Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Santa Ana Rezone Project

Lead Agency: City of Santa Ana | Contact Person: Cesar Barrera, Acting City Engineer
Mailing Address: 20 Civic Center Plaza | Phone: 714.647.3387
City: Santa Ana | Zip: 92701 | County: Orange

Project Location: County: Orange | City/Nearest Community: Santa Ana
Cross Streets: East Chestnut Avenue and Zoo Lane | Zip Code: 92701
Longitude/Latitude (degrees, minutes and seconds): 33 ° 44 ′ 34.32 ″ N / 117 ° 50 ′ 27.17 ″ W Total Acres: 3.48
Assessor's Parcel No.: 402-212-01 | Section: | Twp.: | Range: | Base:
Within 2 Miles: State Hwy #: I-5, SR- 55 | Waterways:
Airports: | Railways: Santa Ana Metrolink | Schools: see attached overflow sheet

Document Type:

CEQA: ☐ NOP ☐ Draft EIR | NEPA: ☐ NOI | Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR | ☐ EA | ☐ Final Document
☐ Neg Dec (Prior SCH No.) | ☐ Draft EIS | ☐ Other:
☒ Mit Neg Dec Other: | ☐ FONSI

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☒ Rezone ☐ Annexation
☒ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☐ Use Permit ☐ Coastal Permit
☐ Community Plan ☐ Site Plan ☐ Land Division (Subdivision, etc.) ☐ Other:

Development Type:

☐ Residential: Units Acres
☐ Office: Sq.ft. Acres Employees ☐ Transportation: Type
☐ Commercial: Sq.ft. Acres Employees ☐ Mining: Mineral
☐ Industrial: Sq.ft. Acres Employees ☐ Power: Type MW
☐ Educational: ☐ Waste Treatment: Type MGD
☐ Recreational: ☐ Hazardous Waste: Type
☐ Water Facilities: Type MGD ☒ Other: paved parking Lot

Project Issues Discussed in Document:

☒ Aesthetic/Visual ☐ Fiscal ☒ Recreation/Parks ☒ Vegetation
☒ Agricultural Land ☐ Flood Plain/Flooding ☒ Schools/Universities ☒ Water Quality
☒ Air Quality ☒ Forest Land/Fire Hazard ☒ Septic Systems ☒ Water Supply/Groundwater
☒ Archeological/Historical ☒ Geologic/Seismic ☒ Sewer Capacity ☐ Wetland/Riparian
☒ Biological Resources ☒ Minerals ☒ Soil Erosion/Compaction/Grading ☒ Growth Inducement
☐ Coastal Zone ☒ Noise ☒ Solid Waste ☒ Land Use
☒ Drainage/Absorption ☒ Population/Housing Balance ☒ Toxic/Hazardous ☐ Cumulative Effects
☐ Economic/Jobs ☒ Public Services/Facilities ☒ Traffic/Circulation ☐ Other:

Present Land Use/Zoning/General Plan Designation:

Land Use: Open Space (OS) Zoning: General Agriculture (A1)

Project Description: *(please use a separate page if necessary)*

The City would improve an existing unpaved overflow parking lot serving the Santa Ana Zoo with paving, marked parking spaces, and circulation lanes to enhance appearance and operational efficiency. The access road would be demolished and reconstructed as part of the parking lot improvements. The parking lot would include 250 parking stalls, including 200 standard stalls, 40 standard electric vehicle (EV) stalls, and 10 EV accessible stalls. All stalls would be accessible to zoo patrons when overflow parking is required. A solar panel shade structure would also be constructed above the EV parking stalls. A General Plan amendment from Open Space (OS) to General Commercial (GC), and a rezone from General Agriculture (A1) to General Commercial (C2) would be required.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Schools within 2 miles of the project site:

Sierra Preparatory Academy, Tustin Connect K-8 School, Robert Heidman Elementary School, Saint Jeanne Lestonnac School, Raymond A Villa Fundamental Intermediate School, Reach Academy, Saddleback View, Benjamin Franklin Elementary School, Benjamin Beswick Elementary School, Century High School, John F. Kennedy Elementary, Horizon Wilshire School, Advanced Learning Academy, Madison Elementary, Helen Estock Elementary, Roosevelt Walker Academy, Garfield Elementary, Sycamore Magnet Academy, The Camino School, Saint Joseph Catholic School, St. Cecilia School, Tustin High School, Edison Elementary, Davis Elementary, Lathrop Intermediate School, Calvary Christian School, Heritage Elementary, Martin R. Heninger Elementary, Santa Ana High School Hillview Highschool, Hoover Elementary School

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

_____ Air Resources Board	_____ Office of Historic Preservation
_____ Boating & Waterways, Department of	_____ Office of Public School Construction
_____ California Emergency Management Agency	_____ Parks & Recreation, Department of
_____ California Highway Patrol	_____ Pesticide Regulation, Department of
_____ Caltrans District # _____	_____ Public Utilities Commission
_____ Caltrans Division of Aeronautics	_____ Regional WQCB # _____
_____ Caltrans Planning	_____ Resources Agency
_____ Central Valley Flood Protection Board	_____ Resources Recycling and Recovery, Department of
_____ Coachella Valley Mtns. Conservancy	_____ S.F. Bay Conservation & Development Comm.
_____ Coastal Commission	_____ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
_____ Colorado River Board	_____ San Joaquin River Conservancy
_____ Conservation, Department of	_____ Santa Monica Mtns. Conservancy
_____ Corrections, Department of	_____ State Lands Commission
_____ Delta Protection Commission	_____ SWRCB: Clean Water Grants
_____ Education, Department of	_____ SWRCB: Water Quality
_____ Energy Commission	_____ SWRCB: Water Rights
_____ Fish & Game Region # _____	_____ Tahoe Regional Planning Agency
_____ Food & Agriculture, Department of	_____ Toxic Substances Control, Department of
_____ Forestry and Fire Protection, Department of	_____ Water Resources, Department of
_____ General Services, Department of	
_____ Health Services, Department of	_____ Other: _____
_____ Housing & Community Development	_____ Other: _____
_____ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date December 19th, 2025 Ending Date Janurary 13th, 2026

Lead Agency (Complete if applicable):

Consulting Firm: FirstCarbon Solutions
Address: 250 Commerce, Suite 210
City/State/Zip: Irvine, CA 92602
Contact: Angela Wolfe, Senior Project Manager
Phone: 714.508.4100

Applicant: City of Santa Ana
Address: 20 Civic Center Plaza
City/State/Zip: Santa Ana, CA 92701
Phone: 714.647.3379

Signature of Lead Agency Representative: _____ **Date:** 12/15/2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.