



Initial Study Mitigated Negative Declaration for Mountain View Street Condominiums 301 & 305 North Mountain View Street

Prepared for
**City of Santa Ana
Planning and Building Agency
Contact: Jerry Guevara**

Prepared by

**300 Spectrum Center Drive Suite 400
Irvine, CA 92618
Lori Trottier, AICP CEP**

JUNE 8, 2020

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for

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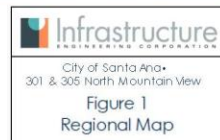
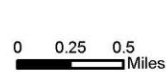
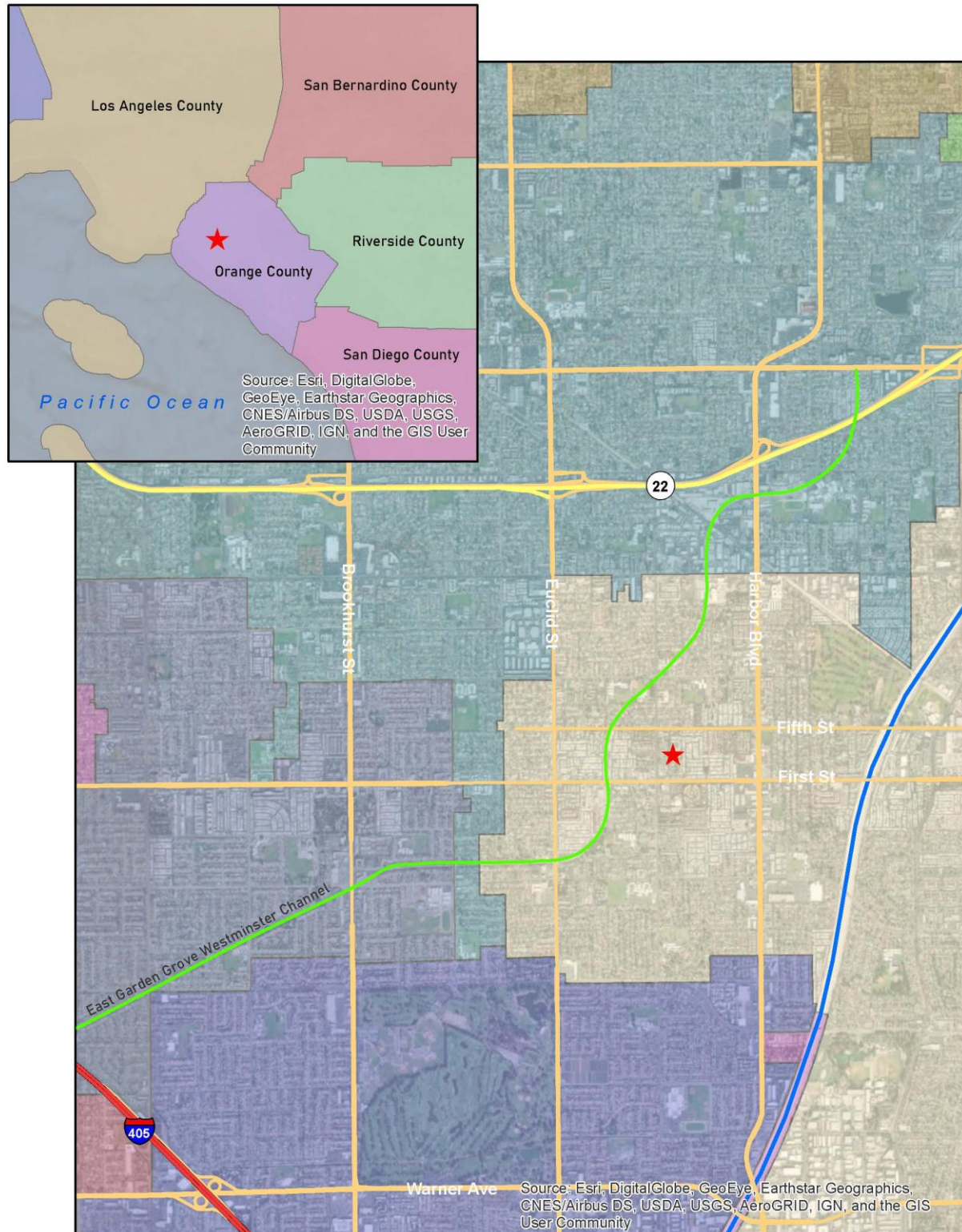
Appendix E: Water Quality Management Plan

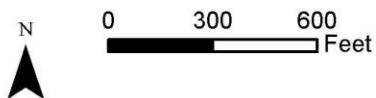
Appendix F: Noise

Appendix G: Traffic

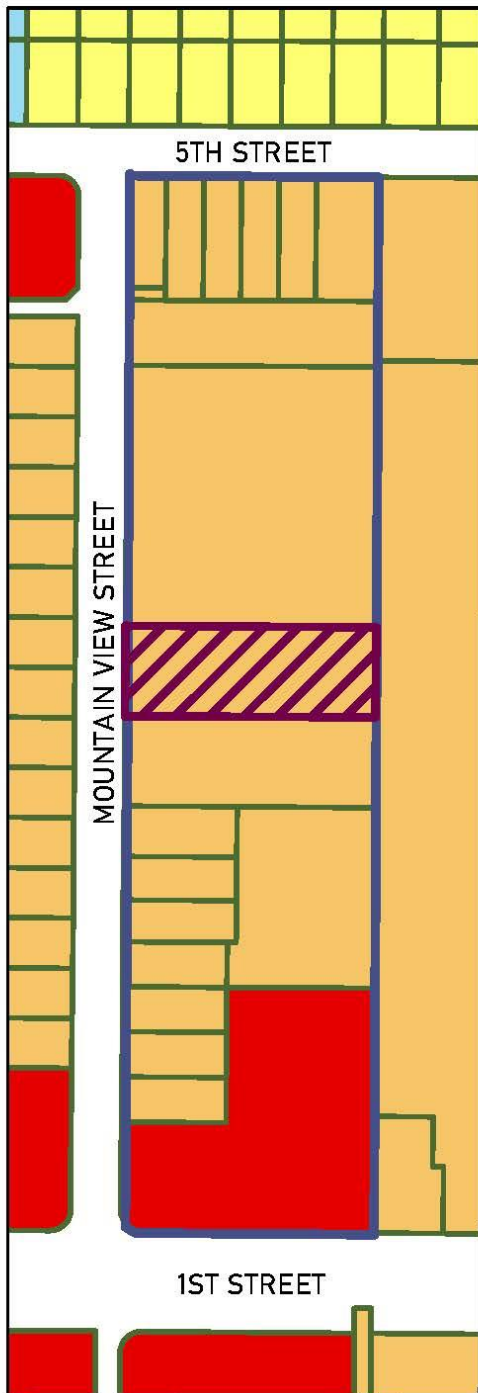
PROJECT INFORMATION

- 1. Project title:** Mountain View Condominiums
- 2. Lead agency name and address:** City of Santa Ana Planning Division, 20 Civic Center Plaza, M-20, Santa Ana, CA 92701
- 3. Contact person and phone number:** Jerry Guevara, 714-647-5481
- 4. Project location:** The Project is proposed at Latitude 33-44-50 North and Longitude -117-55-38 West, at approximately 74 feet above mean sea level, in the City of Santa Ana in northwestern Orange County, California (Figure 1: Regional Location Map). The City of Santa Ana is approximately 9.6 miles northeast from the shoreline of the Pacific Ocean and is surrounded by the following incorporated Cities: Orange to the north, Tustin to the east, Irvine to the southeast, Costa Mesa to the south, Fountain Valley, Westminster and Garden Grove to the west and northwest. Regional access to the City of Santa Ana is provided by State Route 22 (SR-22), State Route 55 (SR-55), Interstate 5 (I-5), and Interstate 405 (I-405). The Project is in an urbanized area referred to as the Riverview West Neighborhood within the City of Santa Ana, located approximately 1,000 linear feet west of North Harbor Boulevard and is bordered on the north by West 5th Street, east by Lake Park Mobile Homes, on the south by West 1st Street, and on the west by North Mountain View Street (Figure 2: Local Vicinity Map).
- 5. Project sponsor's name and address:** Linh Bui, Mountain View R&E Investments LLC, 8821 Seaspray Drive, Huntington Beach, CA 92646
- 6. General plan designation:** See Figure 3
- 7. Zoning:** See Figure 4

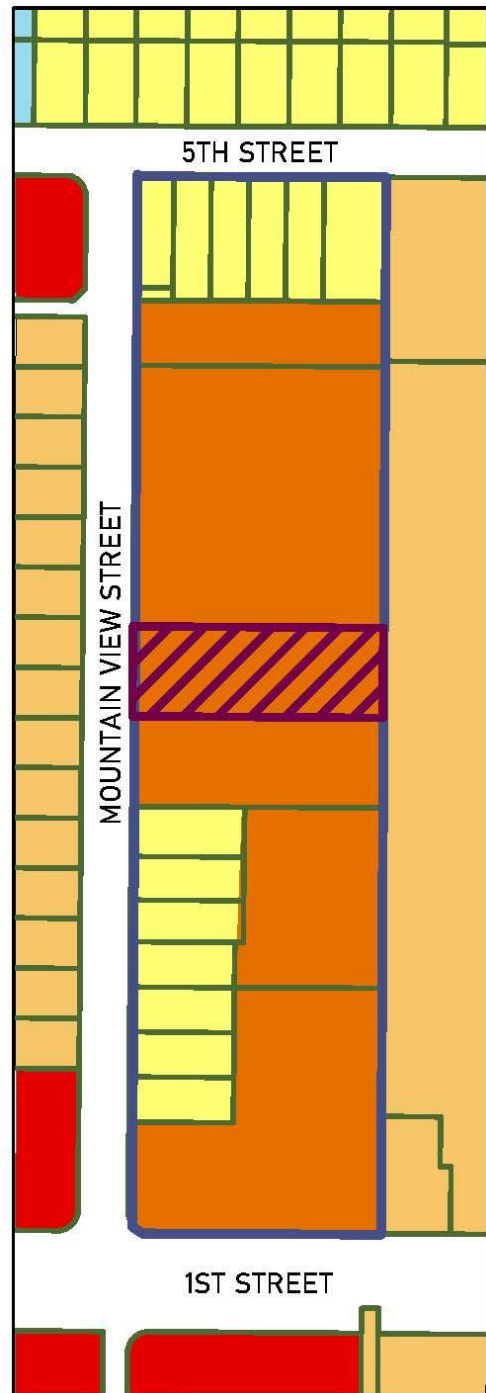




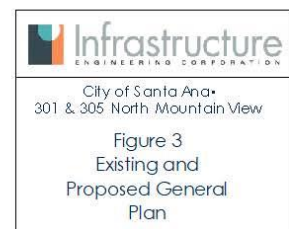
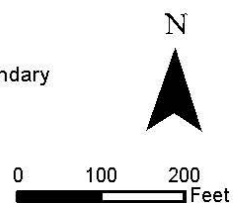
Existing Land Use



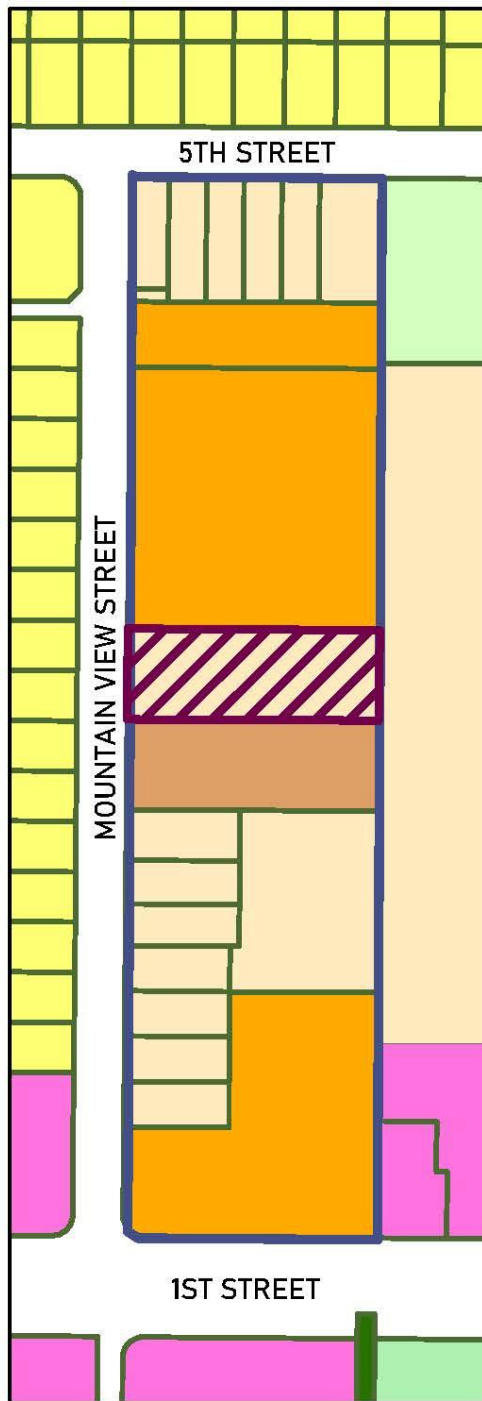
Proposed Land Use



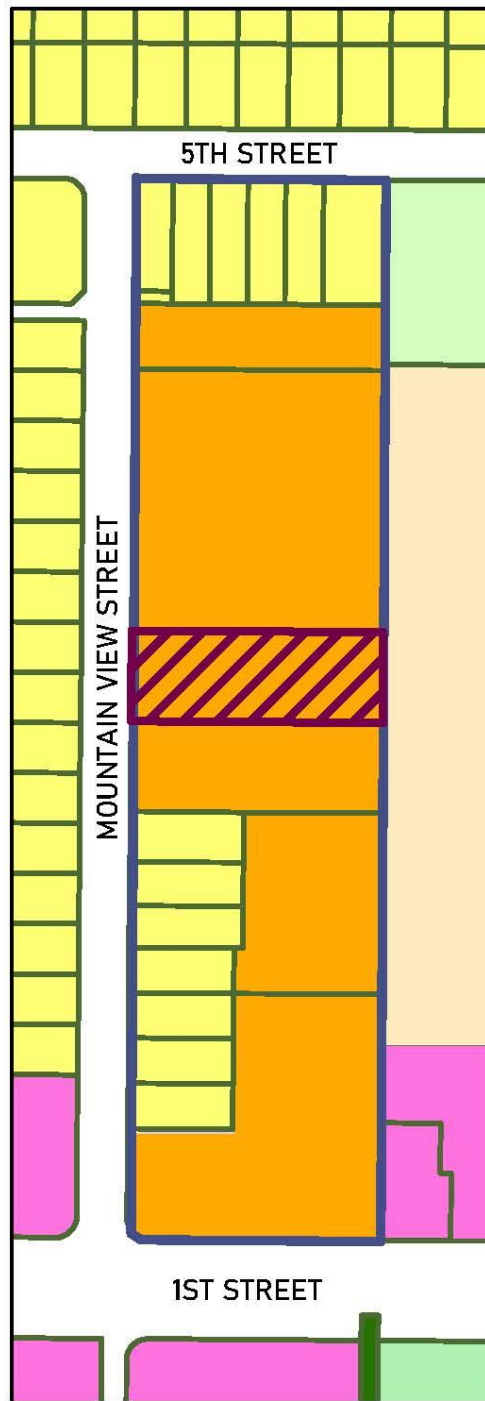
Land Use Designations



Existing Zoning

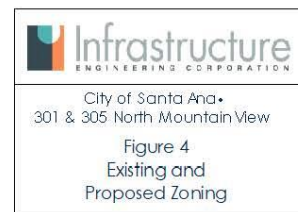
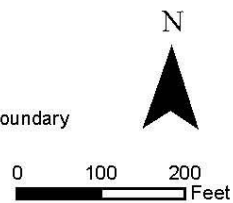


Proposed Zoning



Zoning Classification

 A1	 R2	 Development Site
 C2	 R4	 General Plan Amendment Boundary
 O	 SD32	 Parcels
 R1	 SD86	



8. Description of project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)

The Project involves a modification of the City of Santa Ana's Codes and Ordinances pertaining to permitted land use, development, and allowed densities of the General Plan, Zoning Code and Municipal Code for a total of 19 parcels. The proposed General Plan Amendment and zone change applies to APN 100-281-05 and will make the General Plan and zoning on this parcel consistent with each other, which is a requirement of the State Planning, Zoning and Development Laws. APN 100-281-05 is currently zoned for General Agricultural and has a General Plan Land Use Designation of Low-Medium Density Residential.

The proposed General Plan Amendment and zone change are depicted in Figures 3 and 4 and are proposed on adjacent properties to the north and south of APN 100-281-05 between North Mountain View Street, 5th Street, 1st Street, and west of the Lake Park Mobile Home Park. The proposed General Plan Amendment and Zone Change will be consistent with existing developed land use on parcels which are currently developed with multi-family residents (apartments) on these adjacent parcels to the north and south of APN 100-281-05 and will bring this area into consistency between existing development patterns and planned (allowed) land use in this area.

The project is summarized below:

- General Plan Amendment modifying land use on the following areas:

Existing Land Use Designations:	Area	APN
LMR-11 Low-Medium Density Residential (11 DU/AC)	7.2 Acres	100-281-07, 09, 11, 12, 16, 23, 24, 25, 26, 28, 29, 30, 31, 32, 33, 37, 40, 41
GC (FAR 0.5 – 1.0) General Commercial	1.6 Acres	100-281-36
Proposed Land Use Designations:	Area	APN
MR-15 Medium Density Residential (15 DU/AC)	6.6 Acres	100-281-41,37, 40, 25, 36, 05
LR-7 Low Density Residential (7 DU/AC)	2.1 Acres	100-281-30, 31, 32, 33, 16, 23, 24, 07, 09, 11, 12, 26, 28, 29

Zone change on the following areas and designations:

Existing Zoning:	Area	APN
A1	162,230 Square Feet (3.72 Acres)	100-281-30, 31, 32, 33, 23, 24, 16, 25, 26, 28, 29, 07, 12, 11, 09, 05
R2	184,781 Square Feet (4.24 Acres)	100-281-37, 41, 36
R4	32,452 Square Feet (0.75 Acres)	100-281-40

**Proposed
Zoning:**

R1	93,598 Square Feet (2.15 Acres)	100-281-30, 31, 32, 33, 16, 24, 23, 26, 28, 29, 07, 12, 11, 09
R2	285,865 Square Feet (6.56 Acres)	100-281-41, 37, 40, 25, 36, 05

- Land Use Changes:
Development Site (APN 100-281-15, also known as 301 & 305 N Mountain View St)
Existing:
3 Residential Buildings

Proposed Condominium Tract, Demolition Permit, Development Plans:
8 Condominiums

Redevelopment of APN 100-281-05 is anticipated to begin in 2021. Proposed redevelopment will require the following activities: Demolition, site preparation and construction, which will be implemented in one continuous phase and will be completed in 14 to 16 months. Demolition involves removal of two existing single-family residential structures, a work shed, and ancillary driveways, patios and walkways, totaling 17,424 square feet. Site preparation consists of rough grading, over-excavation for foundations of proposed buildings, walkways and driveways and precise grading for construction of four 2-unit condominium buildings on APN 100-281-05. The combined building footprint for all four proposed structures is 9,923 square feet. Construction activities will begin with installation of utilities, foundations, framing, roofing and interior and exterior finishes for eight condominium units with a proposed density of 10.66 dwelling units per acre. Plans for the project are shown in Figures 5 through 7 and include four 27-foot high buildings which will be surrounded by landscaped setbacks. Two different floor plans are proposed with the following areas and square footages:

Unit 1 (2 stories):	Required	Provided
Total Living Area	NA	1,838 Square Feet
Private Rear Yard	NA	150 Square Feet
Private Covered Patio	100 Square Feet (8' by 8')	100 Square Feet (10' by 10')
Bedrooms/Bathrooms	NA	3/3.5
Unit 1 Parking Spaces:		
2 Garage Spaces	2 spaces required	428 square feet
2 Driveway Spaces	2 spaces required	360 square feet (18' by 20')
Unit 2 (2 Stories):	Required	Provided
Total Living Area	NA	1,870
Private Rear Yard	NA	150 Square Feet
Private Covered Patio	100 Square Feet (8' by 8')	100 Square Feet (10' by 10')
Bedrooms/Bathrooms	NA	3/3.5
Unit 2 Parking Spaces:		
2 Garage Spaces	2 spaces required	428 square feet
2 Driveway Spaces	2 spaces required	360 square feet (18' by 20')

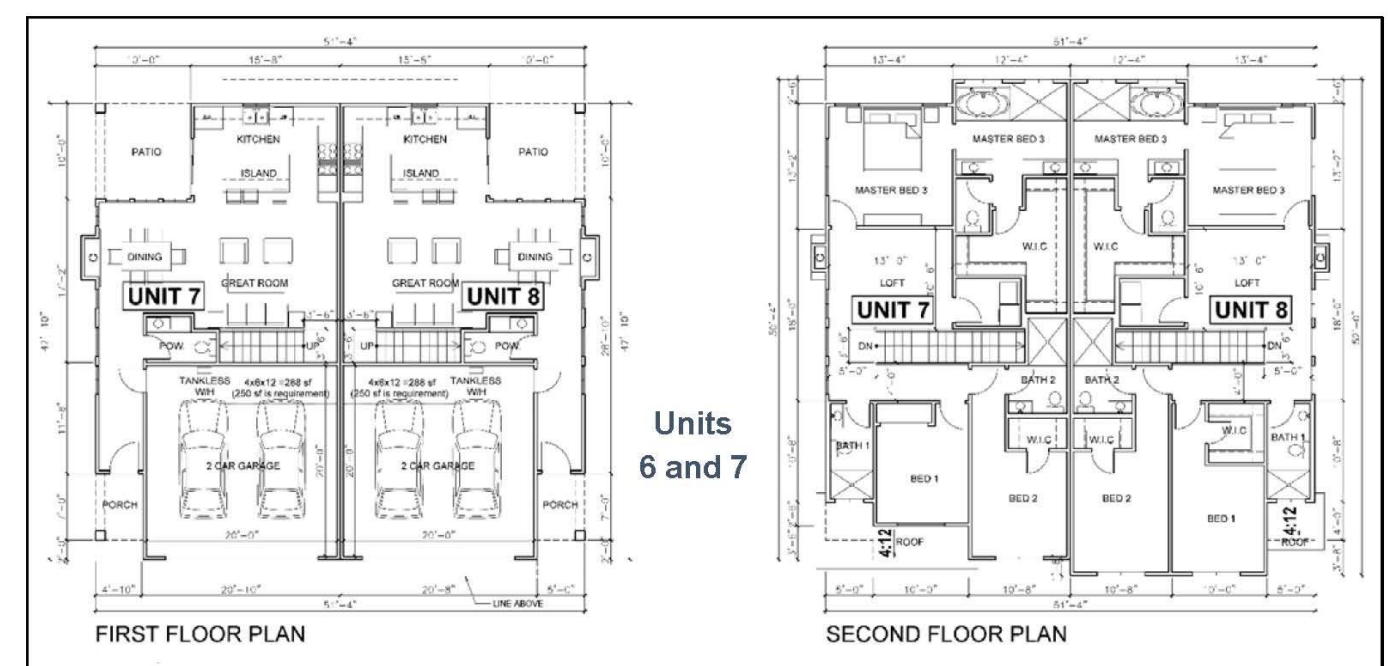
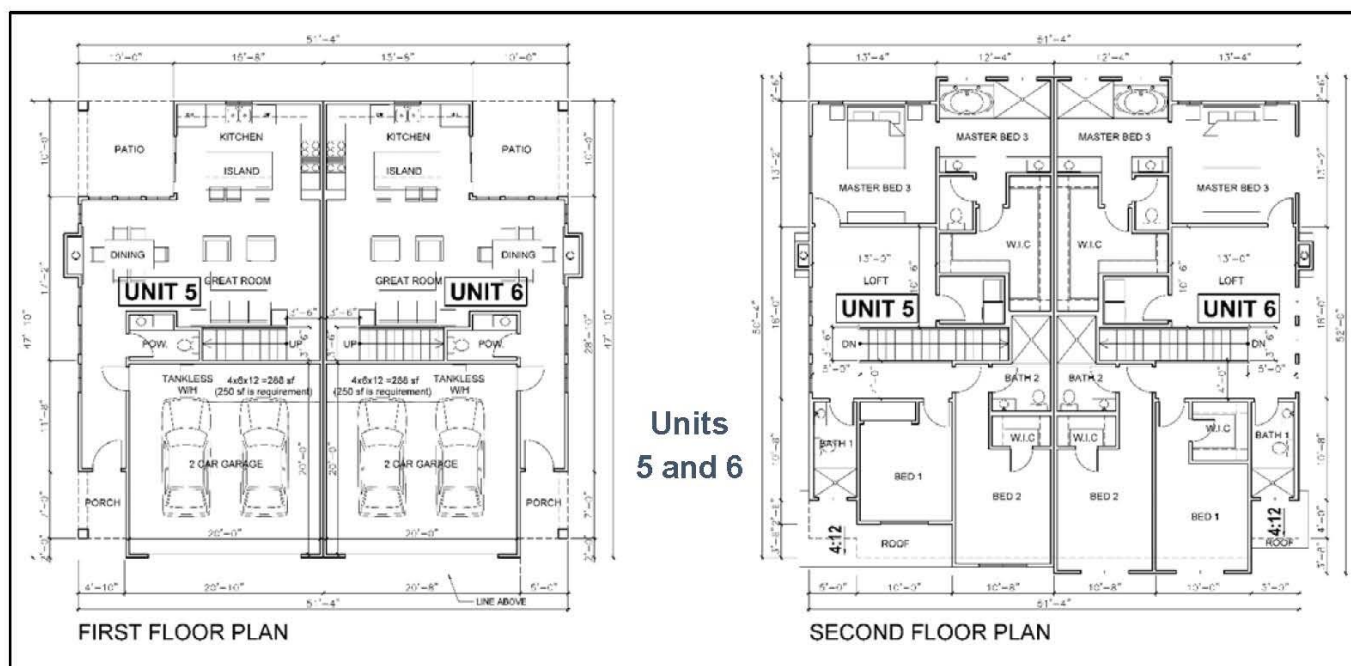
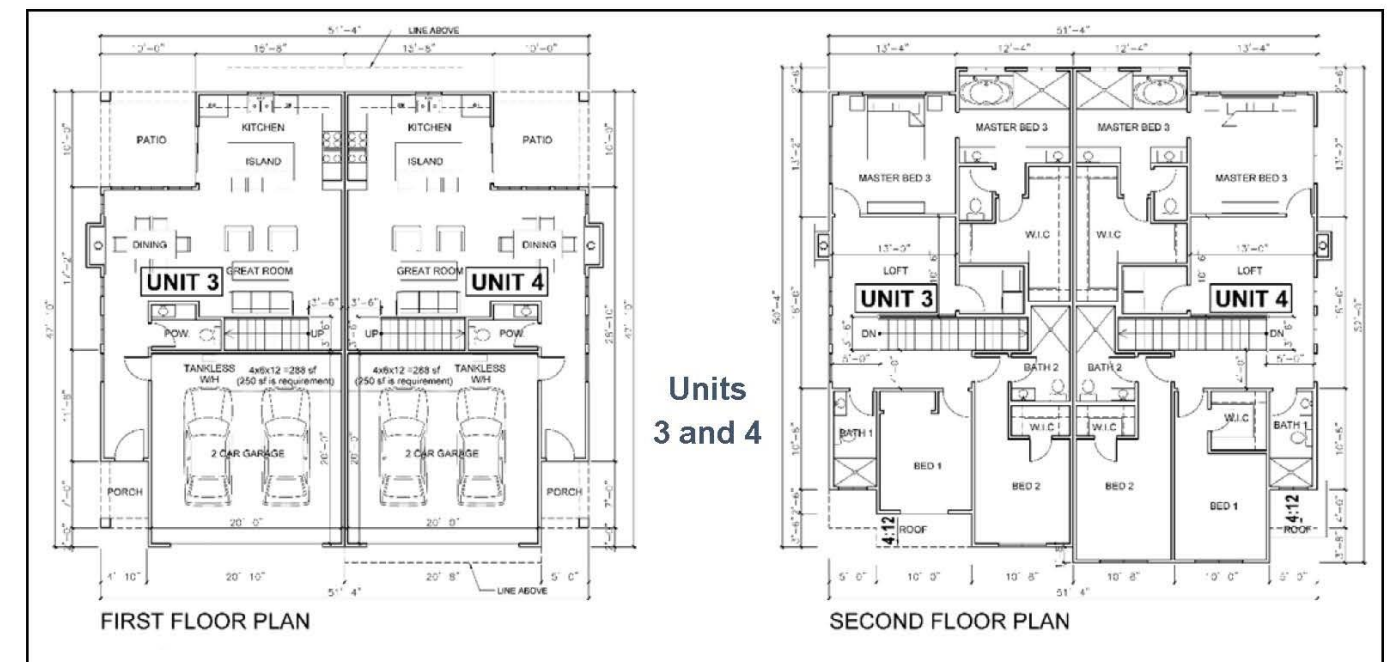
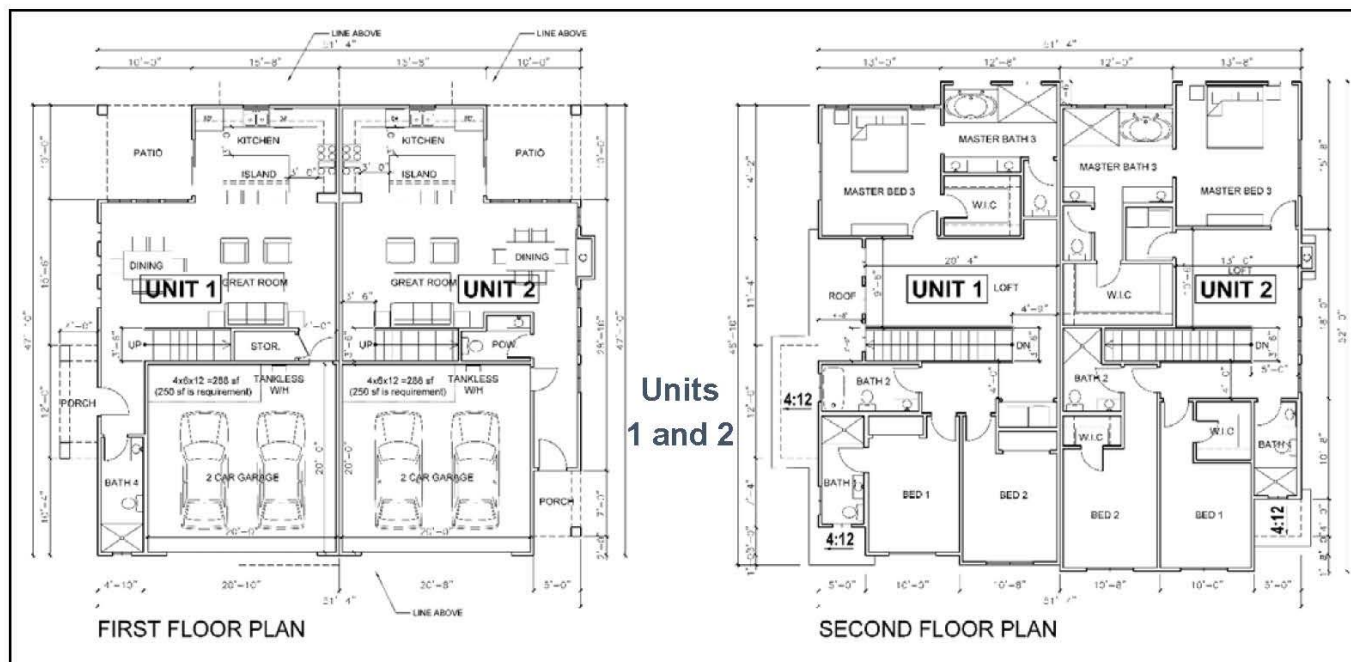
Proposed Exterior materials and finishes for the Condominium Tract:

Stucco Siding (Light Sand Finish)	Wood Sectional Garage Door
Eagle Roofing Tile (Ponderosa #5689)	Exposed Wood Beam Eaves
Vinyl Glazed Windows with Banded Trim	Exterior Wood Shutters
Wood Entry Door	Wood Trim
Decorative Exterior Lighting	Brick Surround at Entry Doors

Proposed Community Features, Common Area and Landscaping for the Condominium Tract:

Vehicular access to each unit will be provided from North Mountain View Street via a new shared two-way driveway near the southwest corner of APN 100-281-05. The proposed driveway is located along the length of the southerly property line of APN 100-281-05 with widths varying from 20- to 23-feet wide. The driveway will be constructed with Eco-stone pavers with catch basins installed below grade along the centerline of the driveway. The project will reconstruct approximately 108 linear feet of the sidewalk along Mountain View Street. Proposed common area features include new perimeter block walls, vinyl fences separating private yards, pedestrian-scaled lighting, and bike parking. Common areas consist of the private driveway with a truck turnaround for vehicular access from North Mountain View Street; a 4-foot wide walkway providing pedestrian access from North Mountain View Street; 821 square-foot outdoor shared recreation area, mailboxes, covered refuse bins, and landscape building setbacks at the following locations:

Proposed Building Setbacks:	Required (from zoning code)	Proposed
Street (Westerly Property Line)	20 Feet Landscaped	20 feet (Landscaped)
Side (Northerly Property Line)	5 Feet	10 feet (Landscaped)
Rear (Easterly Property Line)	10 Feet to 15 Feet	10 feet to 17.5 feet (Landscaped)
Side (Southerly Property Line)	5 Feet	27 to 30 feet (Partially Landscaped Planter varies from 1- to 5-feet wide)

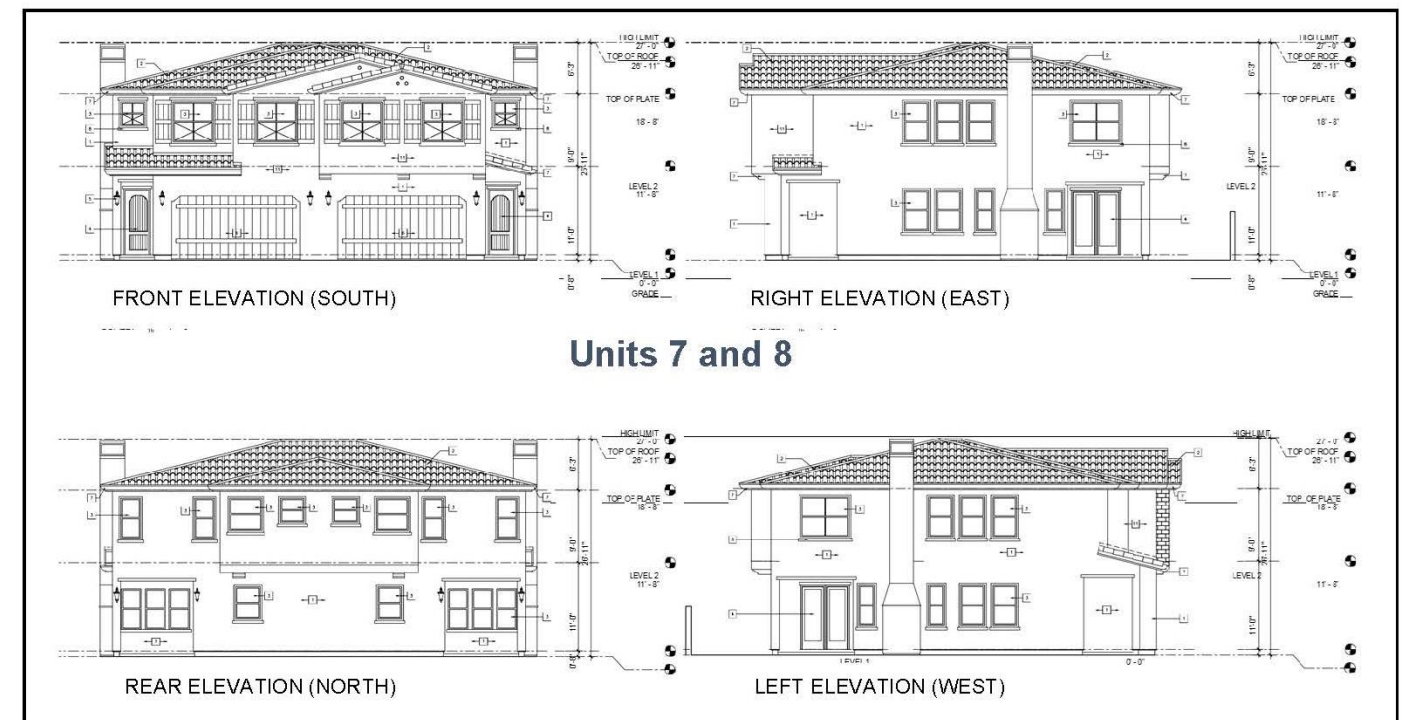
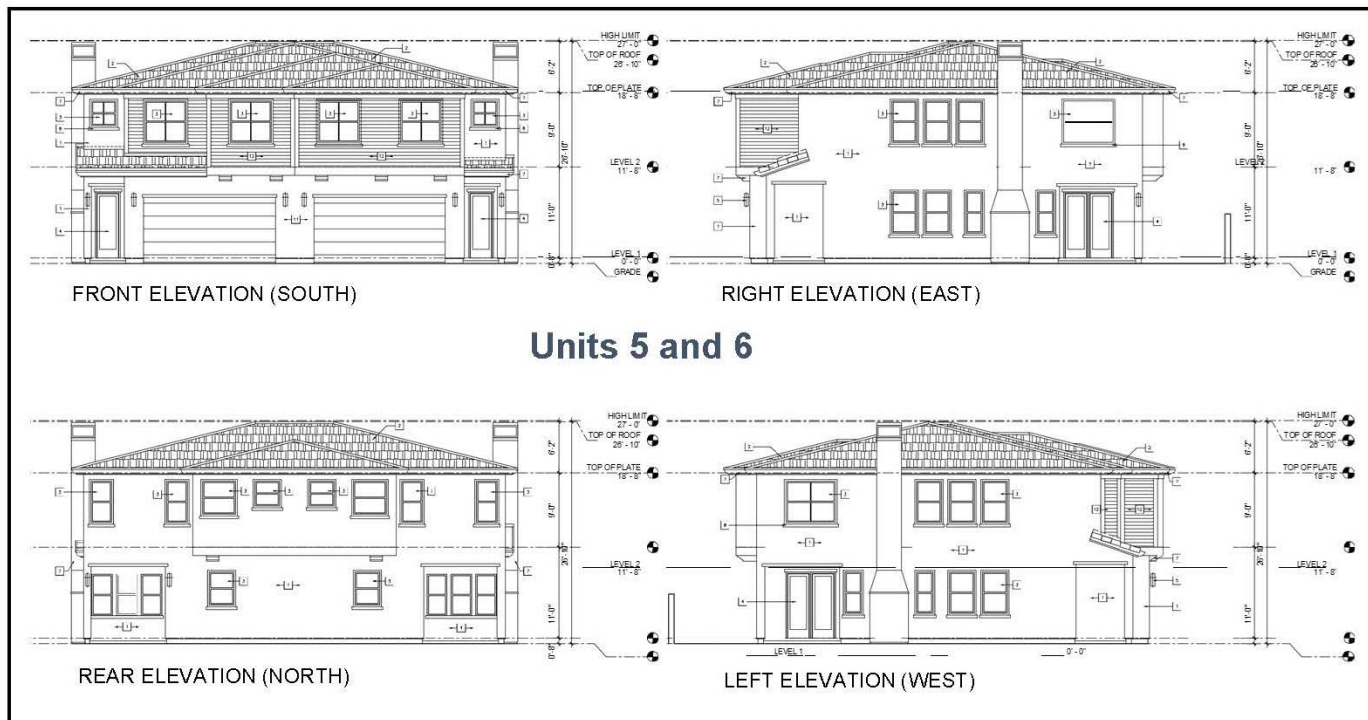
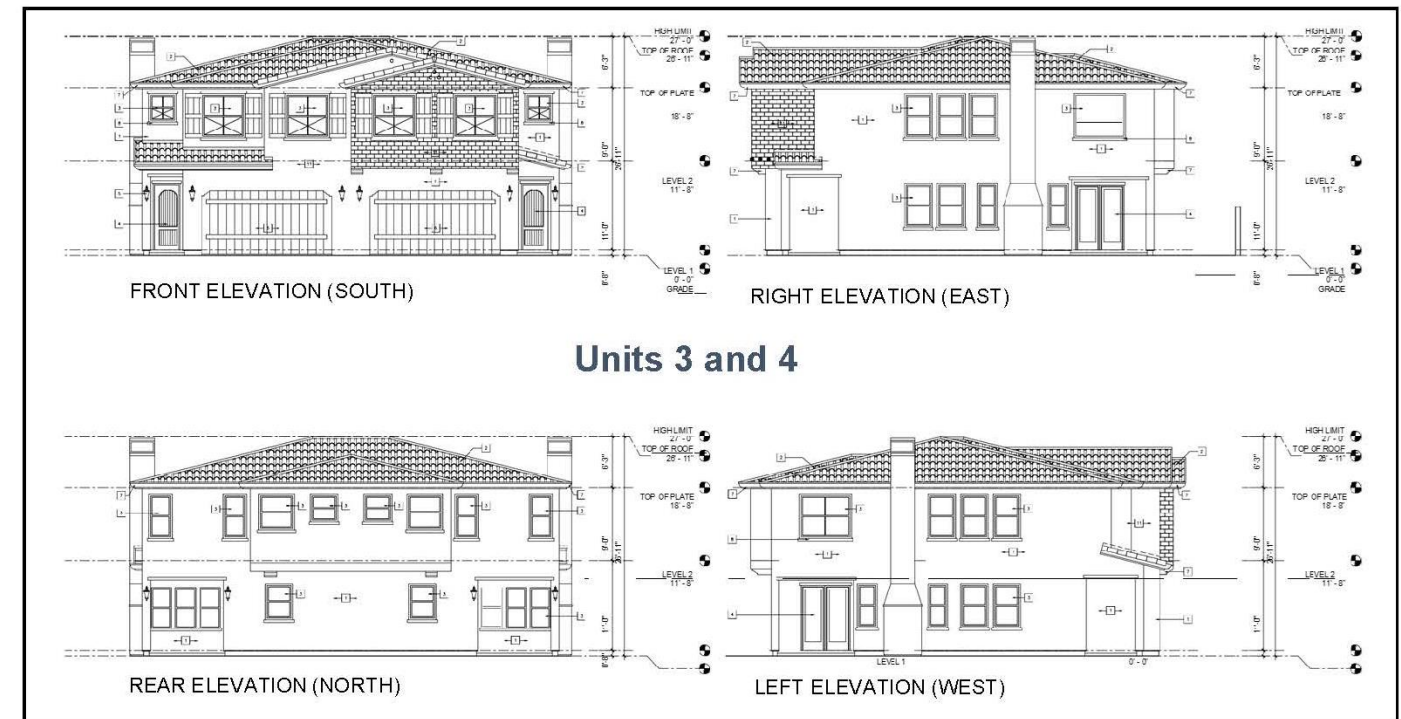
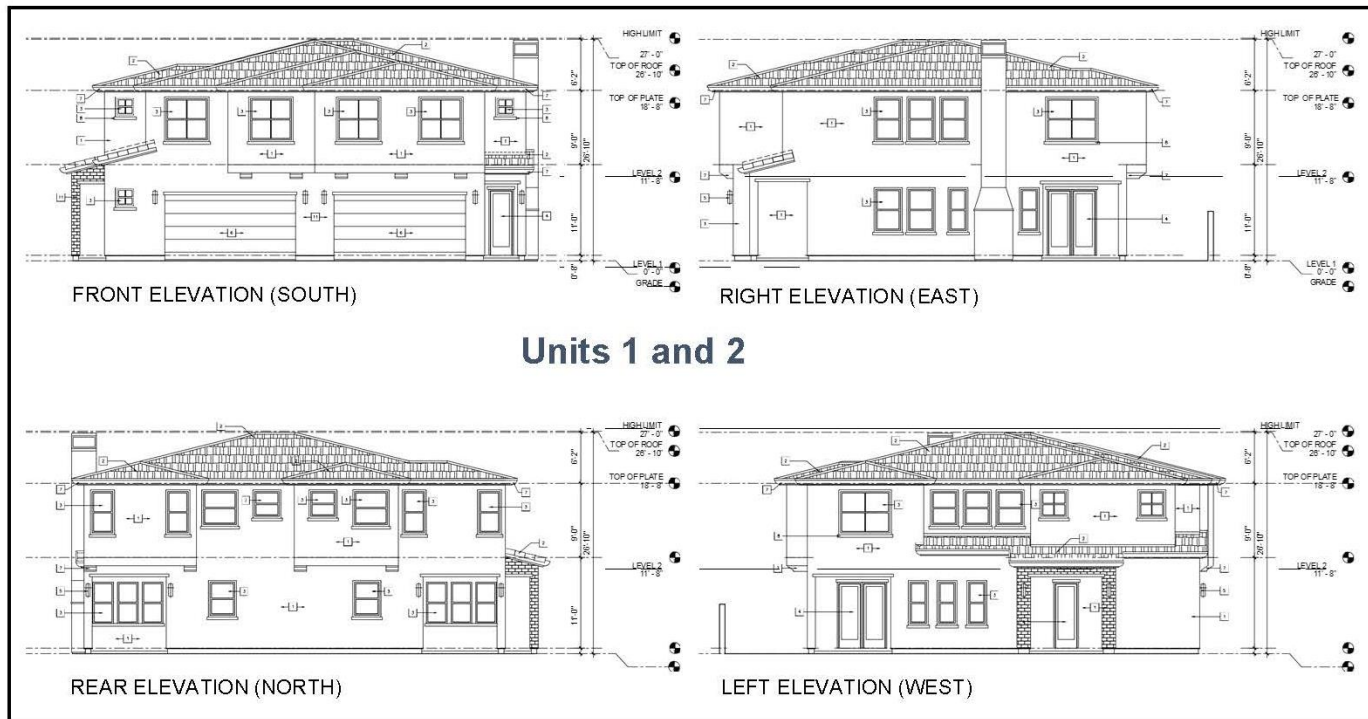


Source: ANHA Design Studio and Mountain View R & E Investment, LLC

City of Santa Ana
301 & 305 North Mountain View Street (APN 100-281-05)
Floor Plans



NO SCALE



Source: ANHA Design Studio and Mountain View R & E Investment, LLC

MATERIAL LEGEND:	
1. STUCCO, LIGHT SAND FINISH	6. WOOD SECTIONAL GARAGE DOOR
2. EAGLE ROOFING TILE - PONDEROSA #56889	7. EXPOSED WOOD BEAM.
3. VINYL GLAZING	8. BELLY-BAND
4. WOOD ENTRY DOOR	9. EXTERIOR WOOD SHUTTERS
5. DECORATIVE EXTERIOR LIGHT	10. WOOD TRIM
	11. BRICK
	12. EXTERIOR SLIDING

City of Santa Ana
301 & 305 North Mountain View Street (APN 100-281-05)
Elevations



NO SCALE

9. Surrounding land uses and setting: Briefly describe the project's surroundings:

The area surrounding the Project is referred to as the Local Vicinity and consists of residential properties and some commercial business situated adjacent to West 1st Street and West 5th Street. (Figure 2, Local Vicinity Map).

Businesses and schools that are closest to the project are listed as follows:

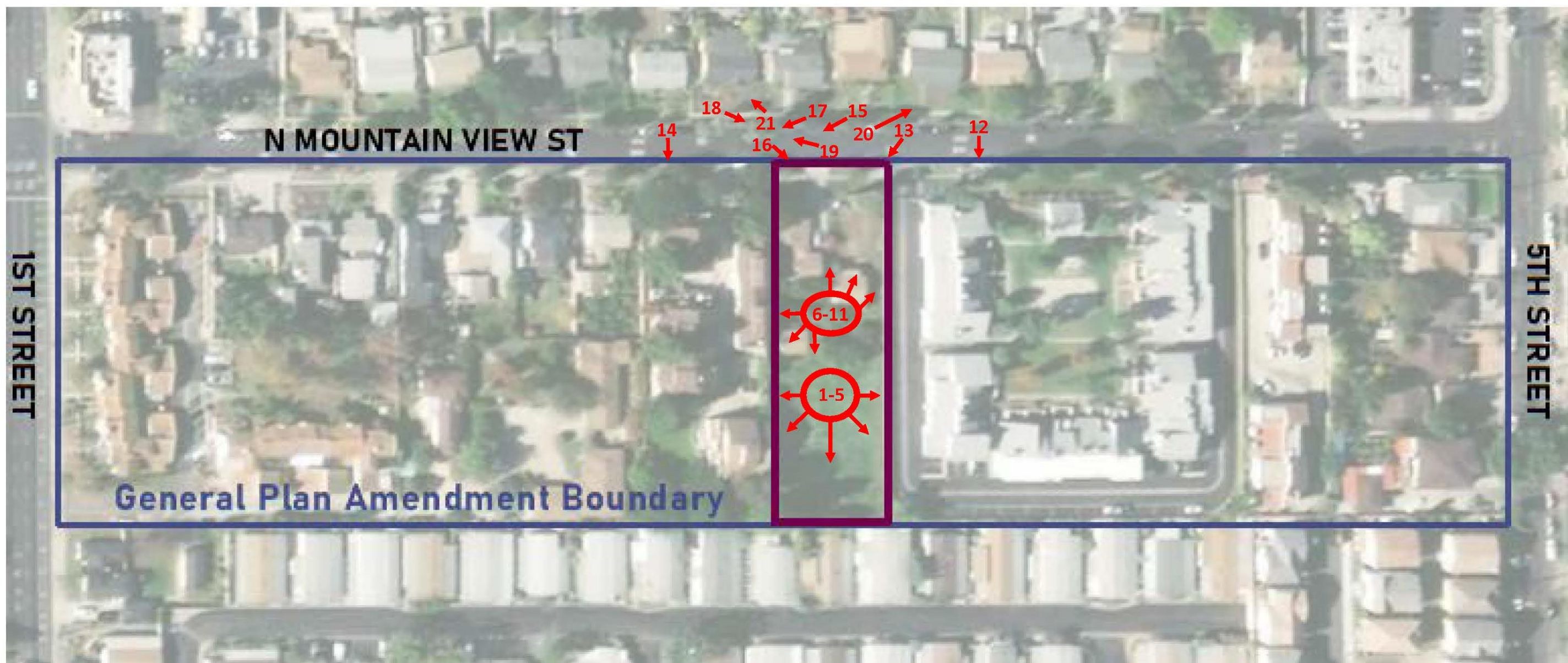
Business Name:	Distance From Project (Miles):
Tan Cang Newport Seafood	0.1
Trieu Chau	0.1
Sam's Hair & Nail Services	0.1
C C Market	0.1
Raceway Car Wash	0.2
Coin Car Wash	0.2
Lindo Michoacan	0.2
La Rancherita Tortilleria & Deli	0.2
Santa Ana Centre (Shopping Center)	0.6

School Name:	Distance From Project (Miles):
R.F. Hazard Elementary School	0.3
Rosita Elementary School	0.6
Santa Clara Nursery School	0.5
Fitz intermediate School	0.8
Heritage Elementary School	0.7

The Santa Ana River is approximately one mile east of the Project. East Garden Grove Wintersburg Channel is approximately 1,500 feet west. The Walnut Reservoir, an above-ground 7 million-gallon water tank that is part of the City's water master plan, is located approximately 1,000 feet south of the project as shown in Figure 2.

The project is in an urban area in western Santa Ana.

APN 100-281-05 is a rectangular-shaped parcel with a gentle slope to the west. This parcel is bordered by a perimeter wall and has been developed with three residential buildings with landscaped setbacks since the 1960's. There are no garages on this parcel. The Project is in an urbanized, mainly residential area. There are some commercial businesses adjacent to West 1st Street and West 5th Street. Existing conditions of the project site and the Local Vicinity are shown in Figures 8 and 9.



City of Santa Ana
 301 & 305 North Mountain View Street (APN 100-281-05)
 Photo Key Map

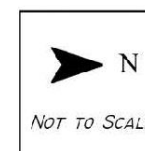




Photo 1 – View of north property line



Photo 2 – View of northeast parcel corner and north property line



Photo 3 – View of northeast parcel corner



Photo 4 – View of southeast parcel corner



Photo 5 – View of easterly edge of Granny Unit looking south



Photo 6 – View of front entrance of Granny Unit looking to southeast parcel corner

City of Santa Ana
301 & 305 North Mountain View Street (APN 100-281-05)
Site Photos


Figure 9a



Photo 7 – View of northwest building corner of Granny Unit looking south



Photo 8 – View of southeast building corner of 305 N Mountain View St looking west



Photo 9 – View of rear entrance of 305 N Mountain View St



Photo 10 – View of driveway and 301 & 305 N Mountain View St looking west



Photo 11 – View of south edge of 301 N Mountain View St looking northwest



Photo 12 – View looking east from N Mountain View St

City of Santa Ana
301 & 305 North Mountain View Street (APN 100-281-05)
Site Photos


Figure 9b



Photo 13 – View looking east along north property line



Photo 14 – View looking east near the south property line



Photo 15 – View of the front property line



Photo 16 – View of front yard of 301 N Mountain View St looking north



Photo 17 – View looking southeast



Photo 18 – View looking north from west side of N Mountain View St

City of Santa Ana 301 & 305 North Mountain View Street (APN 100-281-05) Site Photos	 Figure 9c
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Photo 19 – View looking from southwest corner southerly on N Mountain View St



Photo 20 – View looking northwest



Photo 21 - View of residential properties across N Mountain View St looking west from west property line

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):

None

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

The City of Santa Ana initiated Native American consultation for the project on March 17, 2020 with the Gabrieleno Band of Mission Indians – Kizh Nation. The City of Santa Ana sent follow-up correspondence to the Gabrieleno Band of Mission Indians – Kizh Nation on May 28, 2020 and received a reply by email on May 28, 2020 concurring that Mitigation Measures TRI-1 and TRI-2 will fully mitigate impacts to tribal resources if any are found on the development site during construction. Mitigation measure TRI-1 requires a site walk over by a qualified Native American Monitor, approved by tribal representatives, and a member of the Gabrieleno Band of Mission Indians – Kizh Nation prior to start of construction and that the Native American Monitor and tribal member be present on site during initial site clearing and ground disturbance down to the level of native soils, below fill. The monitor shall conduct a Native American Indian Sensitivity Training for construction personnel prior to start of construction and shall complete monitoring logs daily until ground disturbance within native soils is complete. TRI-2 stipulates the protocol and process for disposition of cultural resources if any are found on the development site during ground disturbance and construction. Mitigation Measures TRI-1 and TRI-2 have been incorporated into the Mitigation Monitoring and Reporting Program for this project. Jerry C. Guevara, Assistant Planner I at The City of Santa Ana, was the City's contact with the Gabrieleno Band of Mission Indians – Kizh Nation on the dates listed above.

12. Purpose:

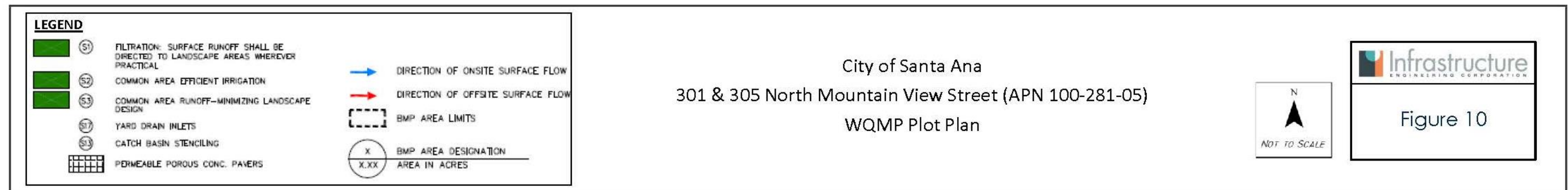
This Initial Study Mitigated Negative Declaration (ISMND) is written to satisfy requirements of the California Environmental Quality Act (CEQA), Public Resources Code (Sections 21000–21189) and the CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000–15387). This ISMND consists of the completed CEQA Initial Study (IS), which includes the Environmental Checklist Form, CEQA Findings for a Mitigated Negative Declaration and a list of reference materials used to document baseline conditions and project impacts. Appendices containing technical studies prepared for the Project and public participation materials are attached. This ISMND provides a due diligence review for findings of fact, which will be used by the City of Santa Ana, as Lead Agency under CEQA, and decision makers concerning discretionary approvals and permits for Project implementation.

This ISMND documents and fully identifies reasonably anticipated potential environmental effects that may arise from the proposal. The Project consists of a General Plan Amendment and zone change on approximately 8.8 acres of land bound on the north by West 5th Street, on the east by Lake Park Mobile Homes, on the south by West 1st Street and on the west by North Mountain View Street. The General Plan Amendment and zone change are proposed by the City of Santa Ana to bring city ordinances into consistency with the existing development patterns in the project vicinity. The Project also includes development of a 0.75-acre site with a condominium tract, which involves the only physical changes associated with the project, consisting of redevelopment of APN 100-281-15 including demolition of three existing structures (two existing residential units and one work shed) on an underutilized parcel and replacement with an 8-unit condominium tract (Tract 19064). The Project is subject to review under CEQA pursuant to Public Resources Code Section 21065, because it will require discretionary approval by the City and will result in changes to the physical environment.

This ISMND was circulated for 30-day public review from June 8, 2020 to July 8, 2020 informing stakeholders and interested parties of the activities that will occur with Project implementation and the significance of anticipated Project impacts pursuant to CEQA thresholds of significance. Circulation of the

ISMND for public review is done to inform the public of the scope of the Project and Project impacts and provides an opportunity for additional public input, written comments, and response to comments prior to the City's final decision on the Project.

Based on the Environmental Checklist analysis for the Project herein, it has been determined that the appropriate environmental document needed to satisfy the requirements of CEQA is a Mitigated Negative Declaration (MND). The analysis herein identifies potentially significant impacts with respect to: Aesthetics, Air Quality, Cultural Resources, Geology and Soils, Water Quality, and Noise. Mitigation measures for the Project have been included in this document prior to circulation for 30-day public review. It is anticipated that proposed mitigation measures will reduce the levels of potentially significant impacts to levels that are below thresholds of significance as defined in Public Resources Code Section 21082.2. Therefore, information contained in this ISMND indicates that there is no substantial evidence, in light of the whole record before the City of Santa Ana that implementation of the Project along with the recommended mitigation measures would have a significant effect on the environment and all Project impacts can be reduced to less than significant levels with the incorporation of the recommended mitigation measures. On this basis, pursuant to the Guidelines for Implementation of the California Environmental Quality Act, an MND has been prepared for the proposed Project.



13. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact,” as indicated by the checklist on the following pages.

- | | | |
|---|---|--|
| ☒ Aesthetics | ☐ Agriculture / Forestry Resources | ☒ Air Quality |
| ☒ Biological Resources | ☒ Cultural Resources | ☐ Energy |
| ☒ Geology/Soils | ☐ Greenhouse Gas Emissions | ☐ Hazards & Hazardous Materials |
| ☒ Hydrology/Water Quality | ☐ Land Use / Planning | ☐ Mineral Resources |
| ☒ Noise | ☐ Population / Housing | ☐ Public Services |
| ☐ Recreation | ☐ Transportation | ☒ Tribal Cultural Resources |
| ☐ Utilities / Service Systems | ☐ Wildfire | ☒ Mandatory Findings of Significance |

ENVIRONMENTAL CHECKLIST

14. Environmental Checklist

This section analyzes the potential environmental impacts which may result from the proposed project. For the evaluation of potential impacts, the questions in the Initial Study Checklist are stated and answers are provided according to the analysis undertaken as part of the Initial Study. The analysis considers the project's short-term impacts (construction-related), and its operational or day-to-day impacts. For each question, there are four possible responses:

No Impact. Future development arising from the project's implementation will not have any measurable environmental impact on the environment and no additional analysis is required.

Less Than Significant Impact. The development associated with project implementation will have the potential to impact the environment; these impacts, however, will be less than the levels or thresholds that are considered significant and no additional analysis is required.

Potentially Significant Unless Mitigated. The development will have the potential to generate impacts which may be considered as a significant effect on the environment, although mitigation measures or changes to the project's physical or operational characteristics can reduce these impacts to levels that are less than significant.

Potentially Significant Impact. Future implementation will have impacts that are considered significant, and additional analysis is required to identify mitigation measures that could reduce these impacts to less than significant levels.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐
c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☒	☐	☐	☐

I. Aesthetics – Would the project:

a. Have a substantial adverse effect on a scenic vista?

Less Than Significant Impact. Under CEQA, a scenic vista is defined as a viewpoint that provides expansive views of a highly-valued landscape for benefit of the General Plan. The City of Santa Ana General Plan identifies areas such as the freeways, the Santa Ana River, Santiago Creek and Harbor Boulevard to be of regional significance (City of Santa Ana General Plan). These areas are not within the project boundary and are not visible from the project due to distance and surrounding development. The project is in an urbanized area that has been built out with residential and commercial land use and in its current condition since approximately 1995 (<https://www.historicaerials.com/viewer>).

The project proposes a two-story condominium development on a 0.75-acre parcel that is similar to existing development to the north and south in terms of density and building height and mass. No other changes are proposed with the General Plan Amendment and zone change that would affect existing density or zoning and result in significant aesthetics modifications in this area. All future redevelopment under the proposed General Plan land use designations and zoning would be subject to compliance with the established development standards of the Santa Ana Municipal Code, are anticipated to result in similar aesthetic conditions to existing development. Less than significant impacts are anticipated in this regard. Elevation plans for the condominium development show proposed views from North Mountain View Avenue that would blend with both single-family and multi-family land use in this area. Elevations indicate proposed building heights that comply with the City's Municipal Code 41-602, which states that the building structures should not exceed 35 feet. Proposed architecture and exterior treatments consist of stucco siding with wood and brick trim and tile roofs that are similar to the surrounding existing structures and are traditional in style. According to the conceptual plans for development, the condominium buildings would comply with the city's development standards at 27 feet tall.

A new sidewalk will be constructed with the condominiums along street frontage on east side of North Mountain View Avenue and the front setback includes a row of trees resembling street trees and 20 feet of landscaping which are visually consistent with existing development along North Mountain View Street. The proposed condominiums are set back over 20 feet from existing structures to the north and south and are not anticipated to affect views of any type from adjacent properties.

Harbor Boulevard is within the vicinity of the project, 0.7 miles east. Harbor Boulevard is a designated as inter-city corridor in recognition of its function for major image-maker for the City (City of Santa Ana General Plan). However, there are no view corridors between the project site and Harbor Boulevard and no impacts are anticipated in this regard. The implementation of the project would not obstruct views of the Santa Ana Mountains given that the project will be consistent with the building heights and setbacks in the project area. For the reasons above, impacts would be less than significant.

b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings and historic buildings within a state highway?

Less Than Significant Impact. According to the Scenic Corridor Element of the City's General Plan, there are no designated Scenic highways in Santa Ana (General Plan). The nearest officially designated Scenic Highway is CA-91, from SR 55 to East City limit of Anaheim, which is approximately 8.3 miles north of the project (CalTrans).

The cultural resources study prepared for the project (Appendix B: Laguna Mountain, 2020) indicates there is one structure located at 801 North Mountain View, several blocks north of the project, that is a recorded historic residence. There is no visibility between this residence and the project, therefore the project would have no related impact. The development site includes three existing buildings, two residential units and a work shed, that were constructed prior to 1979 but are not considered historic based on condition and previous modifications. The General Plan Amendment area includes at least 11 structures of historic-age (greater than 45 years old). While these structures have not been evaluated individually, they represent a mix of individual, largely post-war (1949-1952) construction and do not appear to represent a potential historic district, due to their lack of theme and association. One structure dating to 1927, and some additional with construction dating from the early 1960s and 1970s are also present. For these reasons the project will not impact historic buildings. The area surrounding the project site is built out with residential and commercial land use and there are no rock outcroppings observed on site or in the project vicinity during a site visit conducted on March 6, 2020. The project site and the surrounding areas consist of single-family residences, multi-family residences and some strip commercial properties all of which are characteristic of this area and are not unique visual and historic resources. For these reasons, the impacts would be less than significant on scenic resources.

c. In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Less Than Significant Impact. The project is in an urbanized area and will involve a General Plan Amendment and zone change proposed for consistency with existing development patterns within the project boundaries. The proposed General Plan Amendment and zone change applies to adjacent built-out properties to the north and south of the development site, along the east side of North Mountain View Street, between 5th Street and 1st Street. No changes to development standards are proposed with the General Plan Amendment and zone change that would result in significant modifications to the visual character of this area either in the short-term or long term. The development site is currently zoned for General Agricultural, which is inconsistent with the existing General Plan land use designation of Low-Medium Density Residential. The proposed zoning is R-3 multiple-family residence for the proposed condominiums. With the zoning change, the proposed development would comply with the applicable zoning regulations. The development site has 108 linear feet of street frontage, street views of the project would consist of mainly the left elevation of Building 1, driveway, street trees and landscaped front setback, which minimize the appearance of density on the development site from vantage points along the street. Therefore, significant changes in visual character or quality of public views are not anticipated.

During construction, the project would temporarily impact street-level views within the project vicinity. Temporary visual impacts in these areas would consist of screening around active construction zones, limited views of construction equipment and vehicles, temporary signage, staging, and some construction traffic occurring during construction hours. Due to the temporary and short-term nature of these visual impacts, aesthetic impacts during construction are not considered significant. As described in Section I.d., below, the project would be implemented in compliance with no deviation from the existing development standards of the Santa Ana Municipal Code. For these reasons, impacts would be less than significant.

d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Potentially Significant Unless Mitigated. The project is located in an urbanized, developed area with many sources of existing light and glare that are typically associated with residential and commercial land use. The adjacent properties and roadway generate light. Existing streetlights, automobiles, and interior and exterior light fixtures on buildings all contribute to night-time light in this area. Glare from paving, windows and metal finishes are currently present. The project involves an intensification of development and residential activities with a new second story which could introduce additional light from interior and exterior building lights. The materials list for the project indicates finishes that are low glare. With proposed perimeter landscaping, limited street frontage along North Mountain View Street, and project compliance with the lighting standards required by the City's codes and ordinances, the project is not anticipated to result in substantial new source of light or glare. The project will be subject to compliance with the Santa Ana Municipal Code, which will be verified through the standard application of city codes and ordinances through the plan check, inspection and certification process for new construction. For these reasons the project will result in less than significant impacts with regard to permanent light and glare.

Project construction will involve temporary placement of construction equipment and construction activities within the project vicinity as well as materials staging and stockpiles, which could temporarily degrade day and night-time views of the project area and project vicinity during construction. Mitigation Measure AES-1 will require screening of temporary construction storage areas and screening around active construction that will be implemented with the project. Temporary screening is consistent with City Code requirements and will reduce anticipated temporary impacts on visual character and quality to less than significant.

Mitigation Measures

MM AES-1: The Contractor shall partition active areas of construction, stockpiles and materials storage locations; and, shall perform all work with downlighting and installation of a barrier to confine construction-related light and glare into active construction zones and to minimize spillover light and glare from construction equipment onto adjacent areas by implementing the following:

- a) A temporary barrier between nearby residences and areas of active construction will be placed.
- b) Temporary security lighting must be low voltage and downlit.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
II. AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☒	☐
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☒	☐
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

II. Agricultural Resources and Forestry Resources

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Would the project:

- a. **Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?**

Less Than Significant Impact. According to the City of Santa Ana's Land Use Maps, there are no remaining agricultural areas within the City Limits (Santa Ana). According to the Orange County Important Farmland Map, the majority of Santa Ana is mostly within Urban and Built-Up Land, including the project area. Therefore, there are no areas of Prime Farmland, Farmland, or Farmland of Statewide Importance within the project area.

The project is in a fully urbanized location surrounded of residential and public facilities land uses. However, the proposed condominium development is located within the General Agricultural zoning district and has a General Plan land use designation of Low-Medium Density Residential. State Planning and Zoning Law requires consistency between General Plan and zoning designations and the proposed project will require a General Plan Amendment in order to change the land use designation in this area. County Tax Assessor's records indicate that the project vicinity has not been used for agricultural uses since 1968 and the development site has been developed with the existing residential structures since approximately 1960 (Laguna Mountain, 2020). The project area is not considered to be farmland. With the General Plan Amendment, there would be less than significant impacts related to Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland).

b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?

Less Than Significant Impact. The project is not part of a Williamson Act Contract. The area is currently in A-1 zoning which could be used for agriculture. However, the project area has not been used for agricultural purposes in over six decades. Agricultural land use would conflict with the existing adjacent residential development patterns in this area. With a zone change, there will be a less than significant impact.

c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?

No Impact. Refer to response II.a. The project will involve an amendment to the Zoning and General Plan Land Use Designations for multi-family residential land use. The existing zoning is A-1 which does not involve forestland, timberland, or Timberland Production. The 8-unit condominium project would contribute to the comply with regional housing needs and would not result in substantial increased demand for construction materials and conversion of forest land. Therefore, there would be no impact.

d. Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. Refer to response II.c. The project does not contain forest land. Therefore, there would be no direct impact. Construction of eight condominium units is consistent with regional growth projections in the City of Santa Ana and would not result in significant demand for raw materials resulting in the loss of forest land or conversion of forest land to non-forest use.

e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

No Impact. There is no Farmland within the vicinity of the project site, as the area is developed. The project is consistent with existing surrounding development and land use. Project implementation would result in eight new condominiums that are consistent with the regional plans for population growth for the City of Santa Ana and the County of Orange. For these reasons, the project is not anticipated to result in indirect conversion of farmland to non-agricultural use or conversion of forest land to non-forest use or result in the loss of Farmland, therefore there are no impacts.

Mitigation Measures

None

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☒	☐	☐	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☒	☐	☐	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

III. Air Quality

Air quality impacts analysis in this section are based on modeling results for short-term demolition and construction and long-term operational air and greenhouse gas emissions using the South Coast Air Quality Management District's CalEEMod 2016.3.2. Operational emissions associated with the existing uses (to be removed) were also analyzed in CalEEMod. The CalEEMod output is provided in Appendix A and was prepared by Ganddini Group on February 28, 2020.

Would the project:

a. Conflict with or obstruct implementation of the applicable air quality plan?

Less Than Significant Impact. The project is located in the South Coast Air Basin (SCAB), within the jurisdiction of the South Coast Air Quality Management (SCAQMD) and is subject to compliance with National Air Quality Standards (NAAQS) established by the EPA and Air Quality Standards established for the State, California Air Quality Standards (CAAQS). The South Coast Air Basin is bounded by the Pacific Ocean to the west and the San Gabriel, San Bernardino, and the San Jacinto Mountains to the north and east. SCAB consists of the non-desert portions of Los Angeles, Orange, Riverside, and San Bernardino counties. SCAQMD enforces rules and performance standards, pursuant to the Clean Air Act, from its Air Quality Management Plan (AQMP) that are aimed at reducing air emissions for criteria pollutants. Criteria pollutants are important air quality indicators and are identified as such in the State Implementation Plan (SIP) and the AQMP. Criteria pollutants monitored by AQMD are listed in Table III-1. SCAQMD also regulates Toxic Air Contaminants (TAC) such as Lead which may bind with soil particles and become airborne as particulate matter or dust during construction (PM10 and PM2.5). Particulate matter can be disbursed via winds and inhaled and usually settle out of air over time and are deposited on solid surfaces.

The project will generate temporary emissions during demolition and construction and permanent emissions from proposed changes in land use. Construction-related temporary increases in air emissions, mainly consist of Carbon Monoxide (CO) Nitrogen Oxides (NOX), Reactive Organic Gases (ROG), PM10 and PM2.5. ROG and NOX are precursors to Ozone (O3). CO is generated by combustion of fuels; NOX is generated by vehicles and equipment burning fuel at high temperatures; Particulate Matter, PM10 and PM2.5 (PM10 is 10 micrometers or less in diameter and PM2.5 is particulate matter 2.5 micrometers or less in diameter) is from dust and ground disturbance; and ROG, reactive organic compounds, are

hydrocarbons which are photochemically reactive and result from paints and aerosols.

Based on the results of modeling, temporary project-related construction emissions will not exceed thresholds of significance for criteria pollutants identified in the AQMP. The project would be subject to the SCAQMD's AQMP, which contains a comprehensive list of pollution control strategies directed at reducing emissions and achieving ambient air quality standards. The project would comply with SCAQMD Rule 403 and would implement all feasible Best Management Practices (BMPs) for control of PM10 and PM2.5; the project would be consistent with the goals and policies of the AQMP for control of fugitive dust. Construction would be phased over a 16-month period. Project activities would include demolition of three existing structures, including two residences, and the construction of 8 condominiums. The AQMP contains control measures which must be followed during construction by the contractor, and the project will enforce regulations set forth by SCAQMD. As seen in Table III-1 below, the project construction would not exceed thresholds set for each pollutant.

Long-term permanent air emissions from the project would be from proposed changes in land use and associated vehicle trips. Since the project will result in less traffic than what would occur with buildout of the existing General Plan and zoning, increased permanent air emissions are not anticipated with implementation of the project. Therefore, the proposed project would not conflict with or obstruct implementation of the applicable air quality plans and the impacts would be less than significant.

Table III-1: Daily Air Quality Significance Thresholds						
Pollutant	SCAQMD Regional Construction Threshold	LST Threshold	Unmitigated Maximum Project Emission	Exceed Threshold?	Mitigated Maximum Project Emission	Exceed Threshold?
NOX	100 lbs/day	80 lbs/day	9.4 lbs/day	No	9.4 lbs/day	No
PM10	150 lbs/day	4 lbs/day	1.3 lbs/day	No	0.9 lbs/day	No
PM 2.5	55 lbs/day	3 lbs/day	0.4 lbs/day	No	0.2 lbs/day	No
CO	550 lbs/day	571 lbs/day	8.0 lbs/day	No	8.0 lbs/day	No
ROG	15 lbs/day	-	8.8 lbs/day	No	8.8 lbs/day	No
Source: SCAQMD Air Quality Significance Thresholds						

- b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?**

Potentially Significant Unless Mitigated. See response III, a). Compliance with SCAQMD air quality standards is established by monitoring and estimating emissions of "criteria pollutants", which are indicators of air quality and air pollution and are listed in Table III-1 above. Criteria pollutants are generated by a wide variety of stationary and mobile sources and there are several BACM that can be applied to these sources to reduce pollutant emissions, if necessary. Criteria pollutants include ozone (O3), carbon monoxide (CO), toxics including Lead (Pb), nitrogen dioxide (NO2), particulate matter (PM2.5 and PM10), and sulfur dioxide (SOX). Although there are no ambient standards for volatile or reactive organic compounds (VOC and ROG), or nitrogen oxides (NOX), they are important as precursors to ozone, and are also regulated. The primary pollutant concerns for construction projects are ozone, carbon

monoxide, nitrogen dioxide, sulfur dioxide, particle matter (PM10 and PM 2.5), and volatile or reactive organic compounds. These criteria pollutants are compared with two significance thresholds, National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS) for: 1) construction thresholds, and 2) operational thresholds. Both construction and demolition are likely to use diesel- and gasoline internal combustion-powered equipment which typically emit several criteria pollutants as exhaust gases (tailpipe emissions). Demolition and construction also generate dust from excavation, pavement cutting and removal, trench excavation, materials hauling and other construction and demolition activities. Haul traffic associated with materials deliveries to the construction staging areas and removal of excess soil and vehicle trips by construction vehicles commuting are a source of tailpipe emissions and dust generated by the project. Due to the scale and type of the project, construction and demolition activity would be of limited scope and duration, requiring limited pieces of equipment to be in use at any one time, and operating within a small overall footprint on a temporary basis. The project would implement phasing and a Dust Control Plan pursuant to Rules 403 and 1466.

Three major sources of emissions during construction include the following:

- Fugitive dust emissions – Dust from excavation, construction, windblown unpaved areas, vehicle and equipment travel on unpaved roads, and dirt/debris. Dust generated during construction activities would vary with level of activity, types operations, and weather;
- Construction Equipment – Construction requires using heavy-duty equipment, such as bulldozers, excavators, and loaders. Exhaust emissions from this equipment during construction activities would vary daily as activity levels change; and
- Vehicles – Transport vehicles travelling to and from the site, such as delivery trucks hauling materials and automobiles carrying workers, will generate exhaust emissions. SCAQMD's methodology for estimating localized air quality impacts from construction emissions using localized significance thresholds (LSTs) includes allowable emissions (pounds per day [lbs/day]) for criteria pollutants NOX, CO, PM10 and PM2.5. These vary based on source receptor area, minimum receptor-source distance, and maximum daily disturbed acreage.

Table III-1 shows the CalEEMod results in comparison to the thresholds. Maximum unmitigated project emissions would be below applicable SCAQMD and LST trigger levels for criteria pollutants. Application of mitigation measures for the project would further reduce project emissions of criteria pollutants. Project-related construction emissions must comply with SCAQMD Rules 403 and 1466 to reduce impacts from dust and toxic air contaminants exceeding California EPA standards for Lead and Asbestos that may be applicable during building demolition. Since the project will temporarily contribute to emissions of NOX and PM in an area that is in non-attainment status for these criteria pollutants pursuant to the SIP, as well as dust generation and toxics that will trigger SCAQMD Rules 403 and 1466, Mitigation Measures AQ-1 through AQ-3 will be implemented to reduce air emissions of criteria pollutants and TAC for the project. With the implementation of these mitigation measures, project impacts are considered less than significant.

c. Expose sensitive receptors to substantial pollutant concentrations?

Potentially Significant Unless Mitigated. Peak daily emissions for CO, NOX, PM10, and PM2.5 were calculated and compared with thresholds specified by SCAQMD. Table III-1 shows the unmitigated and mitigated emissions in comparison to regional and localized thresholds. The table also shows that criteria pollutant emissions during project construction are not substantial. Sensitive receptors, defined as children, the elderly, and persons with preexisting respiratory or cardiovascular illness, could be present in residential areas surrounding the proposed project. Construction emissions from the project would not be a permanent source of emissions exposing sensitive receptors to substantial long-term pollutant

concentrations. With the implementation of the Mitigation Measures AQ-1 through AQ-3, there would be a less than significant impact.

d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less Than Significant Impact. The proposed project would not involve formation of permanent odors. The project would involve the use of various pieces of equipment for construction emitting odors that may be objectionable to some. Odors from construction equipment would be localized and temporary. There would not be any odors associated with the operation of the proposed project. For these reasons, the impact of odors adversely affecting a substantial number of people is less than significant.

Mitigation Measures

MM AQ-1: Emissions controls and fugitive dust emissions controls will be implemented to reduce airborne dust contributing to PM10 and PM2.5 pursuant to SCAQMD Rules 403 for PM10 and PM2.5 and pursuant to Rule 1466 pertaining to toxic air contaminants. This includes dust control BACM and air quality TAC monitoring for Lead:

- a) Designate a Dust Control Supervisor;
- b) Provide PM10 monitoring both upwind and downwind during earth-moving activities;
- c) Maintain records of earthmoving activities, monitoring, instrument calibration, manifest records for transport, volumes of materials with TAC, distances to a residence, park or school, and complaints;
- d) Install minimum 6-foot tall barrier fencing where earth moving activities are carried out, and fencing at least as high as stockpiles;
- e) Apply water or other soils stabilizers prior to earthmoving activities and maintain moisture content to prevent generation of visible dust plumes;
- f) Post signs limiting speed limit to 15 miles per hour;
- g) Stabilize or cover disturbed surfaces and apply stabilizers and cover haul loads prior to unloading;
- h) Remove track-out with a vacuum equipped with filters rated to achieve 99.97% capture efficiency for 0.3 micron particles;
- i) Prevent track-out and clean soils from the exterior of trucks, trailers and tires prior to leaving the Project Area;
- j) Segregate and label TAC stock piles and apply stabilizers, and 10mm plastic overlapping and anchored sheeting;
- k) Cease activities during high winds (15 miles per hour over a 15-minute period or instantaneous wind speeds exceeding 25 MPH);
- l) Proper notification of SCAQMD prior to earthmoving

MM AQ-2: Construction emissions will be reduced according to the following:

- a) Disturbed areas will be stabilized at the end of each day with trench plates or similar devices.
- b) Idling on construction equipment and vehicles will be limited to 5 minutes.
- c) The Project will implement Tier IV mitigation to reduce exhaust from diesel powered engines in compliance with the AQMP.
- d) The Project will implement Tier III engines.
- e) Construction staff will carpool.

MM AQ-3: Project plans and specifications shall incorporate a temporary signage plan for the Project, which shall be verified by the City Engineer, and shall include a feedback phone number. The Contractor shall post Project Area will be with a phone number intended for 24/7 feedback to the Contractor and City from the community according to approved plans.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☒	☐	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☒	☐	☐	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

IV. Biological Resources – Would the project:

- a. **Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Services?**

Potentially Significant Unless Mitigated. The project site is not within a Habitat Conservation Plan area or a Natural Community Conservation Plan area. The Santa Ana General Plan Conservation Element states that the City is a built-up community with limited natural habitat and wildlife. The project area is urbanized and developed with buildings, streets, and ornamental landscaping and the only modification to existing conditions is the construction of the 8 unit-condominium development. There are no wetlands or riparian habitat that would be directly affected by the project. There are trees on the project site and numerous trees in the adjacent properties. These trees have the potential to provide habitat for nesting birds and raptors protected by the Migratory Bird Treaty Act (MBTA) and Fish and Game Code Section 3503.5. Construction on the development site within proximity to nesting birds is a potentially significant impact. The typical nesting season for birds within the project vicinity is between February 1 and August 31. Standard Condition Plans, Programs, and Policies BIO-1, BIO-2 and BIO-3 would be implemented with development of the condominiums, requiring completion of a nesting bird survey and report by a qualified biologist within 3 days prior to initiation of construction, if construction occurs during the nesting season. If active nests are found, a protection plan or nest avoidance would be required for project compliance

with the Migratory Bird Treaty Act for construction beginning between February 1 and August 31. For the reasons stated above, the project would have less than significant impacts with mitigation.

b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of fish and Game or U.S. Fish and Wildlife Service?

No Impact. There are no riparian habitats or sensitive natural communities present on or near the project. Additionally, the Water Quality Management Plan states that there are no Environmentally Sensitive or Special Biological Significant Areas located within the project's vicinity. An approved Storm Water Pollution Prevention Plan (SWPPP) will be implemented during construction and enforced through the standard application of the City's Grading Permit issuance, inspection and certification process for erosion control to reduce pollutants in surface waters during construction of the proposed condominiums. Likewise, a WQMP is required to be implemented with the project over the long-term pursuant to the Santa Ana Municipal Code. These water quality requirements will protect beneficial uses in receiving waters from pollution generated by the project in the long-term. Therefore, there would be no impacts from the project to riparian habitats or sensitive natural communities.

c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact. Refer to responses IV.a. and b. Wetlands are defined by Section 404 of the federal Clean Water Act as land that is comprised of hydric soils that are flooded or saturated by surface water or groundwater at a frequency and duration which is sufficient to support, and that normally does support, a prevalence of vegetation adapted to life in saturated soils and is referred to as hydrophytic vegetation. Wetlands include areas such as swamps, marshes, and bogs. The project vicinity is entirely urbanized and there are no wetlands in the project area. Erosion control measures and the WQMP for the project would reduce pollutant loads in receiving waters associated with the project that could affect receiving waters and downstream wetland habitat that may be tributary. Therefore, there would not be an impact to federally protected wetlands.

d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Potentially Significant Unless Mitigated. Refer to responses IV.a-c. The Santa Ana General Plan Conservation Element states that the City is a built-up community with limited natural habitat and wildlife. The proposed condominiums are redevelopment and infill and overall, the project will not change the established patterns of land use or have impacts beyond the boundaries of the development site. The project is surrounded by busy roadways and residential development, which are existing barriers to movement of wildlife. For these reasons the project will not interfere with the movement of fish or wildlife or impede the use of native wildlife nursery sites. The project will be compliant with the MBTA with the implementation of Standard Condition Plans, Programs, and Policies BIO-1, BIO-2 and BIO-3. For the reasons stated above, the project would have less than significant impacts with mitigation.

e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No Impact. The trees and existing landscaping located on the development site are not subject to a preservation ordinance or policy and will be replaced with the condominium development. There are no other biological resources that will be modified with the implementation of the project. The City of Santa Ana does not have a native tree or native shrub protective ordinance and Chapter 33, Article VII, does not include regulation on the removal of trees on private properties. Therefore, the project would not conflict with any local ordinances or policies and there would be no impact.

f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. The project site is not within a Habitat Conservation Plan area or a Natural Community Conservation Plan area. The Santa Ana General Plan Conservation Element states that the City is a built-up community with limited natural habitat and wildlife. The project does not conflict with the provisions of any habitat conservation plan, therefore, there is no impact.

Mitigation Measures

None

Standard Condition Plans, Programs, and Policies

SC BIO-1: Plans and specifications for the project shall include the following note prior to issuance of permits to reduce impacts from vegetation trimming and clearing, tree trimming and removals, generation of mechanical noise or ground disturbance on active bird nests from native nesting birds: Active avian nests shall be avoided by the contractor by scheduling these construction activities outside of the avian breeding season, which is typically during February 1 to September 1.

SC BIO-2: Plans and specifications for the project shall include the following note prior to issuance of permits to reduce impacts on nesting birds prior to commencement of work during the typical nesting season, the contractor shall hire a qualified biologist to conduct a nest survey, within the project boundaries and within a 1,000-foot radius buffer, three days in advance of the start of construction (for work beginning approximately between February 1 and September 1). This survey for bird nests will report the location of nesting birds that could be impacted by the project for species covered under the Migratory Bird Treaty Act and Fish and Game Code sections 3503, 3503.5, and 3513.

SC BIO-3: Plans and specifications for the project shall include the following note prior to issuance of permits to reduce impacts on birds. If active nests are found, the biologist will be retained for construction monitoring and to coordinate with CDFW on establishing specific buffers around nests that are sufficient to ensure that breeding is not likely to be disrupted or adversely impacted by construction pursuant to CDFW requirements. Buffers around active nests will be established pursuant to CDFW protocol or determination by a qualified CDFW biologist for smaller buffers which are sufficient to avoid impacts to nesting birds. Buffers will be maintained until young have fledged or the nests become inactive. Factors for consideration on nest buffers will include:

- a) the presence of natural buffers provided by vegetation or topography;
- b) nest height;
- c) locations of foraging territory; and baseline levels of noise and human activity

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	☐	☐	☒	☐
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	☒	☐	☐	☐

V. Cultural Resources

This section is based on a cultural resource investigation (Appendix B) conducted by Laguna Mountain Environmental Incorporated dated April 2020 that includes a records search, literature review, examination of historic maps, chain-of-title research, cultural resource survey, and historic structure evaluation addressing the three standing structures within the proposed development site. The records search was conducted at the South Central Coastal Information Center at California State University, Fullerton. A cultural resource survey of the project area was conducted on March 6, 2020 by Mr. Andrew R. Pignuolo, including a surface walk-over of the entire project area in 5- to 10-meter interval transects.

Would the project:

- a. **Cause a substantial adverse change in the significance of a historical resource pursuant to in Section 15064.5?**

Less Than Significant Impact. CEQA Section 15064.5 defines a historical resource as a resource listed in the California Register of Historical Resources, a resource determined to be eligible by the California Historical Resources Commission for listing in the California Register of Historic Resources (generally built prior to 1970 and based on condition), as well as any resource deemed by the Lead Agency as a locally significant historical resource. The records search for the project indicated that the project area had not been previously surveyed for cultural resources, and that no cultural resources had been recorded within a one-mile radius of the project area or within the project boundaries. Twenty-eight previous investigations have been conducted within one mile but none on or adjacent to the project area. One historic residence is recorded, several blocks to the north at 801 North Mountain View Street). The survey did not result in identification of any cultural, prehistoric, or historic archaeological material within the project area.

Three structures of historic age (301 North Mountain View Street, Rear Structure at 301 North Mountain View Street, and 305 North Mountain View Street) were identified within the project area and evaluated for historic significance. These represent two single-family residential structures and an associated work shed building. Development of the condominiums will require removal of these structures and there are no other physical modifications proposed with the project. Based on a lack of integrity, insignificant design qualities, and lack of association with events or persons of historical significance, these three structures were not recommended as eligible for the California Register of Historical resources (California Register) or local registers. Therefore, these three structures do not qualify as significant under the

California Register of Historical Resources (California Register) Guidelines used for CEQA review because of their lack of integrity and/or because they lack other criteria significance criteria for eligibility to the California Register. For these reasons, less than significant impacts to cultural resources would result from this project.

b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?

Less Than Significant Impact. Refer to response V.a. A cultural resources records search and survey were conducted for the project area. There are no known, previously documented, prehistoric archaeological resources in the project area (Laguna Mountain, 2020). For these reasons, the proposed project would be a less than significant impact for causation of a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5.

c. Disturb any human remains, including those interred outside of dedicated cemeteries?

Potentially Significant Unless Mitigated. A search of the Native American Heritage Commission (NAHC) sacred lands file (SLF) was requested to determine if any Native American cultural resources are present within or in the vicinity of the proposed project. The NAHC response letter determined that the SLF results were negative and did not indicate presence of Native American cultural resources in the project area or within a one half-mile radius. The NAHC letter is provided in Appendix B and contains a list of Native American tribes who were contacted with regard to the project.

The project is not known to have been used as a burial site and the likelihood of encountering buried human remains during excavation is not known but considered to be low as a result of previous disturbance from farming and urbanization. As mentioned in responses V.b. and V.c., the project area is not within vicinity of identified archaeological resources and no buried resources are anticipated. In the unlikely event that human remains are found, work in the location of the remains would cease pursuant to Standard Condition Plans, Programs, and Policies CUL-1 and the Orange County Coroner's office would be contacted pursuant to Health and Safety Code Section 7050.5 to identify the appropriate next steps. If Native American remains are found, the most likely descendent would be notified pursuant to Section 5097.94 of the Public Resources Code. For the reasons stated above, impacts would be less than significant.

Mitigation Measures

None

Standard Condition Plans, Programs, and Policies

SC CUL-1: Plans and specifications for the project shall include the following note prior to issuance of permits: If human remains are found, work in the location of the remains would cease and the Orange County Coroner's office would be contacted pursuant to Health and Safety Code Section 7050.5 to identify the appropriate next steps. If Native American remains are found, the most likely descendent would be notified pursuant to Section 5097.94 of the Public Resources Code.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. ENERGY. Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

VI. Energy – Would the project:

a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Less Than Significant Impact. The proposed zone changes and General Plan Amendment would not result in substantive changes to land use resulting in significantly increased, wasteful, inefficient or unnecessary consumption of energy resources. The proposed densities of the General Plan Amendment and zone change are consistent with existing development densities and the number of units proposed are not substantially increased. Proposed condominiums at the development site may incrementally increase energy consumption temporarily during construction and over the long-term due to six more residential units. Increases level of activity and energy consumption at the development site over existing conditions will be off-set by project compliance with energy standards. The project is subject to compliance with the 2019 California Energy Code (Building Energy Efficiency Standards), Effective January 1, 2020 and the proposed condominiums or any future development replacing existing structures in the project area would be built at higher energy efficiency standards that could off-set any increased demand. The California Energy Code is designed to reduce unnecessary energy consumption in new construction. Changes in energy demand for building operations would be related to the proposed condominiums since no other land use changes are proposed. Project implementation would involve energy consumption for multiple purposes including, but not limited to, building heating and cooling, lighting, and electronics. As shown in the CalEEMod output (Appendix A), the project would use up to 102,077 kBTU/year of natural gas and 33,281 kWh/year of electricity. The energy demands of the project can be accommodated within the context of available resources and energy delivery systems. Therefore, there would be a less than significant impact.

The project would utilize construction contractors which practice compliance with applicable CARB regulation regarding retrofitting, repowering, or replacement of diesel off-road construction equipment. CARB has adopted the Airborne Toxic Control Measure to limit heavy-duty diesel motor vehicle idling to reduce public exposure to diesel particulate matter and other Toxic Air Contaminants. Compliance with these measures would result in a more efficient use of energy during construction and would minimize or eliminate wasteful or unnecessary consumption of energy. Idling restrictions and the use of newer engines and equipment would result in less fuel combustion and energy consumption. Enforcement of idling limitations is enforced through periodic site inspections conducted by City building officials, and/or in response to citizen complaints.

The operational phase of the project would consume energy related to transportation activities in addition to energy demand as part of building operations. Operational energy consumed during vehicle trips would be related to residents and visitors associated with the condominium development would primarily relate fuel consumption to vehicle use. Significant alteration and intensification of existing land use is not proposed with the project and the project is within the context of planned population projections of the City. The condominiums will be constructed within close proximity to many service businesses, which are within walking distance of the project.

For the reasons above, project construction and operations would not result in the inefficient, wasteful or unnecessary consumption of energy.

b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Less Than Significant Impact. As noted above, the project will not result in energy consumption requiring a significant increase production for the energy provider. During construction, as discussed in part a., the construction of the project will follow CARB regulations. The City's permissible hours for construction are 7:00 a.m. to 8:00 p.m., Monday through Saturday except on federal holidays (City of Santa Ana). On-site construction would be minimized to these hours and would therefore minimize use of construction lighting. The proposed project's buildings would be designed and constructed in accordance with the State's Title 24 energy efficiency standards. These standards, widely regarded as the most advanced energy efficiency standards, would help reduce the amount of energy required for lighting, water heating, and heating and air conditioning in buildings and promote energy conservation. The project would therefore not cause or result in the need for additional energy producing or transmission facilities. The project would not engage in wasteful or inefficient uses of energy and aims to achieve energy conservations goals within the State of California. The project proposes eight residential units as infill development. The condominium development represents six additional units which are considered in the planned build-out of the City and will not have significant long-term effects on an energy provider's future energy development or future energy conservation strategies. Therefore, there would be a less than significant impact.

Mitigation Measures

None

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. GEOLOGY AND SOILS. Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	☐	☐	☒	☐
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☒	☐	☐	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☒	☐	☐	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☒	☐	☐	☐

VII. Geology and Soils – Would the project:

a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

- i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**

Less Than Significant Impact. The City of Santa Ana's General Plan Seismic Safety section states there are no faults, active, potentially active, or inactive in Santa Ana. The two major faults that are in close proximity are the Newport-Inglewood Fault Zone and the Whittier-Elsinore Fault Zone. The San Andreas and Raymond Faults are also proximate to Santa Ana. Table VII-1 below shows the seismic parameters associated with each of the active faults. Because there are no active faults in the project area, the possibility of damage from surface fault rupture is less than significant. The construction and operation of the project is not anticipated to expose people or structures to potential impacts including the risk of loss, injury, or death from the rupture of a known earthquake fault. Division of Mines and Geology Special Publication 42 refers to Alquist Priolo Earthquake Fault Zones. According to the California Department of

Conservation, Division of Mines and Geology website, the City of Santa Ana is not in an Earthquake Fault Zone. Therefore, the impacts would be less than significant.

Table VII-1: Seismic Parameters for the City of Santa Ana, CA (Santa Ana General Plan)								
Potential Causative Earthquake Fault	Greatest Distance from Fault to Site	Length of Fault	Richter Magnitude of Historic Earthquake	Approximate Age of Most Recent Surface Displacement	Maximum Credible Event		Maximum Probable Earthquake (Design Earthquake)	
					Richter Magnitude	Bedrock Acceleration at Site (Fraction of Gravity)	Richter Magnitude	Bedrock Acceleration at Site (Fraction of Gravity)
San Andreas (south of Garlock Fault)	64 km 40 mi	50 km 310 mi	8.0 + 0.5 (1957) 6.5 (1948)	Historic (1857 & 1948)	8.25	.20	8.25	.20
Raymond Fault	48 km 30 mi	26 km 16 mi		Historic	6.8	.15	6.5	.10
Whittier-Elsinore Agua Caliente Fault	20 km 12.5 mi	260 km 162 mi	5.5 (1938) 6.0 +- (1910)	Historic (1910)	7.1	.33	6.6	.27
Newport-Inglewood Fault	13 km 8 mi	80 (+) km 50(+) km	6.3 (1933)	Historic (1933, unconf.)	7.1	.42	6.5	.35

ii) Strong seismic ground shaking?

Less Than Significant With Mitigation. As mentioned in response VII.a.i), there are no active earthquake faults which have been documented within the City limits. However, the City of Santa, as with all of southern California, experiences seismic shaking from faults located throughout this region. The extent of ground shaking and level of risk within the project area associated with ground shaking from seismic activity is not unique and is comparable with other locations throughout the southern California region with similar proximity to nearby faults and the potential magnitude as shown on Table VII-1. A geotechnical evaluation for the project area was conducted by Strata Tech, Inc. and is included as Appendix C: this evaluation includes recommendation in order to prevent a significant impact. The report includes soil, geologic, and structural recommendations in Mitigation Measure GEO-1 that must be followed in order to prevent potentially significant impacts. In addition, the project will implement current standards for seismic safety in new building construction. For these reasons, impacts would be less than significant with mitigation.

iii) Seismic-related ground failure, including liquefaction?

Less Than Significant With Mitigation. See responses VII.a.i and ii). Liquefaction is a process by which saturated soil below the water table loses strength and behaves as viscous liquid rather than a solid. According to the Seismic Hazard Zone Report for the Anaheim and Newport Beach 7.5-Minute Quadrangle, Orange County, California, the liquefaction zone in the quadrangle covers more than 50% of the land area. The project site is within the Newport Beach Quadrangle and the Earthquake Zones of Required Investigation Newport Beach Quadrangle shows the project is within a liquefaction zone. These are areas where “historical occurrence of liquefaction, or local geological, geotechnical and ground water

conditions indicate a potential for permanent ground displacements such that mitigation as defined in Section 2693(c) would be required.” According to the City of Santa Ana General Plan Land Use Element, the areas of the City that are susceptible to liquefaction are in close proximity to the Santa Ana River (City of Santa Ana 1998). The project area is approximately a mile away from the Santa Ana River and is classified as “low” probability for liquefaction according to the Exhibit A-7 in the Land Use Element (Santa Ana General Plan). The preliminary geotechnical report prepared for the project includes results of three borings taken at the project site which were used to document the types of soils found on the site and the depth of ground water which are two factors affecting liquefaction. Groundwater was encountered at 8.5 feet below ground surface. Historical ground water is at 5 feet below ground surface. Site soils consist of artificial fills within about 1 to 1.5 feet in depth below ground surface. Native soils consisted of clean, very fine-med Sand to the maximum depth explored (up to 5 feet below ground surface). There are mitigation measures that are included in the Geotechnical Report and are included as Mitigation Measure GEO-2 that was completed for the project that would be implemented in order to reduce impacts to less than significant.

iv) Landslides?

Less Than Significant Impact. The project is not located in a landslide area. The land within and in the vicinity of the project site is relatively flat. The Santa Ana General Plan Land Use Element states that there is the potential for slope failure and landslide to occur near the banks of the Santa Ana River. The Santa Ana River is approximately one mile away. Borings and the preliminary geotechnical analysis for the project indicates that site soils are sandy, and that 90 percent compaction is needed for soils stability. Typically, sandy soils are less cohesive, therefore deep cuts during grading could require shoring or other measures to stabilize cuts. Mitigation Measures GEO-1 through GEO-3 require that the grading plan be reviewed by the geotechnical engineer in addition to measures that will be implemented to achieve acceptable levels of soil stability during grading.

b. Result in substantial soil erosion or the loss of topsoil?

Potentially Significant Unless Mitigated. Demolition and trenching would expose unconsolidated soils and make them temporarily susceptible to wind and water erosion. Any construction activities that would include ground-disturbing activities has the potential to create loss of topsoil. As the proposed project is less than one acre, the project would not be subject to the requirements of the Construction General Permit under the NPDES program administered by the State Water Resources Control Board. However, construction of the proposed project would be required to comply with water quality control measures of the City’s Municipal Code including specifically Chapter 18.156 – Control of urban runoff (City of Santa Ana 2019). Any construction project with less than one acre of disturbance is required to have an approved Erosion, Sediment and Chemical Control Plan (ESCCP) or Water Pollution Control Plan (WPCP) incorporated into project plans and specifications, which will include BMPs to reduce soil erosion and loss of topsoil. The project site will be paved or landscaped so that no exposed soil would remain. The project will have a less than significant impact related to erosion and loss of topsoil in the construction and operational phases with the implementation of GEO-3.

c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Potentially Significant Unless Mitigated. Refer to responses VII.a. and b. A field investigation was performed on July 22, 2019 consisting of excavation of three exploratory auger borings. The data shows that insignificant subsidence and lateral spreading is anticipated with the implementation of mitigation measures for the project. The Geotechnical Report has suggested implementation of Mitigation Measure GEO-4 for grading and site preparation for building foundations in order to reduce impacts for instability, lateral spreading, subsidence, liquefaction or collapse. The buildings would be built up to CDC standards. Operation of the proposed project would not expose people or structures to impacts related to landslides, lateral spreading, subsidence, liquefaction, or collapse. With the implementation of the mitigation measures, the impacts would be less than significant.

d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Less Than Significant Impact. The City of Santa Ana General Plan's Land Use Element states that highly expansive soils hazard is present in Omni and Thapto soils with are found in the southern region of the City, which is approximately 4.7 miles away from the project site. The results of borings at the project site and the preliminary geotechnical report for the project indicate that site soils are minimally expansive and have low to very low expansion potential. The design and the construction of the project will comply with the applicable regulations in order to minimize potential for damage from expansive soils. Therefore, impacts would be less than significant.

e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?

No Impact. The site is currently connected to the City's sewer system and no septic tanks or alternative wastewater systems will be constructed as part of the project. The project would connect to the City sanitary system through existing lines for wastewater disposal. Therefore, there would be no impact.

f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Potentially Significant Unless Mitigated. The project is in an area that has been extensively farmed and urbanized for over seven decades. A records search was conducted at the South Central Coastal Information Center at California State University, Fullerton. The record search indicated that the project area has not been previously surveyed for cultural resources, and that no cultural resources have been recorded within a one-mile radius of the project area or within the project. A cultural resource survey of the project area was conducted on March 6, 2020 by Mr. Andrew R. Pignolo. The survey included a surface walk-over of the entire project area in 5 to 10 m interval transects. Overall surface visibility averaged 20 percent with fairly dense vegetation cover. The survey did not result in the identification of any cultural material. No prehistoric or historic archaeological material was identified within the project area. However, because the construction phase includes ground-disturbing activities beyond the limit's previous disturbance, there is a possibility of unearthing cultural resources. If that is to happen, Mitigation Measure GEO-5 would reduce impacts to less than significant.

Mitigation Measures

MM GEO – 1: Structural foundations preparation methods for foundations shall be incorporated into project specifications and plans and reviewed and approved by the Soils Engineer and Geotechnical Engineer for the project prior to issuance of a grading and building permits. Plans and Specifications shall include:

- a) A minimum 3-foot compacted fill blanket below the bottom of footings or per the geologist recommendations based on final plans shall be implemented. For other minor structures like property line walls or retaining walls less than 4 feet high, competent native soils or compacted fill may be used.
- b) Earthwork for foundation support shall include the entire building pad and shall extend a minimum of 5 feet outside exterior footing lines.
- c) Footing bottoms shall be observed by the geotechnical engineer to verify competent conditions.
- d) Continuous spread footings placed a minimum depth of 24 inches below lowest adjacent finished grade may be used for the structures, with footing reinforcement with a minimum of two No. 4 bars (1 top and 1 bottom) and shall be observed by the geotechnical engineer to verify competent soil conditions.
- e) If a slab on grade is utilized, the slab shall be supported on engineered fill compacted to a minimum of 90 percent relative compaction. Slabs should be reinforced with at least No. 3 bars 18 inches on center both ways

MM GEO – 2: Foundation plans and specifications shall be reviewed and approved by the Geologist and the Soil Engineer and shall incorporate the recommendations of the Geologist and Soil Engineer subgrade preparation prior to issuance of grading permits including the following measures:

- a) The soil should be kept moist prior to casting the slab, and if the soils at grade become disturbed during construction, they should be brought to approximately optimum moisture content, and rolled to a firm, unyielding condition prior to placing concrete.
- b) In areas where a moisture sensitive floor covering will be used, a vapor barrier consisting of a plastic film (6 ml polyvinyl chloride or equivalent) should be used. The vapor barrier should be properly lapped and sealed.
- c) Hardscape and slab subgrade areas shall exhibit a minimum of 90 percent relative compaction to a depth of at least 1 foot. Deeper removal and re-compaction may be required if unacceptable conditions are encountered. These areas require testing for compaction just prior to placing concrete.
- d) Site grading shall incorporate drainage directed away from structures via non-erodible conduits to detention areas. The structure should utilize roof gutters and down spouts tied directly to yard drainage.
- e) Unlined flower beds, planters, and lawns should not be constructed against the perimeter of the structure. If such landscaping (against the perimeter of a structure) is planned, it should be properly drained and lined or provided with an underground moisture barrier and irrigation in these areas should be kept to a minimum.

MM GEO – 3: Grading plans and specifications for the project shall be reviewed and approved by the Soil and Geotechnical Engineers and shall include the recommendations of the Soil Engineer and Geotechnical Engineer including the following:

- a) After the foundation for the fill has been cleared, plowed or scarified, it shall be disced or bladed until it is uniform and free from large clods, brought to a proper moisture content and compacted to not less than 90 percent of the maximum dry density in accordance with ASTM:D-1557 (5 layers -25 blows per layer; 10 lb. hammer dropped 18"; 4" diameter mold).

MM GEO – 4: The Soil Engineer shall provide continuous supervision of the site clearing and grading operation so that he can verify the grading was done in accordance with the accepted plans and specifications including the following provisions a through w:

- a) All grading shall consist of removal and re-compaction of soft surficial soils.
- b) All existing vegetation shall be stripped and hauled from the site.
- c) On-site materials may be used for fill, or fill materials shall consist of materials approved by the Soils Engineer and may be obtained from the excavation of banks, borrow pits or any other approved source. The materials used should be free of vegetable matter and other deleterious substances and shall not contain rocks or lumps greater than 8 inches in maximum dimension.
- d) The selected fill material shall be placed in layers which, when compacted, shall not exceed 6 inches in thickness. Each layer shall be spread evenly and shall be thoroughly mixed during the spreading to ensure uniformity of material and moisture of each layer.
- e) No fill material shall be placed, spread or rolled during unfavorable weather conditions.
- f) When work is interrupted by heavy rains, fill operations shall not be resumed until the field tests by the Soils Engineer indicate the moisture content and density of the fill are as previously specified.
- g) Where moisture of the fill material is below the limits specified by the Soils Engineer, water shall be added until the moisture content is as required to ensure thorough bonding and thorough compaction.
- h) Where moisture content of the fill material is above the limits specified by the Soils Engineer, the fill materials shall be aerated by blading or other satisfactory methods until the moisture content is as specified by the Soils Engineer.
- i) After each layer has been placed, mixed and spread evenly, it shall be thoroughly compacted to not less than 90 percent of the maximum dry density in accordance with ASTM:D-1557 (5 layers - 25 blows per layer; 10 lbs. hammer dropped 18 inches; 4" diameter mold) or other density tests which will attain equivalent results.
- j) Compaction shall be by sheepsfoot roller, multi-wheel pneumatic tire roller or other types of acceptable rollers.
- k) Rollers shall be of such design that they will be able to compact the fill to the specified density. Rolling shall be accomplished while the fill material is at the specified moisture content.
- l) Rolling of each layer shall be continuous over the entire area and the roller shall make sufficient trips to ensure that the desired density has been obtained. The final surface of the lot areas to receive slabs on grade should be rolled to a dense, smooth surface.
- m) The outside of all fill slopes shall be compacted by means of sheepsfoot rollers or other suitable equipment.
- n) Compaction operations shall be continued until the outer 9 inches of the slope is at least 90 percent compacted. Compacting of the slopes may be progressively in increments of 3 feet to 5 feet of fill height as the fill is brought to grade, or after the fill is brought to its total height.
- o) Field density tests shall be made by the Soils Engineer of the compaction of each layer of fill.

- p) Density tests shall be made at intervals not to exceed 2 feet of fill height provided all layers are tested.
- q) Where the sheepsfoot rollers are used, the soil may be disturbed to a depth of several inches and density readings shall be taken in the compacted material below the disturbed surface.
- r) When these readings indicate that the density of any layer of fill or portion there is below the required 90 percent density, the particular layer or portion shall be reworked until the required density has been obtained.
- s) Removal and re-compaction of existing fill and loose native soils will be required to provide adequate support for foundations and slabs on grade.
- t) Removals shall extend downward into competent earth materials or to at least 2 feet below proposed footing bottoms, whichever is deeper.
- u) The exposed excavation bottom shall be observed and approved by the Geotechnical Engineer. Subsequent to approval of the excavation bottom, the area shall be scarified 6 inches, moisture conditioned as needed, and compacted to a minimum of 90 percent relative compaction.
- v) Fill soils shall be placed in 6 to 8-inch loose lifts, moisture conditioned as needed, and compacted to a minimum of 90 percent relative compaction up to finish grade.
- w) All utility line backfills, both interior and exterior, shall consist of clean sand and gravel, and be compacted to a minimum of 90 percent relative compaction and shall require testing at a maximum of 2-foot vertical intervals.

MM GEO – 5: In the event that buried paleontological resources or geologic features are encountered during grading, work in the area of the find shall cease and a qualified paleontologist or geologist shall inspect the resources and determine the appropriate course of action for further treatment.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. GREENHOUSE GAS EMISSIONS. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

VIII. Greenhouse Gas Emissions – Would the project:

a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Less Than Significant Impact. A CalEEMod test was run (Appendix A). Construction of the project would result in a temporary and short-term increase of GHG emissions with activities such as grading, using construction equipment with engines, asphalt paving, and motor vehicles used by the construction workers. Operational emissions related to the project would include motor vehicles, natural gas, indirect electricity, water transport, and waste. The SCAQMD has interim recommended significance thresholds for GHS emissions for agency consideration. The estimated contribution of GHG emissions from the proposed project is considered to be below this threshold, therefore, less than significant.

b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less Than Significant Impact. There are several state-level policies that have GHG emission reduction goals including Assembly Bill 32, Senate Bill 375, Executive Order S-3-05, and Senate Bill 97. The City of Santa Ana has a Climate Action Plan (CAP) with goals and policies to reduce consumption of non-renewable energy and reduce local GHG emissions. Specifically, the plan has measures to reduce emissions from 5 sectors: Transportation and Land Use, Energy, Solid Waste, Water, and Wastewater. Project consistency with the CAP is shown in the table below. As shown in Table VIII-1, the project would comply with the CAP; and as discussed in Section III, Air Quality, emission levels would stay below the thresholds of the SCAQMD. Therefore, there would be less than significant impact.

Table VIII-1: Project Compliance with Santa Ana Climate Action Plan

GHG Reduction Measure	Requirement	Project Compliance
Transportation and Land Use		
Design Guideline for External Bike/Pedestrian/Transit Connectivity	Provide connectivity for bicycles, pedestrians, and transit facilities.	Complies: The project is within walking distance to many service businesses.
Energy		
Title 24 Energy Efficiency Standards	Establishes minimum energy efficiency for new construction.	Complies: The project would comply with the current 24 building energy efficiency standards.
Solid Waste		
AB 341 Multifamily Recycling	Requires recycling in residential dwellings of five units or more.	Complies: The project will comply with recycling and waste policies that are required by City Ordinances.
Source: Santa Ana Climate Action Plan, 2015		

Mitigation Measures

None

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	☒

IX. Hazards and Hazardous Materials

The responses in this section are based on a Phase I Environmental Site Assessment, dated October 23, 2019 and completed for the project site by S&S Commercial Environmental Services Incorporated. This report incorporates information obtained from a government records search, permit search, tenant and neighbor interviews, review of aerial photographs, information obtained from regulatory agencies and a site inspection. This report is attached as Appendix D and was prepared according to the requirements and procedures included within 40 CFR §312 et al and ASTM E 1527-13 pertaining to hazardous materials.

Would the project:

- a. **Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?**

Less Than Significant Impact. Hazardous materials pose risk to human health and safety or the environment from exposure quantity, concentration, and physical or chemical characteristics. The transport use and disposal of hazardous materials at the project site are regulated by the Environmental Protection Agency (EPA), the Department of Toxic Substances Control (DTSC), California Division of Occupational Safety and Health (CAL-OSHA), South Coast Air Quality Management District (SCAQMD), Santa Ana Regional Water Quality Control Board (RWQCB), City of Santa Ana and Orange County Fire Authority. Thresholds of significance for protection of environment and human health have been

established based on levels of exposure that could cause physical harm. These are enforced pursuant to the requirements set forth in the Clean Air Act, Clean Water Act, Resource Conservation and Recovery Act, Title 22 of the California Code of Regulations, Health and Safety Code and the California Occupational Safety and Health Act of 1973. These requirements are enforced by as well as testing and notification are required by the EPA, CAL-OSHA, SCAQMD and the City of Santa Ana.

There were no staining, odors or emissions noted during inspections of the project site which would indicate presence of hazardous materials. There are no past or current significant environmental hazards published in records for the project site or for properties adjoining the project site. Lab results for soil samples taken from three locations in the undeveloped portions of the site confirm that on-site soils consist of clean fill and clean native soils. The site is surrounded by residential land uses and appears to still be in use as at least one single-family residence. There are no special study areas or conditions, such as Alquist-Priolo Earthquake Fault Zones or High-risk Fire Zone that would indicate elevated risk of hazardous conditions. The project and surrounding area are located in a Federal Emergency Management Agency Floodplain and the project is subject to specific requirements outlined in the Santa Ana Municipal Code for grading and construction, required building pad elevation certification above the 100-year flood elevation, which will fully mitigate hazards related to the floodplain. In addition, geotechnical mitigation measures related moisture from ground water would be implemented for the project. There were a few small uncovered stockpiles of concrete, masonry block, and wood in the backyard during a recent site visit conducted on March 6, 2020. There was also an RV and two cars parked in the driveways located on-site, which appeared to be operable. Paint on the exterior of the existing buildings appeared to be peeling in places.

Agriculture and vacant land were the primary use of the site until approximately 1960 at which time two wood frame and stucco residential structures and a work shed were constructed. These structures are all currently standing on site. Due to existing site development occurring prior to 1980, existing structures are presumed to contain Asbestos and Lead that are considered potentially hazardous to human health according to current applicable regulations for potential toxic substances. Friable as well as non-friable Asbestos-containing materials, and materials with Pcb's and Lead may be present within the structures based on structure age. Friable Asbestos-containing materials can easily be crushed by hand and become airborne; these were banned for manufacture and sale in the United States in 1978 after the existing buildings were constructed. Non-friable Asbestos-containing materials are pre-manufactured and bound with adhesive, such as floor tiles, roof mastic and sealants, and are less likely to become airborne and are still in use. Lead may be found on painted surfaces, on the eaves and windows, or in water valves. Pcb's may also be in fluorescent light ballasts within the structures. These hazardous substances would have been integrated into the existing structures as part of the standard construction process. Depending on the types and quantities of these materials, these could create a hazard during demolition and site preparation if they become airborne or contaminate soil or water in quantities and concentrations exceeding agency and statutory thresholds. Therefore, removal of existing structures from the site has the potential to pose a hazard to the public or the environment during demolition, material transport off-site and disposal. Quantities and concentrations of these substances would need to be determined with sampling, testing and treatment required for compliance with agency and statutory standards. Therefore, prior to demolition and removal of any Asbestos-containing materials or Lead on site, specific testing is required to determine if paint, siding, tiles or other building materials in the existing structures contain significant levels of hazardous materials so that these materials could be handled and disposed of properly

prior to construction and during demolition. There were no existing underground tanks or vent pipes known to be present on or around the site.

As part of the standard demolition and building permit processes, plan will be approved by the Santa Ana Planning and Building Agency prior to issuance of building and demolition permits and will include best management practices for managing any hazardous building materials during demolition and construction so that exposure levels will not exceed applicable standards for worker safety, air quality, water quality. Demolition and site preparation activities will be subject to Occupational Health and Safety Standards for worker safety implemented by the Contractor as well as standards enforced by City of Santa Ana through the standard application of the Municipal Code, which is enforced during plan check, permit issuance and site inspections. Therefore, project impacts are considered less than significant. All Demolition, land clearing and grading for the project will be done according to regulations enforced by the City of Santa Ana, through the standard application of building and grading permits, which is anticipated to reduce impacts from hazardous materials to less than significance. For the reasons stated above, the presence of Asbestos containing materials, Lead and Pcb's within the existing structures would not create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials.

Residential construction typically involves routine use, transport, and disposal of some materials that are considered hazardous substances. Materials containing Asbestos, Formaldehyde, Di-isocyanates, Flame retardants and Silica are found in adhesives, pre-formed building materials, plywood, carpet, tile, paints, coatings, sealants and insulation. The contractor is responsible for implementing best management practices for environmental protection and worker safety during construction. All construction activities will be subject to review and approval under the City's plan check and permit processes, which will ensure that regulations pertaining to abatement of hazardous materials used during construction are incorporated into plans and specifications prior to issuance of permits, including Building and Grading permits. Demolition and development plans for the project will be reviewed and approved by the City of Santa Ana Planning and Building Agency, Orange County Fire Authority and the South Coast Air Quality Management District prior to issuance of permits an Asbestos Notification issued by the SCAQMD pursuant to Rule 1403 for Asbestos must be issued for the project prior to the City's issuance of Building Permits.

Residential land uses typically involve handling, transport, use and disposal of small quantities of materials that are considered hazardous substances, such as herbicides, pesticides, cleaning fluids, paints, and batteries. The project will increase the number of residential units from 2 to 8 and will increase level of activity and materials quantities in this regard. This is considered less than significant because, the project is a condominium development, and each owner will be subject to compliance with governing documents of the condominium development: Tract Map, Conditions, Covenants and Restrictions (CC&Rs) and Bylaws. As such, the CC&Rs will include best management practices for long-term water quality management that are intended to reduce pollution and educate residents on techniques for proper use, handling and disposal hazardous materials and hazardous waste. The CC&Rs will include the BMPs from the WQMP for the project as community rules for handling potentially hazardous substances and will be applicable to all occupants of the site both within the individual units and within the common area.

For the reasons above, the standard application of City ordinances and regulatory agency procedures and ordinances would be sufficient to reduce any potential impacts from the project to less than significant and no mitigation measures are needed.

- b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?**

Less Than Significant Impact. Refer to response VIII.a. The site is not within a high-risk area and there are no special circumstances or existing conditions at the site which could lead a significant hazard to the public or the environment through accidental release of hazardous materials due to any phase of the project. The project is a residential development and will be consistent with existing surrounding land uses and the City of Santa Ana Municipal Code related to residential land use within a 100-year floodplain. For the reasons above, less than significant impacts are anticipated.

- c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?**

No Impact. The project is not located within one quarter mile of any schools. The closest school, R.F. Hazard Elementary School, is approximately 0.3 miles away. As there are no schools within a quarter mile of the proposed project site, there would be no impact.

- d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?**

No Impact. The California Department of Toxic Substances Control publishes the Cortese List on their website pursuant to Government Code Section 65962.5. This list can be found at:

https://www.envirostor.dtsc.ca.gov/public/search?cmd=search&reporttype=CORTESE&site_type=CSITE_S,FUDS&status=ACT,BKLG,COM&reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITE+LIST+%28CORTESE%29.

Section 65962.5(a)(1) requires that DTSC compile and update at least annually, and submit to the Secretary for Environmental Protection, a list of all hazardous waste facilities subject to corrective action pursuant to Sections 25220 and 25187.5 of the Health and Safety Code. This list includes a description and status of correction actions implemented through enforcement proceedings and well as voluntary clean up. The Phase I report prepared for the project site includes a summary of a Government Records Search that was conducted; this includes research on the Cortese List. The summary includes research of the site and surrounding area within a 2,000-foot (0.4 mile) radius of the development site for environmental concerns such as National Priority List sites, RCRA Corrective Actions by the EPA, permitted treatment, storage and disposal facilities, Superfund sites, permitted solid waste landfills, incinerator sites, transfer stations, and underground tanks. This research indicates that the development site is not listed as an environmental concern on any government data bases. There are five tank sites listed within one-quarter mile radius of the site. None of these sites are thought to involve an environmental concern where the condominiums are proposed from migratory contamination based on closure/remediation status, distance, and topography. There are six sites listed within one-eighth mile of the site that are

permitted to use minimum quantities of hazardous waste, such as dry cleaners. There are no spill sites listed within this radius. For the reasons stated above, no impacts are anticipated.

- e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?**

No Impact. The nearest airport is John Wayne Airport located approximately 8.8 miles southeast of the project site. See <https://www.ocair.com/commissions/aluc/docs/airportlu.pdf>. According the Orange County Airport Planning Areas, the project would not be located within the airport's planning areas (ALUC 2008) and there would be no impact.

- f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?**

Less Than Significant Impact. The plans for the condominium project include replacement of the sidewalk along the street frontage of North Mountain View Avenue and a new curb cut and driveway near the southwest property corner of APN 100-281-05 at the development site. This work will require issuance of a Street Work Permit by the City of Santa Ana Engineering Department. At the time of issuance of this permit, the City will evaluate the need for a traffic detour plan. It is not anticipated that any work related to the project would require a full street closure. Therefore, construction of the condominiums is not anticipated to interfere with any emergency plans or evacuation plans. During project operation, emergency access would be maintained to all residences in the project vicinity since the existing adjacent roads would not be altered. Therefore, the proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan and impacts would be less than significant.

- g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?**

No Impact. According to the California Department of Forestry and Fire Prevention (CAL FIRE)'s Fire Hazard Severity Zones Map, the project is not within areas of Very High Fire Hazard Severity Zones. The project area is developed and is not near any wildland areas. The proposed landscaping is not expected to create hazardous conditions. Therefore, there would be no impacts related to wildland fires.

Mitigation Measures

None

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
X. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☒	☐	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☒	☐	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	☐	☒	☐	☐
i) result in a substantial erosion or siltation on- or off-site;	☐	☒	☐	☐
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	☒	☐
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☒	☐
iv) impede or redirect flood flows?	☐	☐	☒	☐
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☒	☐
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

X. Hydrology and Water Quality

The responses in this section are based on the Preliminary Water Quality Management Plan dated October 31, 2019, which was prepared for the project by DMS Consultants Incorporated. This report is attached to this ISMND as Appendix E.

Would the project:

a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

Less Than Significant With Mitigation. Storm flows from the 0.75-acre parcel under existing conditions can contribute to downstream water quality and waste discharge violations. The site consists of mostly impervious surfaces and is currently graded for surface flows from storms and on-site irrigation to drain toward the west, discharged as unfiltered flows directly into the street. Stormwater is carried in the curb and gutter of Mountain View Street in a southerly direction to the City's storm drain system in West 1st Street, then in a westerly direction toward City storm drains in Newhope Street. These flows discharge from the City's storm drain into tributary waters of the Westminster Channel and eventually outlet to receiving waters of Anaheim Bay-Huntington Harbor, southwest of the site. Impaired surface flow from the site potentially impacts beneficial uses of receiving waters; including the following pollutants of concern generally associated with residential land use:

Table X-1: Residential Pollutants of Concern and Sources	
Residential Pollutants of Concern	Source
Suspended Solid, Sediment	Landscaping and Disturbed Earth Surfaces
Nutrients	Fertilizers, Sediment, Trash Debris
Heavy Metals	Vehicles, Automotive Fluids, Construction Materials
Pathogens (Bacteria/Virus)	Pets, Food Waste, Landscaping, Sediment
Pesticides	Landscaping, Household Use
Oil and Grease	Parked Vehicles
Toxic Organic Compounds	Biodegradable Organic Material
Trash and Debris	Common Litter and Trash

These pollutants collect on impervious surfaces within the project area and can be carried with runoff water directly into the City's storm drain system and into receiving waters; as non-point source pollution. For these reasons, under existing conditions, the project area has potential to contribute to regional violations in water quality standards, which have been established under authority of Porter-Cologne Water Quality Control Act and the federal Clean Water Act (CWA).

The California State Water Resources Control Board (SWRCB) and the Santa Ana Regional Water Quality Control Board (RWQCB) are responsible for regulating water quality in surface water, storm water and receiving waters, for non-point source water pollution. The RWQCB establishes water quality standards and administers the Santa Ana Region Basin Plan pursuant to federal and state legislation. Water quality is monitored and reported on the State of California Water Quality Control Board's 303 (d) list. The 303 (d) list is published to inform the public on CWA compliance regarding levels of pollution and water quality within receiving waters and provides updates on the effectiveness of water quality management programs for protection of beneficial uses of receiving waters as enforced by local agencies. Pollutants of concern for the Anaheim Bay-Huntington Harbor Watershed are Indicator Bacteria according to the Regional Water Quality Control Board's 303 (d) List, and this is mainly attributed to pet waste.

The County of Orange enforces the Drainage Area Management Plan (DAMP) and Model Water Quality Management Plan (WQMP) for all incorporated cities of Orange County, under authority of the Santa Ana Region Basin Plan. The County of Orange has obtained National Pollutant Discharge Elimination Permit Number, NPDES R8-2009-0030/NPDES No. CAS618030, in connection with the approved Model WQMP, from the Santa Ana Regional Water Quality Control Board. The City of Santa Ana is a co-permittee under this general NPDES permit. This permit utilizes the Model WQMP as guidance for implementing water pollution controls at the local level, for each parcel, within all urbanized incorporated areas of the City of Santa Ana. Protocol for controlling water quality pollution and non-point source pollution in all surface water and watersheds is outlined in the Model WQMP and includes strategies for pollution source reduction in the form of Best Management Practices (BMP). The City of Santa Ana enforces the requirements of the Model WQMP through the standard application of the plan check, permit and inspection process for grading and discretionary permits. The objectives of these processes are to reduce pollutant loads referred to as Total Daily Maximum Loads (TMDL) discharged into the City's storm drain system and to prevent them from entering receiving waters by eliminating unfiltered discharges from

parcels. This program considers structural and non-structural BMPs with approvals on new site development and construction.

The project will increase the area of impervious surface from 54 percent under existing conditions to 68 percent on the development site, and no other changes in impervious surfaces are proposed. The project will not substantially change runoff volume and will improve surface water quality leaving the site due to proposed structural BMPs which are designed for on-site retention of storm flows as well as for filtering and infiltration. Any future redevelopment within the project area will be required to comply with current water quality standards enforced by the City and will likely require separate approved WQMP pursuant to the DAMP. Construction of the condominiums involves grading and surface drainage modifications, which will redirect surface flows into inlets in greenbelt areas and toward filtered inlets and permeable concrete Eco-stone pavers in the driveway. Eco-stone pavement will be underlain by a total of 19 inches of course bedding and open graded gravel, which will function as a detention and filtering area for runoff. Increased level of residential activity is proposed with the project and is expected to result in the same types of pollution which are currently generated on site with the existing residential activities. Water quality BMPs have been incorporated into the development plan to reduce each specific type of pollutant of concern, which are not currently enforced under existing conditions. These BMPs will be enforced in perpetuity through the standard application of the Conditions, Covenants and Restrictions (CC&Rs) and Bylaws for the Condominium Tract and are the responsibility of the owner. Long-term operation, maintenance and inspection of the BMPs will be funded through Homeowner Association Fees associated with the Condominium Tract and will be documented through record keeping by the HOA, which is subject to City and RWQCB inspection.

The WQMP for the Condominium Tract is required for the project by Section 18.156 of the Santa Ana Municipal Code related to control of pollution in urban runoff and mandatory compliance with the Orange County DAMP. The preliminary WQMP for the condominiums includes structural and non-structural BMPs that qualify for conformance with the DAMP, general NPDES permit, and the Model WQMP to which the City is a co-permittee. Implementation of structural BMPs have been incorporated into development plans and will be verified during the City's plan check, permit and inspection processes for grading, demolition, and construction permits for the proposed condominium development. Examples of proposed structural BMPs include the Eco-stone Driveway with filtered inlets. Non-structural BMPs included in the WQMP are activity modifications such as maintenance of the filtered inlets, landscape management and litter control, regular sweeping of impervious areas, proper disposal of pet waste, and occupant education programs for handling, storing and disposing of pesticides, cleaners and automotive fluids. Non-structural BMPs will be implemented by owners in perpetuity and enforced through CC&Rs and Bylaws of the Condominium Tract. Structural BMPs must also be maintained over the long-term by the owners and the HOA. Both structural and non-structural BMPs will function in perpetuity according to final project-specific WQMP approved by the City. Proposed structural BMPs will allow infiltration and filtering of surface flows prior to discharge off site and will minimize pollutants in surface waters from the development site. The project will improve site compliance with water quality and waste discharge laws and plans, reducing the potential for future contribution of non-point source pollution in receiving waters.

The development parcel is located above the Lower Santa Ana River groundwater basin, which is managed by Orange County Water District. The project WQMP states that the project site is not located

in a plume protection boundary nor is it identified as a natural pollution source area, contaminated site, or within 250 feet of a contaminated site.

The WQMP for the project will comply with the general NPDES permit. Implementation of Standard Condition Plans, Programs, and Policies HYD-1 and HYD-2, BMPs from the final WQMP, the WQMP Plot Plan (Figure 10) and the Mitigation Monitoring and Reporting Plan for the project will ensure project compliance with existing permits, approved water quality plans and laws pertaining to the pollution in surface waters originating from this parcel. For these reasons, the project is not anticipated to significantly impact receiving waters of the Anaheim Bay-Huntington Harbor Watershed or the underlying groundwater basin from point and non-point source pollution. The project would result in less than significant impacts to the violation of water quality standards or waste discharge requirements or the otherwise substantial degradation of surface or groundwater quality.

b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Less Than Significant With Mitigation. Refer to response X.a. The project should not cause a significant net deficit in aquifer volume or lowering of the local groundwater table level. The project parcel is located above the Coastal Plain of Orange County Groundwater Basin (Basin 8-1), which is managed by Orange County Water District (OCWD). There is no well present on the development site with access to the groundwater basin, and no other tangible changes are proposed with the project; therefore, direct withdrawals that could directly decrease aquifer supplies are not possible. Proposed site grading directs surface flows to on-site detention areas designed to retain 80 percent of surface flows for infiltration, increasing the potential for groundwater recharge. A WQMP will be implemented with the project and includes permeable paved surfaces and drainage detention areas on site requiring long-term infiltration. The project will increase the level of activity and use of water with the proposed condominiums on the development site. The project will contribute to the City's Regional Housing Needs Assessment requirements with six additional units and is consistent with anticipated population projections for the City of Santa Ana with an incremental increase in housing units. Project compliance with 2019 California Green Building Standards Code Residential Mandatory Measures – Division 4.3 Water Efficiency and Conservation, is mandatory and requires a 20 percent reduction in potable indoor water use. The project will be implemented with Standard Condition Plans, Programs, and Policies HYD-1 and HYD-2, which require high-efficiency appliances and fixtures, weather-based irrigation controllers, and water-efficient landscaping to minimize use of water. For these reasons it is anticipated that project should not substantially decrease groundwater supplies or interfere substantially with groundwater recharge that may impede sustainable groundwater management of the basin.

c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces in a manner which would:

i) result in substantial erosion or siltation on- or off-site;

Less Than Significant With Mitigation. Refer to response X.a. The development site consists of one drainage management area and existing general drainage patterns will be preserved. This parcel does not receive surface flows from adjacent properties and therefore development of the condominiums will not impact drainage of neighboring parcels. The project parcel is graded to the west, directly to Mountain

View Street, for drainage of on-site storm and irrigation surface runoff water. The condominium development is designed to detain surface flows and will not substantially increase the velocity of surface flow off-site resulting in substantial erosion or siltation on- or off-site. The proposed project will not significantly modify the existing gently sloping grades of the project area. The proposed on-site drainage system is designed to retain 80 percent of surface flows on-site with the condominium development and will allow infiltration of surface water with Eco-Stone permeable pavers along the entire length of the driveway. Drainage around buildings will drain through a PVC storm drain system to the permeable pavers in the driveway. If any overflow occurs from the development site, the runoff will continue to drain into a parkway drain on Mountain View Street. No stream or river is located within the development site or local vicinity. Surface waters from the development site generally drain in a southwest direction into tributary and receiving waters that are channelized and not subject to erosion or siltation. The project will not alter any streams or rivers in tributary areas; the Santa Ana River is located 1.0 mile east, and the East Garden Grove Wintersburg Channel is 0.3 mile west of the Project. These are both channelized, and the proposed development will utilize the existing drainage pattern in the local vicinity; therefore, the project will not contribute directly to these drainages.

The project involves temporary ground disturbance on the development site. Dust, erosion, and siltation in the project area will be controlled through contractor implementation of Mitigation Measures AQ-1 through AQ-3, and Standard Condition Plans, Programs, and Policies HYD-1 through HYD-3. The contractor is required to implement a Storm Water Pollution Prevention Plan (SWPPP) during construction with control measures, schedules and procedures to prevent the discharge of pollutants during construction. The project drainage design should not increase the potential for erosion and siltation because general drainage patterns and velocities will not change with the project. Permeable pavers will decrease the impervious surface area of the existing site, capture surface water, and promote infiltration of silt underground. For these reasons, project alterations to drainage patterns that could result in erosion or siltation on- or off-site would be less than significant.

- ii) **substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;**

Less Than Significant Impact. Refer to responses X.a-c. The project does not include permanent alternation of topography that could substantial change runoff and drainage patterns within the project area and surrounding areas. Any localized modification of topography will be required to match existing grades in the adjacent street and on adjacent parcels. Therefore, the project will not result in substantial changes to existing surface drainage patterns, velocities, or volumes requiring new or altered storm drains within or tributary to the project area. Additionally, the structural BMPs in the driveway are designed to retain most of the runoff from the proposed development. Therefore, surface runoff generated from the project after the condominiums are constructed will closely match existing conditions. For these reasons, project alterations to drainage patterns that could result in flooding on- or off-site would be less than significant.

- iii) **create or contribute runoff water which would exceed the capacity or existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff, or**

Less Than Significant Impact. The project will not create or contribute runoff water that would exceed the capacity of the City of Santa Ana's stormwater drainage systems. Project site construction activities may produce additional sources of runoff pollution on-site. The preliminary WQMP includes BMPs for pollution source reduction and to detain and filter on-site runoff. Project contractors must comply with the City of Santa Ana and Orange County Water Quality Ordinances that prohibit non stormwater discharges to the municipal storm drain system with implementation of the SWPPP. For these reasons, project impacts related to exceeding the capacity of stormwater drainage systems or providing additional sources of polluted runoff would be less than significant.

iv) impede or redirect flood flows?

Less Than Significant Impact. The proposed condominiums are situated within a 100-year flood hazard area. According to the Federal Emergency Management Agency (FEMA) Map Service Center, the project parcel is located on Flood Map Number 06059C0256J, effective 12/03/2009. The project and surrounding parcels are within Flood Zone A, defined by FEMA as "areas subject to inundation by the 1-percent-annual-chance flood event", with no determination of Base Flood Elevations. Residential construction associated with the project is subject to compliance with Santa Ana Municipal Code Chapter 7, Article III, Section 7-17 pertaining to Floodplain Management Regulations, Provisions for Flood Hazard Reduction, and Standards of Construction. The project will not change the grading of the parcel site; therefore, on-site surface flows will continue to be directed in channelized drainages in a southwest direction. Flows from off-site would not be impeded or redirected because neighboring parcels do not drain onto the development site. The addition of permeable pavements to the site will allow for the infiltration of surface runoff with overflow running into the City's Mountain View parkway drain. Runoff from the proposed condominiums is anticipated to be essentially the same as with existing conditions. For these reasons, impacts related to the alteration of existing drainage patterns of the site that could impede or redirect flood flows are less than significant.

d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

Less Than Significant Impact. The project is proposed in an urbanized location, approximately 8 miles northeast of the shoreline of the Pacific Ocean, at an elevation of 70 to 72 feet, in an area that is not likely to experience tsunami. The project area is not included on the California Department of Conservation Orange County Tsunami Inundation Map. There are no open water bodies near the project that could result in seiche. The City's 7 MG Walnut Station water storage reservoir is located approximately 1,150 feet south of the project and is down gradient from the development site. This covered concrete tank is required to be designed to withstand internal slosh that could result from an earthquake affecting this area.

The development site is situated within a 100-year flood hazard area (refer to Response X(c)iv). The City's Floodplain Administrator and Building Department require project compliance with municipal code, which is verified through the standard application of the City's plan check, permit, and inspection processes. The preliminary WQMP contains proposed site BMPs for the reduction of pollutants potentially entering surface waters. Additionally, the General Permit requires the completion of a Rain Event Action Plan (REAP) to manage and mitigate on-site pollutant sources if a rain event is forecast with potential of project inundation. For these reasons, the risk of the release of pollutants due to project inundation from flood hazard, tsunami, or seiche is less than significant.

e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less Than Significant Impact. Refer to responses X.a-c. The State Water Resources Control Board (SWRCB), along with the Santa Ana Regional Water Quality Control Board (Santa Ana RWQCB), have jurisdiction within the City of Santa Ana and project vicinity and are responsible for the protection and enhancement of California's waters with the water quality control plan. The developers of the proposed project will adhere to regulations in the SWRCB Ocean Plan, Nonpoint Source Management Plan, and other State and local plans with implementation of procedures described in responses X.a-c. Additionally, the City and project parcel are located within the North and Central Orange County Watershed Management Areas Integrated Regional Water Management (IRWM). The 2018 IRWM OC Plan identifies and implements water management solutions on a regional scale and coordinates with existing plans. The goals of The OC Plan are to increase water supply, protect water quality, enhance the environment and habitat, provide flood risk management, improve the quality of life, and address climate change (OC Plan, 2018). The proposed project is consistent with existing development patterns in the local vicinity and is not anticipated to conflict or obstruct the above goals directly or indirectly.

The development site is located above the Coastal Plain of Orange County Groundwater Basin (Basin 8-1), which is managed by Orange County Water District (OCWD). The first groundwater management plan for the basin was adopted by OCWD in 1989. In 2014, the California Sustainable Groundwater Management Act (SGMA) was passed requiring high- and medium-priority basins to be sustainably managed. For compliance with SGMA, agencies must develop and implement groundwater sustainability plans (GSP) or alternative plans. In 2017, California Water Code elements of GSPs were incorporated into the current 2015 plan to generate the Basin 8-1 Alternative. The groundwater basin is designated a medium-priority basin, primarily due to heavy reliance on the basin groundwater as a water source. The Sustainability Goal for the OCWD Management Area is to continue to sustainably manage the groundwater basin to prevent conditions that would lead to significant and unreasonable (1) lowering of groundwater levels, (2) reduction in storage, (3) water quality degradation, (4) seawater intrusion, (5) inelastic land subsidence and (6) adverse impacts on hydrologically connected surface water (OCWD Basin 8-1 Alternative, 2017). The proposed project is not anticipated to contribute to the above conditions directly or indirectly and is proposed to accommodate SCAG forecast population growth. As such, the project will not result in significant changes in demand for water or infiltration to area aquifers due to proposed levels of impervious surfaces, structural BMPs and sustainability measures built into the conceptual plan for the project. For these reasons, the project would have a less than significant impact.

Mitigation Measures

None

Standard Condition Plans, Programs, and Policies

SC HYD-1: Prior to issuance of building and grading permits, structural BMPs shall be incorporated into the final development plans and specifications for the project and prior to final tract map approval, non-structural BMPs shall be incorporated into CC&Rs for Condominium Tract 19064 including but not limited to the following:

- a) Permeable driveway paving system with filtered storm drain inlets designed to detain 80 percent of 100-year storm flows from the APN 100-281-05 shall be incorporated into project plans and specifications and maintained through the HOA and CC&Rs.
- b) Pet Waste Stations including bags and covered receptacle shall be incorporated into project plans and funded/maintained through the HOA and CC&Rs.
- c) Covered trash receptacles shall be included in the common area on the final plans and maintained by the HOA through CC&Rs.
- d) Owner education materials, including proper handling, storage and disposal of toxics and maintenance of yard drains shall be incorporated into CC&Rs for the tract.

SC HYD-2: Prior to issuance of permits for the project, water efficient landscaping and irrigation details shall be incorporated into development plans and specifications for the project.

SC HYD-3: Prior to issuance of grading and building permits, erosion control measures shall be included in final plans and specifications including but not limited to provisions a-d below:

- a) Twice daily minimum sweeping of track-out areas.
- b) Cover haul loads and stockpiles with tarps.
- c) Maintain adequate soil moisture in disturbed surfaces during and after grading.
- d) Reduce construction vehicle speeds and idling times.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?	☐	☐	☒	☐
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐

XI. Land Use and Planning – Would the project:

a. Physically divide an established community?

Less Than Significant Impact. The proposed project would include infill redevelopment on a parcel with condominiums that are consistent with existing surrounding development in terms of proposed land use, density, structural mass and height. The development site is currently constructed with a block wall along the north, south and east property lines and the project would not create additional physical barriers that would alter community circulation or access within the area. The completed project would not interfere with the existing sidewalks or accessways. If sidewalk closure would be required during construction adjacent to the proposed condominiums, a detour plan would be approved by the City and an additional sidewalk is available for pedestrian use across the street. Therefore, the project would not divide an established community, either in the short-term or the long-term and impacts would be less than significant.

b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Less Than Significant Impact. The project area is currently developed and the only change in land use is proposed on the 0.75-acre development site for 8 condominiums, which would be built at a density of 11 dwelling units per acre. The proposed General Plan Amendment would allow Medium Density Residential (MR-15) at up to 15 dwelling units per acre on 6.6 acres and Low Density Residential (LR-7) on 2.1 acres and could result in 113 new residential units in the project area with future redevelopment.

Current zoning is A-1 (General Agricultural) on 3.72 acres, which includes the development site and other existing residential parcels; and, R-2 on 4.24 acres and R-4 on 0.75 acres. Proposed zoning is for Residential, R-1 on 2.15 acres and R-2 on 6.56 acres and would be consistent with existing land use densities on this block. The current General Plan land use designation is Low-Medium Density Residential (LMR-11), allowing up to 11 dwelling units per acre and General Commercial (0.5 to 1.0 Floor Area Ratio) on 1.6 acres, which is inconsistent with existing residential development patterns and zoning (Refer to Figures 3 and 4). Buildout under the current General Plan would allow up to 79 residential dwelling units and up to 69,696 square feet of commercial space.

The recommended rezoning and General Plan Amendment would ensure consistency between the General Plan and zoning designations pursuant to State Planning and Zoning Law as well as consistency with the existing area-wide development patterns, land use plans and policies. The project would provide

additional housing in response to anticipated population growth in the City and region as identified in SCAG's 2016 – 2040 Regional Transportation Plan/Sustainable Communities Strategy. With the Amendment, the zoning and land use designations would be consistent with each other and will provide additional residential units within walking distance of existing bus routes and commercial service businesses. This will reduce vehicle miles traveled and traffic trips within the project area that are anticipated with buildout of the existing General Plan. The project incorporates energy and water saving measures which promotes sustainability with regard to these resources. The project will implement strategies of SCAG's regional plan and the City's Climate Action Plan and is considered consistent with land use plans and policies. The project would have less than significant impacts.

Mitigation Measures

None

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

XII. Mineral Resources – Would the project:

a. Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?

No Impact. According to the City’s Land Use Element of the General Plan, there are no Significant Mineral Aggregate Resource Areas (SMARA) within the City (City General Plan). The Santiago Creek provides aggregate resources in areas north of the city. The project is not within any area known to contain mineral resources, therefore there is no impact.

b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No Impact. As stated above, the project site is not within a Mineral Resource Zone. The current zoning and the proposed new zoning for this area would not permit mining activities. Therefore, there would be no impact.

Mitigation Measures

None

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. NOISE. Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☒	☐	☐	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

XIII. Noise

The analysis in the following section is based on the Noise Technical Memo prepared for the project by Ganddini Associates and dated March 2, 2020. Construction noise for the project was calculated at the sensitive receptor locations, utilizing methodology presented in the Federal Transit Administration (FTA) Transit Noise and Vibration Impact Assessment Manual (2018) together with several key construction parameters including: distance to each sensitive receiver, equipment usage, percent usage factor, and baseline parameters for the project. The equipment used to calculate the construction noise levels for each phase were based on the assumptions provided in the CalEEMod modeling in the Air Quality, Global Climate Change, and Energy Technical Memorandum prepared for the proposed project (See Appendix F). For construction noise purposes, the distance measured from the project site to sensitive receptors was assumed to be the acoustical center of the project site to the property line of residential properties with existing residential buildings. Construction noise worksheets are provided in Appendix F.

Would the project result in:

- a. **Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?**

Potentially Significant Unless Mitigated. Significant permanent changes in noise are not anticipated with the project. The proposed condominiums are compatible with adjacent residences and the additional 6 units are not anticipated to significantly increase traffic volumes to permanently increase noise from traffic. The General Plan Amendment and zone change will not significantly change land use or densities or increase noise levels in the project area.

Project construction will generate temporary and intermittent noise from equipment operation and trucks that will be noticeable. The City of Santa Ana's Noise Element to the General Plan identifies the land use compatibility standard for noise-sensitive residential land uses as a Community Noise Equivalent Level (CNEL) of 65 dBA. Generally, a 3 dBA change in noise level is perceptible to the human ear. CNEL is time-weighted 24-hour noise average in decibels (dBA) and 65 CNEL dBA is generally considered acceptable for residential land use. No ambient noise monitoring data have been identified for the project vicinity, but

existing land uses and street patterns indicate within the City of Santa Ana's Noise Element that the existing ambient noise levels should be at or below the CNEL standard of 65 dBA at the project site and adjacent properties due to low traffic volumes and residential land use patterns in this area.

The City of Santa Ana's Municipal Code Chapter 18 Article VI allows an exception for construction noise levels during the hours of 7:00 a.m. and 8 p.m. on weekdays, including Saturday. Construction on Sundays and Holidays and between the hours of 8 p.m. to 7 a.m. is prohibited. Otherwise, the City's Municipal Code limits noise propagation to residential land uses during the daytime period (7:00 am to 10:00 pm) to 55 decibels (dBA Leq) and during the nighttime period (10:00 pm to 7:00 am) to 50 dBA Leq. The dBA Leq noise measurement is the decibel value that accounts for total sound energy from all sound levels over a specified time. Leq is a continuous equivalent sound level measurement in decibels that is an averaged noise level over a specific period of time and is referred to as time-averaged sound level.

It is assumed that construction would not occur during the noise-sensitive nighttime hours. The type of noise related to construction would be due to equipment used such as compressors, bulldozers, tractors, loaders, backhoes, pavers, trucks, and graders. The noise levels are expected to fluctuate as follows:

Table XIII-1: Construction Equipment Noise Level	
Equipment	Typical Noise Level (dBA) 50 ft from Source
Pavement Saw Cutter	85
Excavator	85
Backhoe	80
Loader	85
Skidsteer	75
Water Truck	20
Dump Truck (10-Wheel Dump Truck)	84
Smooth Drum Roller	74
Ditch Witch Trencher	103
Source: https://www.ditchwitch.com/mini-skid-steer/mini-skid-steer/st37x-stand-on-trencher	
https://www.fhwa.dot.gov/ENVIRonment/noise/construction_noise/handbook/handbook09.cfm	

Construction noise associated with the proposed project was calculated utilizing methodology presented in the Federal Transit Administration (FTA) Transit Noise and Vibration Impact Assessment Manual (2018) together with several key construction parameters including: distance to each sensitive receiver (adjacent residences), equipment usage, percent usage factor, baseline parameters for the project site and distances to receptors. Anticipated unmitigated construction noise levels during construction will reach up to 88 dBA Leq at the adjacent residential property line to the north of the project site, 79.3 dBA Leq at the adjacent residential property line to the east of the project site, 88 dBA Leq at the adjacent residential property line to the south of the project site, and 70.8 dBA Leq at the residential property line to the west

of the project site. Provision of mufflers or enclosures or acoustical tents that provide at least 8 dB of noise reduction could reduce the highest construction noise level to approximately 80.0 dBA Leq. Mitigation to ensure that project construction does not exceed the FTA threshold of 80 dB at nearby residential land uses will minimize construction noise. Impacts would be less than significant with mitigation.

b. Generation of excessive groundborne vibration or groundborne noise levels?

Less Than Significant Impact. Santa Ana has not adopted criteria for construction groundborne vibration impacts. There will be short-term temporary groundborne vibration and groundborne noise during some phases of construction. Examples of construction phases which may result in groundborne noise and vibration include but are not limited to operation of saw cutters and excavators for pavement demolition and trenching; the installation of shoring for trench stabilization; and the use of backhoes, rollers and haul trucks during construction. Typical operating cycles for these types of construction equipment may involve one or two minutes of full power operation followed by three to four minutes at lower power settings. For these reasons, impacts are considered less than significant.

c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. The project area is not located within the vicinity of a private airstrip or within two miles of a public airport. The nearest public airport to the project area is John Wayne Airport, located approximately six miles southeast of the project site. Therefore, the project would not expose people in the project area to excessive noise levels due to proximity of an airport, and there would be no impact.

Mitigation Measures

MM NOI-1: Final plans and specifications for the project shall include a note as follows: During demolition and construction, the contractor shall install noise source reduction or noise barriers and shall measure the effectiveness of said noise mitigation to document that project construction does not exceed the FTA threshold of 80 dB at nearby residential land uses. Said noise mitigation shall include but not be limited to the following:

- a) Shall fit equipment at the project site mufflers providing at least 8 dB of noise reduction or
- b) Shall construct temporary enclosures or acoustical tents that provide at least 8 dB of noise
- c) Shall measure and document the effectiveness of the implemented noise abatement measures

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. POPULATION AND HOUSING. Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐

XIV. Population and Housing – Would the project:

- a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?**

Less Than Significant Impact. The project will not construct or extend roads or infrastructure that would result in indirect population growth. The proposed project would involve the construction of 8 new condominium units resulting in an increase of 6 units on-site. Each condominium would have 3 bedrooms to comfortably accommodate a family of 4 and would replace two existing single-family dwelling units. The 2010 Census household size for this area is 4.25 people per household which totals to an estimated 26 new residents on-site. The US Census Bureau 2018 population estimate for the City of Santa Ana is 332,725. The addition of 26 new residents from the proposed project would increase the population of the City by less than 0.01 percent, therefore, would not induce substantial unplanned population growth in the area. There are existing multi-family housing units to the north and south of the project site, so the 8 proposed condominium units will match the density and aesthetic of the neighborhood. The extension of roads and other infrastructure will not be required for the proposed project. For these reasons, the impact would be less than significant.

- b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?**

Less Than Significant Impact. The parcel currently contains two single-family dwellings and a work shed, which would be demolished and removed with the proposed project. One of the residential structures is vacant and the other may be occupied. There is an estimated 4 people living on site that would be displaced with the project. U.S. Census data for the project area indicates that there is a 5.4 percent vacancy rate in the Riverview West Neighborhood and replacement housing could be found nearby. The project would not displace substantial numbers of people necessitating the construction of replacement housing; therefore, the impact would be less than significant.

Mitigation Measures

None

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. PUBLIC SERVICES. Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:	☐	☐	☒	☐
Fire protection?	☐	☐	☒	☐
Police protection?	☐	☐	☒	☐
Schools?	☐	☐	☒	☐
Parks?	☐	☐	☒	☐
Other public facilities?	☐	☐	☒	☐

XV. Public Services

- a. **Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:**

Fire protection?

Less Than Significant Impact. The proposed project is located within a completely developed residential area in the City of Santa Ana. Orange County Fire Authority (OCFA) serves the City of Santa Ana as the primary response for fire suppression and emergency medical services with 10 stations within the city. Emergency and support services for the City of Santa Ana and proposed project site are provided by Orange County Fire Authority (OCFA). The project site is located within Operations Division 6, approximately 700 feet from Orange County Fire Authority Station #78 at 501 North Newhope Street. The following information was acquired through email on May 7, 2020 from William Blumberg, OCFA Management Assistant:

- OCFA Station 78 is staffed daily by a Fire Captain, a Fire Apparatus Engineer, 2 Firefighters, and a Paramedic Engine
- First-in unit should arrive on-scene to medical aids and/or fires within 7 minutes and 20 seconds 80 percent of the time
- First-in truck companies should arrive on-scene to fires within 12 minutes 80 percent of the time
- Ensure that proposed project meets current California Fire Code, OCFA Fire Master Plans for Commercial & Residential Development (B-09) Guideline, and OCFA Architectural Review (E-04) Guideline

The project would require prior approval by the City of Santa Ana Public Works Department for any work within public right-of-way, which may include a temporary detour plan, and will not

block traffic volume or circulation resulting in unacceptable response times or service coverage to the vicinity. On-site construction for the project would comply with applicable California Fire Code requirements. The proposed project consists of 8 condominium units and represents approximately 4 percent of the City's Regional Housing Needs requirement established by Southern California Association of Governments (SCAG 2012). As such the project is part of the planned growth within the City of Santa Ana and would not significantly increase population or affect community fire protection service levels or result in the need of additional facilities. For the reasons stated above, there would be less than significant impacts on fire protection.

Police protection?

Less Than Significant Impact. The Santa Ana Police Department (SAPD) serves the City of Santa Ana. The proposed project is located in the Westend District, approximately 0.8 miles northwest of the Santa Ana Police Department Westend District Sub-Station at 3750 West McFadden Avenue and 2.7 miles west of the police headquarters at 60 Civic Center Plaza. The 2018 Santa Ana police crime rate was 30.7 per 1,000 residents (City of Santa Ana Listing of Crime Statistics, 2019). The SAPD Priority 1 average response time for 2019 was 7:46 minutes. The proposed project is included in the forecast regional population for the City of Santa Ana and would not require the construction of police facilities or expansion of services beyond what is currently planned. The City's standard permit and inspection process includes SAPD review of final project plans to ensure City requirements are met. For the reasons stated above, impacts to police protection would be less than significant.

Schools?

Less Than Significant Impact. The proposed project is located within the Garden Grove Unified School District. The assigned public elementary school is Hazard Elementary School located approximately 0.3 miles to the north at 4218 Hazard Ave; the assigned public intermediate school is James Irvine Intermediate School approximately 1.0 mile to the northwest at 10552 Hazard Ave; and the assigned public high school is Los Amigos High School approximately 1.7 miles to the south at 16566 Newhope St. The project would construct 8 new condominium units which would replace two existing single-family units and increase population on-site associated with 8 new single-family attached units. According to Garden Grove Unified School District, the project is anticipated to generate 4.78 additional students. The project developer would be required to pay school impact fees based on the proposed gross square footage at the time of issuance of building permits. For the reasons stated above, impacts to schools would be less than significant.

Parks?

Less Than Significant Impact. The City of Santa Ana operates 47 parks and recreational facilities with approximately 400 acres of public park space and additional playgrounds at several schools. The 8.68-acre Rosita Park is located approximately 0.25 miles northwest of the project site on 706 N Newhope Street and offers a playground, swimming pool, field, ball diamond, gymnasium, drinking fountain and indoor basketball courts. The 6.51 Heritage Park is approximately 0.5 miles to the southwest of the project site on 4812 W Camillo and offers a playground, ball diamond, picnic tables, restroom and drinking fountain. According to the Open Space, Parks, and Recreation Element of the General Plan, approximately 2 acres of open space exists for each 1,000 residents of Santa Ana. The proposed project may result in an increase in park usage, which would be

addressed by the In-Lieu Park Fee paid by the project applicant prior to issuance of a building permit. The In-Lieu Park Fee is a requirement under Section 34-200 of the City's municipal code to ensure adequate recreational facilities exist within the site vicinity. For the reasons stated above, impacts to parks would be less than significant.

Other public facilities?

Less Than Significant Impact. The City of Santa Ana provides library services for the proposed project area. The closest library branch is Newhope Library located at 122 N Newhope Street, approximately 0.15 miles to the southwest of the project site. Population growth from the proposed project would not be substantial requiring the construction of additional library facilities. Buildout of the approved City of Santa Ana General Plan would involve increased demand for services and utilities due to commercial land use and activities. Impacts to other public facilities are discussed in Section XVII. Transportation and Section XIX. Utilities and Service Systems of this report. For the reasons stated above, impacts would be less than significant.

Mitigation Measures

None

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. RECREATION.				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐

XVI. Recreation

- a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?**

Less Than Significant Impact. The City of Santa Ana operates 47 parks and recreational facilities with approximately 400 acres of public park space and additional playgrounds at several schools. The 8.68 acre Rosita Park is located approximately 0.25 miles northwest of the project site, at 706 N Newhope Street and offers a playground, swimming pool, field, ball diamond, gymnasium, drinking fountain and indoor basketball courts. The 6.51 Heritage Park is approximately 0.5 miles to the southwest of the project site on 4812 W Camillo and offers a playground, ball diamond, picnic tables, restroom and drinking fountain. The project would construct 8 new condominium units resulting in an increased population on-site. Each unit proposed with the project includes a 100 square-foot private covered patio and a 150 square foot private yard in addition to common areas. Population growth from the proposed project could result in approximately 25.5 permanent residents based on 4.25 people per unit and would not cause or accelerate the substantial physical deterioration of park facilities. For the reasons stated above, impacts to parks would be less than significant.

- b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?**

Less Than Significant Impact. Refer to response XVI.a. The project is located in the Riverview West area of the city would construct 8 new condominium units under the proposed Condominium Tract Map. The project would replace two existing single-family dwellings and would result in 6 additional units. The household size in this area of the city is 4.25 residents per unit (Census 2010); therefore, the project could result in a permanent increase in population on-site of approximately 25.5 residents. The proposed project includes private patios and yards as well as an 835 square foot common area centrally located on-site between Condo Units 4 and 5. The common-area space will contain benches, grass, and landscaping for the enjoyment of residents. The project is anticipated to meet a portion of the projected population growth in the City of Santa Ana that is already identified in regional plans would not require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The Tract Map for the condominiums is subject to compliance with the Quimby Act, within the Subdivision Map Act, which authorizes the City to require dedication of land or in lieu park fees to

construct adequate public recreation in the city. The In-Lieu Park Fee would be established by the City Engineer as part of the standard application of the plan check and permit process for the project and would be paid by the project applicant prior to issuance of a building permit. The park fees would be consistent with the recreational areas that are required to be dedicated under the Section 34-204 et seq. of the City's Municipal Code and the Subdivision Map Act. For the reasons stated above, impacts would be less than significant.

Mitigation Measures

None

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. TRANSPORTATION. Would the project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?	☐	☐	☒	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
d) Result in inadequate emergency access?	☐	☐	☒	☐

XVII. Transportation

The analysis in this section is based on the trip Generation Analysis prepared for the project by Ganddini Group, Incorporated and dated February 21, 2020 (Appendix G). The purpose of this analysis was to document the forecast trip generation for the proposed development as well as the proposed General Plan Amendment and zone change.

Would the project:

- a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?**

Less Than Significant Impact. The trip generation forecast for the proposed development based upon trip generation rates obtained from the Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition, 2017). Daily, AM peak hour, and PM peak hour rates and directional distributions for ITE Land Use Code 220 - Multifamily Housing (Low-Rise) were used for the proposed development and ITE Land Use Code 210 - Single-Family Detached Housing were used for the existing site land use. The number of trips forecast to be generated by the existing and proposed uses is determined by multiplying the trip generation rates by the land use quantity. The existing land uses are estimated to generate approximately 19 daily trips, including 1 trip during the AM peak hour and 2 trips during the PM peak hour. The proposed development is forecast to generate approximately 59 daily trips, including 4 trips during the AM peak hour and 6 trips during the PM peak hour. Therefore, the proposed condominium development is forecast to generate a total of 40 net new daily trips, including 3 net new trips during the AM peak hour and 4 net new trips during the PM peak hour.

Calculations were made to determine the potential buildout for existing and proposed land use designations within the General Plan Amendment boundary. The existing General Plan land use designations allow for a maximum buildout of 79 low-medium density residential dwelling units and up to 67,605 square feet of commercial land uses. The proposed General Plan land use designations allow for a maximum buildout of 99 medium density residential dwelling units and 15 low density residential dwelling units. A trip generation comparison was made between maximum buildout of the existing and proposed General Plan land use designations. ITE trip generation rates for Land Use Code 210 - Single-

Family Detached Housing were used for the Low Density and Medium-Low Density Residential and rates for Land Use Code 220 - Multifamily Housing (Low-Rise) were used for the Medium Density Residential land uses. The ITE trip generation rates for Land Use Code 820 - Shopping Center were used for the General Commercial land use. The proposed General Plan Amendment is forecast to result in a net change of 2,433 fewer daily trips, including 66 fewer daily trips during the AM peak hour and 248 fewer daily trips during the PM peak hour.

The proposed project would not generate significant increases in traffic or interfere with transportation plans and policies addressing the circulation system such as the City of Santa Ana General Plan Circulation Element, Santa Ana in Motion Bikeway Master Plan, Metro West Santa Ana Branch Transit Corridor, or Santa Ana Harbor Mixed Use Transit Corridor. The project would not permanently alter existing streets, sidewalks, transit, bicycle, or pedestrian facilities on- or off-site. During the construction phase of the project, a limited and temporary increase of construction related traffic will occur such as deliveries of equipment and materials to the site, and construction worker traffic. Construction activities will follow ordinances and policies set forth by the City of Santa Ana. For these reasons, there would be a less than significant impact.

b. Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b) and/or thresholds of significance set forth in Section 5.09, *Determining the Significance of Transportation Impacts*, Table 1, of the City of Santa Ana's Local CEQA Guidelines?

Less Than Significant Impact. State CEQA Guidelines Section 15064.3 describes specific considerations for evaluating a project's transportation impacts. Vehicle miles traveled (VMT) is considered the most appropriate measure of transportation impacts. VMT refers to the amount and distance of automobile travel attributable to a project. Other considerations may include project effects on transit and non-motorized travel. According to CEQA criteria for analyzing transportation impacts of land use projects, if a project site is within ½ mile of an existing major transit stop or a stop along an existing high-quality transit corridor, the project should be presumed to have a less than significant transportation impact. The OCTA OC Bus has multiple fixed service routes in proximity to the project site; on Euclid, Westminster, 1st, and Harbor, with Local Bus Route Service 64/64X stopping at 1st Street and Harbor Blvd approximately 0.5 miles from the site. The City of Santa Ana's Local CEQA Guidelines Section 5.09, *Determining the Significance of Transportation Impacts*, Table 1, outlines VMT impact thresholds of significance for land use projects. The City's Table 1 states that projects generating less than 110 daily trips do not require VMT analysis. According to the Trip Generation Analysis prepared for the project by Ganddini Group, Inc. dated February 21, 2020, the proposed project is forecast to generate fewer than 110 net daily trips. The Ganddini analysis also states that buildout of the proposed General Plan use designations is forecast to result in approximately 2,433 fewer daily trips compared to the buildout of the existing General Plan land use designations.

In accordance with Section 2.1 of the City of Santa Ana Traffic Impact Study Guidelines (September 2019), projects that generate less than 110 net daily trips can be screened out from a Vehicle Miles Traveled (VMT) assessment. As noted in the Technical Advisory on Evaluating Transportation Impacts in CEQA (State of California, December 2018), CEQA Guidelines, § 15301, subdivision (e)(2) provides a categorical exemption for existing facilities, including additions to existing structures of up to 10,000 square feet, so

long as the project is in an area where public infrastructure is available to allow for maximum planned development and the project is not in an environmentally sensitive area. Typical project types for which trip generation increases relatively linearly with building footprint (i.e., general office building, single tenant office building, office park, and business park) generate or attract an additional 110-124 trips per 10,000 square feet.

For the reasons above, the project can be considered to result in less than significant impacts to transportation as defined by the City of Santa Ana's Local CEQA Guidelines.

c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less Than Significant Impact. The project site would be required to conform to traffic and safety regulations to reduce transportation hazards due to sharp curves or dangerous intersections. The proposed project design does not include features that would substantially increase hazards and will not incorporate incompatible uses. The City's plan check, permit, and inspection process will ensure that the project conforms with all design standards. Therefore, the project impacts would be less than significant.

d. Result in inadequate emergency access?

Less Than Significant Impact. The project site would be directly accessible to construction and operational traffic from North Mountain View Street, with two major roads in proximity: Fifth Street approximately 500 feet to the north and First Street approximately 750 feet to the south. The proposed project would be required to conform to traffic and safety regulations requiring adequate emergency access measures, and Orange County Fire Authority standards. Additionally, the completed project would incorporate a driveway design for firetruck access and turn-around. For these reasons, the project would have a less than significant impact on emergency access.

Mitigation Measures

None

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII. TRIBAL CULTURAL RESOURCES.				
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	☐	☒	☐	☐
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☒	☐	☐
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☒	☐	☐

XVIII. Tribal Cultural Resources

- a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:**

- i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or**

Less Than Significant With Mitigation. An investigation (Appendix B) was conducted by Laguna Mountain Environmental Inc. including a records search, literature review, examination of historic maps, chain-of-title research, cultural resource survey, and historic structure evaluation addressing the three standing structures within the proposed project area. The records search was conducted at the South Central Coastal Information Center at California State University, Fullerton. The records search indicated that the project area had not been previously surveyed for cultural resources, and that no cultural resources had been recorded within a one mile radius of the project area or within the project. A search of the Native American Heritage Commission (NAHC) sacred lands file (SLF) was requested to determine if any Native American cultural resources are present within or in the vicinity of the proposed project. The NAHC response letter determined that the SLF results were negative and did not indicate presence of Native American cultural resources in the project area or within a one half-mile radius. The NAHC letter contains a list of Native American tribes who may also have knowledge of cultural resources in the project area.

The City of Santa Ana initiated Native American consultation for the project on March 17, 2020 with the Gabrieleno Band of Mission Indians – Kizh Nation. The City of Santa Ana sent follow-up correspondence to the Gabrieleno Band of Mission Indians – Kizh Nation on May 28, 2020 and received a reply by email

on May 28, 2020 concurring that Mitigation Measures TRI-1 and TRI-2 will fully mitigate impacts to tribal resources if any are found on the development site during construction. Mitigation Measure TRI-1 requires a site walk over by a qualified Native American Monitor, approved by tribal representatives, and a member of the Gabrieleno Band of Mission Indians – Kizh Nation prior to start of construction and that the Native American Monitor and tribal member be present on site during initial site clearing and ground disturbance down to the level of native soils, below fill. The monitor shall conduct a Native American Indian Sensitivity Training for construction personnel prior to start of construction and shall complete monitoring logs daily until ground disturbance within native soils is complete. Mitigation Measures TRI-1 and TRI-2 have been incorporated into the Mitigation Monitoring and Reporting Program for this project. Jerry C. Guevara, Assistant Planner I at The City of Santa Ana, was the City's contact with the Gabrieleno Band of Mission Indians – Kizh Nation on the dates listed above. For the reasons stated above, impacts would be less than significant with mitigation.

- ii) **A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.**

Less Than Significant With Mitigation. Refer to Response XVIII.a.i). The cultural resources records search conducted by Laguna Mountain Environmental Inc. did not identify any tribal cultural resources within the project site or the one mile radius of the project area. In the unlikely event that human remains are found at the project site, work in the location of the remains would cease pursuant to Standard Condition Plans, Programs, and Policies CUL-1 and the Orange County Coroner's office would be contacted pursuant to Health and Safety Code Section 7050.5 to identify the appropriate next steps. If Native American remains are found, the most likely descendent would be notified pursuant to Section 5097.94 of the Public Resources Code.

Mitigation Measures TRI-1 and TRI-2 will fully mitigate impacts to Gabrieleno Band of Mission Indians – Kizh Nation tribal resources if any are found on the development site during construction. TRI-2 stipulates the protocol and process for disposition of cultural resources if any are found on the development site during ground disturbance and construction. For the reasons stated above, impacts would be less than significant with mitigation.

Mitigation Measures

MM TRI-1: Prior to the issuance of any permits for initial site clearing (such as pavement removal, grubbing, tree removals) or issuance of permits allowing ground disturbing activities that cause excavation to depths greater than artificial fill (including as boring, grading, excavation, drilling, potholing or auguring, and trenching), the City of Santa Ana shall ensure that the project applicant/developer retain qualified Native American Monitor(s). The monitor(s) shall be approved by the tribal representatives of the Gabrieleno Band of Mission Indians - Kizh Nation and be present on-site during initial site clearing and construction that involves ground disturbing activities that cause excavation to depths greater than artificial fill identified herein. The monitor shall conduct a Native American Indian Sensitivity Training for construction personnel. The training session includes a handout and focus on how to identify Native American resources encountered during earthmoving activities and

the procedures followed if resources are discovered. The Native American monitor(s) shall complete monitoring logs on a daily basis, providing descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when grading and excavation activities of native soil (i.e., previously undisturbed) are completed, or when the tribal representatives and monitor have indicated that the site has a low potential for tribal cultural resources, whichever occurs first.

MM TRI-2: In the event that tribal cultural resources are inadvertently discovered during ground disturbing activities, work must be halted within 50 feet of the find until it can be evaluated by a qualified archaeologist in cooperation with a Native American monitor to determine if the potential resource meets the CEQA definition of historical (State CEQA Guidelines 15064.5(a)) and/or unique resource (Public Resources Code 21083.2(g)). Construction activities could continue in other areas. If the find is considered an “archeological resource” the archaeologist, in cooperation with a Native American monitor shall pursue either protection in place or recovery, salvage and treatment of the deposits. Recovery, salvage and treatment protocols shall be developed in accordance with applicable provisions of Public Resource Code Section 21083.2 and State CEQA Guidelines 15064.5 and 15126.4. If unique a tribal cultural resource cannot be preserved in place or left in an undisturbed state, recovery, salvage and treatment shall be required at the Project applicant’s expense. All recovered and salvaged resources shall be prepared to the point of identification

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIX. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
c) Result in a determination by the waste water treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

XIX. Utilities and Service Systems – Would the project:

- a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?**

Less Than Significant Impact. Buildout of the approved City of Santa Ana General Plan would involve increased demand for services and utilities due to commercial land use and activities. These services are already provided to the site and the additional six units proposed with the project are included in population forecasts and infrastructure plans for the region. The development project is proposed as infill and would be developed in response to projected population growth within this forecast by SCAG as described in the 2016-2040 RTP/SCS Final Growth Forecast by Jurisdiction. For these reasons, impacts would be less than significant.

- b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?**

Less Than Significant Impact. Water supply services are already provided to the site and the additional six units proposed with the project are accounted for in the City's infrastructure plans. The development project is proposed as infill and would be developed in response to projected population growth within this region forecast by SCAG as described in the 2016-2040 RTP/SCS Final Growth Forecast by Jurisdiction. In addition, the project will incorporate water conservation and accountability measures outlined in the City of Santa Ana Design Guidelines for Water and Sewer Facilities, including the installation of a public meter and water conserving irrigation plans. The multiple-family average water demand value is 120 gpd/capita with the average day demand (ADD) for a given project consisting

of the cumulative total of the various units, components, and land uses. The maximum day demand (MDD) is defined as 2.0 times the average day demand (ADD) and the peak hour demand (PHD) is defined as 3.5 times the average day demand (ADD). The project developer will provide the City with an estimate of the average day, maximum day, and peak hour project demands for the City's final determination of the adequacy of the existing water system, if specific water system improvements are required, and to provide the estimated domestic water demands. The City may require fair-share fees for infrastructure improvements needed to address system inadequacies as a condition of approval on the Condominium Tract.

The City of Santa Ana is required to file an Urban Water Management Plan (UWMP) with the California Department of Resources (DWR) every five years to comply with Water Code Sections 10610 through 10656 of the Urban Water Management Planning Act. The UWMP summarizes present and future water resources and demands and provides an assessment of needs. The City of Santa Ana 2010 UWMP indicated that existing water supplies and planned capacity improvements are sufficient to meet anticipated water demands. For these reasons, impacts would be less than significant.

c. Result in a determination by the waste water treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Less Than Significant Impact. The City of Santa Ana's approximately 390 miles of sewer mains transport wastewater to the Orange County Sanitation District (OCSD) Reclamation Plant 1, which has a capacity of 60 million gpd and is planned to provide capacity of up to 120 million gpd. The City of Santa Ana Design Guidelines for Water and Sewer Facilities states that project design sewerage flows will be based on the developer's estimated sewerage generation rates using the medium density residential average sewage flow coefficient of 0.0045 cfs/acre. The 2016 City of Santa Ana Sewer Master Plan Update capacity assessment analysis did not identify sewer hydraulic deficiencies in the vicinity of the proposed project and the pipe rating likelihood of failure analysis results were considered low. No capacity improvement projects are planned in the area to meet future 2040 peak wet-weather flow projections. Additionally, the 2017 OCSD Facilities Master Plan influent flow projections show a leveling or decrease in volume to 2040. Additionally, Orange County Sanitation District requires all developers of residential projects within their service area to pay capital facility charges that are designed to fund the construction, maintenance, and improvement of facilities. For these reasons, impacts to wastewater treatment capacity would be less than significant.

d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Less Than Significant Impact. Solid waste services are already provided in this area by Waste Management of OC. Waste is carried to local transfer stations in Orange and Irvine, and then to either the Olinda Alpha Landfill in Brea or Prima Deshecha Landfill in San Juan Capistrano. The Olinda Alpha has enough capacity to serve until 2030 and Prima Deshecha until 2102. The City of Santa Ana Climate Action Plan intends to reduce solid waste generation through implementation of a multi-family recycling measure, which would result in diversion of waste from landfills. The project would comply with local source reduction and recycling requirements. The construction of the condominiums on the development site is infill on an underutilized parcel of land. The additional six residences will not exceed

the capacity of existing infrastructure and is within the parameters of planned buildout of the City. For these reasons, the impacts would be less than significant.

e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Less Than Significant Impact. The California Integrated Waste Management Act requires each California city and county to prepare, adopt, and submit to the California Department of Resources Recycling and Recovery (CalRecycle) a source reduction and recycling element (SRRE) that demonstrates how the jurisdiction will meet the IWMA's mandated diversion goals. The City of Santa Ana Climate Action Plan proposes a measure that would reduce the amount of waste sent to landfills and would comply with AB341. For these reasons, impacts would be less the significant.

Mitigation Measures

None

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XX. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒

XX. Wildfire – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

a. Substantially impair an adopted emergency response plan or emergency evacuation plan?

No Impact. The project site is not located in an area or land classified by CAL FIRE as a very high fire hazard severity zone. According to the CAL FIRE Orange County Local Responsibility Areas Map, no section of the City of Santa Ana is this zone, therefore, there would be no project impacts on emergency response or evacuation plans.

b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

No Impact. The City of Santa Ana, including the project site, is not in an area or land classified as a very high fire hazard severity zone. According to CAL FIRE, the nearest areas classified as very high fire hazard severity zones are located more than 9 miles to the northeast, east, and southeast. The project site is not located on or near a slope or prevailing winds that would exacerbate wildfire risks exposing project occupants to pollutant concentrations from wildfires.

The project proposes two-story development that is consistent with the surrounding area in terms of height, mass and building setbacks and would not present any unique circumstances that would result in barriers to fire response. For these reasons, there would be no impact to project occupants.

c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

No Impact. The project is not located in an area or land classified by CAL FIRE as a very high fire

hazard severity zone. Emergency and support services for the City of Santa Ana and proposed project site are provided by Orange County Fire Authority (OCFA). The project site is located within Operations Division 6, approximately 700 feet from Orange County Fire Authority Station #78 at 501 North Newhope Street. The following information was acquired through email on May 7, 2020 from William Blumberg, OCFA Management Assistant:

- OCFA Station 78 is staffed daily by a Fire Captain, a Fire Apparatus Engineer, 2 Firefighters, and a Paramedic Engine
- First-in unit should arrive on-scene to medical aids and/or fires within 7 minutes and 20 seconds 80 percent of the time
- First-in truck companies should arrive on-scene to fires within 12 minutes 80 percent of the time
- Ensure that proposed project meets current California Fire Code, OCFA Fire Master Plans for Commercial & Residential Development (B-09) Guideline, and OCFA Architectural Review (E-04) Guideline

The proposed density and construction are consistent with existing patterns of development and there are no known deficiencies in the existing infrastructure related to fire risk. For these reasons, no impacts are anticipated.

d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

No Impact. The project site is not located in an area or land classified by CAL FIRE as a very high fire hazard severity zone. Additionally, the site is not located on a slope that would experience post-fire instability, drainage changes, or runoff causing flooding or landslides downslope. For these reasons, there would be no impact from the proposed project exposing people or structures to these significant risks due to wildfire.

Mitigation Measures

None

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XXI. MANDATORY FINDINGS OF SIGNIFICANCE.				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☐	☒	☐	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

XXI. Mandatory Findings of Significance

- a. **Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?**

Potentially Significant Unless Mitigated. Project implementation will require removal of trees and existing landscaping that could be used for nesting and roosting by migratory birds that are protected under the Migratory Bird Treaty Act. In addition, construction of the project will be within proximity to some large trees on adjacent parcels that could be used for nesting and roosting by migratory birds and raptors. Implementation of Standard Condition Plans, Programs, and Policies BIO-1 through BIO-3 will reduce project impacts on migratory birds to less than significant.

The project will result in additional residential units and potential impacts related to pollution in surface water in receiving waters. The project will implement a WQMP and will include Standard Condition Plans, Programs, and Policies HYD-1 through HYD-3 which will reduce impacts on water quality to less than significant.

Although unlikely, project could impact buried and previously unrecorded cultural resources. Standard Condition Plans, Programs, and Policies CUL-1 and Mitigation Measure GEO-5 will reduce impacts on California history or prehistory to less than significant levels.

- b. **Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a**

project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Potentially Significant Unless Mitigated. The project will generate fugitive dust (PM10 and PM2.5) within the South Coast Air Basin, which has a status of “non-compliance” with the State Implementation Plan for air quality compliance with the Clean Air Act. Mitigation Measures AQ-1 through AQ-3 will reduce project impacts from air quality to less than significant levels.

c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Potentially Significant Unless Mitigated. In addition to the mitigation measures reference above, the project will implement the Mitigation Measures and Standard Condition Plans, Programs, and Policies to reduce the following impacts to less than significant levels:

MM AES-1: Will reduce impacts related to localized light and glare by providing a barrier between active construction and adjacent streets and residential areas.

MM GEO-1 through MM GEO-5: Will reduce impacts related to geology and soils related to stability and soil moisture.

SC HYD-1 through SC HYD-3: Will reduce impacts reduce pollutant loads from the project area in surface water quality; will filter surface flows prior to discharge into the City’s storm drain system; and will minimize demand for potable water supply by implementing water-efficient appliances, fixtures and irrigation and xeriscape landscaping.

MM NOI-1: Will reduce impacts from construction noise to FTA standards.

PREPARATION

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Giancarlo Ganddini PE

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DETERMINATION

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

[Click here to enter text.](#)

Signature

Date

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