

**City of Anaheim
Planning and Building Department**

Notice of Preparation

DATE: August 24, 2023
TO: Reviewing Agencies and Other Interested Parties
FROM: City of Anaheim
SUBJECT: **Notice of Preparation of a Draft Environmental Impact Report and
Announcement of a Scoping Meeting for the Hills Preserve Project**

The purpose of this Notice of Preparation (NOP) is to notify Responsible and Trustee Agencies (Agencies) and other interested parties that the Lead Agency, the City of Anaheim (City), will prepare an Environmental Impact Report (EIR) for the Hills Preserve Project (Project) and to solicit comments and suggestions regarding (1) the scope and content of the EIR and (2) the environmental issues and alternatives to be addressed in the EIR (California Environmental Quality Act [CEQA] Guidelines Section 15082). This NOP provides notice to interested parties, organizations, and individuals of the preparation of the EIR and requests comments on the scope and contents of the EIR.

Project Location

The Project is located on a 76.2-acre Project site along the south side of Santa Ana Canyon Road, generally between Eucalyptus Drive to the west and Festival Drive to the east, in the City of Anaheim, as depicted in Exhibit 1, Regional Local Vicinity, and Exhibit 2, Aerial Photograph. The Project includes improvements to all or portions of assessor parcel numbers (APNs): 085-051-15, 354-081-44, 356-582-35, 356-581-01, 356-581-02, 356-581-03, 356-582-36, and 356-582-01 through 356-582-34.

Project Description

Of the 76.2-acre Project site, 14.5 acres would be developed with multi-family residential uses, 3.7 acres would be developed with single family residential uses, 9.2 acres would be developed with commercial development uses, and the remaining 46 acres would be dedicated as open space.

The Project's multifamily residential component consists of 498 wrap-style apartment units to be constructed around the perimeter of a parking structure; these units would consist of approximately 166 studio units, 207 one-bedroom units, 119 two-bedroom units and 6 three-bedroom units. The multifamily residential component would include an 18,100 square foot (SF) lobby including leasing offices, lounge areas, mailroom, and library; 4,380 SF of private bowling lanes; 2,500 SF of dedicated resident office areas and conference rooms; and a pool, gym, and locker room. A covered Porte Cochere would be provided at the main entry for drop-off and pick-up.

The Project would also include six single family residences on lots ranging from 22,000 SF to 30,000 SF. The anticipated density would be approximately 1.5 units/acre.

The Project would also include a commercial component, consisting of a total of 80,000 gross SF of general office uses. Commercial uses would include two 40,000 gross SF buildings at opposite ends of a shared podium parking garage. Parking would consist of a shared two-level concrete parking garage with one subterranean level and one surface level. The parking garage would

contain a total of 415 parking stalls, which meets the City's minimum rate of four parking stalls per 1,000 gross SF.

The Project would construct right-of-way and off-site improvements including: a new four-way intersection at Deer Canyon Road and Santa Ana Canyon Road; a new eastbound deceleration lane on Santa Ana Canyon Road at Deer Canyon Road; a second vehicular access point to the Project on Santa Ana Canyon Road that would provide right-in and right-out only turning movements; and a new potable water line within the Santa Ana Canyon Road right-of-way that would extend from the Project site southwest to S. Eucalyptus Drive.

AREAS OF POTENTIAL IMPACT

The City has determined that an EIR is required for this Project. The EIR will provide detailed analysis of the following topical areas, as required by CEQA.

- Aesthetics
- Agriculture and Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- 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
- Wildfire

The City requests your review and consideration of this notice and invites input and comments from interested Agencies, persons, and organizations regarding the preparation of the EIR. Pursuant to CEQA Section 21080.4, comments must be submitted in response to this notice no later than 30 days after receipt of the NOP during the scoping period, which **begins Thursday, August 24, 2023 and ends Monday, September 25, 2023**. All comments or other responses to this notice should be submitted in writing via email to NJTaylor@anaheim.net or via mail to the contact below by **Monday, September 25, 2023**.

Send Comments by mail to:

Nick Taylor, Senior Planner
City of Anaheim
200 S. Anaheim Boulevard, Suite 162
Anaheim, CA 92805

Scoping Meeting: The City of Anaheim will hold a scoping meeting at **6:00 p.m. on Thursday, September 7, 2023**. The scoping meeting will be held at the East Anaheim Community Center, which is located at 8201 E. Santa Ana Canyon Road, Anaheim, California 92808.

Project Applicant: Salt Development, LLC

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Aerial Source: Nearmap 2023

Aerial Photograph

Hills Preserve Project



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Feet

Exhibit 2



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