



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

202585000552
FILED
June 09, 2025
HUGH NGUYEN
CLERK - RECORDER
By MG.
Deputy clerk

30-06109 / 2025 - 0423

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

AMENDMENTS TO THE TRANSIT ZONING CODE (SD-84) ZONING DISTRICT
AND CITYWIDE ZONING MAP

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 June 9, 2025
Posted for 30 days**

DEPUTY MELISSA GOMEZ

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.

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MAYOR PRO TEM
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CITY OF SANTA ANA
PLANNING AND BUILDING AGENCY
20 Civic Center Plaza • P.O. Box 1988
Santa Ana, California 92702
www.santa-ana.org

NOTICE OF DETERMINATION

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

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

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

Contact: Margarita Macedonio, MAUP
Phone: (714) 667-2288
Email: MMacedonio@santa-ana.org

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

Project Title: Amendments to the Transit Zoning Code (SD-84) Zoning District and Citywide Zoning Map

Application No(s): ZOA No. 2024-02, AA No. 2024-03

State Clearinghouse Number: 2006071100

ER Number: 2024-62

Project Location: SD-84 zoning district, also known as the Transit Zoning Code (TZC), located in the central urban core of the City and comprises over 100 blocks and 450 acres. The TZC is generally bounded by First Street, Flower Street, Civic Center Drive, Grand Avenue, and the Santa Ana (I-5) Freeway.

City: Santa Ana **County:** Orange

Applicant: City of Santa Ana

Attention: Margarita Macedonio, MAUP, Principal Community Planner

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

Phone: (714) 667-2288 | **Email:** MMacedonio@santa-ana.org

Project Description:

On June 7, 2010, the City Council of the City of Santa Ana ("City Council") adopted findings and a Statement of Overriding Considerations and certified the Transit Zoning Code Environmental Impact Report (State Clearinghouse No. 2006071100, "Transit Zoning Code EIR"), pursuant to the California Environmental Quality Act (Public Resources Code, §§ 21000, et seq., "CEQA"), the regulations promulgated thereunder (14 Cal. Code of Regulations §§ 15000, et seq., "CEQA Guidelines") and adopted the City of Santa Ana's Transit Zoning Code ("Transit Zoning Code"), which is designed to provide the zoning necessary to support the long-term development of a successful transit program.

Subsequent to the certification of the Transit Zoning Code EIR, the City as lead agency prepared an addendum ("Addendum") to the Transit Zoning Code EIR for the adoption of the proposed ordinances ("Proposed Ordinances"). The Proposed Ordinances include (1) an ordinance approving Zoning Ordinance Amendment (ZOA) No. 2024-02 amending certain sections of Article XIX (The Transit Zoning Code, Specific Development No. 84 (SD-84)) of Chapter 41 (Zoning) of the Santa Ana Municipal Code including amendments to the regulations, overlay districts and maps in the zoning district; modifying the authorized land uses and permit types; establishing revised non-conforming use regulations, including the addition of an amortization/termination of use process and adding operational standards for certain permitted and non-conforming uses, and (2) an ordinance to approve Amendment Application (AA) No. 2024-

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JUN 09 2025

HUGH NGUYEN, CLERK-RECORDER

BY: MG DEPUTY

Notice of Determination

City of Santa Ana Amendments to the Transit Zoning Code EIR (ZOA No. 2024-02, AA No. 2024-03)

Page 2 of 2

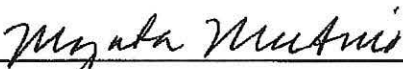
03 amending the zoning by removing the M1 (Light Industrial) and M2 (Heavy Industrial) suffixes from certain properties within the SD-84 zoning district boundary as designated on the City of Santa Ana Zoning Map.

The Addendum evaluates the Proposed Ordinances. The Addendum determined that the Proposed Ordinances would not result in substantial changes to the previously certified Transit Zoning Code EIR because it would not involve new significant impacts, nor would it substantially increase the severity of an impact identified in the certified Transit Zoning Code EIR. The Addendum further determined that no new mitigation is required beyond those measures in the previously certified EIR.

On June 3, 2025, the City Council of the City of Santa Ana adopted the Addendum and introduced for first reading the Proposed Ordinances, ZOA No. 2024-02 and AA No. 2024-03, and made the following determinations:

1. The Proposed Ordinances will not have a significant effect on the environment.
2. The Addendum to the Transit Zoning Code EIR was prepared and adopted in full compliance with CEQA, CEQA Guidelines, and the City's Local CEQA Guidelines, and reflects the independent judgment of the City.
3. Mitigation measures were made a condition of approval of the original project in the previously certified Transit Zoning Code EIR.
4. A statement of overriding considerations was adopted for the original project in the previously certified Transit Zoning Code EIR.
5. The proposed ordinances do not present new information of substantial importance that was not known and could not have been known at the time the Transit Zoning Code was certified.
6. Findings were made pursuant to Public Resources Code section 21166 and State CEQA Guidelines section 15162 relating to subsequent environmental review.

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

	06/06/2025	Principal Community Planner
Signature:	Date:	Title:

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JUN 09 2025

HUGH NGUYEN, CLERK-RECORDER

BY: M.G. DEPUTY

FILED

JUN 08 2010

TOM DALY, CLERK-RECORDER

By _____ DEPUTY

Recorded in Official Records, Orange County
Tom Daly, County Recorder
2792.25
201085000739 3:16 pm 06/08/10
175 OR03 Z02
0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

POSTED

JUN 08 2010

TOM DALY, CLERK-RECORDER

By _____ DEPUTY

MAYOR
Miguel A. Pulido
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Sal Tinajero



CITY MANAGER
David N. Ream
CITY ATTORNEY
Joseph W. Fletcher
CLERK OF THE COUNCIL
Maria D. Hulzar

CITY OF SANTA ANA

PLANNING & BUILDING AGENCY
20 Civic Center Plaza (M-20)
P.O. BOX 1988 • Santa Ana, California 92702
(714) 667-2700 • Fax (714) 973-1461
www.santa-ana.org

FILED

JUN 09 2025

HUGH NGUYEN, CLERK-RECORDER

NOTICE OF DETERMINATION BY: MG DEPUTY

TO: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814
 Orange County Clerk Recorder
P.O. Box 238
Santa Ana, CA 92702-0238

FROM: City of Santa Ana
20 Civic Center Plaza
Santa Ana, CA 92702

Subject: Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code and Title XIV, California Code of Regulations Section 15094

Project Title: Transit Zoning Code (Specific Development 84A and 84B)

State Clearinghouse Number: 2006071100

EIR Number: 2006-02

Lead Agency Contact Person: Lucy Linnaus Telephone Number: (714) 667-2745

Applicant (Name and Address): City of Santa Ana; 20 Civic Center Plaza (M-20) Santa Ana, CA 92702

Project Location: The project is located in the central urban core of Santa Ana and comprises over 100 blocks and 450 acres, approximately 10 miles west from the Pacific Ocean. The proposed project is located in the area west of Interstate 5, north of First Street, and between Grand Avenue and Flower Street and south of Civic Center Drive. (Figure 1)

City: Santa Ana County: Orange California

Project Description: The Transit Zoning Code (TZC) is designed to provide the zoning necessary to support the long-term development of a successful transit program, as well as to provide the framework for the redevelopment of properties owned by the Santa Ana Redevelopment Agency (Agency) in the Station District. The TZC will provide new zoning for properties contained within its boundary while, at the same time, preserving the existing Light Industrial (M1) and Heavy Industrial (M2) zones through new Industrial Overlay Zones. Properties within the Industrial Overlay Zones will continue to be governed by the current provisions of the Santa Ana Municipal Code for Light Industrial (M1) and Heavy Industrial (M2) until such time as the property owner chooses to exercise the option to convert the property to the mixed-use zone also allowed by the new zoning code. The current Land Use Element of the General Plan and the Zoning Code will be amended to permit the new land uses proposed and to establish development standards that implement the Transit Zoning Code. Additionally, new Architectural Style Guidelines will provide a framework that appropriately represents the salient characteristics of the permitted architectural styles within the TZC area, and new Street Network Concepts will provide guidelines for modifying the existing streets within the TZC area.

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JUN 08 2010


JUN 08 2010

Notice of Determination
Page 2 of 2

TOM DALY, CLERK-RECORDER

TOM DALY, CLERK-RECORDER

By:  DEPUTY

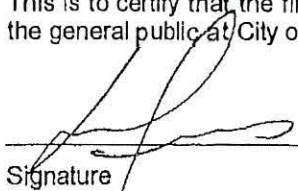
Project Description: Continued from page 1 By:  DEPUTY

Within the boundary of the Transit Zoning Code, the Agency owns 49 parcels comprising approximately seven noncontiguous acres generally located in the vicinity of Santa Ana Boulevard. The Agency is also considering the potential acquisition of additional properties within the immediate vicinity of the 49 parcels for the purposes of completing the assemblage of properties, as well as to secure property to provide for additional open space. The Agency has entered into a Disposition and Development Agreement with The Santa Ana Station District, LLC to redevelop the Agency-owned properties. The proposed concept for the 49 Agency-owned properties includes the development of a maximum of 155 rental units and a maximum of 65 for-sale units for a total of 220 new residential units. Approximately 144 units (112 rental units and 32 for-sale units) would be constructed on the parcels currently owned by the Agency. The balance of the 220 units would be built on the parcels identified for potential acquisition, if and when they are acquired. As currently designed, the Developer Project will provide 110 rental units affordable to those meeting the Orange County criteria for Low, Very Low and Extremely Low Income, two manager units, six for-sale units affordable to those meeting the Orange County criteria for Moderate Income, and 26 market-rate for-sale units. The City/Agency is also pursuing the addition of new public open space that could include a public park, a public tot lot, and a community center building on the Garfield Elementary School Site.

This is to advise that on June 7, 2010, the City of Santa Ana (Lead Agency) adopted a resolution approving General Plan Amendment No. 2010-01; adopted an ordinance approving amendments to various zoning provisions of Santa Ana Municipal Code Chapter 41 (ZOA No. 2010-01); adopted an ordinance approving the creation of Specific Development No. 84, approving rezoning of properties from various zones to Specific Development No. 84, repealing Specific Development No. 30, 37, 47 and 71, and amending the height exemption areas map (AA No. 2005-09); adopted a resolution approving Transit Zoning Code Architectural Style Guidelines and Transit Zoning Code Street Network Concepts; and adopted a resolution making certain findings with respect to the consideration to be received by the Community Redevelopment Agency pursuant to a Disposition and Development Agreement between the Community Redevelopment Agency and Santa Ana Station District, LLC, for the sale of certain real property in the City of Santa Ana and approving the sale of said real property upon the terms and conditions contained in that Agreement; and has made the following determinations regarding the above described project:

- The project will have a significant effect on the environment.
- An Environmental Impact Report was prepared for this project and certified pursuant to the provisions of CEQA.
- A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
- Mitigation measures were made a condition of the approval for this project.
- A Statement of Overriding Considerations was adopted for this project and a Mitigation Monitoring and Reporting Program was adopted
- Findings were made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval is available to the general public at City of Santa Ana Planning Division, 20 Civic Center Plaza, Santa Ana, CA 92702:



Signature

Date: June 8, 2010

Title: Senior Planner

County Clerk: Please post for 30 days in accordance with Section 21152(c) of the California Public Resources Code.

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JUN 09 2010

HUGH NGUYEN, CLERK-RECORDER

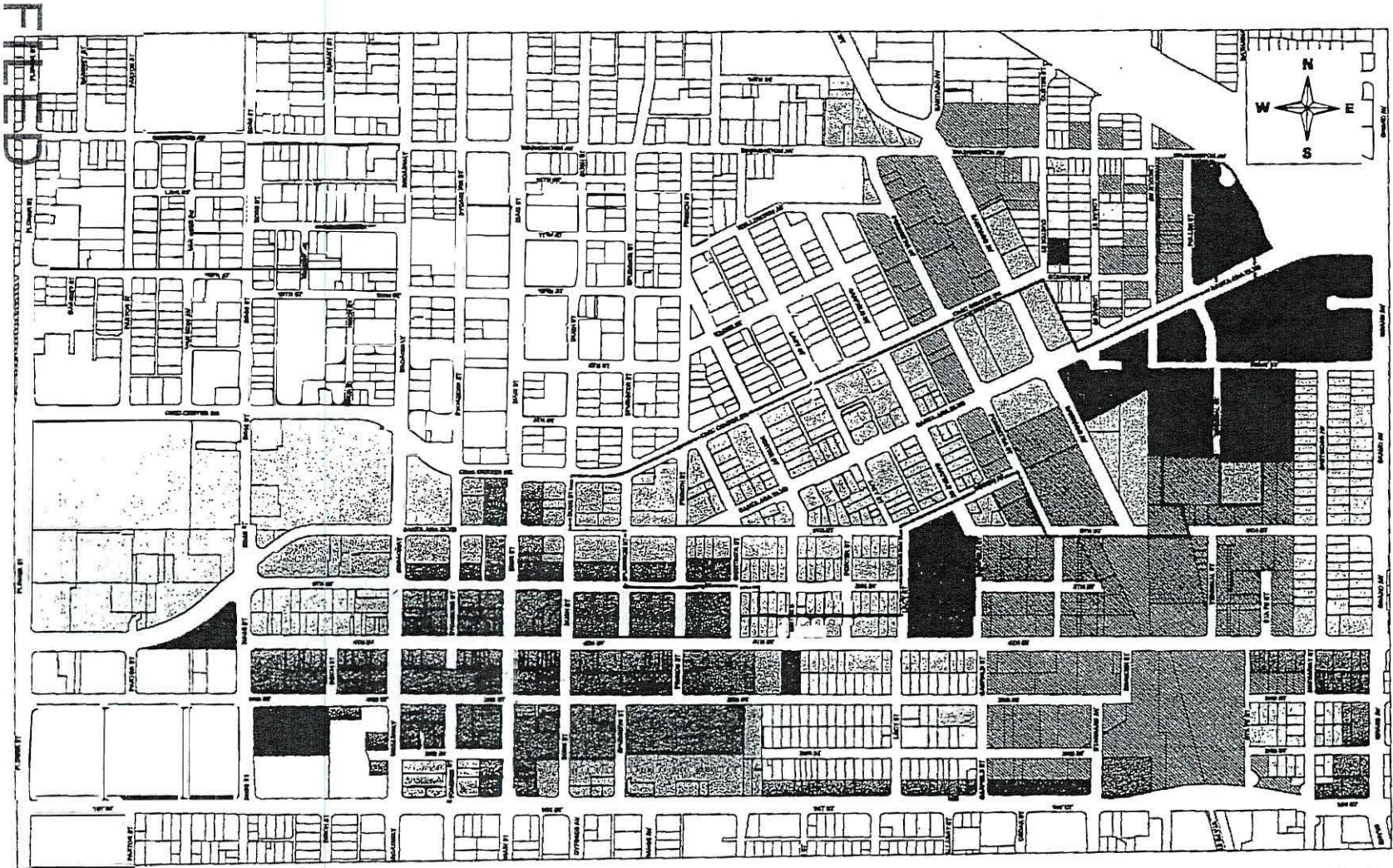
BY:  DEPUTY

BY: ME DEPUTY

HUGH NGUYEN, CLERK-RECORDER

JUN 09 2025

Figure 1



Legend

- | | | | |
|--|------------------------|--|---------------------------|
| | Corridor (CDR) | | Urban Center (UC) |
| | Downtown (DT) | | Urban Neighborhood (UN-1) |
| | Government Center (GC) | | Urban Neighborhood (UN-2) |
| | Open Space (OS) | | Industrial Overlay (OZ) |
| | Transit Village (TV) | | Station District |

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JUN 08 2010

TOM DALY, CLERK-RECORDER

By _____ DEPUTY

Transit Zoning Code
Proposed Zoning Designations JUN 08 2010

Generated by the City of Santa Ana GIS
January 13, 2010

POSTED

TOM DALY, CLERK-RECORDER

By _____ DEPUTY



State of California—The Resources Agency
DEPARTMENT OF FISH AND GAME

2010 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT# **399716**

STATE CLEARING HOUSE # (if applicable)
2006071100

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

AGENCY City of Santa Ana		DATE 6-08-2010
COUNTY/STATE AGENCY OF FILING County of Orange		DOCUMENT NUMBER 2010 5000739
PROJECT TITLE Transit Zoning Code Specific Development #11118415		
PROJECT APPLICANT NAME City of Santa Ana		PHONE NUMBER () ()
PROJECT APPLICANT ADDRESS 20 Civic Center Plaza, M-20, Santa Ana	CITY CA	STATE CA
PROJECT APPLICANT (Check appropriate box):		ZIP CODE 92702

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

CHECK APPLICABLE FEES:

- | | | |
|---|------------|--------------------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$2,792.25 | \$ 2,792.25 |
| <input type="checkbox"/> Mitigated/Negative Declaration (ND)(MND) | \$2,010.25 | \$ _____ |
| <input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only) | \$650.00 | \$ _____ |
| <input type="checkbox"/> Projects Subject to Certified Regulatory Programs (GRP) | \$949.50 | \$ _____ |
| <input type="checkbox"/> County Administrative Fee | \$50.00 | \$ 0 |
| <input type="checkbox"/> Project that is exempt from fees | | |
| <input type="checkbox"/> Notice of Exemption | | |
| <input type="checkbox"/> DFG No Effect Determination (Form Attached) | | |
| <input type="checkbox"/> Other _____ | | |

House Charged \$ **2,792.25**

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other _____

TOTAL RECEIVED \$ **2,792.25**

SIGNATURE 	TITLE Deputy
---------------	------------------------

WHITE - PROJECT APPLICANT YELLOW - DFG/ASB PINK - LEAD AGENCY GOLDEN ROD - COUNTY CLERK FG 763.6a (Rev. 1/09)



State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER:
 30 — 06/09/2025 — 0423
 STATE CLEARINGHOUSE NUMBER (If applicable)
 2006071100

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SANTA ANA	LEAD AGENCY EMAIL	DATE 06/09/2025
COUNTY/STATE AGENCY OF FILING Orange <input type="button" value="v"/>	DOCUMENT NUMBER 202585000552	

PROJECT TITLE

AMENDMENTS TO THE TRANSIT ZONING CODE (SD-84) ZONING DISTRICT AND CITYWIDE ZONING MAP

PROJECT APPLICANT NAME CITY OF SANTA ANA	PROJECT APPLICANT EMAIL	PHONE NUMBER (714)667-2288
PROJECT APPLICANT ADDRESS 20 CIVIC CENTER PLAZA	CITY SANTA ANA	STATE CA
		ZIP CODE 92702

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

- | | | | |
|---|------------|----|------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$4,123.50 | \$ | 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,968.75 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,401.75 | \$ | 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 | | \$ | |
| <input type="checkbox"/> Other | | \$ | |

PAYMENT METHOD:

- Cash Credit Check Other **TOTAL RECEIVED** \$ 0.00

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE MELISSA GOMEZ, DEPUTY CLERK
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