



# Environmental Checklist

## CEQA Compliance

### PLANNING DIVISION

I. **Project Title:** Santa Ana Renaissance Specific Plan

II. **Project Numbers:** AA-2005-9 SP and ER 2006-12

III. **Lead Agency Name and Address:** City of Santa Ana  
Planning Division (M-20)  
P.O. Box 1988, Santa Ana, CA 92702

IV. **Contact and Phone Number:** Lucy Linnaus (714) 667-2745

V. **Project Location:** East of Flower Street, South of Civic Center Boulevard, East of Santiago Street, Southwest of the Santa Ana Freeway, West of Grand Avenue, and North of First Street

VI. **Project Sponsor's Name and Address:**  
City of Santa Ana, Planning Division (M-20), P.O. Box 1988, Santa Ana, CA 92702

VII. **General Plan Designation:**  
Various (LR-7, MR-15, R/I-15, GC, IND, INS, OS, DC, PAO (all except LMR-11))

VIII. **Zoning:**  
GC, O, C1, C2, C3, C3-A, C4, C5, P, R1, R2, R3, M1, M2, SD19, SD21, SD30, SD37, SD71, and SP-1

IX. **Description of Project:**  
The project is the creation of a specific plan to facilitate the infill and re-development of the project area to improve the pedestrian streetscape, reduce blight and encourage transit development opportunities. Specifically, the project seeks to reestablish the City's traditional street grid pattern through reconfigurations and realignment of certain streets. The plan also modifies the traffic flow to create two-way streets and re-establish on-street parking. The plan introduces mixed uses throughout the project area, as well as eliminates heavy industrial uses while introduces residential uses by the Santa Ana train depot area. The intensity of development will be similar to that currently existing with 2 to 6 story buildings, except for the area around the Depot, where the highest intensity of development is anticipated with buildings up to 20 stories high. Finally, the project includes improvements to the public realm, such as street landscape and new parks. See attachment A for complete description.

X. **Surrounding Land Uses and Setting:**  
The project is located in the central urban core of Santa Ana and comprises over 100 blocks and 440 acres. The plan area includes the Civic Center, downtown, the Logan and Lacy neighborhoods, and the industrial parks surrounding the train depot. The surrounding land uses include residential, professional, commercial, industrial, and civic uses and their environs. See attachment A for complete description

XI. **Other agencies whose approval is required.**  
City of Santa Ana Redevelopment Agency  
Airport Land Use Commission  
Components of the project may require approval from County of Orange, Caltrans, SCAQMD, Santa Ana RWQCB, OCTA, and Metrolink.



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### Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by that project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation and Traffic
- Utilities and Service Systems
- Mandatory Findings of Significance

### Environmental Determination

On the basis of this initial evaluation, I find that:

- A.  The proposed project COULD NOT have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.
- B.  Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions to the project have been made by or agreed to by the applicant. A MITIGATED NEGATIVE DECLARATION will be prepared.
- C.  The proposed project MAY have a significant effect on the environment and an ENVIRONMENTAL IMPACT REPORT is required.
- D.  Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR (EIR No. - ) pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the project, nothing further is required.
- E.  Pursuant to Section 15164 of the CEQA Guidelines, an EIR (EIR No. - ) has been prepared earlier and only minor technical changes or additions are necessary to make the previous EIR adequate and these changes do not raise important new issues about the significant effects on the environment. An ADDENDUM to the EIR shall be prepared.
- F.  Pursuant to Section 15162 of the CEQA Guidelines, an EIR (EIR No. - ) has been prepared earlier; however, subsequent proposed changes in the project and/or new information of substantial importance will cause one or more significant effects not previously discussed. A SUBSEQUENT EIR shall be prepared.

  
 \_\_\_\_\_  
 Signature

July 20, 2006  
 \_\_\_\_\_  
 Date

Nicole S. Carter, Consultant to the City  
 \_\_\_\_\_  
 Printed Name



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**Evaluation of Environmental Impacts:**

- I. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- II. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- III. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect is significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- IV. “Potentially Significant Unless Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.

<b>Issues &amp; Supporting Information Sources</b>	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>I. Aesthetics – Would the project:</b>				
A. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B. Damage scenic resources, including but not limited to, trees, rock outpourings and historic buildings within a state highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



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Issues & Supporting Information Sources	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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**II. Agricultural Resources** – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model prepared by the California Department of Conservation as an optional model to use in assessing impacts on agricultural farmland. Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| A. Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland) to non-agricultural use? (The Farmland Mapping and Monitoring Program in the California Resources Agency, Department of Conservation, maintains detailed maps of these and other categories of farmland.) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| B. Conflict with existing zoning for agricultural use or a Williamson Contract?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| C. Involve other changes in the existing environment which, due to their location or nature, could individually or cumulatively result in loss of Farmland, to non-agricultural use?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**III. Air Quality** – Where available, the significant criteria established by the applicable air quality management or pollution control district may be relied upon to make the following determinations. Would the project:

- |   |                                     |                          |                          |                          |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| A. Conflict with or obstruct implementation of applicable Air Quality Attainment Plan or Congestion Management Plan?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| B. Violate any stationary source air quality standard or contribute to an existing or proposed air quality violation?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| C. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emission which exceeds quantitative thresholds for ozone precursors)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| D. Expose sensitive receptors to substantial pollutant concentrations?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



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Issues & Supporting Information Sources	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
E. Create objectionable odors affecting a substantial number of people?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>IV. Biological Resources</b> – Would the project:				
A. Have a substantial adverse impact, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies or regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B. Have a substantial adverse impact on any riparian habitat or natural community identified in local or regional plans, policies, and regulations or by the California Department of fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C. Adversely impact federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) either individually or in combination with the known or probable impacts of other activities through direct removal, filling hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D. Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
 <b>V. Cultural Resources</b> – Would the project:				
A. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to define Section 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C. Directly or indirectly disturb or destroy a unique paleontological resource or site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



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<b>Issues &amp; Supporting Information Sources</b>	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
D. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
 <b>VI. Geology and Soils – Would the project:</b>				
A. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B. Would the project result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C. Would the project result in the loss of a unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D. Is the project located on strata or soil that is unstable or that would become unstable as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
E. Where sewers are not available for the disposal of wastewater, is the soil capable of supporting the use of septic tanks or alternative wastewater disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



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Issues & Supporting Information Sources	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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**VII. Hazardous and Hazardous Materials – Would the project:**

- |   |                                     |                          |                                     |                          |
|---|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| A. Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| B. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substance or waste within one-quarter mile of an existing or proposed school?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| C. Be located on a site which is located on a list of hazardous materials sites compiled pursuant to Government Code Section 659662.5 and, as a result, would it create a significant hazard to the public or the environment?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| D. For a project located within an airport land use plan or where such a plan has not been adopted, within two miles where of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**VIII Hydrology and Water Quality – Would the project:**

- |   |                                     |                          |                          |                          |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| A. Violate Regional Water Quality Control Board water quality standards or waste discharge requirements?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| B. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (i.e., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



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- C. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site?





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<b>Issues &amp; Supporting Information Sources</b>				
D. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted run-off?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E. Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
F. Place within a 100-year floodplain structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
G. Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
 <b>IX. Land Use and Planning – Would the project:</b>				
A. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
 <b>X. Mineral Resources – Would the project:</b>				
A. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



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Issues & Supporting Information Sources	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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**XI Noise** – Would the project result in:

- |  |                                     |                          |                          |                                     |
|--|-------------------------------------|--------------------------|--------------------------|-------------------------------------|
| A. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| B. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| C. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| D. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without project?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| E. For a project located within an airport land use plan or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**XII. Population and Housing** – Would the project:

- |   |                                     |                          |                          |                          |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| A. Induce substantial population growth in an area, either directly (for example, by proposing new homes and business) or indirectly (for example, through extension of roads or other infrastructure)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| B. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| C. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



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Issues & Supporting Information Sources	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XIII. Public Services</b>				
A. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service rations, response times or other performance objectives for any of the public service:				
1. Fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Police protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Schools?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Parks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Other public facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>XIV. Recreation</b>				
A. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>XV. Transportation / Traffic</b>				
A. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ration on roads, or congestion at intersections)?				
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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Issues & Supporting Information Sources	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
B. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D. Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F. Result in inadequate parking capacity?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G. Conflict with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### XVI. Utilities and Service Systems

A. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D. Are sufficient water supplies available to serve the project from existing entitlements and resources or are new or expanded entitlements needed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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- E. Result in the determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

<b>Issues &amp; Supporting Information Sources</b>	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
F. Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G. Comply with federal, state and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### XVII. Mandatory Findings of Significance

- A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?
- B. Does the project have impacts that are individually limited but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, effects of other current projects and the effects of probable future projects.)
- C. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?



# Responses to Environmental Checklist For CEQA Compliance

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## I. Aesthetics

- A. The Scenic Corridors Element of the Santa Ana General Plan identifies certain corridors that serve as major views and vantage points to the City of Santa Ana. These corridors consist of existing scenic vistas or views open to the public. The proposed project is not within a scenic corridor and will not obstruct any scenic vista in the City. Impacts would be less than significant.
- B. The Orange Freeway (SR-57), Newport Freeway (SR-55), and Garden Grove Freeway (SR-22) are the three state highways that can be found in the City of Santa Ana. The proposed project will not damage or destroy any scenic resources that are located within the vicinity of these highways. Impacts would be less than significant.
- C. Implementation of the proposed project is projected to significantly alter the visual quality of the site. However, impacts are anticipated to be beneficial, not adverse. The intent of the project is to improve the aesthetics in the planning area. The project includes design guidelines and a form-based code to ensure that visual quality is considered during project implementation. However, in certain locations, the nature of development may change from the current pattern. The potential impacts are therefore considered potentially significant and will be further analyzed in the EIR.
- D. Major sources of light and glare in the planning area include light from street and parking lot lights, illuminated signage, headlights from vehicles, security lighting, and indoor lighting. The proposed project will not introduce substantial new lighting which will be discernable over existing conditions. Impacts would be less than significant.

## II. Agricultural Resources

- A. Section 66474.4 of the Subdivision Map Act identifies certain categories of agricultural resources that are significant and, therefore, require special consideration. According to the Santa Ana General Plan, the City of Santa Ana does not contain Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Therefore, the proposed project will not adversely affect these categories of farmland.
- B. The Williamson Contract applies to parcels consisting of at least 20 acres of Prime Farmland or at least 40 acres of land not designated as Prime Farmland. Santa Ana does not contain any parcels of Prime Farmland, nor does it contain any parcel consisting of more than 40 acres of farmland. Therefore, the Williamson Contract is not applicable to the City of Santa Ana.
- C. The proposed project will not disrupt or damage the operation and/or productivity of any farmland in the City of Santa Ana. No impacts would occur.

## III. Air Quality

- A. The project will introduce substantial new population and residential, commercial, and civic square footage to the planning area and city. Population growth



# Responses to Environmental Checklist For CEQA Compliance

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anticipated under the plan must be compared to projections used in the most recent Clean Air Plan to determine if any inconsistencies arise. Impacts are potentially significant and will be further analyzed in the EIR.

- B. During the demolition/construction associated with the proposed project, short-term construction-related activities will impact air quality in the local area. Long-term, new development and vehicle trips will result in increased emissions. Impacts are potentially significant and will be further analyzed in the EIR.
- C. The proposed project may result in an increase of criteria pollutants in the City of Santa Ana. This may directly impact the non-attainment status of certain criteria pollutants in the South Coast Air Basin. Impacts are potentially significant and will be further analyzed in the EIR.
- D. Sensitive receptors include land uses such as homes, schools, day care centers, and hospitals. This project may directly expose adjacent sensitive receptors to pollutants. Impacts are considered to be potentially significant. Impacts are potentially significant and will be further analyzed in the EIR.
- E. Construction and implementation of the proposed project could involve materials/uses, such as drycleaners and salons that may create objectionable odors. Mitigation consists of development review for mixed-use projects to consider this issue. Impacts are potentially significant and will be further analyzed in the EIR.

## **IV. Biological Resources**

- A. According to the Natural Diversity Database operated by the California Department of Fish and Game, sensitive species in Santa Ana are limited to a possible occurrence of the San Diego Horned Lizard. The site of the proposed project is not known to be a habitat for the species named above. No impacts would occur.
- B. Santa Ana is a built-up, urban community. As a result, readily apparent resources, such as natural habitat and wildlife, are limited. The proposed project does not interfere with the sustenance of any riparian habitat or natural community in the City of Santa Ana. No impacts would occur.
- C. The project site is located in an urbanized area. Due to the presence of this developed environment, and lack of natural water bodies in the area, no wetland habitat exists on the site. No impacts would occur.
- D. The official City tree is the Jacaranda. The proposed project may temporarily damage or destroy existing Jacarandas as the area is redeveloped. Impacts are, however, considered less than significant given protection ordinances already in place which will apply to the project area.

## **V. Cultural Resources**

- A. According to the Historic Resources Exhibit in the Santa Ana General Plan Revised Draft Land Use Element, the proposed project area includes locations designated as Historic Resources. Although the project includes historic preservation policies, the



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proposed project may adversely impact the integrity of a historical resource. Impacts are potentially significant and will be further analyzed in the EIR.

- B. The project area is located within an urbanized area and has been disturbed by previous and existing development. Therefore, it is unlikely that any significant



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archaeological resources exist on-site. However, a records search will be completed for the EIR and impacts will be analyzed further therein. Impacts are considered potentially significant.

- C. The project site is located within an urbanized area and has been disturbed by previous and existing development. Therefore, it is unlikely that any significant paleontological resources exist on-site. Implementation of the proposed project is not anticipated to disturb any known paleontological resources, and less than significant impacts on such resources are expected.
- D. The project site is not known to contain human remains interred inside or outside formal cemeteries. Discovery of human remains is governed by State Law, which requires stop of work and reporting to authorities. Impacts would be less than significant.

## **VI. Geology and Soils**

A-1 According to the most recent Alquist-Priolo Zoning Map, no known fault traces are located in the City of Santa Ana. No impact would occur.

A-2 Seismic hazard from ground shaking is typical for large areas of Southern California. However, the implementation of seismic design provisions for structural safety will help to minimize threats to human safety in the event of an earthquake. All structures will be designed in accordance with the seismic design provisions of the Uniform Building Codes to promote maximum safety in the event of an earthquake. Impacts would be less than significant.

A-3 According to Exhibit 3-8 of the Santa Ana General Plan Draft Environmental Impact Report, the project site is located in an area of very low/low liquefaction hazard. Impacts are therefore considered less than significant.

A-4 The project area is generally flat and implementation of the proposed project will, therefore, not require slope cuts that could result in landslides. No unstable hills or cliffs are located in the project vicinity. No significant impact is anticipated, and no mitigation measures are required.

B. Localized erosion of on-site soils may occur as a result of the proposed project. Individual projects which meet certain criteria are required to comply with the Orange County Stormwater Program and Stormwater Permit, and implement best management practices for each site, including post-construction. Given the relatively level slope and urban nature of the planning area, along with existing regulations, the potential for significant erosion such that a geologic hazard would be created is considered low. Impacts are considered less than significant.

C. The project site has been disturbed in the past and does not contain any unique geological or physical feature. No impact is anticipated.

D. The proposed project is not located on sensitive or unstable soil. No impacts are anticipated.



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- E. Sewer access is available in the project area.

## **VII. Hazards and Hazardous Materials**

- A. Implementation of the proposed project will be associated with the use, storage, or disposal of hazardous substances. Impacts are potentially significant and will be further analyzed in the EIR.
- B. The proposed project is within one-quarter mile of an existing or proposed school. Impacts are potentially significant and will be further analyzed in the EIR.
- C. The proposed project area may include sites located on a Hazardous Material Site List. Impacts are considered potentially significant and will be further analyzed in the EIR.
- D. There are no public airports in the City of Santa Ana; however, John Wayne International Airport is located one-mile southwest of city limits. The proposed project is not located within a two-mile radius of the airport. The plan may propose structures which exceed 200 feet in height and may therefore require Airport Land Use Commission approval, however, since the project area is outside hazard zones, impacts are considered less than significant.

## **VIII. Hydrology and Water Quality**

- A. Runoff from the project area could result in ongoing or new violations of water quality or waste discharge standards imposed by the various agencies (RWQCB, Orange County Water District, etc.). Impacts are potentially significant and will be further analyzed in the EIR.
- B. The proposed project, in conjunction with other past, present, and reasonable foreseeable future projects, will contribute to the utilization of public water. The level of development anticipated under the plan necessitates the preparation of an assessment to ensure water supplies are not adversely affected. Impacts are potentially significant and will be further analyzed in the EIR.
- C. The proposed project may create a change in surface drainage patterns or absorption. The project is required to include an assessment of existing infrastructure and to identify necessary improvements. Impacts are potentially significant and will be further analyzed in the EIR.
- D. Surface waters in the region could be degraded by runoff from the proposed project. Impacts are potentially significant and will be further analyzed in the EIR.
- E. The proposed project includes new housing development. According to Exhibit 3-11 of the Santa Ana General Plan Draft Environmental Impact Report, the proposed project is not located within a 100-Year Flood Zone. No impacts would occur.



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- F. The project does not consist of the erection of a structure that would impede or redirect flood flows. No impacts would occur.
  - G. The proposed project will be designed in compliance with applicable flood control ordinances and will not expose persons or property to water-related hazards. No impacts would occur.

## **IX. Land Use and Planning**

- A. The proposed project area includes existing residential neighborhoods. Based on information regarding the project thus far, the project will not divide existing neighborhoods. Impacts would be less than significant.
- B. The project area is currently developed and does not harbor any significant environmental resources. However, the project includes amendment of the current General Plan and Zoning Code and associated maps. The project will be analyzed for consistency with all applicable planning documents. Impacts are potentially significant and will be further analyzed in the EIR.
- C. The proposed project is located in an urbanized setting and no locally designated species or natural communities are known to exist in the project area. The site is not part of any habitat conservation plan or natural community preservation plan. Therefore, no impacts would occur.

## **X. Mineral Resources**

- A. Pursuant to Section 3.8 of the Santa Ana General Plan Draft Environmental Impact Report, there are no areas in the City of Santa Ana designated as Significant Mineral Aggregate Resource Areas (SMARA). No mineral resources are known to exist in the project area; therefore, no impacts would occur.

## **XI. Noise**

- A. The proposed project may expose the public to noise levels in excess of the standards set forth in the City of Santa Ana General Plan. Moreover, during the construction phase of the proposed project, there will be an increase in existing noise levels. Adjacent land uses will be affected by construction-related noise. Impacts are potentially significant and will be further analyzed in the EIR.
- B. Construction grading could generate vibrations. Impacts are potentially significant and will be further analyzed in the EIR.
- C. Due to the wide scope of the project, the implementation of the Specific Plan may permanently increase ambient noise levels in the area, particularly through increased traffic volumes. Impacts are potentially significant and will be further analyzed in the EIR.
- D. Refer to XI.A.
- E. There are no public airports in the City of Santa Ana; however, John Wayne International Airport is located one-mile southwest of city limits. The proposed



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project is not located within a two-mile radius of the airport. According to the Santa Ana General Plan Draft Environmental Impact Report, no area of the City of Santa Ana is within the noise impact area or 65 CNEL of John Wayne International Airport. Therefore, people residing or working in the project area will not be exposed to excessive noise levels. No impact is anticipated.

## **XII. Population and Housing**

- A. The project includes the development of housing and would result in an increased population in the planning area. The direct and indirect impacts of this growth are potentially significant and will be evaluated in the EIR.
- B. The project may temporarily displace existing housing as sites are redeveloped. The project will result in an overall increase in housing stock available in the planning area. Impacts are potentially significant and will be further analyzed in the EIR.
- C. The project may temporarily displace the existing population as sites are redeveloped. The project will result in an overall increase in housing in the planning area. Impacts are considered potentially significant and will be further analyzed in the EIR.

## **XIII. Public Services**

- A.1 Implementation of the proposed project may result in an increased demand for fire protection and emergency medical services in the local area. Impacts are potentially significant and will be further analyzed in the EIR.
- A.2 The proposed project may result in an increased demand for police services. Impacts are potentially significant and will be further analyzed in the EIR.
- A.3 The proposed project may generate additional students. Impacts are potentially significant and will be further analyzed in the EIR.
- A.4 The project will increase demand for recreational facilities. Impacts are potentially significant and will be further analyzed in the EIR.
- A.5 The project may impact other governmental facilities. Impacts are potentially significant and will be further analyzed in the EIR.

## **XIV. Recreation**

- A. The proposed project may result in a substantial increase in residents and employees in the area. Therefore, it is anticipated that the proposed project will impact the quality or quantity of existing recreational opportunities. Impacts are potentially significant and will be further analyzed in the EIR.
- B. The proposed project entails the construction or expansion of recreational facilities that may adversely impact the environment. Impacts are potentially significant and will be further analyzed in the EIR.

## **XV. Transportation/Traffic**



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- A. The implementation of the proposed project would increase vehicle trips in the project area. Impacts may be somewhat offset by the plan's proposal to locate new resident populations near the train station to increase the use of alternative transportation modes. Impacts are potentially significant and will be further analyzed in the EIR.
- B. The Circulation Element of the City of Santa Ana declares a minimum acceptable Level of Service – D (LOS - D) for major intersections in the City. This is above and beyond what is required by the County's Congestion Management Plan. The implementation of this project may contribute to LOS in excess of LOS – D. Impacts are potentially significant and will be further analyzed in the EIR.
- C. Due to its location, the proposed project will not affect air traffic. No impact is anticipated.
- D. The proposed project will incorporate all applicable civil engineering standards to ensure that its implementation will not result in hazardous design features for vehicular traffic. However, increased density may result in safety concerns for pedestrians and cyclists. Impacts are potentially significant and will be evaluated in the EIR.
- E. Construction of the proposed project is not anticipated to result in inadequate emergency access to the site. Impacts are less than significant; however, impacts will be addressed in the EIR.
- F. The project includes a parking program to serve buildout of the Specific Plan. The sufficiency of the parking program will be further analyzed in the EIR.
- G. The project and its proposals may impact alternative transportation. Impacts are anticipated to be beneficial – the project is based in part on the City's aim to create a more pedestrian-friendly environment in the planning area.

## **XVI. Utilities and Service Systems**

- A. The Orange County Sanitation District (OCSD) regulates wastewater treatment for the City of Santa Ana. The proposed project will not cause any violation of those standards set forth by the OCSD. No adverse impacts are anticipated, and no mitigation measures are required.
- B. The project will increase the burden on existing water supply and wastewater facilities. Impacts are potentially significant and will be further analyzed in the EIR.
- C. It is anticipated that the proposed project may result in alterations to an existing storm drain system. The Santa Ana Public Works Agency has reviewed the proposed project and has identified a need for new or altered systems to meet the increased demand for water drainage facilities resulting from this project. Impacts are potentially significant and will be further analyzed in the EIR.
- D. The proposed project will require modifications to the existing water system. Impacts are potentially significant and will be further analyzed in the EIR.



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- E. Refer to XVI.B.
- F. The project will generate additional solid waste. A preliminary review of landfills currently serving the project area shows significant remaining capacity. [www.ciwmb.ca.gov](http://www.ciwmb.ca.gov). Santa Ana disposed of a total of 379,259 tons in the year 2000,



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at a rate of 2 pounds/resident/day and 10.9 pounds/employee/day. A study of the area landfills and their remaining capacity is presented in the following table.

Landfill	Closure Year	Remaining Capacity (million cubic yards)	Santa Ana Contribution (tons 2000)
Arvin	2008	2.2	23.0
Bradley West and West Expansion	2007	4.7	4.0
Colton	2006	0.6	3.0
Frank R. Bowerman	2022	63	290,175
Olinda Alpha	2013	38	74,965
Prima Deshecha	2067	87.4	2,158
Puente Hills #6	2013	62.3	2.0
Simi Valley Landfill and Recycling Center	2034	9.5	33.0
Remaining Capacity in System		267.7	

There is likely sufficient current capacity to accommodate waste generated in the project area. However, impacts will be addressed further in the EIR.

- G. The solid waste disposal needs of the proposed project will be served by Great Western Reclamation. Great Western Reclamation complies with all federal, state, and local statutes and regulations related to solid waste. The City's current diversion rate is 59 percent, more than the 50 percent required by state law. No significant impact is anticipated, and no mitigation measures are required.

### XVII. Mandatory Findings of Significance

- A. The project may adversely impact historic resources. Impacts are potentially significant and will be further analyzed in the EIR.
- B. It is anticipated that certain impacts of the project, such as air quality and traffic, would be considered significant when considered cumulatively. Impacts are potentially significant and will be further analyzed in the EIR.
- C. Implementation of the proposed project is expected to have environmental impacts that may cause substantial adverse effects on human beings, either directly or indirectly. Impacts are potentially significant and will be further analyzed in the EIR.

### XVIII. References

City of Santa Ana General Plan: General Plan, Adopted September 1982.

Draft Environmental Impact Report for the Proposed Santa Ana General Plan Draft Land Use Element. Prepared for the City of Santa Ana. Whittier, California: Blodgett/Cunningham and Associates, August 1, 1997.

Draft Land Use Element. Prepared for the City of Santa Ana. Whittier, California: Blodgett/Cunningham and Associates, August, 1997.