUSE		5S1				SAR 656	C		MA		
1150		W	RIVER	LN	SCHULZ HOUSE		5S1				SAR 632	C		MA		
1210		W	RIVER	LN	DR. GEDDES HOUSE		5S1				SAR 637	C		MA		
1010			RIVERINE	AVE		1920	5D2		HPDF	UNKNOWN						
1011			RIVERINE	AVE		1909	5D2		HPDF	UNKNOWN						
1013			RIVERINE	AVE		1915	5D2		HPDF	UNKNOWN						
2303		N	RIVERSIDE	DR			2D		HPDF	N BROADWAY PARK						
2307		N	RIVERSIDE	DR			2D		HPDF	N BROADWAY PARK						
2311		N	RIVERSIDE	DR			2D		HPDF	N BROADWAY PARK						
2315		N	RIVERSIDE	DR	WEBSTER HOUSE		2D	5S1	HPDF	N BROADWAY PARK	SAR 451	K		MA		
2319		N	RIVERSIDE	DR			2D		HPDF	N BROADWAY PARK						
2320		N	RIVERSIDE	DR			2D		HPDF	N BROADWAY PARK						
2325		N	RIVERSIDE	DR			2D		HPDF	N BROADWAY PARK						
2329		N	RIVERSIDE	DR			2D		HPDF	N BROADWAY PARK						
2333		N	RIVERSIDE	DR			2D		HPDF	N BROADWAY PARK						
2336		N	RIVERSIDE	DR	GERKEN HOUSE		2D	5S1	HPDF	N BROADWAY PARK	SAR 526	C		MA		
2340		N	RIVERSIDE	DR	DR. HARRY HUFFMAN HOUSE		2D	5S1	HPDF	N BROADWAY PARK	SAR 655	C		MA		
2341		N	RIVERSIDE	DR			2D		HPDF	N BROADWAY PARK						
2344		N	RIVERSIDE	DR			2D		HPDF	N BROADWAY PARK						
2345		N	RIVERSIDE	DR			2D		HPDF	N BROADWAY PARK						
2346		N	RIVERSIDE	DR			2D		HPDF	N BROADWAY PARK						
2349		N	RIVERSIDE	DR			2D		HPDF	N BROADWAY PARK						
2352		N	RIVERSIDE	DR			2D		HPDF	N BROADWAY PARK						
2353		N	RIVERSIDE	DR			2D		HPDF	N BROADWAY PARK						
2356		N	RIVERSIDE	DR			2D		HPDF	N BROADWAY PARK						
2357		N	RIVERSIDE	DR	WARNER HOUSE		2D	5S1	HPDF	N BROADWAY PARK	SAR 481	C		MA		
2360		N	RIVERSIDE	DR			2D		HPDF	N BROADWAY PARK						
2361		N	RIVERSIDE	DR			2D		HPDF	N BROADWAY PARK						
2365		N	RIVERSIDE	DR			2D		HPDF	N BROADWAY PARK						
2366		N	RIVERSIDE	DR	HENNINGER-GREEVER HOUSE		2D	5S1	HPDF	N BROADWAY PARK	SAR 535	C		MA		
2369		N	RIVERSIDE	DR			2D		HPDF	N BROADWAY PARK						
2370		N	RIVERSIDE	DR			2D		HPDF	N BROADWAY PARK						
2371		N	RIVERSIDE	DR	WATTERS HOUSE		2D	5S1	HPDF	N BROADWAY PARK	SAR 479	C		MA		
2372		N	RIVERSIDE	DR	E.C. ROGERS HOUSE		2D	5S1	HPDF	N BROADWAY PARK	SAR 572	K		MA		
2375		N	RIVERSIDE	DR			2D		HPDF	N BROADWAY PARK						
2379		N	RIVERSIDE	DR			2D		HPDF	N BROADWAY PARK						
2385		N	RIVERSIDE	DR	M. HENINGER HOUSE		2D	5S1	HPDF	N BROADWAY PARK	SAR 594	C		MA		
2403		N	RIVERSIDE	DR	MCCBRIDE HOUSE		2D	5S1	HPDF	N BROADWAY PARK	SAR 525	C		MA		
2408		N	RIVERSIDE	DR	WATKINS-COOKE HOUSE		2D	5S1	HPDF	N BROADWAY PARK	SAR 536	C		MA		
2412		N	RIVERSIDE	DR			2D		HPDF	N BROADWAY PARK						
2415		N	RIVERSIDE	DR	ALYMORE-STEPHENSON HOUSE		2D	5S1	HPDF	N BROADWAY PARK	SAR 527	C		MA		
2416		N	RIVERSIDE	DR	MANSUR HOUSE		2D	5S1	HPDF	N BROADWAY PARK	SAR 580	L		MA		
2418		N	RIVERSIDE	DR			2D		HPDF	N BROADWAY PARK						
2424		N	RIVERSIDE	DR	K.H. SUTHERLAND HOUSE		2D	5S1	HPDF	N BROADWAY PARK	SAR 661	K		MA		
2425		N	RIVERSIDE	DR			2D		HPDF	N BROADWAY PARK						
2428		N	RIVERSIDE	DR	BUTLER HOUSE		2D	5S1	HPDF	N BROADWAY PARK	SAR 590	C		MA		
2429		N	RIVERSIDE	DR			2D		HPDF	N BROADWAY PARK						
2432		N	RIVERSIDE	DR	DAVIS-SCHNEIDER HOUSE		2D	5S1	HPDF	N BROADWAY PARK	SAR 664	C		MA		
2435		N	RIVERSIDE	DR	STANLEY BAILEY HOUSE		2D	5S1	HPDF	N BROADWAY PARK	SAR 635	C		MA		
2436		N	RIVERSIDE	DR	AULT HOUSE		2D	5S1	HPDF	N BROADWAY PARK	SAR 606	C		MA		
2440		N	RIVERSIDE	DR	GREGG HOUSE		2D	5S1	HPDF	N BROADWAY PARK	SAR 679	K		MA		
2441		N	RIVERSIDE	DR	HENDERSON HOUSE		2D	5S1	HPDF	N BROADWAY PARK	SAR 601	C		MA		
2442		N	RIVERSIDE	DR			2D		HPDF	N BROADWAY PARK						
2445		N	RIVERSIDE	DR	DUNTON HOUSE		2D	5S1	HPDF	N BROADWAY PARK	SAR 593	C		MA		
2448		N	RIVERSIDE	DR			2D		HPDF	N BROADWAY PARK						
2450		N	RIVERSIDE	DR	MATHEWS HOUSE		2D	5S1	HPDF	N BROADWAY PARK	SAR 487	K		MA		
2453		N	RIVERSIDE	DR	WALKER HOUSE		2D	5S1	HPDF	N BROADWAY PARK	SAR 563	K		MA		

Existing Conditions Database

Number	Extension	Dir	Street Name	Type	Resource Name	Date	CHR Code	CHR Code	CHRIS	Historic District	SAR	Category	NR	Mills	SD	OCHS
2454		N	RIVERSIDE	DR			2D		HPDF	N BROADWAY PARK						
2458		N	RIVERSIDE	DR			2D		HPDF	N BROADWAY PARK						
2461		N	RIVERSIDE	DR			2D		HPDF	N BROADWAY PARK						
2461		N	RIVERSIDE	DR			2D		HPDF	N BROADWAY PARK						
2462		N	RIVERSIDE	DR	JENNIE LASBY TESSMAN HOUSE		2D	5S1	HPDF	N BROADWAY PARK	SAR 673	K		MA		
2465		N	RIVERSIDE	DR			2D		HPDF	N BROADWAY PARK						
2467		N	RIVERSIDE	DR	REED HOUSE		2D	5S1	HPDF	N BROADWAY PARK	SAR 643	C		MA		
2468		N	RIVERSIDE	DR	HANSON HOUSE		2D	5S1	HPDF	N BROADWAY PARK	SAR 520	C		MA		
2473		N	RIVERSIDE	DR			2D		HPDF	N BROADWAY PARK						
2476		N	RIVERSIDE	DR			2D		HPDF	N BROADWAY PARK						
2477		N	RIVERSIDE	DR			2D		HPDF	N BROADWAY PARK						
2481		N	RIVERSIDE	DR	BROWN-MCDONALD HOUSE		2D	5S1	HPDF	N BROADWAY PARK	SAR 531	C		MA		
2488		N	RIVERSIDE	DR			2D		HPDF	N BROADWAY PARK						
2489		N	RIVERSIDE	DR			2D		HPDF	N BROADWAY PARK						
H		N	RIVERSIDE	DR			2D		HPDF	N BROADWAY PARK						
825		N	ROSS	ST		1902	3S		HPDF	UNKNOWN						
1002		N	ROSS	ST		1926	5D2		HPDF	UNKNOWN						
1014		N	ROSS	ST		1903	5D2		HPDF	UNKNOWN						
1017		N	ROSS	ST		1914	5D2		HPDF	UNKNOWN						
1019		N	ROSS	ST		1914	5D2		HPDF	UNKNOWN						
1021		N	ROSS	ST		1915	5D2		HPDF	UNKNOWN						
1204		N	ROSS	ST		1922	5D2		HPDF	UNKNOWN						
1210	-1210 1/2	N	ROSS	ST	Z. B. WEST HOUSE	1902	3S	5S1	HPDF		SAR 19	L				
1212		N	ROSS	ST		1915	5D2		HPDF	UNKNOWN						
1213		N	ROSS	ST	FRIENDLY MARKET	1917	5D2		HPDF	UNKNOWN						
1215		N	ROSS	ST		1909	5D2		HPDF	UNKNOWN						
1225		N	ROSS	ST		1915	5D2		HPDF	UNKNOWN						
1321		N	ROSS	ST		1920	5D2		HPDF	UNKNOWN						
1325		N	ROSS	ST		1931	5D2		HPDF	UNKNOWN						
1327		N	ROSS	ST		1931	5D2		HPDF	UNKNOWN						
1401		N	ROSS	ST		1931	5D2		HPDF	UNKNOWN						
1409		N	ROSS	ST		1931	5D2		HPDF	UNKNOWN						
1413		N	ROSS	ST		1942	5D2		HPDF	UNKNOWN						
1419		N	ROSS	ST		1902	5D2		HPDF	UNKNOWN						
1502		N	ROSS	ST	FORD HOUSE-PEPITO AND JOANNE'S DANCE STUDIO	1885	3S	5S1	HPDF		SAR 50	K				
1515		N	ROSS	ST		1923	5D2		HPDF	UNKNOWN						
1812		N	ROSS	ST	SUMNER HOUSE		5S1				SAR 588	C		MA		
1816		N	ROSS	ST	COPE HOUSE		5S1				SAR 617	C		MA		
1819		N	ROSS	ST	WELLS-ROBBINS HOUSE		5S1				SAR 495	C		MA		
1824		N	ROSS	ST	W.H. DIXON HOUSE		5S1				SAR 498	C		MA		
1825		N	ROSS	ST	OAKES HOUSE		5S1				SAR 642	C		MA		
1924		N	ROSS	ST	CHILSON HOUSE		5S1				SAR 622	C		MA		
2003		N	ROSS	ST	FRANDSON HOUSE		5S1				SAR 552	C		MA		
2005		N	ROSS	ST	HUGH J. LOWE HOUSE		5S1				SAR 662	K				
2011		N	ROSS	ST	W.H. DIXON HOUSE		5S1				SAR 685	C		MA		
2022		N	ROSS	ST	COTTON MATHER HOUSE		5S1				SAR 555	C		MA		
2030		N	ROSS	ST	TRAWICK HOUSE		5S1				SAR 628	C		MA		
2031		N	ROSS	ST	W.L. & C. TUBBS HOUSE		5S1				SAR 660	C		MA		
2038		N	ROSS	ST	RIDLEY C. SMITH HOUSE		5S1				SAR 688	K		MA		
2042		N	ROSS	ST	BESSER HOUSE		5S1				SAR 466	C		MA		
2102		N	ROSS	ST	SMEDLEY HOUSE		5S1				SAR 465	C		MA		
2103		N	ROSS	ST	ROWELL HOUSE		5S1				SAR 532	C		MA		
2110		N	ROSS	ST	SCHENK HOUSE		5S1				SAR 501	C		MA		
2112		N	ROSS	ST	BEMIS HOUSE		5S1				SAR 599	C		MA		
2126		N	ROSS	ST	MACKAY HOUSE		5S1				SAR 473	C		MA		
2127		N	ROSS	ST	MORRIS-MENTON HOUSE		5S1				SAR 497	C		MA		
2130		N	ROSS	ST	GREGORY HOUSE		5S1				SAR 603	C		MA		
2134		N	ROSS	ST	CONKLIN HOUSE		5S1				SAR 554	C		MA		
2140		N	ROSS	ST	UTT HOUSE		5S1				SAR 488	C		MA		
2203		N	ROSS	ST	P.A. MITCHELL HOUSE		5S1				SAR 648	C		MA		
2204		N	ROSS	ST	KING HOUSE		5S1				SAR 614	C		MA		
2211		N	ROSS	ST	GANTMAN HOUSE		5S1				SAR 629	C		MA		
2215		N	ROSS	ST	REVILL HOUSE		5S1				SAR 618	C		MA		
105		S	ROSS	ST		1922	5D2		HPDF	S ROSS ST VICINITY						

Existing Conditions Database

Number	Extension	Dir	Street Name	Type	Resource Name	Date	CHR Code	CHR Code	CHRIS	Historic District	SAR	Category	NR	Mills	SD	OCHS
107		S	ROSS	ST		1924	5D2		HPDF	S ROSS ST VICINITY						
111		S	ROSS	ST		1915	5D2		HPDF	S ROSS ST VICINITY						
114		S	ROSS	ST		1926	5D2		HPDF	S ROSS ST VICINITY						
117		S	ROSS	ST		1922	5D2		HPDF	S ROSS ST VICINITY						
118		S	ROSS	ST			5D2		HPDF	S ROSS ST VICINITY						
122		S	ROSS	ST		1928	5D2		HPDF	S ROSS ST VICINITY						
211		S	ROSS	ST		1915	5D2		HPDF	S ROSS ST VICINITY						
217		S	ROSS	ST		1922	5D2		HPDF	S ROSS ST VICINITY						
305		S	ROSS	ST		1923	5D2		HPDF	S ROSS ST VICINITY						
401		S	ROSS	ST			5D2			HENINGER PARK					SD-40	
403		S	ROSS	ST		1917	5D2		HPDF	S ROSS ST VICINITY						
405		S	ROSS	ST		1921	5D2		HPDF	HENINGER PARK					SD-40	
409		S	ROSS	ST		1921	5D2		HPDF	HENINGER PARK					SD-40	
417		S	ROSS	ST		1920	5D2		HPDF	S ROSS ST VICINITY						
421		S	ROSS	ST		1923	5D2		HPDF	S ROSS ST VICINITY						
425		S	ROSS	ST		1915	5D2		HPDF	S ROSS ST VICINITY						
429		S	ROSS	ST		1915	5D2		HPDF	S ROSS ST VICINITY						
435		S	ROSS	ST		1921	5D2		HPDF	S ROSS ST VICINITY						
439		S	ROSS	ST		1923	5D2		HPDF	S ROSS ST VICINITY						
443		S	ROSS	ST		1923	5D2		HPDF	S ROSS ST VICINITY						
514		S	ROSS	ST			5D2			HENINGER PARK					SD-40	
524		S	ROSS	ST			5D2			HENINGER PARK					SD-40	
529		S	ROSS	ST			5D2			HENINGER PARK					SD-40	
601		S	ROSS	ST			5D2			HENINGER PARK					SD-40	
602		S	ROSS	ST			5D2			HENINGER PARK					SD-40	
624		S	ROSS	ST			5D2			HENINGER PARK					SD-40	
701		S	ROSS	ST			5D2			HENINGER PARK					SD-40	
710		S	ROSS	ST	HARMON'S CASTLE	1921	5S1		HPDF	HENINGER PARK	SAR 159	C			SD-40	
715		S	ROSS	ST			5D2			HENINGER PARK					SD-40	
721		S	ROSS	ST			5D2			HENINGER PARK					SD-40	
722		S	ROSS	ST			5D2			HENINGER PARK					SD-40	
725		S	ROSS	ST			5D2			HENINGER PARK					SD-40	
726		S	ROSS	ST			5D2			HENINGER PARK					SD-40	
802		S	ROSS	ST			5D2			HENINGER PARK					SD-40	
805		S	ROSS	ST			5D2			HENINGER PARK					SD-40	
921		S	ROSS	ST			5D2			HENINGER PARK					SD-40	
1102		S	ROSS	ST	CHENEY HOUSE		5S1				SAR 383	C				
1141		S	ROSS	ST	KLASELL HOUSE		5S1				SAR 384	C				
		S	ROSS	ST	SOUTH ROSS STREET VICINITY	1909	5S2		HPDF							
113	-115	E	SANTA ANA	BLVD	UNITED PRESBYTERIAN CHURCH	1911	1D	2D3, 5S1	HPDF	DOWNTOWN SANTA ANA	SAR 14	L	NRHP/C			
401		E	SANTA ANA	BLVD	BAPTIST FELLOWSHIP	1925	5D2		HPDF	LOWER FRENCH PARK						
607		E	SANTA ANA	BLVD		1924	5D2		HPDF	LOWER FRENCH PARK						
611		E	SANTA ANA	BLVD		1909	5D2		HPDF	LOWER FRENCH PARK						
612		E	SANTA ANA	BLVD		1900	5D2		HPDF	LOWER FRENCH PARK						
614		E	SANTA ANA	BLVD		1910	5D2		HPDF	LOWER FRENCH PARK						
615		E	SANTA ANA	BLVD		1919	5D2		HPDF	LOWER FRENCH PARK						
618		E	SANTA ANA	BLVD		1915	5D2		HPDF	LOWER FRENCH PARK						
619		E	SANTA ANA	BLVD		1912	5D2		HPDF	LOWER FRENCH PARK						
622		E	SANTA ANA	BLVD		1890	5D2		HPDF	LOWER FRENCH PARK						
623		E	SANTA ANA	BLVD		1919	5D2		HPDF	LOWER FRENCH PARK						
626		E	SANTA ANA	BLVD		1921	5D2		HPDF	LOWER FRENCH PARK						
702		E	SANTA ANA	BLVD		1897	5D2		HPDF	LOWER FRENCH PARK						
703		E	SANTA ANA	BLVD		1915	5D2		HPDF	LOWER FRENCH PARK						
707		E	SANTA ANA	BLVD		1915	5D2		HPDF	LOWER FRENCH PARK						
708		E	SANTA ANA	BLVD		1915	5D2		HPDF	LOWER FRENCH PARK						
709		E	SANTA ANA	BLVD		1915	5D2		HPDF	LOWER FRENCH PARK						
710		E	SANTA ANA	BLVD		1905	5D2		HPDF	LOWER FRENCH PARK						
714		E	SANTA ANA	BLVD		1908	5D2		HPDF	LOWER FRENCH PARK						
725		E	SANTA ANA	BLVD		1915	5D2		HPDF	LOWER FRENCH PARK						
729		E	SANTA ANA	BLVD		1915	5D2		HPDF	LOWER FRENCH PARK						
731		E	SANTA ANA	BLVD		1915	5D2		HPDF	LOWER FRENCH PARK						
801		E	SANTA ANA	BLVD		1915	5D2		HPDF	LOWER FRENCH PARK						
802		E	SANTA ANA	BLVD		1910	5D2		HPDF	LOWER FRENCH PARK						
807		E	SANTA ANA	BLVD		1900	5D2		HPDF	LOWER FRENCH PARK						

Existing Conditions Database

Number	Extension	Dir	Street Name	Type	Resource Name	Date	CHR Code	CHR Code	CHRIS	Historic District	SAR	Category	NR	Mills	SD	OCHS
809		E	SANTA ANA	BLVD		1895	5D2		HPDF	LOWER FRENCH PARK						
935		E	SANTA ANA	BLVD		1915	5D2		HPDF	LOWER FRENCH PARK						
		E	SANTA ANA	BLVD	LOWER FRENCH PARK DISTRICT	1895	5S2		HPDF							
211		W	SANTA ANA	BLVD	OLD ORANGE COUNTY COURTHOUSE (SHL 837)	1901	1B	1CL, 5S1	HPDF; SHL	DOWNTOWN SANTA ANA	SAR 1	L	NRHP; NRHP/C			
214		E	SANTA CLARA	AVE	MCCOWAN HOUSE		5S1				SAR 415	L				
317		E	SANTA CLARA	AVE	WETTLIN HOUSE		5S1				SAR 426	K				
321		E	SANTA CLARA	AVE	WET & WEST HOUSE		5S1				SAR 678	C		MA		
403		E	SANTA CLARA	AVE	F.S.BISHOP HOUSE		5S1				SAR 356	K		MA		
521		E	SANTA CLARA	AVE	SCHMIDT HOUSE		5S1				SAR 398	C				
1584		E	SANTA CLARA	AVE	SEXLINGER FARMHOUSE AND ORCHARD		5S1				SAR 566	K				
315		W	SANTA CLARA	AVE			2D		HPDF	N BROADWAY PARK						
411		W	SANTA CLARA	AVE			2D		HPDF	N BROADWAY PARK						
412		W	SANTA CLARA	AVE	CHICK HOUSE		5S1				SAR 634	C		MA		
413		W	SANTA CLARA	AVE	NEFF HOUSE		2D	5S1	HPDF	N BROADWAY PARK	SAR 558	C		MA		
417		W	SANTA CLARA	AVE			2D		HPDF	N BROADWAY PARK						
421		W	SANTA CLARA	AVE			2D		HPDF	N BROADWAY PARK						
422		W	SANTA CLARA	AVE	NAT NEFF HOUSE		5S1				SAR 623	K		MA		
433		W	SANTA CLARA	AVE			2D		HPDF	N BROADWAY PARK						
501		W	SANTA CLARA	AVE			2D		HPDF	N BROADWAY PARK						
512		W	SANTA CLARA	AVE	JACOBS HOUSE		5S1				SAR 666	C		MA		
525		W	SANTA CLARA	AVE	DR. ASHMORE HOUSE		2D	5S1	HPDF	N BROADWAY PARK	SAR 619	K		MA		
528		W	SANTA CLARA	AVE	RUSSELL HOUSE		5S1				SAR 612	C		MA		
529		W	SANTA CLARA	AVE			2D		HPDF	N BROADWAY PARK						
533		W	SANTA CLARA	AVE			2D		HPDF	N BROADWAY PARK						
537		W	SANTA CLARA	AVE	MOORE HOUSE		2D	5S1	HPDF	N BROADWAY PARK	SAR 615	C		MA		
541		W	SANTA CLARA	AVE	PETZ HOUSE		2D	5S1	HPDF	N BROADWAY PARK	SAR 339	K		MA		
615		W	SANTA CLARA	AVE			2D		HPDF	N BROADWAY PARK						
2104		N	SANTIAGO	ST	TIDBALL HOUSE		5S1				SAR 394	C		MA		
2315		N	SANTIAGO	ST	BAKER HOUSE		5S1				SAR 389	K				
2337		N	SANTIAGO	ST	H.L. JOHNSON HOUSE		5S1				SAR 653	C		MA		
2401		N	SANTIAGO	ST	GOODWIN HOUSE		5S1				SAR 388	K				
2420		N	SANTIAGO	ST	HAYS-CRUMBAKER HOUSE		5S1				SAR 395	C				
2526		N	SANTIAGO	ST	KLEIDOSTY HOUSE	1910	3S	5S1	HPDF		SAR 172	L				
934		W	SHARON	RD	COHRT HOUSE		5S1				SAR 596	C		MA		
1138		W	SHARON	RD	PETERSON HOUSE		5S1				SAR 524	K		MA		
1222		W	SHARON	RD	DR. SAMMY LEE HOUSE		5S1				SAR 621	K		MA		
301	-307	N	SPURGEON	ST	YOST THEATER	1912	1S	5S1	HPDF		SAR 537	L				
621		N	SPURGEON	ST	THOMAS HOUSE	1890	3S	5S1	HPDF		SAR 26	K				
710		N	SPURGEON	ST	BULLARD HOUSE	1880	1D	5S1	HPDF	FRENCH PARK	SAR 170	C	NRHP/C		SD-19	
713		N	SPURGEON	ST	FOX HOUSE	1905	1D	5S1	HPDF	FRENCH PARK	SAR 293	K	NRHP/C	MA	SD-19	
714		N	SPURGEON	ST	WOOD HOUSE	1880	1D	5S1	HPDF	FRENCH PARK	SAR 222	C	NRHP/C		SD-19	
719		N	SPURGEON	ST	BROWN-BAKER HOUSE	1905	1D	5S1	HPDF	FRENCH PARK	SAR 260	L	NRHP/C		SD-19	
720		N	SPURGEON	ST	LINDSAY HOUSE	1895	5D2		HPDF	FRENCH PARK			NRHP/NC		SD-19	
802	-804	N	SPURGEON	ST	SPANISH COLONIAL REVIVAL APARTMENT	1937	1D		HPDF	FRENCH PARK			NRHP/C		SD-19	
808	-810 1/2	N	SPURGEON	ST	DAWES PERKINS HOUSE	1904	1D	5S1	HPDF	FRENCH PARK	SAR 294	K	NRHP/C		SD-19	
819		N	SPURGEON	ST	DR. WEHRLY HOUSE	1904	1D	5S1	HPDF	FRENCH PARK	SAR 39	L	NRHP/C	MA	SD-19	
1003		N	SPURGEON	ST	HANSLER HOUSE	1922	1D	5S1	HPDF	FRENCH PARK	SAR 295	K	NRHP/C		SD-19	
1009		N	SPURGEON	ST	BLANCHAR HOUSE	1922	1D	5D2	HPDF	FRENCH PARK			NRHP/C		SD-19	
1011		N	SPURGEON	ST	SUTTON DUPLEX [1]	1928	1D	5D2	HPDF	FRENCH PARK			NRHP/C		SD-19	
1015		N	SPURGEON	ST	SUTTON DUPLEX [2]	1928	1D	5D2	HPDF	FRENCH PARK			NRHP/C		SD-19	
1019		N	SPURGEON	ST	SUTTON HOUSE	1900	1D	5S1	HPDF	FRENCH PARK	SAR 267	C	NRHP/C		SD-19	
1025		N	SPURGEON	ST		1928	1D	5D2	HPDF				NRHP/NC			
1105		N	SPURGEON	ST	WILLIAMS HOUSE	1922	1D	5S1	HPDF	FRENCH PARK	SAR 305	C	NRHP/C		SD-19	
1106		N	SPURGEON	ST	CLAYCOMB HOUSE	1905	1D	5S1	HPDF	FRENCH PARK	SAR 22	K	NRHP/C	MA	SD-19	
1107	-1109	N	SPURGEON	ST		1940	1D		HPDF	FRENCH PARK			NRHP/C			
1110		N	SPURGEON	ST	PEASE HOUSE	1912	1D	5S1	HPDF	FRENCH PARK	SAR 300	L	NRHP/C		SD-19	
1113	-1113 1/2	N	SPURGEON	ST	PREBLE HOUSE	1919	1D		HPDF	FRENCH PARK			NRHP/C		SD-19	
1120		N	SPURGEON	ST	AXELSON HOUSE	1890	1D	5S1	HPDF	FRENCH PARK	SAR 262	K	NRHP/C		SD-19	
1206		N	SPURGEON	ST	See 220 E Washington St											
1207		N	SPURGEON	ST	TUBBS HOME	1904	1D	5S1	HPDF	FRENCH PARK	SAR 212	K	NRHP/C		SD-19	
1209		N	SPURGEON	ST	HERVEY HOUSE	1903	1D	5S1	HPDF	FRENCH PARK	SAR 161	C	NRHP/C		SD-19	
1309		N	SPURGEON	ST		1922	5D2		HPDF	UNKNOWN						
1313		N	SPURGEON	ST		1929	5D2		HPDF	UNKNOWN						
1316		N	SPURGEON	ST		1920	5D2		HPDF	UNKNOWN						

Existing Conditions Database

Number	Extension	Dir	Street Name	Type	Resource Name	Date	CHR Code	CHR Code	CHRIS	Historic District	SAR	Category	NR	Mills	SD	OCHS
1407		N	SPURGEON	ST		1920	5D2		HPDF	UNKNOWN						
1408		N	SPURGEON	ST		1930	5D2		HPDF	UNKNOWN						
1414		N	SPURGEON	ST		1922	5D2		HPDF	UNKNOWN						
1423		N	SPURGEON	ST		1920	5D2		HPDF	UNKNOWN						
1424		N	SPURGEON	ST		1921	5D2		HPDF	UNKNOWN						
1502		N	SPURGEON	ST		1920	5D2		HPDF	UNKNOWN						
1510		N	SPURGEON	ST		1902	5D2		HPDF	UNKNOWN						
1514		N	SPURGEON	ST		1902	5D2		HPDF	UNKNOWN						
1515		N	SPURGEON	ST		1929	5D2		HPDF	UNKNOWN						
1517		N	SPURGEON	ST		1909	5D2		HPDF	UNKNOWN						
1518		N	SPURGEON	ST		1903	5D2		HPDF	UNKNOWN						
1521		N	SPURGEON	ST		1912	5D2		HPDF	UNKNOWN						
1618		N	SPURGEON	ST		1919	5D2		HPDF	UNKNOWN						
1620		N	SPURGEON	ST		1920	5D2		HPDF	UNKNOWN						
1724		N	SPURGEON	ST	WINSLOW HOUSE		5S1				SAR 464	C				
2306		N	SPURGEON	ST	KENNEDY HOUSE		5S1				SAR 399	C		MA		
121		E	ST. ANDREW	PL	VAN METER HOUSE		5S1				SAR 518	C				
903		E	STAFFORD	ST	PERRY HOUSE	1905	5S1	5D2	HPDF	HAWKINS ADDITION; LOGAN BARRIO	SAR 90	C		MA		
904		E	STAFFORD	ST	FRANKE HOUSE	1897	5S1	5D2	HPDF	HAWKINS ADDITION; LOGAN BARRIO	SAR 91	C				
906		E	STAFFORD	ST		1916	5D2		HPDF	HAWKINS ADDITION; LOGAN BARRIO						
907		E	STAFFORD	ST		1911	5D2		HPDF	HAWKINS ADDITION; LOGAN BARRIO						
908		E	STAFFORD	ST		1902	5D2		HPDF	HAWKINS ADDITION; LOGAN BARRIO						
912		E	STAFFORD	ST	CUMMINGS HOUSE	1905	5S1	5D2	HPDF	HAWKINS ADDITION; LOGAN BARRIO	SAR 93	C				
914	-916	E	STAFFORD	ST	ANDERSON HOUSE/RUIZ & MARTINEZ GENERAL MERCHANDISE	1905; 1921	5S1	5D2	HPDF	HAWKINS ADDITION; LOGAN BARRIO	SAR 92	K				
1010		E	STAFFORD	ST		1911	5D2		HPDF	HAWKINS ADDITION; LOGAN BARRIO						
108		N	SYCAMORE	ST	ZERMAN FEED STORE	1923	1D		HPDF	DOWNTOWN SANTA ANA				NRHP/C		
110	-122	N	SYCAMORE	ST	GRAND CENTRAL MARKET	1924	1D	5S1	HPDF	DOWNTOWN SANTA ANA	SAR 3	K		NRHP/C		
115		N	SYCAMORE	ST	CENTRAL AUTO BODY WORKS	1923	1D		HPDF	DOWNTOWN SANTA ANA				NRHP/C		
117		N	SYCAMORE	ST	MAY MOTOR CO, PARKER'S AUTO BODY	1922	1D		HPDF	DOWNTOWN SANTA ANA				NRHP/C		
200		N	SYCAMORE	ST	ELECTRICAL SUBSTATION YARD SITE		1D			DOWNTOWN SANTA ANA				NRHP/C		
214		N	SYCAMORE	ST	SALVATION ARMY BUILDING	1923	2D2		HPDF							
318	-320	N	SYCAMORE	ST	See 202-212 W 4th St											
415		N	SYCAMORE	ST	ROHRS BUILDING	1924	1D	5S1	HPDF	DOWNTOWN SANTA ANA	SAR 194	C		NRHP/C		
421	-431	N	SYCAMORE	ST	See 118-120 W 5th St											
501	-505	N	SYCAMORE	ST	MASONIC TEMPLE	1930	1D	2D3, 5S1	HPDF	DOWNTOWN SANTA ANA	SAR 5	L		NRHP/C		
511	-515	N	SYCAMORE	ST	DORIUS-TRANCREDI BUILDING		5S1				SAR 620	C				
601		N	SYCAMORE	ST	SANTA ANA FIRST PRESBYTERIAN CHURCH	1937	1D		HPDF	DOWNTOWN SANTA ANA				NRHP/C		
921		N	SYCAMORE	ST	FIRST CHURCH OF CHRIST SCIENTIST		5S1				SAR 230	L				
1322		N	SYCAMORE	ST	FIRE STATION HEADQUARTERS NO. 1	1928	1S	2D3, 5S1	HPDF		SAR 24	L				
1524	-1530	N	SYCAMORE	ST	DE SOTO-SYCAMORE APARTMENTS		5S1				SAR 70	C				
200	-500	S	SYCAMORE	ST	200-500 BLOCKS SOUTH SYCAMORE STREET	1902	5S2		HPDF							
214		S	SYCAMORE	ST		1912	5D2		HPDF	200-500 S SYCAMORE						
220		S	SYCAMORE	ST		1902	5D2		HPDF	200-500 S SYCAMORE						
221		S	SYCAMORE	ST		1910	5D2		HPDF	200-500 S SYCAMORE						
222		S	SYCAMORE	ST		1905	5D2		HPDF	200-500 S SYCAMORE						
305		S	SYCAMORE	ST		1920	5D2		HPDF	HENINGER PARK					SD-40	
309		S	SYCAMORE	ST		1909	5D2		HPDF	200-500 S SYCAMORE						
313		S	SYCAMORE	ST		1914	5D2		HPDF	200-500 S SYCAMORE						
314		S	SYCAMORE	ST		1918	5D2		HPDF	200-500 S SYCAMORE						

Existing Conditions Database

Number	Extension	Dir	Street Name	Type	Resource Name	Date	CHR Code	CHR Code	CHRIS	Historic District	SAR	Category	NR	Mills	SD	OCHS
317		S	SYCAMORE	ST		1911	5D2		HPDF	HENINGER PARK					SD-40	
320		S	SYCAMORE	ST		1902	5D2		HPDF	200-500 S SYCAMORE						
401		S	SYCAMORE	ST			5D2		HPDF	HENINGER PARK					SD-40	
402		S	SYCAMORE	ST		1911	5D2		HPDF	HENINGER PARK					SD-40	
406		S	SYCAMORE	ST		1907	5D2		HPDF	200-500 S SYCAMORE						
409		S	SYCAMORE	ST		1909	5D2		HPDF	HENINGER PARK					SD-40	
410		S	SYCAMORE	ST		1909	5D2		HPDF	HENINGER PARK					SD-40	
411		S	SYCAMORE	ST		1909	5D2		HPDF	200-500 S SYCAMORE						
414		S	SYCAMORE	ST		1911	5D2		HPDF	200-500 S SYCAMORE						
417		S	SYCAMORE	ST		1914	5D2		HPDF	200-500 S SYCAMORE						
420		S	SYCAMORE	ST		1903	5D2		HPDF	200-500 S SYCAMORE						
421		S	SYCAMORE	ST		1940	5D2		HPDF	200-500 S SYCAMORE						
422		S	SYCAMORE	ST		1915	5D2		HPDF	200-500 S SYCAMORE						
425		S	SYCAMORE	ST		1912	5D2		HPDF	HENINGER PARK					SD-40	
429		S	SYCAMORE	ST		1912	5D2		HPDF	200-500 S SYCAMORE						
430		S	SYCAMORE	ST		1914	5D2		HPDF	200-500 S SYCAMORE						
433		S	SYCAMORE	ST		1919	5D2		HPDF	200-500 S SYCAMORE						
434		S	SYCAMORE	ST		1912	5D2		HPDF	200-500 S SYCAMORE						
437		S	SYCAMORE	ST		1912	5D2		HPDF	200-500 S SYCAMORE						
438		S	SYCAMORE	ST		1912	5D2		HPDF	200-500 S SYCAMORE						
439		S	SYCAMORE	ST		1917	5D2		HPDF	HENINGER PARK					SD-40	
440		S	SYCAMORE	ST		1914	5D2		HPDF	HENINGER PARK					SD-40	
501		S	SYCAMORE	ST		1914	5D2		HPDF	HENINGER PARK					SD-40	
502		S	SYCAMORE	ST		1912	5D2		HPDF	200-500 S SYCAMORE						
505		S	SYCAMORE	ST		1910	5D2		HPDF	200-500 S SYCAMORE						
506		S	SYCAMORE	ST		1912	5D2		HPDF	HENINGER PARK					SD-40	
509		S	SYCAMORE	ST		1914	5D2		HPDF	200-500 S SYCAMORE						
510		S	SYCAMORE	ST		1912	5D2		HPDF	200-500 S SYCAMORE						
512		S	SYCAMORE	ST		1912	5D2		HPDF	200-500 S SYCAMORE						
513		S	SYCAMORE	ST		1912	5D2		HPDF	200-500 S SYCAMORE						
517		S	SYCAMORE	ST		1914	5D2		HPDF	200-500 S SYCAMORE						
518		S	SYCAMORE	ST		1912	5D2		HPDF	200-500 S SYCAMORE						
519		S	SYCAMORE	ST		1914	5D2	6Y	HPDF	HENINGER PARK					SD-40	
522		S	SYCAMORE	ST		1912	5D2		HPDF	HENINGER PARK					SD-40	
525		S	SYCAMORE	ST		1912	5D2		HPDF	200-500 S SYCAMORE						
526		S	SYCAMORE	ST		1912	5D2		HPDF	200-500 S SYCAMORE						
530		S	SYCAMORE	ST		1914	5D2		HPDF	200-500 S SYCAMORE						
602		S	SYCAMORE	ST			5D2			HENINGER PARK					SD-40	
617		S	SYCAMORE	ST			5D2			HENINGER PARK					SD-40	
711		S	SYCAMORE	ST			5D2			HENINGER PARK					SD-40	
715		S	SYCAMORE	ST			5D2			HENINGER PARK					SD-40	
718		S	SYCAMORE	ST			5D2			HENINGER PARK					SD-40	
801		S	SYCAMORE	ST			5D2			HENINGER PARK					SD-40	
806		S	SYCAMORE	ST			5D2			HENINGER PARK					SD-40	
814		S	SYCAMORE	ST			5D2			HENINGER PARK					SD-40	
821	-823	S	SYCAMORE	ST			5D2			HENINGER PARK					SD-40	
822		S	SYCAMORE	ST			5D2			HENINGER PARK					SD-40	
826		S	SYCAMORE	ST			5D2			HENINGER PARK					SD-40	
827		S	SYCAMORE	ST			5D2			HENINGER PARK					SD-40	
829		S	SYCAMORE	ST	SWOFFER HOUSE		5S1	5D2		HENINGER PARK	SAR 407	K			SD-40	
1909		S	SYCAMORE	ST		1909	5D2		HPDF	UNKNOWN						
920		N	TOWNER	ST	TOWNER-ROGERS HOUSE	1910	5S1		HPDF		SAR 357	C		MA		
1407		N	TOWNER	ST	SANBORN HOUSE		5S1				SAR 369	C		MA		
1905		N	VALENCIA	ST	F.B. ELLIOT HOUSE		5S1				SAR 416	K				
2412		N	VALENCIA	ST	E. JOHNSON HOUSE		5S1				SAR 523	C				
2417		N	VALENCIA	DR	GRANGER HOUSE		5S1				SAR 534	C		MA		
2420		N	VALENCIA	AVE	SORENSEN-SPIELMAN HOUSE		5S1				SAR 543	C				
2424		N	VALENCIA	ST	CHARLES WAFFLE HOUSE		5S1				SAR 452	C		MA		
2502		N	VALENCIA	ST	DEVER HOUSE		5S1				SAR 633	C		MA		
2510		N	VALENCIA	ST	TAYLOR-OGLESBY HOUSE	1910	3D	5S1	HPDF	UNKNOWN	SAR 386	L		MA		
2520		N	VALENCIA	ST	TAYLOR-GUSTLIN HOUSE	1910	3D	5S1	HPDF	UNKNOWN	SAR 414	L				
2529		N	VALENCIA	ST	R.D. BIRD HOUSE		5S1				SAR 651	C		MA		
			VALENCIA	AVE	LIGHTER-THAN-AIR SHIP HANGARS	1943	1S		HPDF							
			VALENCIA	AVE	QUICK HOUSES	1910	3S		HPDF							

Existing Conditions Database

Number	Extension	Dir	Street Name	Type	Resource Name	Date	CHR Code	CHR Code	CHRIS	Historic District	SAR	Category	NR	Mills	SD	OCHS
828		N	VAN NESS	AVE		1902	5D2		HPDF	N GARNSEY-N PARTON-N VAN NESS VICINITY						
829		N	VAN NESS	AVE		1914	5D2		HPDF	N GARNSEY-N PARTON-N VAN NESS VICINITY						
833		N	VAN NESS	AVE		1921	5D2		HPDF	N GARNSEY-N PARTON-N VAN NESS VICINITY						
841		N	VAN NESS	AVE		1915	5D2		HPDF	N GARNSEY-N PARTON-N VAN NESS VICINITY						
843		N	VAN NESS	AVE		1909	5D2		HPDF	N GARNSEY-N PARTON-N VAN NESS VICINITY						
844		N	VAN NESS	AVE		1905	5D2		HPDF	N GARNSEY-N PARTON-N VAN NESS VICINITY						
926		N	VAN NESS	AVE		1902	5D2		HPDF	N GARNSEY-N PARTON-N VAN NESS VICINITY						
1002		N	VAN NESS	AVE		1901	5D2		HPDF	N GARNSEY-N PARTON-N VAN NESS VICINITY						
1013		N	VAN NESS	AVE		1920	5D2		HPDF	N GARNSEY-N PARTON-N VAN NESS VICINITY						
1018		N	VAN NESS	AVE		1915	5D2		HPDF	N GARNSEY-N PARTON-N VAN NESS VICINITY						
1020		N	VAN NESS	AVE		1903	5D2		HPDF	N GARNSEY-N PARTON-N VAN NESS VICINITY						
1030		N	VAN NESS	AVE		1922	5D2		HPDF	N GARNSEY-N PARTON-N VAN NESS VICINITY						
1032		N	VAN NESS	AVE		1924	5D2		HPDF	N GARNSEY-N PARTON-N VAN NESS VICINITY						
1201		N	VAN NESS	AVE		1922	5D2		HPDF	N GARNSEY-N PARTON-N VAN NESS VICINITY						
1202		N	VAN NESS	AVE		1923	5D2		HPDF	N GARNSEY-N PARTON-N VAN NESS VICINITY						
1208		N	VAN NESS	AVE		1905	5D2		HPDF	N GARNSEY-N PARTON-N VAN NESS VICINITY						
1211		N	VAN NESS	AVE		1911	5D2		HPDF	N GARNSEY-N PARTON-N VAN NESS VICINITY						
1213		N	VAN NESS	AVE		1912	5D2		HPDF	N GARNSEY-N PARTON-N VAN NESS VICINITY						
1214		N	VAN NESS	AVE		1912	5D2		HPDF	N GARNSEY-N PARTON-N VAN NESS VICINITY						
1215		N	VAN NESS	AVE		1911	5D2		HPDF	N GARNSEY-N PARTON-N VAN NESS VICINITY						
1217		N	VAN NESS	AVE		1912	5D2		HPDF	N GARNSEY-N PARTON-N VAN NESS VICINITY						
1219		N	VAN NESS	AVE		1912	5D2		HPDF	N GARNSEY-N PARTON-N VAN NESS VICINITY						
109		S	VAN NESS			1921	5D2		HPDF	UNKNOWN						
110		S	VAN NESS			1921	5D2		HPDF	UNKNOWN						
115		S	VAN NESS			1920	5D2		HPDF	UNKNOWN						
116		S	VAN NESS			1922	5D2		HPDF	UNKNOWN						
501		S	VAN NESS	AVE			5D2			HENINGER PARK					SD-40	
601		S	VAN NESS	AVE			5D2			HENINGER PARK					SD-40	
706		S	VAN NESS	AVE			5D2			HENINGER PARK					SD-40	
710		S	VAN NESS	AVE			5D2			HENINGER PARK					SD-40	
714		S	VAN NESS	AVE			5D2			HENINGER PARK					SD-40	
718		S	VAN NESS	AVE			5D2			HENINGER PARK					SD-40	
722		S	VAN NESS	AVE			5D2			HENINGER PARK					SD-40	
726		S	VAN NESS	AVE			5D2			HENINGER PARK					SD-40	
822		S	VAN NESS	AVE	HAVEN HOUSE		5S1	5D2		HENINGER PARK	SAR 228	C		MA	SD-40	
1121		S	VAN NESS	AVE	WOODFILL HOUSE		5S1				SAR 482	C		MA		
		S	VAN NESS		HIGH SCHOOL VICINITY		5D2		HPDF							
402			VANCE	ST	MITCHELL HOUSE	1914	1D		HPDF	FRENCH PARK			NRHP/C		SD-19	
403	-409		VANCE	ST	BREAUX APARTMENTS	1948	1D		HPDF	FRENCH PARK			NRHP/C			
410			VANCE	ST	WRIGHT TRANSFER CO	1919	1D		HPDF	FRENCH PARK			NRHP/C		SD-19	
412			VANCE	ST		1924	5D2		HPDF	UNKNOWN						
415	-417		VANCE	ST	GALBREATH DUPLEX	1922	1D		HPDF	FRENCH PARK			NRHP/C		SD-19	
419			VANCE	ST	SANBORN APARTMENTS	1931	1D		HPDF	FRENCH PARK			NRHP/C		SD-19	

Existing Conditions Database

Number	Extension	Dir	Street Name	Type	Resource Name	Date	CHR Code	CHR Code	CHRIS	Historic District	SAR	Category	NR	Mills	SD	OCHS
506	-510		VANCE	ST	APARTMENTS	1946	1D		HPDF	FRENCH PARK						
1913		N	VICTORIA	DR	STOREY HOUSE		5S1				SAR 334	L				
1914		N	VICTORIA	DR	ANTON SEGERSTROM HOUSE		5S1				SAR 337	L		MA		
1917		N	VICTORIA	DR	HOILES HOUSE		5S1				SAR 340	C		MA		
1920		N	VICTORIA	DR	E.B. SPRAGUE/SCHAUWECKER HOUSE		5S1				SAR 338	L				
2002		N	VICTORIA	DR	PARKE/ST. JACQUES HOUSE		5S1				SAR 341	L		MA		
2003		N	VICTORIA	DR	COTANT HOUSE		5S1				SAR 342	L				
2006		N	VICTORIA	DR	CARDEN HOUSE		5S1				SAR 343	L		MA		
2009		N	VICTORIA	DR	RUSSELL HOUSE		5S1				SAR 344	L		MA		
2010		N	VICTORIA	DR	REID HOUSE		5S1				SAR 345	L		MA		
2019		N	VICTORIA	DR	WAS HOUSE		5S1				SAR 346	L		MA		
2020		N	VICTORIA	DR	WELLS HOUSE		5S1				SAR 347	L		MA		
2024		N	VICTORIA	DR	HAMMOND-HAAN HOUSE		5S1				SAR 348	L		MA		
2025		N	VICTORIA	DR	DUCKET HOUSE		5S1				SAR 352	K				
2028		N	VICTORIA	DR	GEORGE HOUSE		5S1				SAR 349	L		MA		
2035		N	VICTORIA	DR	TUTHILL HOUSE		5S1				SAR 350	L				
2036		N	VICTORIA	DR	LEVERSON HOUSE		5S1				SAR 625	C		MA		
2043		N	VICTORIA	DR	ARENS HOUSE		5S1				SAR 609	K		MA		
2117		N	VICTORIA	DR	L.A. WEST HOUSE		5S1				SAR 351	L		MA		
2215		N	VICTORIA	DR	KIMES HOUSE		5S1				SAR 581	L		MA		
524		E	VIRGINIA	AVE	BARLOW-CALTIS HOUSE		5S1				SAR 636	C		MA		
112		E	WALNUT	ST		1919	5D2		HPDF	UNKNOWN						
116		E	WALNUT	ST		1921	5D2		HPDF	UNKNOWN						
214		E	WALNUT	ST		1928	5D2		HPDF	UNKNOWN						
300	-600	E	WALNUT	ST	300-600 BLOCKS EAST WALNUT	1891	5S2		HPDF							
312		E	WALNUT	ST		1909	5D2		HPDF	300-600 E WALNUT						
316		E	WALNUT	ST		1905	5D2		HPDF	300-600 E WALNUT						
320		E	WALNUT	ST		1911	5D2		HPDF	300-600 E WALNUT						
324		E	WALNUT	ST		1911	5D2		HPDF	300-600 E WALNUT						
328		E	WALNUT	ST		1919	5D2		HPDF	300-600 E WALNUT						
336		E	WALNUT	ST		1905	5D2		HPDF	300-600 E WALNUT						
401		E	WALNUT	ST		1909	5D2		HPDF	300-600 E WALNUT						
402		E	WALNUT	ST		1905	5D2		HPDF	300-600 E WALNUT						
406		E	WALNUT	ST		1914	5D2		HPDF	300-600 E WALNUT						
407		E	WALNUT	ST		1909	5D2		HPDF	300-600 E WALNUT						
409		E	WALNUT	ST		1909	5D2		HPDF	300-600 E WALNUT						
410		E	WALNUT	ST		1912	5D2		HPDF	300-600 E WALNUT						
413		E	WALNUT	ST		1909	5D2		HPDF	300-600 E WALNUT						
416		E	WALNUT	ST		1909	5D2		HPDF	300-600 E WALNUT						
418		E	WALNUT	ST		1912	5D2		HPDF	300-600 E WALNUT						
421		E	WALNUT	ST		1909	5D2		HPDF	300-600 E WALNUT						
422		E	WALNUT	ST		1924	5D2		HPDF	300-600 E WALNUT						
501		E	WALNUT	ST	CARNAHAN HOUSE		5S1				SAR 325	C				
507		E	WALNUT	ST		1911	5D2		HPDF	300-600 E WALNUT						
510		E	WALNUT	ST		1909	5D2		HPDF	300-600 E WALNUT						
511		E	WALNUT	ST		1909	5D2		HPDF	300-600 E WALNUT						
512		E	WALNUT	ST		1909	5D2		HPDF	300-600 E WALNUT						
515		E	WALNUT	ST		1909	5D2		HPDF	300-600 E WALNUT						
519		E	WALNUT	ST		1893	5D2		HPDF	300-600 E WALNUT						
520		E	WALNUT	ST		1915	5D2		HPDF	300-600 E WALNUT						
521		E	WALNUT	ST		1907	5D2		HPDF	300-600 E WALNUT						
527		E	WALNUT	ST		1920	5D2		HPDF	300-600 E WALNUT						
528		E	WALNUT	ST	KELLY HOUSE	1891	3S		HPDF							
601		E	WALNUT	ST		1912	5D2		HPDF	300-600 E WALNUT						
610		E	WALNUT	ST		1924	5D2		HPDF	300-610 E WALNUT						
611		E	WALNUT	ST		1909	5D2		HPDF	300-600 E WALNUT						
614		E	WALNUT	ST		1902	5D2		HPDF	300-600 E WALNUT						
615		E	WALNUT	ST		1907	5D2		HPDF	300-600 E WALNUT						
617		E	WALNUT	ST		1914	5D2		HPDF	300-600 E WALNUT						
618		E	WALNUT	ST		1925	5D2		HPDF	300-600 E WALNUT						
706		E	WALNUT	ST	HAWKINS HOUSE		5S1				SAR 329	L				
310		W	WALNUT	ST		1917	5D2		HPDF	UNKNOWN						
314		W	WALNUT	ST		1917	5D2		HPDF	UNKNOWN						
318		W	WALNUT	ST		1917	5D2		HPDF	UNKNOWN						
414		W	WALNUT	ST		1914	5D2		HPDF	UNKNOWN						

Existing Conditions Database

Number	Extension	Dir	Street Name	Type	Resource Name	Date	CHR Code	CHR Code	CHRIS	Historic District	SAR	Category	NR	Mills	SD	OCHS
415		W	WALNUT	ST		1909	5D2		HPDF	UNKNOWN						
416		W	WALNUT	ST		1912	5D2		HPDF	UNKNOWN						
419		W	WALNUT	ST		1912	5D2		HPDF	UNKNOWN						
420		W	WALNUT	ST		1912	5D2		HPDF	UNKNOWN						
421		W	WALNUT	ST		1914	5D2		HPDF	UNKNOWN						
423		W	WALNUT	ST		1922	5D2		HPDF	UNKNOWN						
507		W	WALNUT	ST		1926	5D2		HPDF	UNKNOWN						
511		W	WALNUT	ST		1925	5D2		HPDF	UNKNOWN						
513		W	WALNUT	ST		1921	5D2		HPDF	UNKNOWN						
521		W	WALNUT	ST		1921	5D2		HPDF	UNKNOWN						
601		W	WALNUT	ST		1922	5D2		HPDF	UNKNOWN						
605		W	WALNUT	ST		1923	5D2		HPDF	UNKNOWN						
615		W	WALNUT	ST		1922	5D2		HPDF	UNKNOWN						
806		W	WALNUT	ST		1925	5D2		HPDF	UNKNOWN						
816		W	WALNUT	ST		1903	5D2		HPDF	UNKNOWN						
820		W	WALNUT	ST		1900	5D2		HPDF	UNKNOWN						
822		W	WALNUT	ST		1901	5D2		HPDF	UNKNOWN						
2514		W	WARNER	AVE	MANDERSHEID HOUSE		5S1				SAR 124					
201		E	WASHINGTON	AVE	KEECH-KLATT HOUSE	1899	1D	2S2, 5S1	HPDF	FRENCH PARK	SAR 231	L	NRHP/C	MA	SD-19	
204		E	WASHINGTON	AVE	CLEAVER HOME	1898	1D	5S1	HPDF	FRENCH PARK	SAR 141	K	NRHP/C		SD-19	
206		E	WASHINGTON	AVE	MORROW BUNGALOW	1909	1D	5S1	HPDF	FRENCH PARK	SAR 183	C	NRHP/C		SD-19	
209		E	WASHINGTON	AVE	SCHILDMEYER HOME	1929	1D	5S1	HPDF	FRENCH PARK	SAR 201	K	NRHP/C		SD-19	
216		E	WASHINGTON	AVE	FLOOK HOUSE	1909	1D		HPDF	FRENCH PARK			NRHP/C		SD-19	
219		E	WASHINGTON	AVE	ROBINSON HOME & CARRIAGE HOUSE	1907	1D	5S1	HPDF	FRENCH PARK	SAR 193	K	NRHP/C	MA	SD-19	
220		E	WASHINGTON	ST	CAMERON HOUSE	1895	1D	5S1	HPDF	FRENCH PARK	SAR 301	K	NRHP/C		SD-19	
305		E	WASHINGTON	ST	WILSON HOUSE	1922	1D	2D3, 5S1	HPDF	FRENCH PARK	SAR 302	K	NRHP/C		SD-19	
311		E	WASHINGTON	AVE	HOFFMAN HOUSE	1987	5D2		HPDF	FRENCH PARK			NRHP/NC			
323		E	WASHINGTON	ST	OP-HUFF HOUSE	1908	1D	5S1	HPDF	FRENCH PARK	SAR 303	K	NRHP/C		SD-19	
327		E	WASHINGTON	ST	HALEY HOUSE	1916	1D	5S1	HPDF	FRENCH PARK	SAR 304	K	NRHP/C	MA	SD-19	
401		E	WASHINGTON	AVE	GREELY HOUSE	1920	1D		HPDF	FRENCH PARK			NRHP/C		SD-19	
406		E	WASHINGTON	AVE	GALBRETH HOUSE	1919	1D		HPDF	FRENCH PARK			NRHP/C		SD-19	
410		E	WASHINGTON	AVE	FORESTER HOUSE	1919	1D		HPDF	FRENCH PARK			NRHP/C		SD-19	
420		E	WASHINGTON	ST	HULBER/TOOLE HOUSE	1919	1D	5S1	HPDF	FRENCH PARK	SAR 306	C	NRHP/C		SD-19	
501		E	WASHINGTON	AVE	LIGGETT-WALLACE HOUSE	1921	1D	5S1	HPDF	FRENCH PARK	SAR 310	C	NRHP/C		SD-19	
505	-505 1/2	E	WASHINGTON	AVE	THOMPSON HOUSE	1886	1D	5S1	HPDF	FRENCH PARK	SAR 308	K	NRHP/C		SD-19	
506		E	WASHINGTON	AVE	WHITNEY HOME	1885	1D	5S1	HPDF	FRENCH PARK	SAR 219	K	NRHP/C		SD-19	
519		E	WASHINGTON	AVE	GILNES-WATERS HOUSE	1900	5S1	5D2	HPDF	FRENCH PARK	SAR 46	K			SD-19	
525		E	WASHINGTON	ST	VAUGLIN HOUSE	1915	5D2			FRENCH PARK					SD-19	
600		E	WASHINGTON	ST	SANTA ANA COMMUNITY HOSPITAL		5S1				SAR 538	L				
605		E	WASHINGTON	AVE	WASHINGTON COURT	1928	5S2		HPDF							
611		E	WASHINGTON	AVE		1895	5D2		HPDF	E WASHINGTON AVE						
901		E	WASHINGTON	AVE		1910	5D2		HPDF	E WASHINGTON AVE						
902		E	WASHINGTON	AVE	LA CHIQUITA MARKET	1902	5D2		HPDF	E WASHINGTON AVE						
905		E	WASHINGTON	AVE		1924	5D2		HPDF	E WASHINGTON AVE						
912		E	WASHINGTON	AVE		1923	5D2		HPDF	E WASHINGTON AVE						
916		E	WASHINGTON	AVE		1923	5D2		HPDF	E WASHINGTON AVE						
920		E	WASHINGTON	AVE	BUILDING REHABILITATION	1923	5D2		HPDF	E WASHINGTON AVE						
1004		E	WASHINGTON	AVE		1923	5D2		HPDF	E WASHINGTON AVE						
1006		E	WASHINGTON	AVE		1922	5D2		HPDF	E WASHINGTON AVE						
1008		E	WASHINGTON	AVE		1922	5D2		HPDF	E WASHINGTON AVE						
1010		E	WASHINGTON	AVE		1922	5D2		HPDF	E WASHINGTON AVE						
1014		E	WASHINGTON	AVE		1922	5D2		HPDF	E WASHINGTON AVE						
1016		E	WASHINGTON	AVE		1923	5D2		HPDF	E WASHINGTON AVE						
1018		E	WASHINGTON	AVE		1923	5D2		HPDF	E WASHINGTON AVE						
1019		E	WASHINGTON	AVE		1910	5D2		HPDF	E WASHINGTON AVE						
1020		E	WASHINGTON	AVE		1923	5D2		HPDF	E WASHINGTON AVE						
		E	WASHINGTON	AVE		1923	5D2		HPDF							
		E	WASHINGTON	AVE		1890	5S2		HPDF							
208		W	WASHINGTON	AVE		1885	5D2		HPDF	UNKNOWN						
231		W	WASHINGTON	AVE		1925	5D2		HPDF	UNKNOWN						
311		W	WASHINGTON	AVE		1920	5D2		HPDF	UNKNOWN						
403		W	WASHINGTON	AVE		0	5D2		HPDF	UNKNOWN						
409		W	WASHINGTON	AVE		1921	5D2		HPDF	UNKNOWN						
415		W	WASHINGTON	AVE		1922	5D2		HPDF	UNKNOWN						
416		W	WASHINGTON	AVE		1895	5D2		HPDF	UNKNOWN						

Existing Conditions Database

Number	Extension	Dir	Street Name	Type	Resource Name	Date	CHR Code	CHR Code	CHRIS	Historic District	SAR	Category	NR	Mills	SD	OCHS
419		W	WASHINGTON	AVE		1921	5D2		HPDF	UNKNOWN						
428		W	WASHINGTON	AVE		1909	5D2		HPDF	UNKNOWN						
610		W	WASHINGTON	AVE		1921	5D2		HPDF	UNKNOWN						
702		W	WASHINGTON	AVE		1902	5D2		HPDF	UNKNOWN						
703		W	WASHINGTON	AVE		1923	5D2		HPDF	UNKNOWN						
710		W	WASHINGTON	AVE		1915	5D2		HPDF	UNKNOWN						
711		W	WASHINGTON	AVE		1905	5D2		HPDF	UNKNOWN						
715		W	WASHINGTON	AVE		1920	5D2		HPDF	UNKNOWN						
807		W	WASHINGTON	AVE		1920	5D2		HPDF	UNKNOWN						
809		W	WASHINGTON	AVE		1920	5D2		HPDF	UNKNOWN						
819		W	WASHINGTON	AVE		1909	5D2		HPDF	UNKNOWN						
918		W	WASHINGTON	AVE	GARAGE AT WEST WASHINGTON AVENUE	1930	5S2		HPDF							
1002		W	WASHINGTON	AVE	FILES HOUSE	1926	5S1		HPDF		SAR 359	K				
1110		W	WASHINGTON	AVE	HENDRIE HOUSE	1914	5S1		HPDF		SAR 362	C				
410		E	WELLINGTON	AVE	COLLINS HOUSE	1909	1D		HPDF	FRENCH PARK			NRHP/C		SD-19	
419		E	WELLINGTON	AVE	TITCHENEL-CATLAND HOUSE	1888	1D	5S1	HPDF	FRENCH PARK	SAR 138	K	NRHP/C		SD-19	
425	-427	E	WELLINGTON	AVE	See 1102-1110 N Lacy St											
502	-512	E	WELLINGTON	AVE	YOST APARTMENTS	1929	1D	5S1	HPDF	FRENCH PARK	SAR 224	K	NRHP/C		SD-19	
520	-522	E	WELLINGTON	AVE	SINGER-TURNER DUPLEX	1924	1D	5S1	HPDF	FRENCH PARK	SAR 202	C	NRHP/C		SD-19	
1911		N	WESTWOOD	ST	A.T. BATES RANCH HOUSE		5S1				SAR 430	K		MA		
1923		N	WESTWOOD	AVE	STYLIANOUS HOUSE		5S1				SAR 647	C		MA		

Appendix E-b Archeological Resources Technical Report

Appendices

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