



ORANGE COUNTY  
CLERK-RECORDER  
CEQA FILING COVER SHEET

30-11/21/2024-1013

Recorded in Official Records, Orange County  
Hugh Nguyen, Clerk-Recorder



NO FEE

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

TYPE OR PRINT CLEARLY

**Project Title**

CITY OF SANTA ANA SHORT-TERM RENTAL PROHIBITION ORDINANCE PROJECT (OA NO. 2024-04)

**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**

NOV 21 2024

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY

**FILED IN THE OFFICE OF THE ORANGE  
COUNTY CLERK-RECORDER ON** November 21, 2024

Posted for 30 days

DEPUTY JACQUELINE CHABOYA

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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**CITY OF SANTA ANA**  
**PLANNING AND BUILDING AGENCY**  
20 Civic Center Plaza • P.O. Box 1988  
Santa Ana, California 92702  
[www.santa-ana.org](http://www.santa-ana.org)

**NOTICE OF EXEMPTION**  
**From the Requirements of the California Environmental Quality Act (CEQA)**

**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: Ali Pezeshkpour, AICP  
Phone: (714) 647-5882  
Email: [APezeshkpour@santa-ana.org](mailto:APezeshkpour@santa-ana.org)

**Project Title:** City of Santa Ana Short-Term Rental Prohibition Ordinance Project (OA No. 2024-04)

**Date of Approval:** 11/20/2024

**Application No(s):** OA No. 2024-04

**Project Location:** Citywide – The City of Santa Ana encompasses roughly 27 square miles of land in central Orange County. The cities of Orange and Costa Mesa border the City to the north and south, respectively. The City's western border connects with the cities of Garden Grove, Westminster, and Fountain Valley, while the City's eastern border touches the cities of Irvine and Tustin. Regional connectivity to the City is provided by Interstates 15 and 405 and by State Routes 22 and 55.

**City:** Santa Ana

**County:** Orange

**ER Number:** 2024-105

**Description of the Project:** The project proposes to readopt an amendment to add Article XXI (Sections 8-3400 to 8-3402) to the Santa Ana Municipal Code ("SAMC") to expressly prohibit short-term rentals within the City. OA No. 2024-04 would nullify and replace the terms of the urgency ordinance No. NS-3060 and standard ordinance No. NS-3061, adopted on April 2, 2024 and April 16, 2024. In conjunction with OA No. 2024-04, the project includes a resolution setting administrative fines for violating provisions of the Santa Ana Municipal Code.

**Applicant:** City of Santa Ana

**Attention:** Ali Pezeshkpour, AICP, Planning Manager

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

**Phone:** (714) 647-5882 | **Email:** [APezeshkpour@santa-ana.org](mailto:APezeshkpour@santa-ana.org)

**Exempt Status:**

- Ministerial (Sec. 15268)
- Declared Emergency (Sec. 15269 (a))
- Emergency Project (Sec. 15269 (b through e))
- General Rule (Sec. 15061(b)(3)/(5))
- Statutory Exemption:
- Categorical Exemption: State CEQA Guidelines, § 15301

**FILED**

**NOV 21 2024**

**HUGH NGUYEN, CLERK-RECORDER**

BY:  DEPUTY

**SANTA ANA CITY COUNCIL**

Valerie Amezcua  
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[dpenaloza@santa-ana.org](mailto:dpenaloza@santa-ana.org)

**Reason(s) Why Project is Exempt From CEQA:** The project is categorically exempt pursuant to State CEQA Guidelines Section 15301 – Class 1, Existing Facilities. Class 1 consists of the “operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, including negligible or no expansion of existing or former use.” The project expressly prohibiting short-term rentals within the City of Santa Ana reaffirms existing policy and practice, and therefore will not result in a significant expansion of existing uses or former uses. The operational activities associated with the ordinance would be typical of residential development. No development, redevelopment, or change to existing development type in the City is proposed or required to implement the ordinance.

Further, none of the exceptions to the exemptions set forth under State CEQA Guidelines Section 15300.2 apply. There will be no significant cumulative impacts of successive projects of the same type in the same place, over time, as this is the only ordinance prohibiting short-term rentals. There is no reasonable possibility that the project will have a significant environmental effect due to unusual circumstances because it is reaffirming the existing prohibition on short-term rentals. The project will not result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway, because the project does not propose any ground-breaking activity or construction, but instead continues the existing ban on short-term rentals. The project addresses a project type that is not located on a site which is included on any list compiled pursuant to Government Code section 65962.5. The project will not cause a substantial adverse change in the significance of a historical resource. Thus, the project falls under the Class 1 categorical exemption.

On November 20, 2024, the City Council of the City of Santa Ana adopted a resolution setting administrative fines for violating provisions of the Santa Ana Municipal Code and introduced for first reading OA No. 2024-04.

**City Contact:** Ali Pezeshkpour

**Telephone:** (714) 647-5882

  
Signature:

11/21/2024

Planning Manager

Date:

Title:

**FILED**  
**NOV 21 2024**

HUGH NGUYEN, CLERK-RECORDER

BY:



DEPUTY

