



City of Anaheim
Planning & Building Department

NOTICE OF AVAILABILITY
Draft Program Environmental Impact Report No. 356 and Workshop
for the General Plan Focused Update Project for the City of Anaheim

DATE: December 20, 2024

TO: State Clearinghouse, Responsible Agencies, Trustee Agencies, Other Public Agencies, Interested Parties

FROM: City of Anaheim

SUBJECT: Notice of Availability and Workshop for General Plan Focused Update Project for the City of Anaheim Programmatic Environmental Impact Report

DRAFT ENVIRONMENTAL IMPACT REPORT

Notice is hereby given that Draft Program Environmental Impact Report No. 356 (Draft PEIR) (State Clearinghouse Number 2022020363) for the General Plan Focused Update Project for the City of Anaheim is available for a 45-day public review from **December 20, 2024, to February 3, 2025**.

PUBLIC WORKSHOP

A Workshop on the Draft PEIR will be held with the Anaheim City Planning Commission on **January 27, 2025, at 5:00 p.m.** in the Anaheim City Council Chamber in the Civic Center, 200 South Anaheim Boulevard, Anaheim. This is an opportunity for the Planning Commission and community to learn about the environmental review of the project and to provide comments on the environmental analysis during the public review period.

PROJECT LOCATION

The City of Anaheim encompasses over 34,000 acres with an additional 2,431 acres within its Sphere-of-Influence (SOI) (refer to Exhibit 1, Regional and Vicinity Map). The City is approximately 35 miles southeast of downtown Los Angeles and 7 miles north of the City of Santa Ana. The City is surrounded by the cities of Fullerton, Placentia, and Yorba Lina to the north; Riverside County to the east; the cities of Orange, Garden Grove, and Stanton and unincorporated Orange County to the south; and the cities of Cypress and Buena Park to the west. Regional access to and from the City is provided from State Route 91, Interstate 5, State Route 55, and State Route 241.

PROJECT DESCRIPTION

The proposed project is a focused update of the City of Anaheim's adopted General Plan that reflects zoning and land use updates resulting from the 2021-2029 Housing Element, which addresses the City's Regional Housing Needs Assessment (RHNA) growth allocation of 17,453 housing units. It will also complete the actions identified by the Center City Corridors Implementation Plan (C3 Plan). The proposed project updates residential and non-residential buildout to reflect growth projections anticipated through 2045.

The following General Plan Element updates and related actions are included as part of the project:

- **Land Use Element Update:** The proposed project would introduce new land use designations of MU-Corridor, MU-Low-Medium, MU-Industrial, and Institutional Low and change the existing Institutional to Institutional High. It would set a minimum residential density for the MU-Medium and MU-High designations. It would also add additional “Implementing Zoning” to the Corridor Residential land use designations, change the implementing zoning for MU-Urban Core from DMC to MU-UC, and update or add the corresponding zones for the remaining mixed-use designations. The proposed project would update General Plan Land Use Element Tables LU-2 and LU-3 to reflect these changes. The proposed project would also update Table LU-1 (City of Anaheim Approved Specific Plans) and the accompanying Figure LU-1 (Specific Plan Map) to remove the East Center Street Development; and remove references to the Downtown Mixed-Use Overlay Zone, Mixed Use Overlay Zone, and South Anaheim Boulevard Corridor Overlay Zone throughout the Element.
- **Circulation Element Update:** The proposed project would update the Circulation Element to reflect changes in transportation needs, new technologies, changes associated with implementing the 2021-2029 Housing Element, C3 Plan, and an update to the Anaheim Traffic Analysis Model. Changes include updates to circulation-related policies, technical guidance, and updates to circulation-system networks and classifications. The Circulation Element would be updated to include goals and policies for the updated Traffic Impact Analysis Guidelines for CEQA: Vehicle Miles Traveled, pursuant to Senate Bill 743 established July 1, 2020.
- **New Environmental Justice Element:** State law requires local jurisdictions with disadvantaged communities to adopt a new Environmental Justice Element when they are updating two or more elements of their general plan. The City’s new Environmental Justice Element will be in compliance with all relevant State laws, including Senate Bill 1000 (2016), by addressing the following seven topics: 1) pollution exposure; 2) public facilities; 3) food access; 4) safe and sanitary homes; 5) physical activity; 6) community engagement; and 7) prioritization of improvements and programs addressing the needs of disadvantaged communities.
- **Zoning Code Amendment:** The 2021-2029 Housing Element, C3 Plan, and updates to the other General Plan elements, described above, require updates to the City’s Zoning Code to ensure consistency and allow for future implementation of policies, programs and land use designations identified therein. Title 18, Zoning, of the Anaheim Municipal Code would be amended to add Chapter 18.12 (Mixed-Use Zones) providing development standards and use regulations which will also replace the South Anaheim Boulevard Corridor (Chapter 18.24), Downtown Mixed-Use (Chapter 18.30), and Mixed-Use (Chapter 18.32) Overlay Zones. It would also include new Objective Design Standards in Chapter 18.39 designed to ensure the quality of and certainty for future development, codifying guidance currently in the Community Design Element and in compliance with recent State housing laws.
- **Land Use Plan, Zoning Map, and Related Plans:** Implementation of the 2021-2029 Housing Element and C3 Plan requires changes to General Plan Land Use Designations and/or Zoning Classifications to add or increase residential density on identified sites including in addition to the currently permitted or planned non-residential development. The proposed project would update the General Plan Land Use Plan (Figure LU-4) and Zoning Map with these changes in addition to making the corresponding amendments and adjustments to the Beach Boulevard Specific Plan, Anaheim Canyon Specific Plan, and Platinum Triangle Master Land Use Plan.

ENVIRONMENTAL DETERMINATION AND REVIEW

The primary purpose of the Draft PEIR that was prepared for this project is to evaluate potential environmental effects that would result from adoption of the General Plan Focused Update.

PUBLIC REVIEW PERIOD

Due to the time limits mandated by State law, any response to this Notice of Availability should be sent at the earliest possible date. There will be a 45-day public review period for all interested individuals to submit written comments on the Draft PEIR. The public review period begins **December 20, 2024**, and ends **February 3, 2024**.

AVAILABILITY OF DOCUMENTS

The City is the Lead Agency for this project under the California Environmental Quality Act (CEQA) and has analyzed the environmental effects of the General Plan Focused Update in the Draft PEIR to the degree of specificity required by Section 15146 of the State CEQA Guidelines. The Draft PEIR is available to the general public for review at the following locations:

Anaheim Planning & Building Department
200 S. Anaheim Boulevard
Anaheim, CA 92805

Anaheim Central Library
500 W. Broadway
Anaheim, CA 92805

Anaheim Public Library, East Anaheim Branch
8201 E. Santa Ana Canyon Road
Anaheim, CA 92808

Anaheim Public Library, Canyon Hills Branch
400 South Scout Trail
Anaheim, CA 92807

Anaheim Public Library, Euclid Branch
1340 S. Euclid Street
Anaheim, CA 92802

Anaheim Public Library, Haskett Branch
2650 W. Broadway
Anaheim, CA 92802

Anaheim Public Library, Ponderosa Joint-Use Branch
240 E. Orangewood Avenue
Anaheim, CA 92802

Anaheim Public Library, Sunkist Branch
901 S. Sunkist Street
Anaheim, CA 92806

The Draft Environmental Impact Report is also available for review online at:
www.anaheim.net/876/Environmental-Documents.

PUBLIC COMMENTS

This Notice of Availability is being provided as specified in Section 15087 of the State CEQA Guidelines. Public agencies and the public are invited to comment on the content of the environmental analyses contained in the Draft PEIR. A 45-day comment period is provided to return written comments to the City. All comments should be directed to the City as the following address:

Nick Taylor, Principal Planner
Planning and Building Department City of Anaheim
200 S. Anaheim Boulevard, Suite 162
Anaheim, CA 92805

Comments may also be sent by email to: NJTaylor@anaheim.net

WHO TO CONTACT?

For more information, please contact Nick Taylor, Principal Planner, by phone at (714) 765-4323 or by email at NJTaylor@anaheim.net.

Attachments:

Exhibit 1, Regional and Vicinity Map

