



City of Santa Ana
20 Civic Center Plaza, Santa Ana, CA 92701
Staff Report
August 6, 2024

TOPIC: Zoning Ordinance Amendment No. 2024-01 for South Coast Technology Center at 3100, 3110, 3120, 3130, and 3400 West Lake Center Drive (collectively referred to as 3100 W. Lake Center Drive)

AGENDA TITLE

Public Hearing - Zoning Ordinance Amendment No. 2024-01 for South Coast Technology Center at 3100, 3110, 3120, 3130, and 3400 West Lake Center Drive (collectively referred to as 3100 W. Lake Center Drive)

Legal notice published in the OC Reporter on July 26, 2024 and notices mailed on same date.

RECOMMENDED ACTION

1. Approve first reading of an ordinance approving Zoning Ordinance Amendment (ZOA) No. 2024-01.

ORDINANCE NO. NS-XXXX entitled ZONING ORDINANCE AMENDMENT NO. 2024-01 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA ANA AMENDING SPECIFIC DEVELOPMENT NO. 58 (SD-58) TO ESTABLISH PERMITTED AND CONDITIONALLY PERMITTED LIGHT INDUSTRIAL LAND USES, ESTABLISH DEVELOPMENT STANDARDS FOR THE NEW PROPOSED USES, AND TO INCLUDE ADDITIONAL COMPREHENSIVE/ZONING TEXT EDITS AND UPDATES, TO FACILITATE THE CONSTRUCTION OF A NEW INDUSTRIAL PARK DEVELOPMENT NAMED THE SOUTH COAST TECHNOLOGY CENTER LOCATED AT 3100, 3110, 3120, 3130, AND 3400 WEST LAKE CENTER DRIVE (APNS: 414-272-09, 414-272-10, AND 414-261-01)

2. Determine that, pursuant to the California Environmental Quality Act (CEQA), the project is exempt from CEQA pursuant to Section 15183 of the CEQA Guidelines (Projects Consistent with a Community Plan or Zoning). Environmental Review No. 2023-109 will be re-filed for this project.

EXECUTIVE SUMMARY

Jeffrey Reese, representing C.J. Segerstrom & Sons, is requesting approval of Zoning Ordinance Amendment (ZOA) No. 2024-01 modifying Specific Development No. 58

(SD-58) to establish permitted and conditionally permitted light industrial land uses, accompanying development standards, as well as additional zoning text updates, in order to facilitate the construction of three industrial buildings for a new industrial park development (“South Coast Technology Center”) at 3100, 3110, 3120, 3130, and 3400 West Lake Center Drive (collectively referred to as 3100 W. Lake Center Drive). Staff is recommending approval of the amendments as the proposed changes would be compatible with the general plan land use designation, surrounding area, and would result in various on-site and off-site improvements that would benefit the community experience. Moreover, staff is supporting the applicant’s request because the project complies with the General Plan goals and policies and with the applicable development standards, and because the project would preserve and improve the character and integrity of existing neighborhoods and promote the City’s economic prosperity.

Planning Commission Action & Background

On July 8, 2024, the Planning Commission held a public hearing for this project and voted unanimously (7:0) to recommend that the City Council adopt an ordinance approving the subject application. During the public hearing, eight members of the community spoke in support of the proposed project.

GOVERNMENT CODE §84308 APPLIES: Yes

DISCUSSION

Project Description

The applicant is requesting approval of a zoning ordinance amendment application to make comprehensive amendments to Specific Development No-58 (SD-58), which provides zoning regulations for 33 acres of land, including seven separate parcels. The proposed amendments include establishing permitted and conditionally permitted light industrial land uses. Additionally, the amendments will modify various sections related to development phasing, signage, height standards, perimeter fencing, off-street parking, parking area trees, and operational standards, in order to provide development standards for the new limited light industrial uses. The proposed light industrial land uses and applicable standards would apply specifically to the properties located at 3100, 3110, 3120, 3130, and 3400 West Lake Center Drive (collectively referred to as 3100 W. Lake Center Drive), as shown in Exhibit 1. Additional, details related to the zoning text changes can be found under Table 2.

As part of the overall scope, the applicant is proposing to redevelop the project site with a new industrial park development, to be referred to as the South Coast Technology Center. To accommodate the new development, the applicant is proposing to demolish three, three-story office buildings approximately 60,462 square feet, 56,930 square feet, and 60,634 square feet in size. Currently, 3100 West Lake Center Drive was most recently occupied by OC 405 Partners Joint Ventures, vacated the site in June 2024; 3110 West Lake Center Drive is leased by United Health, which does not currently

occupy the building but whose lease is expected to expire on April 30, 2025; and 3120 West Lake Center Drive, which is currently vacant. As part of the redevelopment, the applicant is processing a voluntary lot merger application, Lot Merger No. 2024-04, in order to merge assessor parcels nos. 414-272-10 and 414-272-09.

The new development would consist of three new modern, "Class A" industrial buildings, across three separate parcels, approximately 112,230 square feet, 121,645 square feet, and 79,369 square feet in size. Two of the three new buildings (Building 2 and 3) are proposed to replace Lake Center Business Park, and Building 1 would be constructed on a vacant parcel, approximately 5.58-acres in size, located at the southwest corner of Lake Center Drive and Susan Street (APN: 414-261-01). The gross floor area of the three buildings would total approximately 313,244 square feet, and would include truck docks, two-story office spaces, and second story balconies facing West Lake Center Drive. Moreover, the site would be improved with outdoor patios, landscaping, extensive onsite greenery to enhance the overall the site, ample surface parking, and EV charging stations. Additionally, a passive park is planned for the northwest corner of the site. This park will feature linear paving, light bollards, architecturally harmonious benches, modular seating, and flowering accent trees, shrubs, and soft foliage. It will serve as a focal point and offer recreational space for the community. Proposed off-site improvements include replacing asphalt along West Lake Center Drive, from Harbor Boulevard to Susan Street, and new grind and overlay of the West Lake Center Drive that would extend from Susan Street throughout the length of the site. Other off-street improvements include relocating the tree wells from the sidewalk to back of sidewalk, to ensure ADA compliance of existing sidewalks.

The proposed development would be designed to provide for a campus like environment that can be utilized by up to five tenants. However, at this time the applicant has not identified any prospective business/tenants or pre-lease commitments. Instead, the overall development will be developed as a "shell construction" or "base build," which consists of only the building core and exterior elements (the shell). The interior build-out work is anticipated to be completed by any future tenants, to carry out before occupancy of the building. Shell construction is a very common building model/approach, especially for industrial buildings, that creates a blank slate on which prospective tenants can create a working space that is an exact fit for their own needs.

In keeping with the campus feel, the buildings and site improvements are of a cohesive design with modern features and color scheme comprised of white, black, various shades of grey, and an accent color. The building materials consist of concrete tilt up walls with grooves and score lines for added texture, vertical and horizontal aluminum accents at the entryway, adjacent to glass storefronts. The outdoor patios would feature metal panel canopies with "groove picnic tables," "shear," and "Orion" benches, which are comprised of concrete and clean lines, in keeping with the modern aesthetic of the center. Landscaping would also be planted in compatible, neutral above-ground

planters, as well as in planter beds throughout the site, featuring a variety of colorful flowering shrubs, soft foliage, accent shrubs, and evergreen shrubs. Additionally, various shade trees and flowering accent trees would be planted at entryways, site perimeter, and the parking lot. The entryway trees would be further accentuated with high quality and durable up-lighting. Although the site is anticipated to be enclosed by eight-foot wrought iron fencing, a minimum of ten feet of landscaping would be provided along the property frontages for buffering and screening.

Access to Building 1 would be provided from Susan Street and Lake Center Drive, while Building 2 and 3 would have two entries from Lake Center Drive and one entry from Susan Street. The driveways would feature decorative paving to enhance the entryways and gates that would remain open during business hours and locked after hours. The site plan has been designed in a manner that would allow fire apparatus navigation through the site, designed to meet all fire lane requirements, and to meet the minimum fire separation requirements and setbacks.

Table 1: Project and Location Information

Item	Information	
Project Address and Council Ward	3100, 3110, 3120, 3130, and 3400 West Lake Center Drive West Lake Center Drive (APNs: 414-272-10, 414-272-09, 414-261-01) – Ward 1	
Nearest Intersection	Lake Center Drive and Susan Street	
General Plan Designation	Industrial (IND)	
Zoning Designation	Specific Development No. 58 (SD-58)	
Surrounding Land Uses	North	Calvary Chapel
	East	Lake Center A Professional Office Park/parking structure
	South	Santa Ana Processing and Distribution Center
	West	Lake Center Business Park
Property Size	15.94 acres (694,297 square feet)	
Existing Site Development	Three, three-story office buildings approximately 60,462 square feet, 56,930 square feet, and 60,634 square feet in size.	
Use Permissions	Zoning Ordinance Amendment (SAMC Section 41-593)	
Zoning Code Sections Affected	Uses	SAMC Section 41-593 and SD- 58 Sections 1-8
	Operational Standards	SAMC Section 41-593 and SD- 58 Section 8

Project Background

On October 15, 1990, the City Council adopted Ordinance No. NS-2089, approving General Plan Amendment No. 90-08, Amendment Application (Zone Change) No. 1043, Development Agreement No. 1990-03, and certification of an Environmental Impact Report. These approvals allowed for the increase in floor area ratio from 0.4 to 0.72 within the specific development area and rezoning of certain properties from Light Industrial (M-1) to SD-58, which would provide for precise zoning regulations specific to

development of an office/industrial park (“Lake Center Business Park”). Lake Center Business Park consisted of 33 acres of land with an allowable build out of 970,120 square feet.

On July 18, 2005, the City of Santa Ana City Council adopted Ordinance No. NS-2684, approving Zoning Ordinance Amendment (ZOA-2005-01), which amended SD-58 and modified the standards to conditionally permit private recreational fields and trade schools within the boundaries of the Lake Center Business Park. At the same public hearing, the City Council adopted Resolution No. 2005-046 approving various entitlements to facilitate a trade school use and to allow a private recreational field at 3100 W. MacArthur Boulevard.

The Lake Center Business Park was constructed in the mid- to late-1980s, in compliance with the original development plans approved by Ordinance No. NS-2089 consisting of three, three-story office buildings that have been occupied by office uses since. The business park did include a vacant parcel, approximately 5.58-acres in size, located at the southwest corner of Lake Center Drive and Susan Street (APN: 414-261-01), originally entitled for 320,000 square feet of additional office construction, but which was never constructed. As a result of the changing market trends in the wake of the COVID-19 pandemic, demand to lease the offices has declined leading the ownership to seek redevelopment opportunities of the office park. On September 11, 2023, the applicant submitted for Development Application (DP) No. 2023-03. The applicant worked with City staff to address various complex site plan concerns, such access for fire apparatus.

Project Analysis

Zoning Ordinance Amendment

Pursuant to SAMC Section 41-593.1, the purpose and intent of a specific development (SD) designation is to provide a tailored and flexible zoning approach to address specific and exceptional circumstances associated with certain parcels, while protecting and promoting the public health, safety, and general welfare of the City and its residents. These circumstances may include unique characteristics, historical significance, or specific community needs that deviate from the standard zoning regulations. Moreover, SD designations protect and enhance the value of properties by encouraging the use of good design principles and concepts; encouraging, securing, and maintaining the orderly and harmonious appearance, attractiveness, and aesthetic development; providing a method whereby specific development plans are based on the general plan; and by recognizing the interdependence of land values and aesthetics and providing a method to implement interdependence.

For this specific proposal, the applicant is proposing to amend the SD-58 to allow limited industrial uses, as well as establishing development standards specific to those limited light industrial uses as detailed in Table 2.

Table 2: SD-58 Current and Proposed Text Regulations

Topic	Existing Zoning Code Regulations	Amendments Proposed by Applicant	Staff Recommendation
Uses Permitted	Uses Permitted “by-right”: 1. Professional and Business Offices 2. Commercial/Retail uses	Keep existing uses and include the following uses permitted “by-right”: 1. Limited Light Industrial Uses; and Introduce uses subject to a conditional use permit: 2. Conditionally Permissible Uses: a. Trade and professional schools. b. Private recreational fields. c. Conditionally permissible uses in the M1 zoning district.	Staff recommends this amendment, as introducing limited light industrial uses allows for additional land uses to be established within the zoning district, consistent with the General Plan land use designation, which will also address the decline in demand for office uses and increased demand for flexible, clean manufacturing uses.
Phasing	Incremental phasing from 1990-1995	Eliminate phasing from the document.	Staff recommends this amendment, as it is no longer applicable to the development of the SD-58 area.
Signage	On-site signs shall conform to Article XI, subsections 41-850 through 41-1099 and with an approved planned sign program.	1. On-sign for professional business, and commercial/retail land uses shall remain consistent with the approved sign program and SAMC. 2. Signage in the SD-58 area is subject to the SAMC and Planned Sign Program on file with the City. Modifications to	Staff recommends this amendment to and allow for administrative review of deviations that do not exceed twenty percent (20%) to allow more flexibility in signage and encourage creative unique designs in keeping with the theme of the proposed improvements and new development. Major deviations would be subject to a variance.

Topic	Existing Zoning Code Regulations	Amendments Proposed by Applicant	Staff Recommendation
		<p>sign development standards may be made administratively provided they do not exceed a twenty percent (20%) deviation.</p>	
Height	<p>Limited to 200 feet above ground level.</p>	<p>Limited Light Industrial Parcels would be subject to a height of 55 feet above ground level, exclusive of any roof-mounted equipment.</p>	<p>Staff recommends this amendment to establish height limitations for limited light industrial buildings consistent with industry standard to ensure the site may remain competitive in the industry and secure tenants for the foreseeable future of the new development.</p>
Perimeter Fencing	<p>Subject to SAMC.</p>	<ol style="list-style-type: none"> 1. All perimeter fencing abutting a public street shall be decorative, “see through”, 10 feet setback from the public right-of-way, and may be less than 10 feet to accommodate a code required accessible exist but shall not exceed a length of 20 feet. 2. No perimeter fencing shall exceed 7 feet in height without City approval. 	<p>Staff recommends this amendment to allow prospective tenants to provide added security and ensure that proposed operations can be with an additional layer of security and that such security fencing be installed in a manner that complies with the SAMC and the ADA requirements.</p>
Off-street parking	<p>Parking standard provided for Medical and Dental, Professional and Business Offices, Restaurants, and Commercial uses.</p>	<p>Update the section to include a parking standards for Trade and Professional Schools at a rate of one space for each 333 square feet of office floor area and Limited Light Industrial Uses a rate of 1.25 spaces for each 1,000 square feet of floor area.</p>	<p>Staff recommends this amendment to establish parking requirements for the proposed land uses consistent with City’s parking rate for colleges, trade schools, and other adult education facilities and industrial developments Citywide. While industrial land uses pursuant to the SAMC may typically be</p>

Topic	Existing Zoning Code Regulations	Amendments Proposed by Applicant	Staff Recommendation
			parked at a rate of one (1) space per 1,000 square feet of floor area or two spaces per 1,000 square feet of floor area, the proposed rate of 1.25 allows for flexibility of combined mix onsite land uses as the site becomes occupied.
Parking Area Trees	A planter not less than 5 feet by 5 feet shall be required at a ratio of one planter for each 4 parking spaces.	Amend to provide further clarification related to parking lot design: planters are to be required for head-to-head parking spaces but shall not be required where parking spaces terminate at a curb. Additionally, for every 10 spaces that terminate at a curb, a landscape finger at least 5 feet wide shall be required.	Staff recommends this amendment to ensure parking lot landscaping be improved with high quality landscaping and to provide for additional clarification for planter placement and sizing.
Operational Standards	<ol style="list-style-type: none"> 1. Each future structure would be required to submit for site plan review. 2. Prior to issuance of a Building Permit, dedicate curb returns and ultimate street right-of-ways on Lake Center Drive and Susan Street. 	<ol style="list-style-type: none"> 1. Each future structure shall be required to demonstrate conformity with the applicable provisions of SD-58 and any mitigation measures based on the existing Environmental Impact Report, or prepared CEQA Exemption 15183 Environmental Documentation 2. Delete language referencing curb returns. 3. Amend to provide operational standards for Limited Light Industrial Uses 	Staff recommends this amendment to establish operational standards and ensure that new development, as well as any future developments proposed, conform to the regulations outlined in SD-58, as well as any previously established environmental requirements.

The proposed amendments evaluated in the preceding table support the redevelopment of the site in a manner that is compatible with the surrounding community by reducing the mass and scale of the on-site developments. Furthermore, the improvements are expected to rejuvenate business activity in the area, addressing the current low demand for office space due changes in market trends, the site's proximity to the freeway, and lack of amenities in the area necessary to support office uses. As outlined in the City's

general plan, industrial districts are significant sources of employment and municipal revenue, and they contribute to the economic health of the city and the region.

Lastly, pursuant to the environmental analysis prepared for the project (Exhibit 6), the proposed project is not anticipated to create impacts related to light pollution, traffic, noise, or any other environmental impacts to the surrounding properties. Moreover, the project would be consistent with the City's General Plan Update and the Santa Ana General Plan Update Final Recirculated Program Environmental Impact Report (GPU PEIR), adopted by the City Council on April 19, 2022. The nearest sensitive land use is located approximately 300 feet from the project site. However, the proposed land uses are not anticipated to result in negative impact as they would be light industrial land uses, consistent with the General Plan update.

General Plan Consistency

On April 19, 2022, the City Council adopted the General Plan Update, which provided long-term policy direction to guide the physical development, quality of life, economic health, and sustainability of the City through 2045. The proposed project aligns with various goals and policies identified in this General Plan. Specifically, it adheres to the Land Use (LU) Element, Goal LU-1, which aims to provide land use plans that improve the quality of life and respect the existing community. Consistent with this, the proposed request to amend the specific development to include limited light industrial use is supported by the General Plan and would result in a floor area ratio (FAR) within the permissible range of 0.72, as outlined in Table LU-3 of the Land Use Element, which provides a specific exception for the Lake Center Development, defined by Specific Development Plan Number 58 (SD-58). The proposed project, following the amendment of the specific development document, would also feature reduced mass and scale, aligning with Policy LU-3.4. Additionally, it would result in long-term off-site improvements that enhance the existing community and provide amenities for public enjoyment. The proposed project is consistent with Goal LU-2, which seeks to provide a balance of land uses that meets Santa Ana's diverse needs, as the current allowable uses are not meeting the community's needs. Office space demand has declined and with this request, the ownership proposes to diversify and adapt to these needs by establishing additional land uses within the specific development area.

The request is also consistent with Goal LU-3, which aims to preserve and improve the character and integrity of neighborhoods and districts. The goal for the site is to develop high-quality industrial buildings that would revitalize the area and make off-site improvements to enhance the character of the surrounding neighborhood, which would also be consistent with Policy UD-1.1 and Urban Design (UD) Element. Policy UD-1.1 ensures that all developments feature high quality design, materials, finishes, and construction. Furthermore, the proposed project aligns with Goal LU-4 and Policy LU-4.2, which support sustainable improvements to the built environment, maintain, and improve public spaces through quality architecture, street trees, landscaping, and other pedestrian-friendly amenities. As described, the ownership of the properties would

redevelop the site, providing high-quality development and extensive landscaping along West Lake Center Drive, culminating in a passive park for the community and visitors to the nearby field or church, which would also be consistent with Policy UD-1.5. Policy UD-1.5 encourages community interaction through the development and enhancement of plazas, open space, people places, and pedestrian connections with the public realm.

The proposed project would also be consistent with several goals and policies of the Economic Prosperity Element (EP). Specifically, the project supports Goal EP-1, which seeks to foster a dynamic local economy that creates employment opportunities for all residents in the city. The request would allow the ownership to transition from a land use that is not attracting businesses or jobs to one that would, thereby benefiting the city's economic prosperity. Additionally, the proposed redevelopment of Lake Center Business Park aligns with Policy EP-1.2, which aims to strengthen and expand citywide business attraction, supporting the achievement of the city's full employment potential. It also aligns with Policy EP-1.1, which seeks to protect industrial uses that provide quality job opportunities. Consistent with this policy, the request would reintroduce industrial land uses to a site previously rezoned to accommodate only office or commercial uses.

Public Notification and Community Outreach

Project notifications were posted, published, and mailed in accordance with City and State regulations for both the Planning Commission and the City Council. The site is not located within a neighborhood association boundary or near an established neighborhood association. At the time this report was printed, no issues of concern were raised regarding the proposed development.

In addition to the required public noticing, the project was subject to the City's Sunshine Ordinance (Ordinance No. NS-3040) requiring two community meetings to facilitate early public participation. The first community meeting was held on September 27, 2023. Three members of the community were in attendance and posed questions related to the ownership of the project site, leasing, concerns of transient activity in the area, and the land use. The second meeting was held on January 10, 2024, during which six members of the community were in attendance and inquired about the phasing of the project. Materials from the two required community meetings are included with this report as Exhibit 9, and all materials were published to the project's webpage on the City's website.

ENVIRONMENTAL IMPACT

Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is exempt from further review per Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) of the CEQA Guidelines. The environmental review contained in Exhibit 6 has been prepared and peer reviewed by a qualified CEQA consultant hired by the City, to assess the potential for the proposed project to result in environmental effects and whether the proposed project qualifies for an exemption under Section 15183 of the CEQA Guidelines. Moreover, the analysis

evaluated whether the potential environmental impacts are addressed in the *City of Santa Ana General Plan Update Final Recirculated Program Environmental Impact Report* (GPU EIR). Specifically, the analysis evaluates demolition of the three existing office buildings, a parking structure, and parking lots to construct three new Class A industrial buildings for office, manufacturing, and/or warehouse use, ancillary improvements including landscaping, parking, freestanding signage, site lighting, and fencing as well as proposed off-site improvements including replacing asphalt, new grind and overlay, relocating the tree wells from the sidewalk to back of sidewalk, and modifications to sidewalks as needed to ensure ADA compliance.

CEQA Guidelines Section 15183 allows a streamlined environmental review process for projects that are consistent with the densities established by existing zoning, community plan, or general plan policies for which an environmental impact report (EIR) was certified and does not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. Moreover, projects that are consistent with the densities and use characteristics considered by the GPU EIR may qualify for the CEQA Guidelines Section 15183 Exemption process. Specifically, as set forth in CEQA Guidelines Section 15183(d), the 15183 exemption applies to projects which meet the following conditions:

1. The project is consistent with:
 - A. A community plan adopted as part of a general plan,
 - B. A zoning action which zoned or designated the parcel on which the project would be located to accommodate a particular density of development, or
 - C. A general plan of a local agency, and
2. An EIR was certified by the lead agency for the zoning action, the community plan, or the general plan.

The GPU was adopted, and the GPU EIR certified, in April 2022 (State Clearinghouse Number 2020029087); the GPU went into effect on May 26, 2022. Any decision by the City affecting land use and development must be consistent with the GPU. The GPU EIR evaluates the potential environmental effects associated with implementation of the GPU and addresses appropriate and feasible mitigation measures that would minimize or eliminate these impacts. Pursuant to Section 15183(i)(2) of the CEQA Guidelines, a project is consistent with the GPU if the development density does not exceed what was contemplated and analyzed for the parcel(s) in the certified GPU EIR and complies with the associated standards applicable to that development density. Development density standards can include the number of dwelling units per acre, the number of people in a given area, floor area ratio (FAR), and other measures of building intensity, building height, size limitations, and use restrictions.

The prepared environmental review provides a limited examination of environmental effects for the proposed project, evaluating whether there are impacts that are peculiar to the project or the project site, impacts not analyzed as significant effects in the GPU EIR, potentially significant off-site or cumulative impacts not evaluated in the GPU EIR, or previously identified significant effects that are determined to have a more severe adverse impact than discussed in the GPU EIR. Moreover, the review analyzed impacts to aesthetics, agricultural and forestry resources, air quality, biological resources, cultural resources, energy consumption, site geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation, tribal cultural resources, utilities and service systems, and wildfire risk. Additionally, the review outlines implementation of applicable regulatory requirements and mitigation measures detailed in GPU EIR, related to the above-listed topics analyzed in the environmental review.

The environmental review concluded that the proposed project is consistent with buildout of the General Plan Update. Upon implementation of regulatory requirements and mitigation measures related to air quality, cultural resources, geology and soils, and noise the proposed project would not have any specific effects, which are peculiar to the project or the project site. Moreover, there are no project specific impacts or potentially significant off-site or cumulative impacts that the GPU PEIR did not analyze, and there are no new significant or substantially more severe impacts to aesthetics, agricultural and forestry resources, air quality, biological resources, cultural resources, energy consumption, site geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation, tribal cultural resources, utilities and service systems, and wildfire risk, than anticipated by the GPU PEIR. Based on this analysis, a Notice of Exemption, Environmental Review No. 2023-109 will be filed for this project.

ECONOMIC AND FISCAL IMPACTS

The proposed development associated with the amendment request is anticipated to generate a total of 687 permanent jobs (425 on-site and 262 off-site) and 555 one-time jobs associated with its construction. Additionally, the project would deliver a substantial positive impact to the City's economy with the production of goods and services increasing by \$256.1 million annually. This growth in jobs and economic output would have a positive impact on the City, as it would expand its economic base, thereby providing a strong foundation for the City's continued economic growth and fiscal health.

Additionally, the associated redevelopment with the amendment request is anticipated to generate a sizable annual recurring incremental fiscal surplus at build-out of \$257,736 based on the generation of \$460,412 in annual recurring revenues including property taxes, sales tax, licenses and permit, service fees, and other applicable local

taxes (Page 18 of Exhibit 7) and \$202,676 in recurring annual costs that include Police, Fire, Public Works, Parks and Recreation, Community Development Department services, Library, Museum, and general government services (Page 19 of Exhibit 7). The annual revenues generated are projected to equal 2.27 times the associated City General Fund costs thus generating a positive net fiscal impact.

EXHIBIT(S)

1. Zoning Ordinance Amendment Ordinance
2. Vicinity Zoning and Aerial Map
3. Site Photo
4. Full Project Plans
5. Renderings
6. Environmental Analysis and Exemption
7. Fiscal Impact Analysis Report
8. Economic Impact Study
9. Community Meetings Documents
10. Planning Commission Agenda Packet with Public Comments

Submitted By: Minh Thai, Executive Director, Planning and Building Agency

Approved By: Alvaro Nuñez, Acting City Manager