



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

202685000304

FILED

March 19, 2026
HUGH NGUYEN
CLERK - RECORDER

By Hugh Nguyen
Deputy clerk

30-03/19/2026-0209

THIS SPACE FOR CLERK'S USE ONLY

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

TYPE OR PRINT CLEARLY

Project Title

SANTA ANA ZOO REZONE PROJECT

Check Document being Filed:

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

FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON 03/19/2026
Posted 03/19/2026 Removed _____
Returned to agency on _____
DEPUTY 464

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

MAYOR
Valerie Amezcua
MAYOR PRO TEM
David Penalzoza
COUNCILMEMBERS
Phil Bacerra
Johnathan Ryan Hernandez
Jessie Lopez
Thai Viet Phan
Benjamin Vazquez



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

CITY OF SANTA ANA

PUBLIC WORKS AGENCY

20 Civic Center Plaza • P.O. Box 1988
Santa Ana, California 92702
www.santa-ana.org

FILED

MAR 19 2026

HUGH NGUYEN, CLERK-RECORDER

BY: _____ DEPUTY

NOTICE OF DETERMINATION

TO: Office of Land Use and Climate Innovation **FROM:** City of Santa Ana
1400 Tenth Street, Room 121 Public Works Agency
Sacramento, CA 95814 P.O. Box 1988
20 Civic Center Plaza, M-43
Santa Ana, CA 92702

Orange County Clerk Recorder **CONTACT:** Cesar Barrera
P.O. Box 238 Acting City Engineer
Santa Ana, CA 92702-0238 (714) 647-3387

PHONE:

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

Project Title: Santa Ana Zoo Rezone Project
Application Nos: GPA No. 2025-01 and AA No. 2025-02
State Clearinghouse Number: 2025121015
Project Location: 1801 East Chestnut Avenue, City of Santa Ana, Orange County

Applicant: City of Santa Ana
Attention: Cesar Barrera, Deputy Public Works Director
Applicant Mailing Address: 20 Civic Center Plaza, Santa Ana, CA 92701
Phone: (714) 647-3387 **Email:** CBarrera@santa-ana.org

Project Description: The City proposes to improve an existing unpaved overflow parking lot serving the Santa Ana Zoo by adding 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 (A-1) to General Commercial (C-2) would be required.

On March 17, 2026, the City Council of the City of Santa Ana (Lead Agency) has:

1. Conducted a second reading and adopted an ordinance approving AA No. 2025-02 to change the zoning designation for the site from General Agriculture (A-1) to General Commercial (C-2).

SANTA ANA CITY COUNCIL

Valerie Amezcua
Mayor
vamezcua@santa-ana.org

David Penalzoza
Mayor Pro Tem - Ward 6
doenalzoza@santa-ana.org

Thai Viet Phan
Ward 1
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Benjamin Vazquez
Ward 2
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Jessie Lopez
Ward 3
jessielopez@santa-ana.org

Phil Bacerra
Ward 4
pbacerra@santa-ana.org

Johnathan Ryan Hernandez
Ward 5
jryanhernandez@santa-ana.org

MAR 19 2026

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY

- 2. Determined that, pursuant to the California Environmental Quality Act (CEQA), the ordinance's second readings are covered by the final Initial Study/Mitigated Negative Declaration (IS/MND) No. 2025-119 (SCH No. 2025121015), including environmental findings of fact pursuant to the California Environmental Quality Act, and the Mitigation Monitoring and Reporting Program that were certified and adopted by the City Council on March 3, 2026 for the Project.

This is to advise that the City of Santa Ana (Lead Agency) has approved the above-described ordinances on March 17, 2026 based on the previously made determinations on March 3, 2026:

- 1. A final IS/MND was prepared for this Project pursuant to the provisions of CEQA and reflects the independent judgment of the City of Santa Ana.
- 2. The IS/MND concluded that implementation of the proposed General Plan Amendment, zone change, and parking lot improvements could result in potentially significant environmental impacts; however, with implementation of identified mitigation measures and compliance with applicable conditions of approval, all impacts would be reduced to a less-than-significant level..
- 3. Mitigation measures were made a condition of the approval of the Project.
- 4. A mitigation reporting or monitoring program was adopted for this Project.
- 5. A Statement of Overriding Considerations was not adopted for this Project.
- 6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final IS/MND including comments, responses and record of project approval, is available to the general public at: City of Santa Ana, Public Works Agency, 20 Civic Center Plaza, M-43, Santa Ana, CA 92702.



Signature (Public Agency)

March 17, 2026

Date

Acting City Engineer

Title

Date received for filing:
Date received for filing at SCH (if applicable):

Authority Cited: Sections 21083 and 21087, Public Resources Code.
Reference: Sections 21000-21174, Public Resources Code.

County Clerk: Please post for 30 days in accordance with Section 21152(c) of the California Environmental Quality Act.
State Clearinghouse: Please post for 40 days in accordance with Section 21152(c) of the California Environmental Quality Act.



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-03/04/2026-0152

202685000232

FILED

March 4, 2026
HUGH NGUYEN
CLERK - RECORDER

By [Signature]
Deputy clerk

FILED

MAR 19 2026

HUGH NGUYEN, CLERK-RECORDER
BY: [Signature] DEPUTY

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

TYPE OR PRINT CLEARLY

Project Title

SANTA ANA REZONE PROJECT

Check Document being Filed:

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

<p>FILED IN THE OFFICE OF THE ORANGE COUNTY CLERK-RECORDER ON 03/04/2026</p> <p>Posted <u>03/04/2026</u> Removed _____</p> <p>Returned to agency on _____</p> <p>DEPUTY <u>461</u></p>

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

MAYOR
Valerie Amezcu
MAYOR PRO TEM
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CITY MANAGER
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CITY CLERK
Jennifer L. Hall

FILED

MAR 19 2026

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY

CITY OF SANTA ANA

PUBLIC WORKS AGENCY

20 Civic Center Plaza • P.O. Box 1988
Santa Ana, California 92702
www.santa-ana.org

FILED

MAR 04 2026

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY

NOTICE OF DETERMINATION

TO: Office of Land Use and Climate Innovation
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: City of Santa Ana
Public Works Agency
20 Civic Center Plaza, M-43
Santa Ana, CA 92701

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

CONTACT: Cesar Barrera
Acting City Engineer
CBarrera@santa-ana.org

PHONE: (714) 647-3387

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

Project Title: Santa Ana Rezone Project

Application Nos: GPA No. 2025-01 and AA No. 2025-02

State Clearinghouse Number: 2025121015

Project Location: 1801 East Chestnut Avenue, City of Santa Ana, Orange County

Applicant: City of Santa Ana

Attention: Cesar Barrera, Deputy Public Works Director

Mailing Address: 20 Civic Center Plaza, Santa Ana, CA 92701

Phone: (714) 647-3387 **Email:** cbarrera@santa-ana.org

Project Description: 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 (A-1) to General Commercial (C-2) would be required.

On March 3, 2026, the City Council of the City of Santa Ana (Lead Agency) has:

SANTA ANA CITY COUNCIL

Valerie Amezcu
Mayor
vamezcua@santa-ana.org

David Penalzo
Mayor Pro Tem - Ward 6
dpenalzo@santa-ana.org

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Johnathan Ryan Hernandez
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ryanhernandez@santa-ana.org

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Notice of Determination
Santa Ana Zoo Overflow Parking Lot Rezone Project
Page 2 of 2

MAR 19 2026

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

1. Certified the Final Initial Study/Mitigated Negative Declaration (ISMND) (SCH No. 2025121015) for the Project; (2) adopted a Mitigation Monitoring and Reporting Program for the Project; and (3) approved the Project;
2. Adopted a resolution approving GPA No. 2025-01 to change the General Plan Land Use designation for the site from Open Space (OS) to General Commercial (GC).
3. Conducted a first reading and adopted an ordinance approving AA No. 2025-02 to change the zoning designation for the site from General Agriculture (A-1) to General Commercial (C-2).

This is to advise that the City of Santa Ana (Lead Agency) has approved the above-described project on March 3, 2026 and has made the following determinations regarding the above-described project:

1. The project will not have a significant effect on the environment.
2. A Negative Declaration was prepared for this Project pursuant to the provisions of CEQA and reflects the independent judgment of the City of Santa Ana.
3. Mitigation measures were made a condition of the approval of the Project.
4. A mitigation reporting or monitoring plan was adopted for this Project.
5. A Statement of Overriding Considerations was not adopted for this Project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Final IS/MND with comments and responses and record of project approval, is available to the General Public at: City of Santa Ana, Public Works Agency, 20 Civic Center Plaza, M-43, Santa Ana, CA 92701.

[Signature]
Signature (Public Agency)

March 4, 2026

Date

Acting City Engineer

Title

FILED

MAR 04 2026

Date received for filing:

Date received for filing at SCH (if applicable):

Authority Cited: Sections 21083 and 21087, Public Resources Code.
Reference Sections 21000-21174, Public Resources Code.

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

County Clerk: Please post for 30 days in accordance with Section 21152(c) of the California Environmental Quality Act.

State Clearinghouse: Please post for 40 days in accordance with Section 21152(c) of the California Environmental Quality Act.



State of California - Department of Fish and Wildlife
2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

FILED

MAR 19 2026

HUGH NGUYEN, CLERK-RECORDER

[Signature]
 DEPUTY

Print Copy Save

RECEIPT NUMBER:
 30-03/04/2026-0162
 STATE CLEARINGHOUSE NUMBER (if applicable)
 2025121015

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SANTA ANA	LEAD AGENCY EMAIL	DATE 03/04/2026
COUNTY/STATE AGENCY OF FILING ORANGE COUNTY	DOCUMENT NUMBER 202686000232	
PROJECT TITLE SANTA ANA REZONE PROJECT		

PROJECT APPLICANT NAME CITY OF SANTA ANA	PROJECT APPLICANT EMAIL	PHONE NUMBER (714) 647-3387
PROJECT APPLICANT ADDRESS 20 CIVIC CENTER PLAZA	CITY SANTA ANA	STATE CA
		ZIP CODE 92701

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

Environmental Impact Report (EIR) \$ 4,227.50 \$ _____

Mitigated/Negative Declaration (MND)(ND) \$ 3,043.75 \$ 3,043.75

Certified Regulatory Program (CRP) document - payment due directly to CDFW \$ 1,437.25 \$ _____

Exempt from fee

Notice of Exemption (attach)

CDFW No Effect Determination (attach)

Fee previously paid (attach previously issued cash receipt copy)

Water Right Application or Petition Fee (State Water Resources Control Board only) \$ 850.00 \$ _____

County documentary handling fee \$ 50.00 \$ _____

Other \$ _____

PAYMENT METHOD:

Cash Credit Check Other

TOTAL RECEIVED \$ 3,043.75

SIGNATURE X <i>[Signature]</i>	AGENCY OF FILING PRINTED NAME AND TITLE Sarah Luna Deputy Clerk
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State of California - Department of Fish and Wildlife
2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

Print

StarOver

Save

RECEIPT NUMBER:
 30 — 03/19/2026 — 0209
 STATE CLEARINGHOUSE NUMBER (If applicable)
2025121015

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SANTA ANA	LEAD AGENCY EMAIL	DATE 03/19/2026
COUNTY/STATE AGENCY OF FILING Orange	DOCUMENT NUMBER 202685000304	

PROJECT TITLE

SANTA ANA ZOO REZONE PROJECT

PROJECT APPLICANT NAME CITY OF SANTA ANA	PROJECT APPLICANT EMAIL	PHONE NUMBER (714)647-3387
PROJECT APPLICANT ADDRESS P.O BOX 1988, 20 CIVIC CENTER PLAZA M-43	CITY SANTA ANA	STATE CA
		ZIP CODE 92702

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

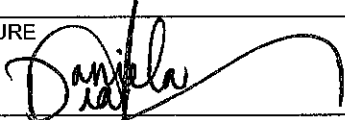
- | | | | |
|---|------------|----|------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$4,227.50 | \$ | 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$3,043.75 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,437.25 | \$ | 0.00 |

- Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

- | | | | |
|---|----------|----|------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | 0.00 |
| <input type="checkbox"/> County documentary handling fee | | \$ | 0.00 |
| <input type="checkbox"/> Other | | \$ | |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other
 TOTAL RECEIVED \$ 0.00

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE DANIELA FLORIDO, DEPUTY CLERK
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