





## CITY OF ANAHEIM NOTICE OF DETERMINATION

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**PROJECT DESCRIPTION:** The Stadium District Sub-Area A Project (proposed project) allows for the development of a mixed-use community consisting of up to 5,175 residential dwelling units, 1,750,000 square feet of commercial uses (including up to 943 hotel rooms), and 2,700,000 square feet of office uses. Also proposed are public parks, including Code-required “Mini-Parks” and a 7-acre “Community Benefit Park.” The City will retain ownership of an adjacent City-owned water utility plant, and a site for the City’s future development of a fire station. The proposed project provides for the retention and maintenance of the existing 45,500-seat Angel Stadium, with an option to replace the existing stadium with a new stadium of the same, or lesser, size and seating capacity. If the applicant elects to construct a replacement stadium, the existing stadium would continue to operate during the construction of the new stadium. The proposed project requires approval of the following:

1. Zoning Code Amendment to permit stadiums and sports arena complexes within the Arena and Stadium Districts of the PTMU Overlay Zone, subject to the approval of a conditional use permit;
2. Disposition and Development Agreement with a Master Site Plan to provide a framework for the development of the Project Site and to memorialize the reciprocal responsibilities and obligations of the City and the applicant in the development of the site;
3. Amended and Restated Purchase and Sale Agreement to update terms related to purchase price, method of payment, closing schedule and conditions precedent for closing;
4. Angels Commitment Agreement to memorialize Angels Baseball’s commitment not to relocate and to play its home games at the Angel Stadium (or its replacement) until at least 2050; and
5. Lease Assignment Agreement to assign the City’s interest as a landlord to the applicant in the existing Stadium Lease between the City and Angels Baseball, effective upon closing of the Property sale.

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<b>APPLICANT:</b>	SRB Management LLC	<b>PHONE:</b> (657)333-2838
<b>ADDRESS:</b>	2850 W. Horizon Ridge Pkwy, Suite 200 Henderson, NV	<b>ZIP CODE:</b> 89052

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**PROJECT APPROVAL:** This is to advise that:

On September 29, 2020, the Anaheim City Council, at their meeting, took the following actions related to the Stadium District Sub-Area A Project: approved the Amended and Restated Purchase and Sale Agreement, Angels Commitment Agreement, and Lease Assignment Agreement; and, introduced ordinances for the Zoning Code Amendments and the Disposition and Development Agreement. As part of the actions for the proposed project, the Anaheim City Council adopted a Resolution approving and adopting a Sustainable Communities Environmental Assessment (SCEA), prepared based on a CEQA Guidelines Appendix N: Infill Environmental Checklist Form, which evaluated the environmental impacts of the proposed project and identified necessary mitigation pursuant to the requirements of the CEQA; adopting an Updated and Modified Mitigation Monitoring Plan (MMP) No. 106D; and making the following findings pursuant to CEQA:



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1. The SCEA has been prepared in compliance with the requirements of CEQA, the CEQA Guidelines, and the City's Local CEQA Procedure Manual and, together with Updated and Modified MMP No. 106D, serves as the appropriate environmental documentation for the Proposed Project, because:

a. The proposed project is a Transit Priority Project in that it (i) contains approximately 6,109,582 square-foot of residential use, which is 52 percent of the total building square-footage proposed for the Proposed Project, which is 11,692,149 square feet; (ii) provides a net density of 34 dwelling units per acre; and (iii) is within one-half mile of a major transit stop or high-quality transit corridor included in a regional transportation plan, which includes Anaheim Regional Transportation Intermodal Center (ARTIC) and three Orange County Transportation Authority (OCTA) bus routes;

b. The proposed project is consistent with the general use designation, density, building intensity, and applicable policies specified for the project area in Southern California Association of Government's 2016-2040 Regional Transportation Plan /Sustainable Communities Strategy (SCAG's 2016-2040 RTP/SCS) as described in detail in Chapter 2 of SCEA. Specifically, the proposed project is consistent with the City Residential and City Mixed-Use place types identified in SCAG's 2016- 2040 RTP/SCS as the proposed project's floor area ratio (FAR) of 2.45 and residential density of 34 dwelling units per acre are comparable to the average FAR and residential density established for these two place types;

c. The proposed project has incorporated all feasible mitigation measures, performance standards, or criteria set forth in the previously adopted Environmental Impact Reports and addenda (City prior EIRs), including FSEIR No. 339, and adopted in findings made pursuant to PRC Section 21081, incorporated herein by reference. In addition, the SCEA identifies relevant City Standard Conditions of Approval (SCAs) which function as uniformly applicable development policies (UADPs) that will substantially mitigate environmental effects. These SCAs and UADPs are adopted as requirements of individual projects when approved by the City and will be imposed on the Proposed Project;

d. In addition, the proposed project meets the criteria and performance standards for an "infill project" under PRC Section 21094.5 and CEQA Guidelines section 15183.3 and Appendix M that allows the use of a Infill Project Checklist under CEQA Guidelines Appendix N as the basis for a SCEA (CEQA Guidelines section 15183.3(d)(2)(B)). The discussion and findings related to the Proposed Project as an "infill project" in Section 2.4 of SCEA are incorporated herein.

2. All potentially significant or significant project and cumulative effects required to be identified in the SCEA have been identified and analyzed, including those effects that have been analyzed in the City prior EIRs, including FSEIR No. 339, consistent with the standards in PRC section 21155.2(b)(1) and the Infill Project Checklist;



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3. With respect to new project-specific effects or a substantial increase in the severity of significant impacts identified in the City prior EIRs, including FSEIR No. 339, and SCAG's 2016-2040 RTP/SCS Program Environmental Impact Report (PEIR) that are not substantially mitigated by uniformly applicable development policies identified in the SCEA, changes or alterations have been required in or incorporated into the proposed project that avoid or mitigate the significant effects to a level of insignificance;

4. With the implementation of the mitigation measures contained in Updated and Modified MMP No. 106D, SCAs and UDAPs, the proposed project will not substantially increase the severity of significant impacts identified in the City prior EIRs, including FSEIR No. 339, nor will it result in new specific effects related to environmental effects which would cause substantial adverse effects on the environment.

The following determinations were made regarding the proposed project:

1. This project will not have a new project specific significant effect on the environment beyond those identified in the City prior EIRs and the SCAG's 2016-2040 RTP/SCS PEIR.
2. A Sustainable Communities Environmental Assessment (SCEA) was prepared and approved for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of this project.
4. A mitigation monitoring and reporting program was adopted for this project.
5. Findings were made pursuant to the provisions of CEQA.
6. A Statement of Overriding Considerations was previously adopted for this project.

On October 6, 2020, the Anaheim City Council, at its meeting, adopted Ordinance Nos. 6497 and 6498, finalizing the Zoning Code Amendment No. 2020-00171 to permit stadiums and sports arena complexes within the Arena and Stadium Districts of the PTMU Overlay Zone and the Development Agreement No. 2020-00002 to provide a framework for the development of the Project Site and to memorialize the reciprocal responsibilities and obligations of the City and the applicant in the development of the site.

This is to certify that SCEA with comments and responses, and Errata and a record of the project approvals are available to the general public at the Planning and Building Department, 200 S. Anaheim Blvd., Anaheim, CA 92805.

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*Susan Kim*

Authorized Signature – Planning Department	10/7/2020
Susan Kim, Principal Planner	714-765-4958
Print Name & Title	Staff Phone Number & Extension

Fish & Game Fees Applicable:

- \$ 2,181.25 Negative Declaration/ Mitigated Negative Declaration
- \$ 3,029.75 Environmental Impact Report
- Other: Other: Attached Previously Certified FSEIR No. 339 No Effect Determination (SCH#2004121045)