

APPENDIX 1.0 - 1

NOTICE OF PREPARATION



**City of Anaheim
Planning and Building Department**

Notice of Preparation

DATE: January 26, 2024

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 Festival Anaheim Hills 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 Festival Anaheim Hills 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 limited to the scope and contents of the EIR.

Project Location

The project site is in the Anaheim Hills area of the City in Orange County, California. The Anaheim Hills area is predominately residential with commercial, and office uses along major corridors. The project site is the existing 85.7-acre Anaheim Hills Festival Specific Plan (Specific Plan), which includes the following Assessor Parcel Numbers (APNs): 354-451-01, -03, -04, -06, -08, -10, -12, -13, -17, -19, -20, -24, -27, -28, -31, -32, -33, -34, -35, -37, and -38. The Specific Plan, inclusive of the project's development area, is located south of State Route 91 (SR 91) and is generally located south of Santa Ana Canyon Road, and west of Roosevelt Road. **Figure 1, Local Vicinity Map**, depicts the project site in a local context.

The project site has a General Plan land use designation of Regional Commercial, which allows for regional-serving commercial uses, and Residential Low-Medium, which allows for a wide range of residential uses. The project site is zoned SP 90-1, Anaheim Hills Festival Specific Plan.

Anaheim Hills Festival Specific Plan Background

The existing Specific Plan is divided into four Development Areas (DA), which are described below.

- **Development Area 1 (Scenic Commercial Development Area):** DA 1 is designed to accommodate retail uses, restaurants, and financial services.
- **Development Area 2 (Retail Commercial and Entertainment Development Area):** DA 2 is designed to accommodate retail uses, restaurants, financial services, department stores and theaters.
- **Development Area 3 (Visitor Commercial Development Area):** DA 3 is designated to accommodate a hotel, along with retail and restaurant uses.
- **Development Area 4 (Business Commercial Development Area):** DA 4 is designed to accommodate office uses, including conference and convention centers, together with retail and food service uses. Senior residential uses are also permitted with approval of a conditional use permit.

Project Description

The project site's proposed development area falls within the newly created DA 5 for Mixed-Use purposes. DA 5 is estimated at 16.2 acres, resulting in DA 2 to be reduced from 48 acres to 31.8 acres in size. The development area is limited to DA 5, which includes the following APNs: 354-451-19 and -32. The exterior boundaries of the Specific Plan area would not change.

The proposed development would demolish the existing approximately 62,676 square foot theater and, in its place, allow for the development of a 447-unit multi-family rental residential community. Of the existing theater's square footage, approximately 13,310 square feet of commercial use will be retained in DA 2 for future development. The existing retail within DA 5 includes the following uses that would remain as part of the proposed project: 6,475 square feet of restaurant, 9,200 square feet of office, 38,160 square feet of fitness/gym, 13,276 square feet of tutor/retail space, and 11,033 square feet of medical office building. Thus, the remaining commercial buildings would have a floor area ratio (FAR) of approximately 0.11, which is within the allowed FAR for DA 5's proposed Mixed-Use Medium land use designation, which allows a FAR up to 0.35.

The proposed multi-family rental residential community would consist of a four-story multi-family residential building wrapped around a five-level parking structure with one subterranean level. Project amenities would include a clubhouse, swimming pools, courtyards, a fitness center, a leasing/mail area, and common open space. The proposed multi-family rental residential community would have four different unit types (i.e., studio, one-bedroom, two-bedroom, and three-bedroom) with private patio or balcony areas. All units would be single-story.

As part of the project's requested entitlements, a General Plan Amendment and Specific Plan Amendment would be required to allow for the proposed residential uses and for the creation of the new DA 5. The General Plan Amendment would change the land use designation from Regional Commercial to the Mixed-Use Medium for DA 5. The Mixed-Use Medium land use designation is intended to allow flexibility for parcels that could transition from strip commercial uses to residential or a mix of residential, commercial, and office development. This land use designation allows residential development in either a stand-alone or mixed-use configuration at a density of up to 36 du/acre. The non-residential component of mixed-use development is permitted at a maximum FAR of 0.35. The Specific Plan Amendment would amend the current Specific Plan to allow for mixed-use land uses on a total of 16.2 acres (DA 5) and would include other clarifying text amendments related to signage, permitted uses, etc.

AREAS OF POTENTIAL IMPACT

The City has determined that an EIR is required for this Project. The EIR will provide detailed analysis of all 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*

** Includes Evacuation Analysis*

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 State CEQA Guidelines 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 Monday, January 29, 2024 and ends Wednesday, February 28, 2024. All comments or other responses to this notice should be submitted in writing via email to ALauffer@anaheim.net or via mail to the contact below by Wednesday, February 28, 2024.

Send Comments by mail to:

Amanda Lauffer, Associate 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 February 12, 2024. The scoping meeting will be held at Anaheim City Hall, Council Chambers, which is located at 200 South Anaheim Boulevard, Anaheim, CA 92805.

This is not a public hearing and there will not be a decision made regarding approval or denial of the project during this meeting. At a later date, this project will be presented at a noticed public hearing to the Planning Commission and City Council for approval or denial.

Project Applicant: Shea Properties Management, Inc.

