

**SECTION 1.0**  
**INTRODUCTION**

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## **1.0 INTRODUCTION**

### **1.1 PURPOSE OF THE EIR**

This Draft Environmental Impact Report (DEIR) was prepared in accordance with the California Environmental Quality Act (CEQA) of 1970, as amended (California Public Resources Code Section 21000 et seq.) and the CEQA Guidelines (California Code of Regulations Section 15000 et seq.). This DEIR assesses the potential impacts associated with the proposed City Place Sky Lofts project (proposed project). The City of Santa Ana is the Lead Agency for the proposed project pursuant to the CEQA.

This DEIR has been prepared by the City of Santa Ana to evaluate the environmental impacts of the proposed project, mitigation measures to avoid or substantially reduce significant adverse impacts of the proposed project and alternatives to the proposed project.

This DEIR will be considered in the decision-making process, together with other information presented on the proposed project, such as the public proceedings on the proposed project. Pursuant to CEQA Guidelines Section 15200, this DEIR will serve the following purposes of review:

- Sharing expertise.
- Disclosing agency analyses.
- Checking for accuracy.
- Detecting omissions.
- Discovering public concerns.
- Soliciting counter proposals.

This DEIR was prepared to address the construction and operational levels of detail of the proposed project. The DEIR identifies and discusses each potentially significant impact that was identified in the Initial Study (IS), mitigation measures and alternatives to the proposed project, using its best efforts to forecast, while incorporating requests by the public and responsible/trustee agencies for consideration of specific measures and/or alternatives. The DEIR is intended to inform decision-makers, public agencies and the general public about the potential significant environmental effects of the proposed project. It also identifies possible ways to minimize the significant adverse effects of the proposed project and addresses reasonable alternatives to the proposed project.

### **1.2 DISCRETIONARY ACTIONS**

This DEIR will serve as a project-level EIR for the approvals related to the development of the proposed project. The following City of Santa Ana approvals are anticipated to be required for the proposed project:

- Amendment to Specific Development Plan 59 (SD-59) to modify the adopted SD-59 and establish permitted land uses, site development standards, and parking requirements for the proposed project.
- Tentative Tract Map for condominium purposes.
- Development Agreement.
- Conditional Use Permit.

In addition, the following approvals of agencies outside the City are anticipated for the proposed project:

- Federal Aviation Administration (FAA) review of Proposed Construction or Alteration (FAA form 7460-1).
- Airport Land Use Commission of Orange County for consistency analysis.

### 1.3 CEQA PROCESS

As the first step in complying with the procedural requirements of CEQA, the City of Santa Ana prepared an IS to determine whether any aspect of the proposed project either individually or cumulatively could result in a significant impact to the environment. The IS for the proposed project determined that an EIR would be the appropriate type of environmental document to address the potential environmental impacts resulting from implementation of the proposed project.

In accordance with Section 15082 of the CEQA Guidelines, a Notice of Preparation (NOP) for this DEIR was prepared by the City of Santa Ana. The City of Santa Ana distributed the NOP and an IS for the proposed City Place project on April 23, 2007, for the required 30-day review period. The NOP was distributed to the State Clearinghouse Office of Planning and Research, public agencies, service providers and neighborhood associations in the vicinity of the project site. A copy of the NOP is provided in Appendix A of this DEIR. The distribution list for the NOP is provided in Appendix B of this DEIR. The City of Santa Ana received eight written comments to the NOP. Copies of these comment letters are provided in Appendix C of this DEIR. Table 1-1 summarizes the comments and indicates where in the IS and/or the EIR each specific environmental topic raised in these comment letters is discussed.

**TABLE 1-1  
SUMMARY OF COMMENTS IN RESPONSE TO THE NOTICE OF PREPARATION**

<b>Agency</b>	<b>Comment</b>	<b>EIR or IS Sections Where Comment is Addressed</b>
City of Orange	Concern about traffic impacts within a 1 ½ mile radius of the project site. Concerned with long-term traffic analysis that considers the existing and proposed General Plan and projected traffic volumes. In addition, the City of Orange requests a shade/shadow analysis of the proposed project.	Section 4.2 (Aesthetics). Section 4.13 (Transportation and Traffic).
City of Irvine	No comments at this time	Comment noted.
Southern California Association of Governments (SCAG)	The proposed project is not regionally significant per SCAG Intergovernmental Review Criteria. No issues are raised.	Comment noted.
California Department of Transportation (Caltrans)	The DEIR should include impacts on existing and proposed conditions to determine impacts to I-5 and SR 22.	Section 4.13 (Transportation and Traffic).
	The report also needs to analyze cumulative impacts of all projects being conducted within the vicinity of the proposed project, and necessary mitigation measures.	Section 4.13 (Transportation and Traffic). Section 5.0 (Cumulative Impacts).

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Agency	Comment	EIR or IS Sections Where Comment is Addressed
	The Department suggests an intersection capacity analysis within the State right-of-way should be done using HCM methodology.	Section 4.13 (Transportation and Traffic).
	Use traffic study methodology as stated in the Caltrans <i>Guide for the Preparation of the Traffic Impact Studies</i> .	Section 4.13 (Transportation and Traffic).
South Coast Air Quality Management District (SCAQMD)	Use guidance from the SCAQMD <i>CEQA Air Quality Handbook</i> (1993) in air quality analysis. In addition to regional air quality impacts, calculate localized significance thresholds (LST). Also, for vehicle trips, a ‘Mobile Source Health Risk Assessment’ should be made, including an analysis of all toxic air contaminant impacts related to the decommissioning or use of equipment potentially generating such pollutants.	Section 4.3 (Air Quality).
	Be sure to include all phases of the project including construction and operational phases, and quantify PM <sub>2.5</sub> emissions and compare the results to the recommended PM <sub>2.5</sub> significance thresholds.	Section 4.3 (Air Quality).
	If there are significant air quality impacts, please provide mitigation measures. Some may be found in the <i>CEQA Air Quality Handbook</i> .	Section 4.3 (Air Quality).
	A copy of the completed DEIR including appendices and technical documents relating to air quality should be sent to SCAQMD, for their review.	Comment noted.
California Public Utilities Commission	<p>Concern with an increase in traffic volumes not only on streets and at intersections, but also at crossings such as:</p> <ul style="list-style-type: none"> <li>• Fairhaven Avenue (DOT# 026679B)</li> <li>• Santa Clara Avenue (DOT# 026698H)</li> </ul> <p>This includes considering pedestrian circulation patterns/destinations with respect to Metrolink’s Orange Line rail corridor.</p> <p>Safety factors to consider include, but are not limited to, the planning for grade separations for major thoroughfares, improvements to existing at-grade highway rail-crossings due to increase in traffic volumes, and appropriate fencing to limit the access of trespassers onto the railroad right-of-way.</p>	Section 4.13 (Transportation and Traffic).

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Agency	Comment	EIR or IS Sections Where Comment is Addressed
Airport Land Use Commission (ALUC)	Development Proposals which include the construction or alteration of a structure more than 200 feet above ground level requires filing with the Federal Aviation Administration (FAA). These projects must comply with procedures provided by Federal and State law, with the referral requirements of ALUC, and with all conditions of approval imposed or recommended by the FAA and ALUC including filing a Notice of Proposed Construction or Alteration (FAA form 7460-1)	Section 4.6 (Hazards and Hazardous Materials).
	Proposals to develop new heliports/helistops must be submitted through the city to the ALUC for review and action pursuant to Public Utilities Code Section 21661.5 to be reviewed for consistency with the Orange County AELUP (John Wayne Airport Environs Land Use Plan) for Heliports. These projects must fully comply with the state permit procedure provided by law and with conditions of approval imposed or recommended by the FAA, ALUC for Orange County and by Caltrans/Division of Aeronautics. Project must file FAA form 7480-1, Notice of Landing Area Proposal.	Comment noted.
Edna Hartmann (citizen)	Concerns with: traffic impacts in the area; building height and design; waste run off into Santiago Creek; population density; need for additional schools, police protection and fire protection; recreational deficiencies.	Section 4.2 (Aesthetics). Section 4.7 (Hydrology and Water Quality). Section 4.10 (Population and Housing). Section 4.11 (Public Services). Section 4.12 (Recreation). Section 4.13 (Transportation and Traffic).

A public scoping meeting was held on May 16, 2007, at the Santiago Park Lawn Bowling Clubhouse. Approximately seven individuals attended and one individual submitted a comment card indicating the desire to be kept informed of future actions/activities concerning the proposed project. This card is included in Appendix C.

This EIR was prepared based on information provided in the IS, as well as issues expressed in the comments to the NOP and scoping meeting.

This DEIR has been distributed to public agencies, surrounding cities and interested parties for a 45-day review period in accordance with Section 15087 of the State CEQA Guidelines. Upon completion of the 45-day public review period, written responses will be prepared to all comments received on this DEIR. These comments and responses will be included in the Final EIR (FEIR) for consideration by the Santa Ana Planning Commission and City Council. Furthermore, written responses to comments from state agencies will be made available to those agencies at least 10 days prior to the public hearing with the City Council at which time certification of the FEIR will be considered.

It should be noted that environmental impacts may not always be mitigated to a less than significant level. When this occurs, impacts are considered unavoidable significant impacts. If a public agency approves a project that has significant unavoidable impacts, the Lead Agency shall state in writing the specific reasons for approving the project, based on the DEIR and any other information in the public record for the proposed project. This is termed a “Statement of Overriding Considerations” and is used to explain the specific reasons why the benefits of the proposed project make its unavoidable environmental impacts acceptable. The Statement of Overriding Considerations is prepared, if required, after the DEIR has been completed, but before action to approve the proposed project has been taken.

### 1.3.1 FORMAT OF THE EIR

This DEIR focuses on the analysis of the environmental parameters which may experience significant adverse impacts as a result of the proposed project. This analysis is documented in this DEIR as follows:

Executive Summary. This section summarizes the proposed project, the potentially significant adverse impacts of the proposed project and whether those impacts can be avoided or mitigated to below a level of significance.

Section 1.0 (Introduction). This section provides an overview of the CEQA process and the proposed project.

Section 2.0 (Project Description and Project Objectives). This section describes the proposed project and project objectives.

Section 3.0 (Impacts Found Not to Be Significant). This section summarizes the environmental impacts of the proposed project that were found not to be significant based on the analysis in the IS.

Section 4.0 (Existing Setting, Impacts, Mitigation Measures and Level of Significance After Mitigation). This section describes the existing conditions, thresholds of significance, analytical methodology, impacts of the proposed project, mitigation to reduce or avoid significant adverse impacts, and the level of significance of the impacts after mitigation for the environmental parameters for which the IS determined that the proposed project could potentially result in significant adverse impacts.

Section 5.0 (Cumulative Impacts). This section addresses the potential cumulative impacts associated with the proposed project.

Section 6.0 (Irretrievable and Irreversible Commitment of Resources). This section addresses the potential for irretrievable and irreversible commitment of resources associated with the proposed project.

Section 7.0 (Growth Inducing Impacts). This section addresses the potential growth inducing impacts of the proposed project.

Section 8.0 (Unavoidable Adverse Impacts). This section summarizes the potentially significant unavoidable adverse impacts of the proposed project, after mitigation, based on the analysis in Section 4.0.

Section 9.0 (Alternatives). This section analyzes the potential impacts of the alternatives to the proposed project.

Section 10.0 (List of Preparers). This section lists the City of Santa Ana and consultant personnel who were consulted during or responsible for the preparation of this DEIR.

Section 11.0 (References). This section lists the references used in the preparation of this DEIR.

Section 12.0 (Glossary). This section lists acronyms used throughout the DEIR.

Appendices. The Appendices to this DEIR include the NOP, the comments to the NOP and technical reports prepared to analyze the potential impacts of the project alternatives.

### 1.3.2 INCORPORATION BY REFERENCE

Various technical studies, analyses and reports were used in the preparation of this DEIR and are incorporated by reference in accordance with Section 15150 of the CEQA Guidelines. Information from these documents which have been incorporated by reference has been briefly summarized in the appropriate sections of this DEIR. The documents and other sources used in preparation of this DEIR are identified in Section 11.0 (References). In accordance with Section 15150(b) of the CEQA Guidelines, the location where the public may obtain or review these referenced documents is provided below.

- City of Santa Ana, Planning and Building Agency, 20 Civic Center Plaza, Santa Ana, California, 92701.