

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

**SCH # 2024010859**

**Project Title:** Festival Anaheim Hills

Lead Agency: City of Anaheim Contact Person: Amada Lauffer  
 Mailing Address: 200 S. Anaheim Boulevard, Suite 162 Phone: 714-765-4479  
 City: Anaheim Zip: 92805 County: Orange County

**Project Location:** County: Orange County City/Nearest Community: City of Anaheim  
 Cross Streets: Santa Ana Canyon Road and Festival Drive/Roosevelt Road Zip Code: 92808  
 Longitude/Latitude (degrees, minutes and seconds): 33 ° 51 ' 56.3 " N / 117 ° 45 ' 03.2 " W Total Acres: 85.7 acres  
 Assessor's Parcel No.: 354-451-01, -03, -04, -06, -08, -10, -12, -13, -17, -19, -20, -24, -27, -28, 31, -32, -33, Section: 31 Twp.: T03S Range: R08W Base: 4  
 Within 2 Miles: State Hwy #: SR-91 and SR-90 Waterways: Santa Ana River  
 Airports: None Railways: BNSF Schools: Tutor Time, Grace OC Academy, Hillsborough Private Pr

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.)  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec Other: \_\_\_\_\_  FONSI

**Local Action Type:**

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: Specific Plan Amendment, Zoning Cod

**Development Type:**

Residential: Units 447 Acres 16.2  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Educational: \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  Other: \_\_\_\_\_

**Project Issues Discussed in Document:**

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other: Wildfire

**Present Land Use/Zoning/General Plan Designation:**

Commercial/SP 90-1, Anaheim Hills Festival Specific Plan/Regional Commercial

**Project Description:** (please use a separate page if necessary)

The proposed Project would establish a new Development Area (DA 5) within the existing boundaries of the Anaheim Hills Festival Specific Plan to accommodate residential uses in combination with the site's existing commercial development. DA 5 would be created by reallocating land from the existing DA 2, reducing its size from approximately 48 acres to 31.8 acres. The resulting 16.2-acre area would form the new DA 5. All proposed development would be confined to DA 5, which encompasses Assessor's Parcel Numbers (APNs) 354-451-19 and 354-451-32. The overall exterior boundary of the Specific Plan would remain unchanged. The proposed Project includes the demolition of an approximately 62,676-square-foot cinema within DA 5 and the development of a new 447-unit multiple-family rental residential community in its place. Implementation of the Project would require a General Plan Amendment and a Specific Plan Amendment to allow for residential uses within DA 5 and to formally establish the new development area. In addition, a Zoning Code Amendment to Anaheim Municipal Code Chapter 18.108, Festival Specific Plan, would be required to incorporate the proposed residential standards into DA 5 and other clarifying changes related to signage, permitted uses, and development standards.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".

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| <input checked="" type="checkbox"/> Air Resources Board                         | <input checked="" type="checkbox"/> Office of Historic Preservation          |
| <input type="checkbox"/> Boating & Waterways, Department of                     | <input type="checkbox"/> Office of Public School Construction                |
| <input type="checkbox"/> California Emergency Management Agency                 | <input type="checkbox"/> Parks & Recreation, Department of                   |
| <input checked="" type="checkbox"/> California Highway Patrol                   | <input type="checkbox"/> Pesticide Regulation, Department of                 |
| <input checked="" type="checkbox"/> Caltrans District # 12                      | <input checked="" type="checkbox"/> Public Utilities Commission              |
| <input type="checkbox"/> Caltrans Division of Aeronautics                       | <input checked="" type="checkbox"/> Regional WQCB # 8                        |
| <input type="checkbox"/> Caltrans Planning                                      | <input type="checkbox"/> Resources Agency                                    |
| <input type="checkbox"/> Central Valley Flood Protection Board                  | <input type="checkbox"/> Resources Recycling and Recovery, Department of     |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy                     | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.           |
| <input type="checkbox"/> Coastal Commission                                     | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board                                   | <input type="checkbox"/> San Joaquin River Conservancy                       |
| <input type="checkbox"/> Conservation, Department of                            | <input type="checkbox"/> Santa Monica Mtns. Conservancy                      |
| <input type="checkbox"/> Corrections, Department of                             | <input type="checkbox"/> State Lands Commission                              |
| <input type="checkbox"/> Delta Protection Commission                            | <input type="checkbox"/> SWRCB: Clean Water Grants                           |
| <input type="checkbox"/> Education, Department of                               | <input type="checkbox"/> SWRCB: Water Quality                                |
| <input type="checkbox"/> Energy Commission                                      | <input type="checkbox"/> SWRCB: Water Rights                                 |
| <input checked="" type="checkbox"/> Fish & Game Region # 5                      | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input type="checkbox"/> Food & Agriculture, Department of                      | <input checked="" type="checkbox"/> Toxic Substances Control, Department of  |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of                      |
| <input type="checkbox"/> General Services, Department of                        |  |
| <input type="checkbox"/> Health Services, Department of                         | Other: _____   |
| <input checked="" type="checkbox"/> Housing & Community Development             | Other: _____   |
| <input checked="" type="checkbox"/> Native American Heritage Commission         |  |

**Local Public Review Period (to be filled in by lead agency)**

Starting Date June 20, 2025 Ending Date August 4, 2025

**Lead Agency (Complete if applicable):**

Consulting Firm: <u>Kimley-Horn and Associates, Inc.</u>	Applicant: <u>Shea Properties</u>
Address: <u>1100 W. Town and Country Road, Suite 700</u>	Address: <u>130 Vantis Street, Suite 200</u>
City/State/Zip: <u>Orange/CA/92868</u>	City/State/Zip: <u>Aliso Viejo/CA/92656</u>
Contact: <u>Kiana Graham, AICP</u>	Phone: <u>949-389-7078</u>
Phone: <u>657-999-8473</u>	

Signature of Lead Agency Representative:  Date: 6/17/25

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.