



City of Anaheim Planning Department

Notice of Preparation Notice of Scoping Meeting

DATE: February 24, 2022

TO: State Clearinghouse, Responsible Agencies, Trustee Agencies, Other Public Agencies, Residents, and Interested Parties

FROM: City of Anaheim (Lead Agency)

SUBJECT: **Notice of Preparation of a Draft Program Environmental Impact Report and Scoping Meeting for the Center City Corridors Specific Plan**

NOTICE IS HEREBY GIVEN that the City of Anaheim (City) will prepare a Program Environmental Impact Report (PEIR) for the City of Anaheim Center City Corridors Specific Plan (C3SP) project (Proposed Project). The City is the lead agency for the Proposed Project. The purpose of this notice is to: (1) serve as a Notice of Preparation (NOP) of a PEIR pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15082, (2) solicit comments and suggestions regarding the scope and content of the PEIR to be prepared for the Proposed Project, and (3) notice the public scoping meeting.

NOTICE OF PREPARATION: The City determined that the Proposed Project would require preparation of a full-scope PEIR; thus, an Initial Study was not prepared in conjunction with this NOP. Consistent with Section 15168 of the CEQA Guidelines, the City will prepare a PEIR to address the environmental impacts associated with the project at a program level. The Proposed Project is the adoption and implementation of a specific plan for the Center City Corridors area (see attached map). The C3SP would guide future development within the plan area with new land use designations and development standards to guide land use, urban design, mobility, streetscape, and infrastructure enhancements that would build upon and improve conditions and attract economic investment in the plan area. No specific development projects are proposed as part of the Proposed Project. However, the PEIR can serve to streamline environmental review of future projects.

The purpose of this notice is to request input regarding the scope and content of the environmental information that should be included in the PEIR. This notice has been sent to responsible agencies, interested parties, the C3SP email distribution list, and has been published in the Anaheim Bulletin.

Due to the time limits mandated by State law, please provide your input at the earliest possible date, but no later than **Monday, March 28, 2022 at 5:00 p.m.** Please send your response to the address below. Please include a name and contact information with your response.

Send Responses to: Elaine Thienprasiddhi, Senior Planner
Anaheim Planning and Building Department
200 S. Anaheim Boulevard, Suite 162
Anaheim, CA 92805

Questions: Telephone: (714) 765-4568
Email: C3Plan@anaheim.net

SCOPING MEETING: The City will hold a virtual public scoping meeting at **6:00 p.m. on March 10, 2022** to provide members of the public with an opportunity to learn about the project, ask questions, and provide comments about the scope and content of the information to be addressed in the PEIR. Project information can be found at: www.anaheim.net/C3.

Virtual Meeting: <https://bit.ly/3BrpUnK> (Zoom)

Project Location: The plan area is approximately 2,600 acres, located in the central area of the City of Anaheim (City), in Orange County, California. The plan area boundary is generally defined by State Route 91 (SR-91) Freeway to the north; Interstate 5 (I-5) Freeway and The Anaheim Resort to the south; the Platinum Triangle to the south; the Metrolink Railroad and East Street to the east; and I-5 Freeway and West Street to the west.

Project Background: Over the course of nearly two decades, the City of Anaheim has completed many successful efforts to revitalize its historic downtown and the adjacent areas, referred to as “CtrCity (Center City) Anaheim.” Because of these efforts, a growing number of residents and visitors are making Center City a destination for dining, entertainment, shopping, and services. Others, because of the proximity of these amenities and City efforts to promote new infill housing while maintaining the historic fabric of the area, are making Center City their home.

In 2017, the Southern California Association of Governments (SCAG) awarded the City with a Sustainability Planning Grant for preparation of the Center City Corridors Vision Plan. This process involved an extensive public outreach effort in order to set the overarching vision for the plan area. The Vision Plan was created as a high-level visioning guide for the City and the community to provide a foundation for the next step in the process, preparation of a specific plan. In 2019, the California Department of Transportation (Caltrans) awarded the City with funding for the C3SP through the Sustainable Communities grant funds, as part of the Senate Bill 1 (SB 1)–Road Maintenance and Rehabilitation Act (RMRA).

Proposed Project: The C3SP would guide future development within the plan area by establishing a community-driven vision implemented by new land use designations and development standards. The Proposed Project will guide land use, urban design, mobility, streetscape, and infrastructure enhancements that would build upon and improve conditions and attract economic investment in the plan area. Key components of the C3SP include the following:

- Community-Based Vision
- Goals and Objectives
- Land Use Plan
- Zoning and Development Standards
- Mobility and Streetscape Plan
- Infrastructure Plan
- Plan Administration
- Implementation Program

Specific focus will be placed on the primary corridors that traverse through the plan area. These primary corridors include Harbor Boulevard, Anaheim Boulevard, East Street, La Palma Avenue, Lincoln Avenue, Broadway, and Ball Road. C3SP would present a more unified and cohesive streetscape character and enhanced pedestrian, bicycle, automobile, and transit mobility opportunities. Expansion of medical, sports and recreation, high-tech, and other land uses would provide expanded job opportunities for the local community. While C3SP identifies areas where a change in zoning is proposed, a majority of the plan area, primarily established single- and multi-family residential neighborhoods, would continue to be regulated by the existing zoning code.

There would be six newly established Development Areas specific to the plan area. The Development Areas include Mixed-Use Corridor, Mixed-Use Mid, Mixed-Use Medium, Mixed-Use High, Mixed-Use Urban Core, and Mixed-Use Industrial. C3SP proposes these designations along primary corridors within the plan area. Within these Development Areas, C3SP would establish land use direction, allow for a range of residential and commercial mixed-use development, and establish unique development standards and allowable uses for properties located within these areas.

Adoption and implementation of C3SP would require the following discretionary approvals and actions, including:

- Certification of the Program Environmental Impact Report;
- General Plan Amendment;
- Zoning Code Amendment;
- Adoption of the C3SP;
- Reclassification of properties in the plan area to the applicable C3SP zoning designation;
- Rescind the East Center Street Specific Plan;
- Rescind the South Anaheim Boulevard Corridor Overlay;
- Rescind the Downtown Mixed Use Overlay Zone;
- Amend the Bicycle Master Plan; and
- Other potential actions to ensure consistency with City regulations and policy documents.

The City will prepare a PEIR to evaluate the potential environmental impacts associated with the Proposed Project. The City of Anaheim, as lead agency for the project, is responsible for preparing environmental documentation, in accordance with CEQA, to determine if approval of the Proposed Project could have a significant impact on the environment.

Environmental Review: The PEIR will consider whether the implementation provisions of the Proposed Project would reduce environmental impacts, or whether additional mitigation measures should be required in order to ensure that environmental impacts are reduced to the extent feasible.

Environmental Factors Potentially Affected: In accordance with Public Resources Code Sections 21100 and 21002.1(e), the discussion in the PEIR will focus on those potential effects on the environment which are or may be significant. The EIR will address the Proposed Project's probable impacts to the following environmental topics:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources/Tribal Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Utilities and Service Systems

Effects determined to have less than significant impacts (Agriculture and Forestry Resources, Energy, Mineral Resources, and Wildfire) will be briefly discussed in the PEIR.

Figure 1 - Center City Corridors Specific Plan Area Map

