SUBJECT: NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR A REZONE PROJECT IN THE CITY OF SANTA ANA

A Mitigated Negative Declaration (MND) has been prepared by the City of Santa Ana for the Santa Ana Rezone Project located at 1801 East Chestnut Avenue. Pursuant to the California Environmental Quality Act (CEQA), the City of Santa Ana, as Lead Agency, is responsible for preparation of this document.

PROJECT TITLE: Santa Ana Rezone Project

PROJECT DESCRIPTION: The City proposes to continue the use of a 3.48-acre overflow parking lot for the Santa Ana Zoo, but with improvements including paving, marked spaces, and circulation lanes. The access road would be reconstructed, and the lot would provide 250 stalls including 200 standard stalls, 40 standard electric vehicle (EV) and 10 EV Americans with Disabilities Act (ADA) stalls in compliance with the 2022 California Building Standards Code (CBC) and the 2022 California Green Building Standards Code, Title 24, Part 11 (CALGreen). All stalls would be available to zoo patrons during overflow use, with a solar panel shade structure above the EV stalls. The project also requires a General Plan amendment from Open Space (OS) to General Commercial (GC) and a rezone from General Agriculture (A1) to General Commercial (C2). The site is not listed on any hazardous materials or waste databases per Government Code Section 65962.5.

PROJECT LOCATION: 1801 East Chestnut Avenue, Santa Ana, California 92703

PUBLIC REVIEW PERIOD: The 25-day public comment period on the MND will commence on Friday, December 19, 2025, and conclude on Tuesday, January 13, 2026. The MND and Initial Study are available for review on the City's website under the News tab in addition to physical copies available at:

City of Santa Ana
Public Works Agency Counter
20 Civic Center Plaza
Santa Ana, CA 92701

City of Santa Ana
Southwest Senior Center
2201 W McFadden Ave
Santa Ana, CA 92701

Please submit comments in writing to the address or email provided below. Comments must be received by 5:00 pm on January 13, 2026.

City of Santa Ana Public Works Agency
20 Civic Center Plaza
Santa Ana, CA 92701
Contact: Cesar Barrera
Email: CBarrera@santa-ana.org

ENVIRONMENTAL IMPACT: mitigation measures were incorporated into the proposed project or are required as a condition of project approval that reduces these potential impacts to a less than significant level.

INVITATION TO BE HEARD: A public hearing of the Planning Commission of the City of Santa Ana to review the project to consider recommending City Council approval of the project and the MND will be held at the City of Santa Ana City Council Chambers, located at 22 Civic Center Plaza, Santa Ana, CA 92701, scheduled on Monday, February, 09, 2026 at 5:30 p.m. A public hearing of the City Council of the City of Santa Ana to consider approval of the project and consider adoption of the MND will be held at the City of Santa Ana Council Chambers, located at 22 Civic Center Plaza, Santa Ana, CA 92704, tentatively scheduled on Tuesday, March 3, 2026 at 5:45 p.m. All evidence and testimony, for or against the approval of the project and objections to the content or adequacy of the MND, may appear and be heard before the City Council of the City of Santa Ana at the time and place of the hearing.

For any questions regarding the review of the MND, please contact Cesar Barrera, Acting City Engineer, by phone at (714) 647-3387 or by email at CBarrera@santa-ana.org.

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Cesar Barrera
Acting City Engineer