



ORANGE COUNTY  
CLERK-RECORDER  
CEQA FILING COVER SHEET

30-11/21/2024-1012

Recorded in Official Records, Orange County  
Hugh Nguyen, Clerk-Recorder



2916.75

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202485001026 10:44 am 11/21/24

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Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

TYPE OR PRINT CLEARLY

Project Title

CITY OF SANTA ANA SHORT-TERM RENTAL PROHIBITION ORDINANCE PROJECT (OA NO. 2024-04)

Check Document being Filed:

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type):

**FILED**

NOV 21 2024

HUGH NGUYEN, CLERK-RECORDER

BY: JL DEPUTY

FILED IN THE OFFICE OF THE ORANGE  
COUNTY CLERK-RECORDER ON November 21, 2024

Posted for 30 days

DEPUTY JACQUELINE CHABOYA

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Valeria Amezcua  
**MAYOR PRO TEM**  
Thai Viet Phan  
**COUNCILMEMBERS**  
Phil Bacerra  
Johnathan Ryan Hernandez  
Jesse Lopez  
David Penaloza  
Benjamin Vazquez



**CITY MANAGER**  
Alvaro Nuñez  
**CITY ATTORNEY**  
Sonia R. Carvalho  
**CITY CLERK**  
Jennifer L. Hall

**CITY OF SANTA ANA**  
**PLANNING AND BUILDING AGENCY**  
20 Civic Center Plaza • P.O. Box 1988  
Santa Ana, California 92702  
[www.santa-ana.org](http://www.santa-ana.org)

**NOTICE OF DETERMINATION**

**TO:**  Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

Orange County Clerk Recorder  
P.O. Box 238  
Santa Ana, CA 92702-0238

**FROM:** City of Santa Ana  
P.O. Box 1988  
20 Civic Center Plaza  
Santa Ana, CA 92702

Contact: Ali Pezeshkpour, AICP  
Phone: (714) 647-5882  
Email: [APezeshkpour@santa-ana.org](mailto:APezeshkpour@santa-ana.org)

**Subject:** Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code

**Project Title:** City of Santa Ana Short-Term Rental Prohibition Ordinance Project (OA No. 2024-04)

**Application No(s):** OA No. 2024-04

**State Clearinghouse Number:** 2020029087

**ER Number:** 2024-105

**Project Location:** Citywide – The City of Santa Ana encompasses roughly 27 square miles of land in central Orange County. The cities of Orange and Costa Mesa border the City to the north and south, respectively. The City's western border connects with the cities of Garden Grove, Westminster, and Fountain Valley, while the City's eastern border touches the cities of Irvine and Tustin. Regional connectivity to the City is provided by Interstates 15 and 405 and by State Routes 22 and 55.

**City:** Santa Ana      **County:** Orange

**Applicant:** City of Santa Ana

**Attention:** Ali Pezeshkpour, AICP, Planning Manager

**Mailing Address:** 20 Civic Center Plaza, P.O. Box 1988, Santa Ana, CA 92702

**Phone:** (714) 647-5882 | **Email:** [APezeshkpour@santa-ana.org](mailto:APezeshkpour@santa-ana.org)

**FILED**

**NOV 21 2024**

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY

**Project Description:**

On April 20, 2022, the City of Santa Ana ("City") certified a Final Program Environmental Impact Report ("GPU Final PEIR") for the Santa Ana General Plan Update (SCH No. 2020029087) ("General Plan EIR") and approved the General Plan Update. The General Plan EIR analyzed the comprehensive update of the Santa Ana General Plan. The General Plan Update addressed the entire territory within the plan area's boundary and the full spectrum of issues associated with management of the plan area. The General Plan Update also included forecasts of long-term conditions and outlined development goals and policies, exhibits and diagrams, and the objectives, principles, standards, and plan proposals throughout its various elements. Specifically, the General Plan Update identified policies related to promoting compatible land uses, preserving neighborhood character, promoting healthy neighborhoods, and promoting the enforcement of standards.

Subsequent to the certification of the GPU Final PEIR, the City as lead agency prepared an Addendum with regard to a proposal to readopt an amendment to add Article XII (Sections 8-3400 to 8-3402) to the Santa Ana Municipal Code ("SAMC") to expressly prohibit short-term rentals within the City ("Modified Project"). This would nullify and replace the terms of the urgency ordinance No. NS-3060 and standard ordinance No. NS-3061, adopted on April 2, 2024 and April 16, 2024. Section 41-190(a) of the Santa Ana Municipal Code (SAMC) is a permissive ordinance, meaning that those

**SANTA ANA CITY COUNCIL**

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uses expressly listed in the Zoning Code are permissible, and those not listed are prohibited. The SAMC does not and has never listed short-term rentals (STRs) as a permissible use in any zoning district. As such STRs are prohibited and unauthorized under the enforcement practice afforded by Section 41-190(a).


The Modified Project would add Article XXI (Short-Term-Rentals) (Sections 8-3400-8-3402) to Chapter 8, Building and Standards, of the SAMC. Specifically, Article XXI would include Sections 8-3400 through 8-3402 to provide definitions, identify prohibited uses, and identify violations of the Article. A description of each new section of Article XXI is provided in Attachment A of the EIR Addendum. Concurrently, the City Council is proposing to adopt a resolution to set administrative fines for violations of local building codes and short-term rental laws, pursuant to Government Code Section 36900 and Santa Ana Municipal Code Sections 1-21 through 1-21.9.

The Addendum evaluates the Modified Project. The Addendum determined that the Modified Project would not result in substantial changes to the previously certified General Plan EIR because it would not involve new significant impacts, nor would it substantially increase the severity of an impact identified in the certified General Plan EIR. The Addendum further determined that no new mitigation is required beyond those measures in the previously adopted MMRP.

On November 20, 2024, the City Council of the City of Santa Ana approved the Modified Project, adopted a resolution setting administrative fines for violating provisions of the SAMC, and introduced for first reading OA No. 2024-04, and made the following determinations:

1. The Modified Project will not have a significant effect on the environment.
2. An Addendum to a previously certified Environmental Impact Report was prepared and adopted for the Modified Project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
3. Mitigation measures were made a condition of approval of the original project in the previous EIR.
4. A statement of Overriding Considerations was adopted for the original project in the previous EIR.
5. Findings were made pursuant to Public Resources Code section 21166 and State CEQA Guidelines section 15162 relating to subsequent environmental review..

This is to certify that the Addendum, the previously certified GPU Final PEIR and the record of project approval are available to the General Public at: City of Santa Ana Planning Division, 20 Civic Center Plaza, Santa Ana, CA 92701.

  
Signature: \_\_\_\_\_ Date: 11/21/2024 Title: Planning Manager

**FILED**  
NOV 21 2024

HUGH NGUYEN, CLERK-RECORDER  
BY:  DEPUTY



State of California - Department of Fish and Wildlife  
**2024 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 763.5a (REV. 01/01/23) Previously DFG 763.5a



RECEIPT NUMBER:  
 30 — 11/21/2024 — 1012  
 STATE CLEARINGHOUSE NUMBER (if applicable)  
 2020029087

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SANTA ANA	LEAD AGENCY EMAIL	DATE 11/21/2024
COUNTY/STATE AGENCY OF FILING Orange	DOCUMENT NUMBER 202485001026	

PROJECT TITLE

CITY OF SANTA ANA SHORT-TERM RENTAL PROHIBITION ORDINANCE PROJECT (OA NO. 2024-04)

PROJECT APPLICANT NAME CITY OF SANTA ANA	PROJECT APPLICANT EMAIL	PHONE NUMBER (714) 6475882
PROJECT APPLICANT ADDRESS 20 CIVIC CENTER PLAZA	CITY SANTA ANA	STATE CA
		ZIP CODE 92702

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency  
  School District  
  Other Special District  
  State Agency  
  Private Entity

CHECK APPLICABLE FEES:

- |   |            |    |          |
|---|------------|----|----------|
| <input type="checkbox"/> Environmental Impact Report (EIR)  | \$4,051.25 | \$ | 0.00     |
| <input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)                                | \$2,916.75 | \$ | 2,916.75 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW         | \$1,377.25 | \$ | 0.00     |
| <br>  |            |    |          |
| <input type="checkbox"/> Exempt from fee  |            |    |          |
| <input type="checkbox"/> Notice of Exemption (attach)   |            |    |          |
| <input type="checkbox"/> CDFW No Effect Determination (attach)  |            |    |          |
| <input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)                   |            |    |          |
| <hr/>   |            |    |          |
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00   | \$ | 0.00     |
| <input type="checkbox"/> County documentary handling fee  |            | \$ |          |
| <input type="checkbox"/> Other  |            | \$ |          |

PAYMENT METHOD:

- Cash  
  Credit  
  Check  
  Other

TOTAL RECEIVED \$ 2,916.75

SIGNATURE

X *Jeri*

AGENCY OF FILING PRINTED NAME AND TITLE

JACQUELINE CHABOYA, DEPUTY