



## California Environmental Quality Act NOTICE OF AVAILABILITY

Date: August 6, 2021

To: Responsible Agencies and Interested Persons

**Subject: Notice of Availability of a Recirculated Program Environmental Impact Report for the Santa Ana General Plan Update  
State Clearinghouse Number: 2020029087**

NOTICE IS HEREBY GIVEN that the City of Santa Ana has prepared a Recirculated Draft Program Environmental Impact Report (PEIR) as supplemental analysis to the original Draft PEIR (State Clearinghouse No. 2020029087) that evaluated potential environmental effects associated with the proposed Santa Ana General Plan Update (GPU). Pursuant to the California Public Resources Code and the California Environmental Quality Act Guidelines (CEQA Guidelines), the City of Santa Ana is the Lead Agency for the proposed project.

**Notice of Availability:** Pursuant to Public Resources Code Section 21083 and CEQA Guidelines Section 15087, the Recirculated Draft PEIR will be available for a **45-day public review from Friday, August 6, 2021, through Monday, September 20, 2021.**

The Recirculated Draft PEIR can be accessed online at: <https://www.santa-ana.org/general-plan>

The Recirculated Draft PEIR is available for public review by appointment at the following location:

**Santa Ana, Planning Division Counter**

20 Civic Center Plaza, M-20

Santa Ana, CA 92701

(714) 647-5804\*

8 am to 1 pm (Monday to Thursday, and  
Alternative Fridays)

*\*Appointments can be booked online by visiting:* <https://www.santa-ana.org/pb/planning-and-building-public-counter-appointments>

The document is also available for review at:

**Santa Ana Public Library**

26 Civic Center Plaza

Santa Ana, CA 92701

See Library Hours: <https://www.santa-ana.org/library/location-and-hours>

**All environmental related comments on the Recirculated Draft PEIR must be submitted in writing by 5 p.m. on September 20, 2021, to:**

Melanie McCann, Principal Planner  
City of Santa Ana Planning and Building Agency  
PO BOX 1988 (M-20)  
Santa Ana, CA 92702  
Email: [MMcCann@santa-ana.org](mailto:MMcCann@santa-ana.org)

**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 335,000 residents as of 2020) and workers (approximately 154,000 jobs as of 2020).

**Project Description:** The City has conducted an intensive, comprehensive planning process to prepare a draft General Plan Update. Santa Ana's "Golden City Beyond: A Shared Vision" General Plan 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 proposed General Plan Update is available for review on the City's website (see link above for Recirculated Draft PEIR).

**Original Draft PEIR.** A comprehensive Draft PEIR was prepared for the General Plan Update and distributed for the required 45-day public review between August 3, 2020 and September 16, 2020. The review period was subsequently extended until October 6, 2020, and a Final PEIR was prepared to incorporate all the comments received, responses to the comments, and any changes to the Draft PEIR that resulted from the comments received. A Planning Commission Public Hearing was held on the GPU on November 9, 2020. The Planning Commission voted not to certify the Final PEIR and continue work on the GPU to a future date to allow additional time for outreach to Santa Ana's Environmental Justice (EJ) communities.

**Recirculated Draft PEIR.** GPU policies and implementation actions were modified and supplemented to respond to concerns expressed by the public and agencies during the Draft PEIR public review period and during the Planning Commission public hearing held on November 9, 2020. The GPU modifications also reflected input received from an intensive, extended community outreach program conducted by the City between January and May 2021.

Pursuant to Draft PEIR comments, the Planning Commission public hearing, and the expanded community outreach program, the City made the decision to prepare a Recirculated Draft PEIR to:

- Reflect updates made to the GPU policies and implementation actions.
- Conclude that the recreation-related impacts of the proposed GPU would result in a significant impact and to define a new project alternative to reduce these impacts.
- More thoroughly discuss and evaluate impacts related to environmental justice, including air quality, hazards, and recreation/open space.

**Environmental Topics Evaluated:** As allowed by CEQA, the Recirculated Draft PEIR does not include all the topical sections from the original Draft PEIR. The Recirculated Draft PEIR updates and supplements the following topical environmental topics:

- Air Quality
- Hazards
- Recreation

The Recirculated Draft PEIR also includes an updated/supplemented Project Alternatives chapter containing a new project alternative designed to reduce the significant recreation impacts associated with the proposed GPU. The Recirculated Draft PEIR incorporates the previous Draft PEIR by reference, as appropriate. In particular, the previous Draft PEIR document and its appendices are referenced for long and/or technical descriptions of the environmental setting that remain applicable to the updated GPU. Documents incorporated by reference in the Recirculated Draft PEIR, including the previous Draft PEIR, have been made available for public review at the lead agency office (City of Santa Ana), the Santa Ana Public Library, and the City's website.

**Options for Recirculation:** Pursuant to CEQA Guidelines Section 15088.5, if the required revisions in a Recirculated EIR are limited to a few chapters or portions of the EIR, the lead agency need only recirculate the chapters or portions that have been modified. CEQA allows two different ways to respond to comments on the Recirculated Draft EIR:

1. When an EIR is substantially revised and the entire document is recirculated, the lead agency may require reviewers to submit new comments and, in such cases, need not respond to those comments received during the earlier circulation period.
2. Or, when the EIR is only partly revised and the lead agency recirculates only the revised chapter or portions of the EIR, the lead agency may request that reviewers limit their comments to the revised chapters or portions of the Recirculated EIR. The lead agency need only respond to (i) comments received during the initial circulation period that relate to chapters or portions of the document that were not revised and recirculated, and (ii) comments received during the recirculation period that relate to the chapter of the earlier EIR that were revised and recirculated.

**The City is implementing Option 2 with respect to comments received on this Recirculated Draft PEIR.** Reviewers are directed to only submit comments on the revised EIR chapters included in the Recirculated Draft PEIR. The comments in the original Final PEIR adequately address comments received on portions of the Draft PEIR that have not been recirculated. **Comments received on sections of the Draft PEIR that have not been recirculated will not be addressed in the Final PEIR.**

At this time, it is anticipated that the Planning Commission will conduct a public hearing on Monday, September 13, 2021 for oral comments on the Draft PEIR, prior to the closing of the 45-day public review period. Upcoming public meetings will be posted on the General Plan webpage: <https://www.santa-ana.org/general-plan>.

For additional information on the Recirculated Draft PEIR please contact Melanie McCann, Principal Planner, by e-mail at [MMcCann@santa-ana.org](mailto:MMcCann@santa-ana.org).