



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

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



NO FEE

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202485001061 3:01 pm 12/06/24
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30-12/06/2024-1046

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

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

DEC 06 2024

HUGH NGUYEN, CLERK-RECORDER

BY: MG DEPUTY

**FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON** December 6, 2024

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 763.5.

MAYOR
Valerie Amezcua
MAYOR PRO TEM
Thai Viet Phan
COUNCILMEMBERS
Phil Bacerra
Johnathan Ryan Hernandez
Jessie Lopez
David Penaloza
Benjamin Vazquez



CITY MANAGER
Alvaro Nuñez
CITY ATTORNEY
Sonia R. Carvalho
CITY CLERK
Jennifer L. Hall

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 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

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

Date of Approval: 12/3/2024

Application No(s): N/A

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.

The City Council heard the first reading of the ordinance for OA No. 2024-04 on November 20, 2024. On December 3, 2024, the City Council heard and adopted the second reading of the ordinance.

Applicant: City of Santa Ana

Attention: Ali Pezeshkpour, 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

Exempt Status:

- Ministerial (Sec. 15268)
 Declared Emergency (Sec. 15269 (a))
 Emergency Project (Sec. 15269 (b) through e))
 General Rule (Sec. 15061(b)(3)/(5))

FILED

DEC 06 2024

HUGH NGUYEN, CLERK-RECORDER

BY: MG DEPUTY

SANTA ANA CITY COUNCIL

Valerie Amezcua
Mayor
vamezcua@santa-ana.org

Thai Viet Phan
Mayor Pro Tem, Ward 1
tphan@santa-ana.org

Benjamin Vazquez
Ward 2
bvazquez@santa-ana.org

Jessie Lopez
Ward 3
jessielopez@santa-ana.org

Phil Bacerra
Ward 4
pbacerra@santa-ana.org

Johnathan Ryan Hernandez
Ward 5
jryanhernandez@santa-ana.org

David Penaloza
Ward 6
dpenaloza@santa-ana.org

- Statutory Exemption:
 Categorical Exemption: State CEQA Guidelines, § 15301

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.

On December 3, 2024, the City Council of the City of Santa Ana heard the second reading of OA No. 2024-04 and adopted the Ordinance.

City Contact: Ali Pezeshkpour

Telephone: (714) 647-5882



12/05/2024

Planning Manager

Signature:

Date:

Title:

FILED

DEC 06 2024

HUGH NGUYEN, CLERK-RECORDER

BY:

MG

DEPUTY



State of California - Department of Fish and Wildlife
2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a



RECEIPT NUMBER:
 30 — 12/06/2024 — 1046
 STATE CLEARINGHOUSE NUMBER (if applicable)
 202485001061

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SANTA ANA	LEAD AGENCY EMAIL	DATE 12/06/2024
COUNTY/STATE AGENCY OF FILING Orange	DOCUMENT NUMBER 202485001061	

PROJECT TITLE

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

PROJECT APPLICANT NAME CITY OF SANTA ANA	PROJECT APPLICANT EMAIL	PHONE NUMBER (714) 647-5882
PROJECT APPLICANT ADDRESS 20 CIVIC CENTER PLAZA, P.O. BOX 1988	CITY SANTA ANA	STATE CA
		ZIP CODE 927002

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) | \$4,051.25 | \$ | 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,916.75 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,377.25 | \$ | 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
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