General Plan Update
Scoping Meeting
March 5, 2020
Santa Ana Police Community Room, 60 Civic Center Plaza, Santa Ana, CA 92701
Meeting Agenda

1. Purpose of Scoping Meeting
2. Project Overview
3. Purpose of CEQA
5. Notice of Preparation (NOP)
6. Issues to be Analyzed in the EIR
7. Public Comments
Purpose of Scoping Meeting

Purpose is to:

- Provide a description of the proposed project
- Solicit comments to refine and potentially expand the “scope” of the Environmental Impact Report (EIR)

Scope of environmental analysis is determined by:

- Response to Notice of Preparation (NOP) from responsible agencies
- Input from the community (including comments during this scoping meeting)
- Experience with similar projects
Project Overview
What is a General Plan?

- Local government’s long-term blueprint for the community’s vision of future growth
- Long-range constitution that sets forth the goals, policies, and programs for the City to ensure accomplishment of the City’s vision
- Eight minimum required Elements
- Other Elements may be added, as needed
Community Context

General Plan Update – Scoping Meeting

- Agenda
- Scoping Meeting
- Project
- CEQA
- EIR
- NOP
- Issues
- Comments

3.5.2020
“Santa Ana is a city that promotes the health & wellness of all residents, it has a civic culture that actively embraces the power of diversity; our city invests in resources that create economic opportunities for the next generation, and it is a community that celebrates our past while working together to create a sustainable future.”
Core Values

- Health
- Equity
- Sustainability
- Culture
- Education
General Plan Elements

Mandatory Topics:

- Land Use
- Circulation
- Housing *
- Environmental Justice **
- Open Space
- Conservation
- Safety
- Noise

Optional Topics:

- Health and Wellness
- Historic Preservation
- Urban Design
- Economic Prosperity
- Community Services

* The updated General Plan will incorporate the current 2014–2021 Housing Element and no substantive changes are anticipated as part of the comprehensive general plan update. The topic of housing will be addressed as a separate effort in late 2021 in accordance with state law.

** The topic of environmental justice will be incorporated throughout the General Plan, with goals and policies incorporated into multiple elements.
Focus Areas

1. South Main Street
2. Grand Avenue/17th Street
3. West Santa Ana Boulevard
4. 55 Freeway/Dyer Road
5. South Bristol Street
Proposed General Plan Land Use Map

Proposed General Plan

- LR-7, Low Density Residential
- LMR-11, Low-Medium Density Residential
- MR-15, Medium Density Residential
- UN, Urban Neighborhood
- CR, Corridor Residential
- GC, General Commercial
- IND, Industrial
- FLEX, Industrial/Flex
- INS, Institutional

Legend:
- OS, Open Space
- DC, District Center
- PAO, Professional and Administrative Office
- OBPDC, One Broadway Plaza District Center
- ROW

General Plan Update – Scoping Meeting
• Agenda • Scoping Meeting • Project • CEQA • EIR • NOP • Issues • Comments
3.5.2020
## Potential Growth and Buildout

### General Plan Update – Scoping Meeting

#### Table 1: Existing Conditions, Potential Growth, and Buildout Conditions in Santa Ana, 2020 to 2045

<table>
<thead>
<tr>
<th>PLANNING AREA</th>
<th>EXISTING 1</th>
<th>GROWTH 2</th>
<th>BUILDOUT</th>
</tr>
</thead>
<tbody>
<tr>
<td>FOCUS AREAS</td>
<td>6,380</td>
<td>12,849,259</td>
<td>29,931</td>
</tr>
<tr>
<td>55 Freeway/Dyer Road</td>
<td>1,221</td>
<td>5,094,557</td>
<td>10,401</td>
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<tr>
<td>Grand Avenue 17th Street</td>
<td>561</td>
<td>1,400,741</td>
<td>3,568</td>
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<td>South Bristol Street</td>
<td>220</td>
<td>1,577,511</td>
<td>3,337</td>
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<tr>
<td>South Main Street</td>
<td>1,720</td>
<td>1,885,978</td>
<td>3,455</td>
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<tr>
<td>West Santa Ana Boulevard</td>
<td>2,658</td>
<td>3,090,472</td>
<td>9,170</td>
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<tr>
<td>SPECIFIC PLAN / SPECIAL ZONING</td>
<td>4,685</td>
<td>13,924,891</td>
<td>38,548</td>
</tr>
<tr>
<td>Adaptive Reuse Overlay Zone 4</td>
<td>260</td>
<td>976,935</td>
<td>3,043</td>
</tr>
<tr>
<td>Bristol Street Corridor Specific Plan</td>
<td>136</td>
<td>140,345</td>
<td>294</td>
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<tr>
<td>Harbor Corridor Specific Plan</td>
<td>1,324</td>
<td>1,767,937</td>
<td>3,286</td>
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<tr>
<td>Main Place Specific Plan</td>
<td>0</td>
<td>1,108,080</td>
<td>2,216</td>
</tr>
<tr>
<td>Metro East Overlay Zone</td>
<td>844</td>
<td>2,516,056</td>
<td>7,524</td>
</tr>
<tr>
<td>Midtown Specific Plan</td>
<td>807</td>
<td>1,885,065</td>
<td>4,824</td>
</tr>
<tr>
<td>Transit Zoning Code</td>
<td>1,514</td>
<td>5,530,470</td>
<td>17,361</td>
</tr>
<tr>
<td>ALL OTHER AREAS OF THE CITY 5</td>
<td>57,727</td>
<td>39,772,590</td>
<td>92,004</td>
</tr>
<tr>
<td>CITYWIDE TOTAL</td>
<td>78,792</td>
<td>66,546,700</td>
<td>169,483</td>
</tr>
</tbody>
</table>

Source: City of Santa Ana, 2020.

1. Existing represents conditions as of December 2019 as derived from the City of Santa Ana Planning Information Network and projects already under construction per the January 2020 monthly development project report.
2. The potential growth for new development in specific plans/special zoning area is based on the forecasted buildout at the time of the respective zoning document’s adoption, minus the amount of new development built between its adoption date and 2019.
3. Only includes nonresidential building square footage.
4. The figures shown on the row for the Adaptive Reuse Overlay represents parcels that are exclusively in the Adaptive Reuse Overlay boundary. Figures for parcels that are within the boundaries of both the Adaptive Reuse Overlay Zone and a specific plan, other special zoning, or focus area boundary are accounted for in the respective specific plan, other special zoning, or focus area.
5. The City has included an assumption for growth on a small portion (five percent) of residential parcels through the construction of second units, which is distributed throughout the City and is not concentrated in a subset of neighborhoods. Additional growth includes known projects in the pipeline and an increase of 10 percent in building square footage and employment for the professional office surrounding the Orange County Global Medical Center and along Broadway north of the Midtown Specific Plan, as well as the commercial and retail area south of the West Santa Ana Boulevard focus area.
Circulation Element

The Circulation Element is the City’s blueprint for transportation. It guides the City’s Planning Process for roads, bikeways, sidewalks and transit:

“Complete Streets are streets for everyone. They are designed and operated to enable safe access for all users. Pedestrians, bicyclists, motorists and transit riders of all ages and abilities must be able to safely move along and across a complete street. Complete Streets make it easy to: 1. cross the street, 2. walk to shops, and 3. bicycle to work. 4. They allow buses to run on time and 5. make it safe for people to walk to and from train stations.”

NATIONAL COMPLETE STREETS COALITION  www.completestreets.org
Existing

Proposed

- Freeway
- Principal
- Major Arterial
- Primary Arterial
- Secondary Arterial
- Divided Collector
- Collector

General Plan Update – Scoping Meeting

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3.5.2020
Proposed Roadway Reclassifications

LEGEND

- Freeway
- Classify as Primary Arterial
- Classify as Secondary Arterial
- Classify as Divided Collector Arterial
- Classify as Collector
- Classify as Local Street / Delete from MPAH Network
Purpose of CEQA
California Environmental Quality Act (CEQA)

- Disclose project impacts to public and decision makers
- Identify ways to avoid or reduce environmental impacts
- Analyze alternatives
- Foster inter-agency coordination and review
EIR PROCESS

Prepare Initial Study (optional)

Prepare/Distribute Notice of Preparation (30 days)
February 26, 2020 to March 27, 2020

Scoping Meeting
March 5, 2020

Prepare Draft EIR

Public and Agency Review of Draft EIR (45 days)
Tentatively Summer 2020

Prepare Final EIR including Response to Comments

Planning Commission Hearing(s)
2020

City Council Hearing(s)
2020

Final Notice of Determination

Public Input Opportunities
Notice of Preparation

- Contains a brief description of the project, its location, and where documents relating to the project can be found
- Notifies responsible agencies and other interested parties that an EIR will be prepared
- Solicits input regarding the scope, focus, and content of the upcoming EIR
- Distributed and available during a 30-day public review and comment period
## Issues to be Analyzed in the EIR

<table>
<thead>
<tr>
<th>Aesthetics</th>
<th>Greenhouse Gas Emissions</th>
<th>Public Services</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture/Forestry Resources</td>
<td>Hazards &amp; Hazardous Materials</td>
<td>Recreation</td>
</tr>
<tr>
<td>Air Quality</td>
<td>Hydrology &amp; Water Quality</td>
<td>Transportation</td>
</tr>
<tr>
<td>Biological Resources</td>
<td>Land Use &amp; Planning</td>
<td>Tribal Cultural Resources</td>
</tr>
<tr>
<td>Cultural Resources</td>
<td>Mineral Resources</td>
<td>Utilities &amp; Service Systems</td>
</tr>
<tr>
<td>Energy</td>
<td>Noise</td>
<td>Wildfire</td>
</tr>
<tr>
<td>Geology &amp; Soils</td>
<td>Population &amp; Housing</td>
<td></td>
</tr>
</tbody>
</table>
Project-Related Technical Studies

- Air Quality and GHG Analysis
- Biological Resources
- Cultural Resource Assessment
- Geology, Soils and Natural Hazards
- Hydrology, Water Quality, and Infrastructure

- Noise
- Service Level Study for Fire and Police
- Traffic Impact Analysis
- Potable Water and Sanitation Sewer
Opportunities for Public Comment

- **Notice of Preparation**
  - Review Period: February 26, 2020 to March 27, 2020
  - Available for review:
    - City of Santa Ana, Planning Division
    - Santa Ana Public Library
    - 20 Civic Center Plaza, M-20
    - 26 Civic Center Plaza
    - Santa Ana, CA 92701
  - City’s website:
    - [https://www.santa-ana.org/general-plan](https://www.santa-ana.org/general-plan)

- **Scoping Meeting**
  - Submit comments today
  - Please include your name and address
Opportunities for Public Comment

- **Draft Environmental Impact Report**
  - Circulate Draft EIR for 45 days
    Tentatively Summer 2020

- **Final EIR**
  - Includes response to comments
  - Final EIR is made available for review prior to project approval

- **Planning Commission & City Council Hearings**
  2020
Comments on the NOP may be submitted to:
Verny Carvajal, Principal Planner

- Mail to:
  City of Santa Ana
  Planning and Building Agency
  PO Box 1988, M-20
  Santa Ana, CA 92702

- Email: newgeneralplan@santaana.org
Thank you for attending the CEQA Scoping Meeting