



**NOTICE OF AVAILABILITY**  
**Draft Environmental Impact Report No. 358 and**  
**Planning Commission Workshop for the**  
**Festival Anaheim Hills Project**

**DRAFT ENVIRONMENTAL IMPACT REPORT**

Notice is hereby given that Draft Environmental Impact Report No. 358 (State Clearinghouse Number 2024010859) for the Festival Anaheim Hills Project is available for a 45-day public review from **June 20, 2025 to August 4, 2025**.

**PUBLIC WORKSHOP**

A Workshop on the Draft Environmental Impact Report will be held with the Anaheim City Planning Commission on July 14, 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 the 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 project site consists of the entirety of the existing 85.7-acre Anaheim Hills Festival Specific Plan (Specific Plan), generally located south of Santa Ana Canyon Road between Festival Drive and Roosevelt Road, in the City of Anaheim, as depicted in Exhibit 1, Regional Vicinity, and Figure 2, Local Vicinity. The Project site 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.

Santa Ana Canyon Road and SR-91 are north of the project site. Roosevelt Road is located to the east of the project site, with office and institutional uses located further east. Single-family residences are located to the south of the project site, across Festival Drive. A utility transmission corridor containing Southern California Edison (SCE) overhead power lines, undeveloped private parcels, and the Deer Canyon Park Preserve is located to the west of the Project Site.

**PROJECT DESCRIPTION**

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. The proposed multiple-family community would consist of a four-story residential building, wrapped around a five-level parking structure with one subterranean level. All residential units are single-story and include one-bedroom, two-bedroom, and three-bedroom options with private patios or balconies. Project amenities include a clubhouse, two swimming pools, courtyards, a fitness center, leasing office, and mail area. In addition to the project amenities, the applicant is proposing an enclosed outdoor public dog park along Festival Drive and public bluff park along the edge of the newly proposed DA 5 and the lower tier of the shopping center, DA 2, which would be open to residents of the community and the general public.

**General Plan Amendment, Specific Plan Amendment, Zoning Code Amendment**

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 the creation of the new DA 5. The General Plan Amendment would change the land use designation within DA 5 from Regional Commercial to Mixed-Use Medium. 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 dwelling units per acre. The non-residential component of mixed-use development is permitted at a maximum floor area ratio (FAR) of 0.35. The Specific Plan Amendment would be required to amend the current Specific Plan to allow for mixed-use land uses on a total of 16.2 acres (DA 5) and includes other clarifying text amendments related to signage, permitted uses, and development standards.

In addition, a zoning code amendment to Anaheim Municipal Code Section 18.108, Festival Specific Plan, would be required to incorporate the proposed residential standards into DA 5 and other clarifying changes referenced above in relation to signage, permitted uses, and development standards.

### **ENVIRONMENTAL DETERMINATION AND REVIEW**

The primary purpose of the Draft Environmental Impact Report that was prepared for this Project is to evaluate potential environmental effects that would result from the Festival Anaheim Hills Project.

### **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 Environmental Impact Report. The public review period begins **June 20, 2025**, and ends **August 4, 2025**.

### **AVAILABILITY OF DOCUMENTS**

The City, as the Lead Agency for this Project under the California Environmental Quality Act (CEQA), has analyzed the environmental effects of the Festival Anaheim Hills Project in the Draft Environmental Impact Report to the degree of specificity required by Section 15146 of the State CEQA Guidelines. The Draft EIR is available to the general public for review at the following locations:

Anaheim Planning & Building Department  
200 S. Anaheim Boulevard  
Anaheim, CA 92805  
Business Hours: 8 AM to 4 PM

Anaheim Central Library  
500 W. Broadway  
Anaheim, CA 92805

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

Canyon Hills Library  
400 South Scout Trail  
Anaheim, CA 92807

The Draft Environmental Impact Report is also available for review online at:  
[www.anaheim.net/876/Environmental-Documents](http://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 Environmental Impact Report. A 45-day comment period is provided to return written comments to the City. All comments should be directed to the City at the following address:

Amanda Lauffer, Senior 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: [ALauffer@anaheim.net](mailto:ALauffer@anaheim.net)

### WHO TO CONTACT?

For more information, please contact Amanda Lauffer, Senior Planner, by phone at (714) 765-4479 or by email at [ALauffer@anaheim.net](mailto:ALauffer@anaheim.net).

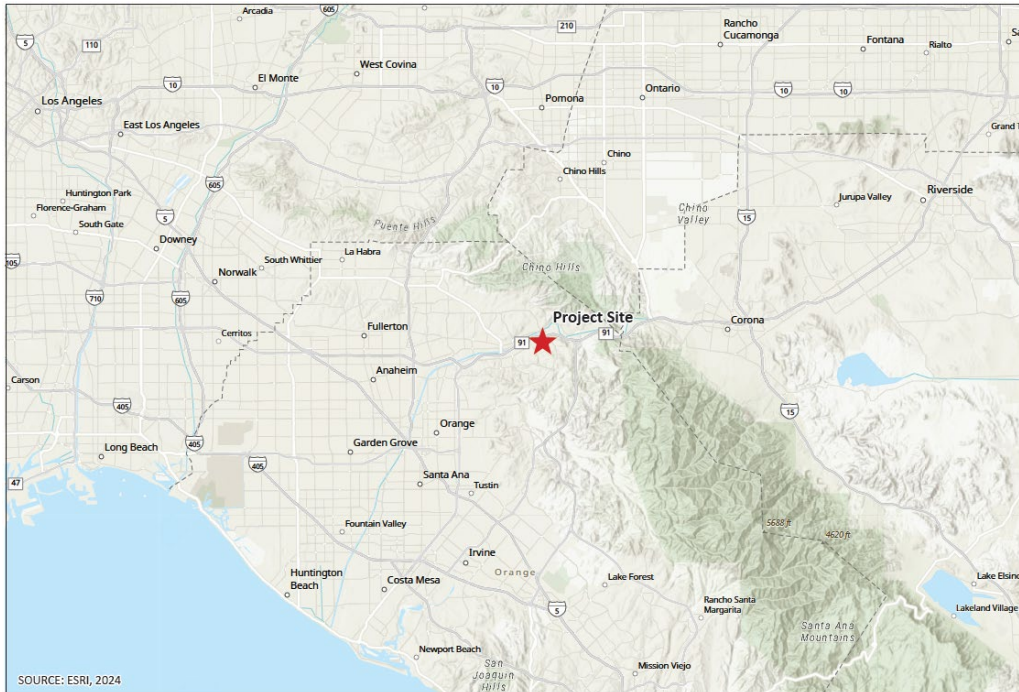


FIGURE 1: REGIONAL VICINITY  
Anaheim Hills Festival Specific Plan Amendment EIR



FIGURE 2: LOCAL VICINITY  
Anaheim Hills Festival Specific Plan Amendment EIR

