
CHAPTER 2 Text Changes to the Draft EIR

2.1 FORMAT OF TEXT CHANGES

Text changes are intended to clarify or correct information in the Draft EIR in response to comments received on the document, or as initiated by Lead Agency staff. Revisions are shown in Section 2.2 below as excerpts from the Draft EIR text, with a ~~line through~~ deleted text and a double underline beneath inserted text. In order to indicate the location in the Draft EIR where text has been changed, the reader is referred to the page number of the Draft EIR.

2.2 TEXT CHANGES

This section includes revisions to text, by Draft EIR Section, that were initiated either by Lead Agency staff or in response to public comments. The changes appear in order of their location in the Draft EIR.

Volume I, Page xi, footnote 1 has been modified to state:

¹CEQA, Public Resources Code (PRC), §21000 et al., 20056.

Volume I, Page 1-1, first paragraph, the third sentence has been modified to state:

In addition, this chapter also provides a table summarizing (1) the potential environmental impacts that would occur as a result of the Project; (2) the level of significance before mitigation measures;

Volume I, Page 1-1, third paragraph, the first sentence has been modified to state:

The overall objectives of the Overlay Zone are to encourage a more active commercial and residential community, provide an expanded economic base, maximize property and sales tax revenues, ~~and~~ improve the jobs/housing balance within the City, and provide for a range of housing options.

Volume I, Page 2-2, second paragraph, third sentence has been modified to state:

Rather, it provides for an alternative to an existing office and commercial zoning designations in ~~the an~~ area that may result in mixed-use/residential development if property owners wish to exercise the provisions of the Overlay Zone.

Volume I, Page 2-3, first paragraph, fourth sentence has been modified to state:

Comments, both written and verbal, that were received during the two public review periods were incorporated into the analysis of this EIR.

Volume I, Page 2-6, bullet points have been modified to state:

- *Chapter 2.01.0: Executive Summary*—This section includes a brief synopsis of the proposed project and project objectives, community/agency issues, a description of the Mitigation Monitoring and Reporting Program, and an overview of project alternatives. This Chapter also summarizes environmental impacts that would result from implementation of the proposed project; proposed mitigation measures and/or City programs, practices, and procedures that would avoid or reduce project-related impacts; and the level of significance of impacts both before and after mitigation.
- *Chapter 4.02.0: Introduction*—This section provides an overview of the background of the Overlay Zone, the purpose of the EIR, the type of EIR, the EIR review process, the intended uses of the EIR, and an overview of the format and contents of the EIR.
- *Chapter 3.0: Project Description*—This section provides a detailed description of the proposed project, including its location, background information, objectives, and technical characteristics.
- *Chapter 4.0: Environmental Setting, Impacts, and Mitigation Measures*—This section contains an analysis of environmental impacts for each environmental issue area. Each environmental issue area contains a description of the environmental setting (or existing conditions), identifies project-related and cumulative impacts, describes existing City programs, practices, and procedures that address those impacts, and recommends feasible mitigation measures that would avoid or minimize significant environmental impacts. The “Introduction to the Environmental Analysis,” at the beginning of the chapter, provides an overview of the scope and format of the environmental analysis, including a description of the baseline for analytical purposes.
- *Chapter 6.05.0: Alternatives*—This section describes alternatives to the proposed project that would feasibly attain most of the basic objectives of the project while avoiding or substantially lessening any of its significant effects. The analysis evaluates the environmental effects that would result from implementation of each of the alternatives and compares these effects to the effects that would result from implementation of the proposed project.
- *Chapter 5.06.0: Other CEQA*—This section summarizes impacts that would result from the proposed project, including significant environmental effects, significant and unavoidable environmental effects, irreversible changes to the environment, and growth-inducing impacts.
- *Chapter 7.0: ~~Report Preparers/Organizations and Persons Consulted~~*—This section identifies all federal, State, or local agencies, other organizations, and/or private individuals consulted during preparation of the EIR, as well as the firm who prepared the EIR under contract to the City.

Volume I, Page 3-8, second paragraph, fourth sentence has been modified as follows:

... uses in the same building or on the same site in mid-rise buildings between four and ~~sixten~~ (4–610) stories

Volume I, Page 3-8, Subsections 3.3.3 and 3.3.4 have been moved to page 3-12, immediately following Table 3-1 (Development Standards Summary Matrix) and are now Subsections 3.3.2 and 3.3.3.

Volume I, Page 3-11, Table 3-1 (Development Standards Summary Matrix), the district numbering has been removed from the header row and the maximum number of stories in the Village Center District has been changed from 6 to 10.

Volume I, Page 3-14, second paragraph, second sentence has been modified to state:

However, uses currently specified under the PAO designation have been included in the MEMU designation in addition to a variety of additional non-residential uses, including, but not limited to uses such as hotels, health clubs, studios and art galleries.

Volume I, Page 3-18, the following text has been added to the bottom of Table 3-3:

KSF = thousand square feet

Volume I, Page 4.1-25, second paragraph, second sentence has been modified to state:

These four districts would contain varying mixtures of building heights and aesthetic characteristics to create a vibrant urban mixed-use area in the heavily traveled eastern entryway of the City.-

Volume I, Page 4.2-21, second paragraph has been amended as follows:

If site-specific review of the future development projects occurring within the Overlay Zone identifies potentially significant air quality impacts associated with construction activities, mitigation measures MM-OZ 4.2-~~42~~ through MM-OZ 4.2-~~126~~ would be implemented to reduce these emissions. While implementation of mitigation measures MM-OZ 4.2-~~42~~ through MM-OZ 4.2-~~126~~ would reduce construction-related emissions, they may not reduce these emissions to levels below the SCAQMD thresholds for each individual development project, as the amount of emissions generated for each project would vary depending on its size, the land area that would need to be disturbed during construction, and the length of the construction schedule. Under these conditions, no further feasible mitigation measures are available and this impact would be considered significant and unavoidable. The City will make site-specific determinations of significance during the review of these individual development projects to determine which projects for which construction emissions may exceed significance thresholds.

Volume I, Page 4.2-22, MM-OZ 4.2-6 has been clarified as follows:

MM-OZ 4.2-6 *The developer shall require by contract specifications that construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than ~~30~~5 minutes. ~~Diesel-fueled commercial motor vehicles with gross vehicular weight ratings of greater than 10,000 pounds shall be turned off when not in use for more than 5 minutes.~~ Contract specifications shall be included in the proposed project construction documents, which shall be approved by the City of Santa Ana Planning and Building Agency staff.*

Volume I, Page 4.2-24, MM-OZ 4.2.14 has been modified to state:

MM-OZ 4.2-14 *The developer shall require by contract specifications that the architectural coating (paint and primer) products used would have a VOC rating of ~~425~~100 grams per liter or less. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed and approved by the City of Santa Ana Planning and Building Agency Staff.*

Volume I, Page 4.6-22, MM-OZ 4.6-4 has been clarified as follows:

MM-OZ 4.6-4 *For development of structures that exceed 200 feet in height above ground level at a development site, Applicants shall file a Notice of Proposed Construction or Alternation with the FAA (FAA Form 7460-1). Following the FAA's ~~nautical evaluation~~Aeronautical Study of the project, projects must comply with conditions of approval imposed or recommended by the FAA. Subsequent to the FAA findings, ~~the project shall be reviewed by the ALUC~~the City shall refer the project to the Airport Land Use Commission (ALUC) for Orange County for consistency analysis.*

Volume I, Page 4.8-6, the "Future Allowable Building Heights" column in Table 4.8-1 has been revised to reflect "Four to Ten stories" in the Village Center district, as opposed to "Four to Six stories".

Volume I, Page 4.8-7, the second paragraph has been amended as follows:

Village Center. Existing land uses in the Village Center district consist of office buildings one to four stories in height, and minor retail, auto-related retail, and motel uses. Land uses that would be permitted within this District under the proposed Overlay Zone include commercial, office, and residential uses. The area would remain as a mid-rise building environment with heights between four and ~~six~~ten stories. The Village Center is intended to serve as the focal point and central gathering place within the Overlay Zone, with an emphasis on creating a vibrant, attractive, and highly-interconnected pedestrian environment. The Village Center will provide open spaces, niches, and areas for gatherings and activities along streets, paseos, and interconnecting walkways that link the Village Center to adjacent districts and nearby public parks north of the district.

Volume I Page 6-4, fourth paragraph, second sentence has been modified to state:

It is estimated that 25 percent (585 persons) of those employed could be relocated to Santa Ana based on the existing residence characteristics of the work force.

Volume II, Page 2-2, second paragraph, fourth sentence has been modified to state:

Comments, both written and verbal, that were received during the two public review periods were incorporated into the analysis of this EIR.

Volume I, Page 2-4, the following bullet points have been modified to state:

- *Chapter 4.0: Environmental Setting, Impacts, and Mitigation Measures*—This section contains an analysis of environmental impacts for each environmental issue area. Each environmental issue area contains a description of the environmental setting (or existing conditions), identifies project-related and cumulative impacts, describes existing City programs, practices, and procedures that address those impacts, and recommends feasible mitigation measures that would avoid or minimize significant environmental impacts. The “Introduction to the Environmental Analysis,” at the beginning of the chapter, provides an overview of the scope and format of the environmental analysis, including a description of the baseline for analytical purposes.
- *Chapter 7.0: ~~Report Preparers/Organizations and Persons Consulted~~*—This section identifies all federal, State, or local agencies, other organizations, and/or private individuals consulted during preparation of the EIR, as well as the firm who prepared the EIR under contract to the City.

Volume II Page 4.12-40, MM 4.12-1 was modified to state:

MM 4.12-1 ~~Prior to issuance of the first Certificate of Occupancy, The project applicant shall make a fair share contribution for the construction of an eastbound right turn lane (approximately 300 feet in length) at the intersection of Fourth Street at SR-55 Southbound Ramps shall be constructed~~ prior to the issuance of grading permits.

Volume II Page 4.12-40, MM 4.12-2 was modified to state:

MM 4.12-2 ~~In order to prevent eastbound and westbound left turns and through movements at the intersection of Sixth Street at Tustin Avenue, The project applicant shall make a fair share contribution for the construction of a raised median or other means such as diverter islands, shall be constructed prior to issuance of the first Certificate of Occupancy.~~ to prevent eastbound and westbound left turns and through movements at the intersection of Sixth Street at Tustin Avenue prior to the issuance of grading permits.