



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

202685000331

FILED

March 25, 2026
HUGH NGUYEN
CLERK - RECORDER

By *H. Nguyen*
Deputy clerk

30-03/25/2026-0230

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

TYPE OR PRINT CLEARLY

Project Title

FESTIVAL ANAHEIM HILLS PROJECT (PROJECT)

Check Document being Filed:

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type):

**FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON** March 25, 2026

Posted for 30 days

DEPUTY 428

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

FILED

MAR 25 2026

HUGH NGUYEN, CLERK-RECORDER

BY: MG DEPUTY



CITY OF ANAHEIM NOTICE OF DETERMINATION

APPLICANT: Shea Properties Management Company, Inc.

PHONE NUMBER: 949-389-7078

ADDRESS: 130 Vantis Street, Suite 200, Aliso Viejo, CA

ZIP CODE: 92656

PROJECT APPROVAL: This is to advise that on March 24, 2026, the Anaheim City Council took the following subsequent actions related to the proposed project:

1. Adopted an Ordinance of the City Council of the City of Anaheim approving and adopting amendments to the Anaheim Hills Festival Specific Plan No. 90-1 (SP 90-1) and Chapter 18.108 (Festival Specific Plan No. 90-1 (SP 90-1) Zoning and Development Standards) of Title 18 of the Anaheim Municipal Code and amending Ordinance Nos. 5109 and 5110, as previously amended. (Ordinance No. 6622)
2. Adopted an Ordinance of the City Council of the City of Anaheim approving and adopting Development Agreement No. 2025-00001 by and between the City of Anaheim and OTR, an Ohio Partnership, and making certain findings related thereto. (Ordinance No. 6623)

For reference, on March 3, 2026, the Anaheim City Council took the following actions approving the proposed project:

1. Adopted a Resolution of the City Council of the City of Anaheim certifying Final Environmental Impact Report No. 358 (FEIR No. 358); adopting Findings of Fact and a Statement of Overriding Considerations in connection therewith and adopting Mitigation Monitoring Program No. 397 for the Anaheim Hills Festival Project and required and related discretionary actions. (Resolution No. 2026-015)
2. Adopted a Resolution of the City Council of Anaheim amending the General Plan Land Use Element of the City of Anaheim. (Resolution No. 2026-016)
3. Introduced an Ordinance of the City Council of the City of Anaheim approving and adopting amendments to the Anaheim Hills Festival Specific Plan No. 90-1 (SP 90-1) and Chapter 18.108 (Festival Specific Plan No. 90-1 (SP 90-1) Zoning and Development Standards) of Title 18 of the Anaheim Municipal Code and amending Ordinance Nos. 5109 and 5110, as previously amended. (Ordinance No. 6622)
4. Adopted a Resolution of the City Council of the City of Anaheim approving a Final Site Plan for the construction of 447 multiple-family units and make certain findings in connection therewith. (Resolution No. 2026-017)
5. Introduced an Ordinance of the City Council of the City of Anaheim approving and adopting Development Agreement No. 2025-00001 by and between the City of Anaheim and OTR, an Ohio Partnership, and making certain findings related thereto. (Ordinance No. 6623)



CITY OF ANAHEIM NOTICE OF DETERMINATION

The following determinations were made in connection with the Project:

1. The Project will have a significant effect on the environment;
2. An Environmental Impact Report was prepared for the Project pursuant to the provisions of CEQA;
3. Mitigation measures were made a condition of approval of the Project;
4. Mitigation Monitoring Program (MMP) No. 397 was adopted for this Project.
5. A Statement of Overriding Considerations was adopted for the Project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that Final EIR No. 358 and a record of the Project approvals are available to the general public at the City Clerk's Office, 200 S. Anaheim Blvd., Anaheim, CA 92805.

FILED

MAR 25 2026

HUGH NGUYEN, CLERK-RECORDER

BY: MG DEPUTY

FILED

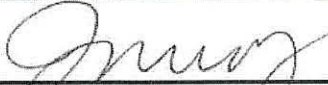
MAR 25 2026

HUGH NGUYEN, CLERK-RECORDER

BY: MG DEPUTY



**CITY OF ANAHEIM
NOTICE OF DETERMINATION**

	<u>03/25/2026</u>
<u>Authorized Signature – Planning Department</u>	<u>Date</u>
<u>Joanne Hwang, Deputy Director of Planning & Building</u>	<u>714-765-4323</u>
<u>Print Name & Title</u>	<u>Staff Phone Number & Extension</u>

Fish & Wildlife Fees Applicable:

- Negative Declaration/Mitigated Negative Declaration
- Environmental Impact Report
- Check
- Credit Card
- Previously Paid

County Clerk \$50 Processing Fee:

- Check
- City of Anaheim – Planning Department (House Account)

FILED

MAR 05 2026

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY



**CITY OF ANAHEIM
NOTICE OF DETERMINATION**

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State of California - Department of Fish and Wildlife
2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER:
 30 — 03/25/2026 — 0230
 STATE CLEARINGHOUSE NUMBER (If applicable)
2024010859

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF ANAHEIM	LEAD AGENCY EMAIL	DATE 03/25/2026
COUNTY/STATE AGENCY OF FILING Orange <input type="button" value="v"/>	DOCUMENT NUMBER 202685000331	

PROJECT TITLE

FESTIVAL ANAHEIM HILLS PROJECT (PROJECT)

PROJECT APPLICANT NAME SHEA PROPERTIES MANAGEMENT COMPANY, INC	PROJECT APPLICANT EMAIL	PHONE NUMBER (949)389-7078
PROJECT APPLICANT ADDRESS 130 VANTIS STREET, SUITE 200	CITY ALISO VIEJO	STATE CA
		ZIP CODE 92656

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

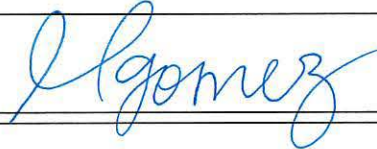
- | | | | |
|--|------------|----|------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$4,227.50 | \$ | 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$3,043.75 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,437.25 | \$ | 0.00 |
|
 | | | |
| <input type="checkbox"/> Exempt from fee | | | |
| <input type="checkbox"/> Notice of Exemption (attach) | | | |
| <input type="checkbox"/> CDFW No Effect Determination (attach) | | | |
| <input checked="" type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy) | | | |

- | | | | |
|---|----------|----|-------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | 0.00 |
| <input type="checkbox"/> County documentary handling fee | | \$ | 50.00 |
| <input checked="" type="checkbox"/> Other | | \$ | |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 50.00

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE MELISSA GOMEZ, DEPUTY CLERK
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