

Recommended Clarifications to the Draft April 2022 General Plan



The following represents recommendations proposed by the community and City staff to the April 2022 version of the Draft General Plan. The updated content is shown by element, with policy and implementation actions displayed with tracked changes, with new content noted as underlined.

INTRODUCTION:

The following definitions under the Glossary section of the Introduction are proposed to be included as follows:

Open Space. Recreational and green spaces, including parks, commercial open space, manicured landscaped areas, and public facilities such as trail corridors, water channels and rail infrastructure.

Park and Parkland. Publicly accessible sites and green space that are owned and/or managed by the City of Santa Ana to support recreation and social gathering.

Park Deficient Area. Areas of the community that are outside the standard public parkland service radius such as 1/2 mile for Community Parks and ¼ mile for Neighborhood Parks, respectively.

COMMUNITY ELEMENT:

The following Community Element policies/implementation actions are proposed to be amended as follows:

Community Input. Policy CM-1.2, Page CM-04

Engage residents and community facility users with meaningful and effective participation to provide input and involve them in the decision-making process for community facility improvements and programming.

Healthy Residential Programs. Policy CM-3.3, Page CM-09

Invest in programs and public improvements that educate residents about opportunities to increase their physical activity and improve their health, especially in environmental justice communities with higher risk of negative public health outcomes.

Engage EJ Communities on Recreation and Cultural Programs. Action CM-1.1, Page CM-14

Incorporate community stakeholders from environmental justice communities to form an Environmental Justice Action Committee into existing and/or new ad hoc committees to guide the identification of recreational and cultural programming needs and desires. Agency/Time Frame: PRCSA & PBA/2023

Community Conversation. Action CM-1.2, Page CM-14

Plan for and conduct a community survey every ~~three~~ two years related to community health, ~~air quality~~ pollution concerns, parks, community engagement, and community service needs, with focused outreach to environmental justice priority areas, utilizing various platforms, such as social media and school events, to encourage substantial survey participation. Agency/Time Frame: CMO/~~2023~~ Every Two Years

Environmental Soil and Human Health Screening Measures. Action CM-3.8, Page CM-15

Collaborate with Orange County Health Care Agency, and local stakeholders such as Orange County Environmental Justice and UC Irvine Public Health, in efforts to provide increase healthcare services (i.e., blood

lead testing, treatment) for residents, especially those that reside in environmental justice communities, Additionally, collaborate to advocate for adjustment of the County and State policies for health and environmental screening levels to promote healthy outcomes related to lead contamination as recommended by health experts. Agency/Time Frame: PBA/2023 Ongoing

Food Deserts. Action CM-3.6A, Page CM-15

Collaborate with Orange County Health Care Agency (OCHCA) to gather and map food desert data, and share publicly through the City's Environmental Quality webpage. Agency/Time Frame: PBA/2024

Environmental Justice Staff. Action CM-3.9, Page CM-15 & CM-16

Identify funding and hire a full-time Environmental Justice staff member to collaborate with the community to implement the environmental justice policies and actions including community outreach, collaboration on environmental health studies, pursuing grants, and coordination with federal, state, and local agencies regarding environmental concerns in the City. Agency/Time Frame: CMO/2022

MOBILITY ELEMENT:

The following Mobility Element policies/implementation actions are proposed to be amended as follows:

Proactive Mitigation. Policy M-1.7, Page M-04

Proactively mitigate existing and new potential air quality, noise, congestion, safety, and other impacts from the transportation network on residents and business, especially in environmental justice communities.

Interstate Freeways. Policy M-2.1, Page M-14

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.

Transit Services. Policy M-2.2, Page M-14

Support OCTA, Caltrans, and other ~~work with~~ regional and local transportation providers to enhance existing transit services entities to provide residents, workers, and visitors with safe, affordable, accessible, convenient, reliable, and attractive transit services.

Land Use Development Design. Policy M-4.5, Page M-16

Ensure that building placement and design features create a desirable and active streetscape, by prioritizing pedestrian access directly from the street and placing parking lots to the rear of a development site.

Air Pollution Mitigation. Policy M-4.9, Page M-16

~~Consider~~ Utilize land use, building, site planning, and technology solutions to mitigate exposure to transportation-related air pollution, especially in environmental justice focus areas.

MPAH. Action M-1.2, Page M-21

Coordinate with external agencies to ensure the OCTA Master Plan of Arterial Highways accommodates current and future demand for all users while prioritizing the safety of people utilizing non-automobile modes of transportation. Agency/Time Frame: PWA/2024~~2~~-2035

ECONOMIC PROSPERITY ELEMENT

The following Economic Prosperity Element policy is proposed to be amended as follows:

Mitigate Impacts. Policy EP-3.3, Page EP-09

Promote the development of sustainable and equitable new land use plans that proactively reduces negative health and economic impacts on existing residents and businesses, especially in environmental justice communities.

PUBLIC SERVICES ELEMENT

The following Public Services Element policies are proposed to be amended as follows:

Staffing Levels. Policy PS-2.7, Page PS-08

~~Maintain~~Increase 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, as resources become available.

Resilient Facilities and Infrastructure. Policy PS-2.11, Page PS-09

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, or toxic emission release.

CONSERVATION ELEMENT

The following Conservation Element policies/implementation actions are proposed to be amended as follows:

Regional Planning Efforts. Policy CN-1.1, Page CN-05

Coordinate air quality planning efforts with local and regional agencies to meet or exceed State and Federal ambient air quality standards in order to educate the community on and protect all residents from the health effects of air pollution.

Sensitive Receptor Decisions. Policy CN-1.5, Page CN-05

~~Consider potential~~ Study the impacts of stationary and nonstationary emission sources on existing and proposed sensitive uses and opportunities to minimize health and safety risks. Develop and adopt new regulations ~~on avoiding~~ the siting of facilities that potentially emit increased pollution ~~might significantly increase pollution~~ near sensitive receptors within environmental justice area boundaries.

Community Survey on Healthy Lifestyles. Action CN-1.13, Page CN-20

Plan for and conduct a community survey of residents every two years related to community health, pollution air quality, parks, community engagement, 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.). Report findings of survey through the various media platforms and utilize input to inform periodic evaluation and update of the General Plan. Agency/Time Frame: CMO/~~2022~~Every Two Years

Expanded Interactions. Action CN-1.14, Page CN-20

Identify opportunities to expand regular attendance and support neighborhood associations and community groups to hold regular meetings with ~~of~~ City staff and decision-makers in at meetings for neighborhoods within environmental justice ~~area boundaries~~ communities, so that residents, community organizations, and businesses can ~~more easily~~ communicate their unique issues and needs, as well as their recommendations on how best to implement environmental quality, environmental health, and environmental justice polices. Arrange for language interpretation services as needed ~~Include a translator(s)~~ at these meetings so that all residents can engage-participate. Agency/Time Frame: PBA & CMO/Ongoing

Preservation of Natural and Historic Resources. Action CN-2.4, Page CN-21

~~Identify and evaluate~~ Collaborate with local indigenous tribes and other stakeholders to identify and evaluate potential incentives in the municipal code to encourage protection and enhancement of natural and historic resources. Agency/Time Frame: PBA/~~2023~~ Ongoing

OPEN SPACE ELEMENT

The Introduction section on Page OS-01 of the Open Space Element is proposed to be amended as follows:

The purpose of the Open Space Element is to identify, ~~and preserve,~~ and add open space areas that provide value to the community and enrich the quality of life. Such lands or waters provide value in the form of recreation, health, biodiversity, wildlife conservation, and aesthetics. Additionally, open spaces are used for climate change mitigation and adaption, flood risk reduction, managed natural resources production, agricultural production, and protection from hazardous conditions. The Open Space Element will guide the City in its efforts to plan for open space lands in what is largely a built-out, urban environment.

The following Open Space Element policies/implementation actions are proposed to be amended as follows:

Park Standard. Policy OS-1.3, Page OS-05

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. Attain a minimum of ~~two~~ three acres of land per 1,000 persons residing in the City of Santa Ana.

Park Distribution. Policy OS-1.4, Page OS-05

Ensure ~~the~~ that all City residents have access to public ~~or private~~ parks, recreation facilities, or trails in the City of Santa Ana, within 10-minute walking and biking distance of their homes. Prioritize provision, programs, and partnerships in park deficient in environmental justice areas.

Land Acquisition and Equitable Distribution. Policy OS-1.8, Page OS-06

~~Explore options for the acquisition of~~ Acquire available lands for parks, open space, greenways and trail corridors, with priority given to sites that are within park deficient ~~or~~ and environmental justice areas.

New Development. Policy OS-1.9, Page OS-06

~~Ensure~~ Require all new development to provide adequate parks and open space, including via parkland dedication or development fees, in order to meet the City's park standard. Ensure that new development includes 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.

Creative Solutions for Deficiencies. Policy OS-1.10, Page OS-06

Develop creative and flexible solutions to provide greenspace and recreation activities in park-deficient neighborhoods where traditional parks are not feasible. Encourage public, private, and commercial recreational facilities in areas that are park-deficient are physically open to the public and are affordable to residents of surrounding neighborhoods, and serve community needs.

Funding Sources. Policy OS-1.11, Page OS-06

Explore and pursue all available funding, including nontraditional funding sources, for park acquisition, facility development, programming, ~~and~~ maintenance of existing and new parks, and to increase investment per resident and meet the City's park standard of three acres per 1,000 residents. Set aside park funding to have monies on hand to acquire and develop parkland when opportunities arise and to leverage grant options.

Park Needs Assessment and Master Plan. Action OS-1.1, Page OS-16

Create, adopt, and implement a park needs assessment and master plan, based on community input, 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-three acres per 1,000 residents. Agency/Time Frame: PRCSA/2022

No-Net-Loss of Public Parkland. Action OS-1.4, Page OS-16

Establish land use provisions in the Municipal Code that prevent a net loss of public parkland in the City of Santa Ana. Require at least a 1:1 replacement if there is any loss of public parkland or City owned open space due to public or private development. Agency/Time Frame: PRCSA/2022

Development Fees. Action OS-1.6, Page OS-16

~~Evaluate Update the fees required by the City's Residential Development Fee Acquisition and Development Ordinance and adjust them to increase the parkland dedication requirements to meet three acres of parkland per 1,000 residents better reflect current costs and needs. Require that fees collected in place of parkland dedication to be utilized to acquire or expand facilities within geographic proximity to new development or parkland deficient areas~~ Update requirements regarding where fees are spent. Agency/Time Frame: PRCSA/2022

Public Parkland Requirements for Residential Projects. Action OS-1.7, Page OS-06

Update the Residential Development Fee Ordinance for large residential projects, which include projects of 100 residential units or more, to require public parkland within the City limits and a 10-minute walking distance of the new residential projects. Agency/Time Frame: PRCSA & PBA/2022

New Parkland Collaborative. Action OS-1.10, Page OS-17

Coordinate with property owners to explore options to provide public access and programming on privately-owned open space in park deficient areas, including options to acquire land through purchase, land dedication, easements, and land leases that would allow for permanent or temporary public use of land for open space and recreational opportunities. Agency/Time Frame: PRCSA/2022 & Ongoing

Acquisitions to Meet Park Standard. Action OS-1.16, Page OS-17

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 three acres of land per 1,000 residents with a plan to keep pace with future urban growth. Agency/Time Frame: PRCSA/2022

SAFETY ELEMENT

The following Safety Element policies/implementation actions are proposed to be amended as follows:

Regional Collaboration. Policy S-2.1, Page S-07

Consult and collaborate with federal, state, and regional agencies to identify and regulate the use, storage and disposal and storage of hazardous materials, prevent the illegal transportation and disposal of hazardous waste, and facilitate the cleanup of contaminated sites.

Hazardous Waste Generators. Policy S-2.2, Page S-07

Collaborate with appropriate agencies to identify and inventory all users and handlers of hazardous materials to proactively mitigate potential impacts. Promote transparency and accountability by publishing city, regional, and state data and resources on toxic spills, water pollution, illegal discharges, industrial and commercial air violations on a dedicated Santa Ana Environmental Quality webpage.

Multiagency Education Campaign. Policy S-3.4, Page S-08

Develop cooperative partnerships and strengthen communication among public agencies, residents, nonprofit organizations, community groups, and businesses to promote sharing of educational information regarding seismic and geologic hazards and safety.

Lead Contamination. Action S-2.4, Page S-15

Work with state, local and regional partners, such as the Department of Toxic Substances Control, South Coast Air Quality District, 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 such state agencies, local and regional partners and environmental justice stakeholders in proposing, selecting, and implementing measures to mitigate (i.e., remove, cover, and remediate) solutions to remove hazardous lead-contaminated soils in the city in a manner that includes key and with benchmarks and routine monitoring of soil lead levels to measure and track effectiveness of proposed programs selected approach. Agency/Time Frame: PBA & CDA/2022 & Ongoing

Business Education. Action S-2.5, Page S-15

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. Agency/Time Frame: PBA & CDA/2022-2024 Ongoing

Public Education. Action S-1.11, Page S-15

Continue to disseminate information on flooding, flood control on private property, floodplains, ~~and~~ flood preparedness, man-made hazards, hazard response plans, resources, and best practices in disaster events to the public through the City website, social media, and at City offices. Agency/Time Frame: CMO & PD/2022

LAND USE ELEMENT

The following Land Use Element policies/implementation actions are proposed to be amended as follows:

Air Pollution Buffers. Policy LU-3.11, Page LU-07

~~Promote~~ Work with the Environmental Justice Action Committee to develop and implement landscaping and other local land use and zoning buffers strategies, guided by the Air Resources Board and the Southern California Air Quality Management District best practices, 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.

Community Benefits. Action LU-1.2, Page LU-69

~~Develop a standard of review for evaluation of a~~ Require new development project's proposing a general plan amendment and/or a zone change to include as part of the development proposal, a net community benefit and implementation plan providing a net community benefits as desired by the City and in neighborhoods through public outreach. Example of community benefits may include, but is not limited to public realm improvements, dedication of park and open space for public use, expanded economic development opportunities, job opportunities, new community serving businesses and services, and removal of blight and incompatible land uses. 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. Agency/Time Frame: PBA & CDA/2022 & Ongoing

Community Serving Commercial Retail & Service Diversity Impact Analysis. Action LU-2.15. Page LU-70

Implement a requirement for mixed-use projects or proposals to convert commercial and other non-residential uses to residential or mixed-use projects to complete a community serving commercial retail & service diversity impact analysis to inform the decision making process and to ensure availability and diversity of commercial retail and service uses in Santa Ana as part of the development proposal. Agency/Time Frame: PBA & CDA/2022

Fiscal Impact Model. Action LU-2.7, Page LU-70

Create ~~Develop a project-level~~ develop a project-level fiscal impact analysis model and that incorporates the appropriate mix of land uses to achieve fiscal sustainability, or at a minimum, requirements that new development be fiscally

neutrality to make informed land use decisions or beneficial to the City into the development process. Require the completion of this analysis in mixed-use land use designations and in proposed conversion of commercial uses to residential or mixed-use projects. Agency/Time Frame: PBA & CDA/2022

Promote Health. Action LU-3.19, Page LU-72

Partner with local organizations (e.g., OC Health Care Agency, Latino Health Access, Santa Ana Unified School District, Garden Grove Unified School District, Orange County Environmental Justice, 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. Agency/Time Frame: PBA/2022 & Ongoing

Prevention Education. Action LU-3.21, Page LU-72

Collaborate with local organizations such as Orange County Health Care Agency, ~~and~~ State Environmental Protection Agency, and community-based environmental justice organizations to identify funds and to create a Santa Ana Prevent Lead Poisoning Education Program, with special focus on disadvantaged communities and pre-1978 housing stock. Agency/Time Frame: PBA/2022 & Ongoing

Public Health Outcomes. Action LU-3.22, Page LU-72

Support the Orange County Health Care Agency in their role in investigating public complaints regarding unsafe lead work practices and lead hazards wherein children are present, through enforcement of local housing standards to assure healthy outcomes including for individuals and households presenting with concerns about lead exposure and/or with confirmed lead levels of >3.5 ug/dL, which the Centers for Disease Control and Prevention indicates as the threshold for follow-up and case management in children. Agency/Time Frame: PBA/2022 & Ongoing

Engage EJ Communities. Action LU-3.25, Page LU-72

Work with community serving organizations, neighborhood leaders, and residents to form an ~~Ad Hoc~~ Environmental Justice Action Committee to develop ongoing EJ Community Engagement programs for existing and new disadvantage EJ communities, including multilingual communication protocols. Host ~~biannual or~~ quarterly Roundtable meetings with local stakeholders to guide and evaluate implementation of environmental justice policies. Agency/Time Frame: PBA/2022

Health Conditions. Action LU-3.26, Page LU-72

Work with state agencies including the Department of Toxic Substances Control and South Coast Air Quality District, Orange County Health Care Agency, and local stakeholders including Orange County Environmental Justice and UC Irvine Public Health to identify baseline conditions for ~~lead~~ soil and air contamination in Santa Ana, routinely monitor indicators of ~~lead~~ such contamination, and measure positive outcomes. Collaborate with these organizations to secure grant funds for soil and air testing, ~~and~~ remediation (e.g., bioremediation, covering, removing, air filtration, and prevention activities for residential properties in proximity to sites identified with high ~~soil lead~~ levels of soil pollution (including sites identified with soil lead levels of 80 ppm or higher), and air pollution, with a focus on Environmental Justice census tracts communities disproportionately affected by soil contamination. Agency/Time Frame: PBA/2022-2024 Ongoing

Tenant Protections. Action LU-3.28, Page LU-73

Provide information to residential tenants regarding Landlord Tenant Laws in the State, such as AB 1481, and Santa Ana’s Just Cause for Tenant Eviction and Rent Stabilization ordinance that provide protections against evictions for those who seek action to improve substandard housing and hazardous conditions. Agency/Time Frame: PBA/2022 & Ongoing

Public Improvements in Activity Nodes and Focus Areas. Action LU-4.3, Page LU-73

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 and include them in Program priority improvements and pilot projects into the City's Capital Improvement Program. Agency/Time Frame: PBA & PWA/2022-2027 & Ongoing

Mixed Use Lifestyle. Action LU-4.8, Page LU-73

~~Explore~~ Establish and implement establishing thresholds in the Zoning Code to require identify minimum percentage of commercial uses to be included in mixed use land use designations and in proposed conversion of commercial uses to residential or mixed use projects., ~~as supported by economic and fiscal studies.~~ Agency/Time Frame: PBA/2022 - 2027

Collaboration with Rail-Road Companies. Action LU-4.9, Page LU-73

Collaborate with rail road right-of-way owners and operators to renovate the walls between communities and rail lines that provide the maximum protection for the community and public health, including strategies to reduce air and noise pollution. Agency/Time Frame: PBA/2022 & Ongoing

Land Use Designation 55 Freeway and Dyer Road, Table LU-7. Page LU-56

Revise table to include a note stating the following: "Hotels are permitted in the Industrial/Flex 3.0 land use designation at Brookhollow Specific Development (SD) Plan No. 8."

Land Use Maps. Revise the land use designation for eastern block of Bristol Street between MacArthur Boulevard and Alton Ave of District Center (DC-2) to Urban Neighborhood Medium Low (UN-40). This change will be reflected in following maps: **Land Use Map Figure LU-1,** Page LU 12, **Density and Intensity Map Figure LU-4,** Page LU 16, **Land Use Map South Bristol Street Figure LU -20,** Page LU 62.

Land Use Designation South Bristol Street, Table LU-8. Page LU 62

Revise table to include UN-40 Urban Neighborhood as one of the allowable designations for South Bristol Street as follows:

Designation	Maximum		General Character
	Intensity	Height	
UN-40 Urban Neighborhood -Medium	1.5FAR or 40 du/ac	5 stories	Medium-high density urban neighborhoods with a mix of attached single- and multifamily housing; mixed use residential with ground floor retail, services, and restaurants; cultural uses; public and open spaces

South Bristol Street Land Use and Urban Form narrative description to be revised per below, Page 63.

Left column, 2nd Paragraph, revision includes: "The majority of the corridor north of ~~Alton Avenue~~ MacArthur Boulevard is planned with Urban Neighborhood land use designation..."

Right column text below the Urban Neighborhood photo and title: The Urban Neighborhood district between Warner and ~~Alton~~ MacArthur allows medium- to medium-high density housing as well as commercial, and cultural projects up to three (UN-30) and five (UN-40) stories tall along Bristol corridor.

HISTORIC PRESERVATION ELEMENT

The following Historic Preservation Element policies/implementation actions are proposed to be amended as follows:

Community Engagement. Action HP-3.4, Page HP-14

Community engagement. Prepare a community engagement plan that targets communities with historic resources that have low participation rates in historic preservation programs including hard to reach communities and affiliated tribes listed with the California Native American Heritage Commission.
Agency/Time Frame: PBA/2023

Public Awareness. Action HP-3.10, Page HP-14

Participate in and support efforts of preservation organizations, affiliated tribes listed with the California Native American Heritage Commission, and business groups to promote public awareness and educational opportunities that highlight historic preservation. Agency/Time Frame: PBA/Ongoing

Native American Cultural Significance. Action HP-2.7, Page HP-13

Consult with all affiliated tribes listed with the California Native American Heritage Commission to identify sites of cultural, spiritual, and/or historical significance to their tribes, and work with them to preserve, restore or celebrate these sites, where feasible. Agency/Time Frame: PBA/2023 & Ongoing