



**NOTICE OF AVAILABILITY**  
**Draft Environmental Impact Report No. 355 and**  
**Planning Commission Workshop for the**  
**Hills Preserve Project**

**DRAFT ENVIRONMENTAL IMPACT REPORT**

Notice is hereby given that Draft Environmental Impact Report No. 355 (State Clearinghouse Number 2023080600) for the Hills Preserve Project is available for a 45-day public review from **July 5, 2024 to August 19, 2024**.

**PUBLIC WORKSHOP**

A Workshop on the Draft Environmental Impact Report will be held with the Anaheim City Planning Commission on July 15, 2024, 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 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 is located on an approximately 76-acre Project Site along the south side of Santa Ana Canyon Road, generally between Eucalyptus Drive to the west and Festival Drive to the east, in the City of Anaheim, as depicted in Exhibit 1, Regional Local Vicinity, and Exhibit 2, Aerial Photograph. The Project includes improvements to all or portions of assessor parcel numbers (APNs): 085-051-15, 354-081-44, 356-582-35, 356-581-01, 356-581-02, 356-581-03, 356-582-36, and 356-582-01 through 356-582-34.

Santa Ana Canyon Road is north of the Project Site. Further to the north across Santa Ana Canyon Road is a self-storage facility, SR-91, and a California Highway Patrol weigh station. A utility transmission corridor containing Southern California Edison (SCE) overhead power lines is immediately east of the Project Site. Also, the Anaheim Hills Festival commercial center is approximately 0.1-mile east of the Project Site. Undeveloped, privately-owned parcels that are zoned Hillside Single-Family Residential are located immediately south of the Project Site. Approximately 825 feet (0.16-mile) south of the Project Site is the Deer Canyon Park Preserve. The west boundary of the Project Site is adjacent to a single-family residential subdivision that is accessible via Eucalyptus Drive.

**PROJECT DESCRIPTION**

Of the approximately 76-acre Project site, 14.2 acres would be developed with multiple-family residential uses, 5.3 acres would be developed with single-family residential uses, 11.8 acres would be developed with commercial uses, and the remaining 43.2 acres would be designated as open space, with 1.5 acres dedicated for private streets. The Project's multiple-family residential component consists of 498 wrap-style apartment units to be constructed around the perimeter of a parking structure; these units would consist of approximately 145 studio units, 245 one-bedroom units, 104 two-bedroom units and four three-bedroom units. The multiple-family residential component would include an 18,100 square foot (SF) lobby including leasing offices, lounge areas, mailroom, and library; 4,380 SF of private bowling lanes; 2,500 SF of dedicated resident office areas and conference rooms; and a pool, gym, and locker room. A covered Porte Cochere would be provided at the main entry for drop-off and pick-up. The Project would also include six single-family residences on lots ranging from 34,429 SF to 42,207 SF. The anticipated density would be approximately 1.13 units/acre. The Project would also include a commercial component, consisting of a total of 80,000 gross SF of building area and associated parking. The Project would construct right-of-way and off-site improvements including: a new four-way intersection at Deer Canyon Road and Santa Ana Canyon Road; a new eastbound deceleration lane on Santa Ana Canyon Road at

Deer Canyon Road; a second vehicular access point to the Project on Santa Ana Canyon Road that would provide right-in and right-out only turning movements; and a new potable water line within the Santa Ana Canyon Road right-of-way that would extend from the Project site southwest to Eucalyptus Drive.

### **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 Hills Preserve 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 **July 5, 2024** and ends **August 19, 2024**.

### **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 Hills Preserve 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**

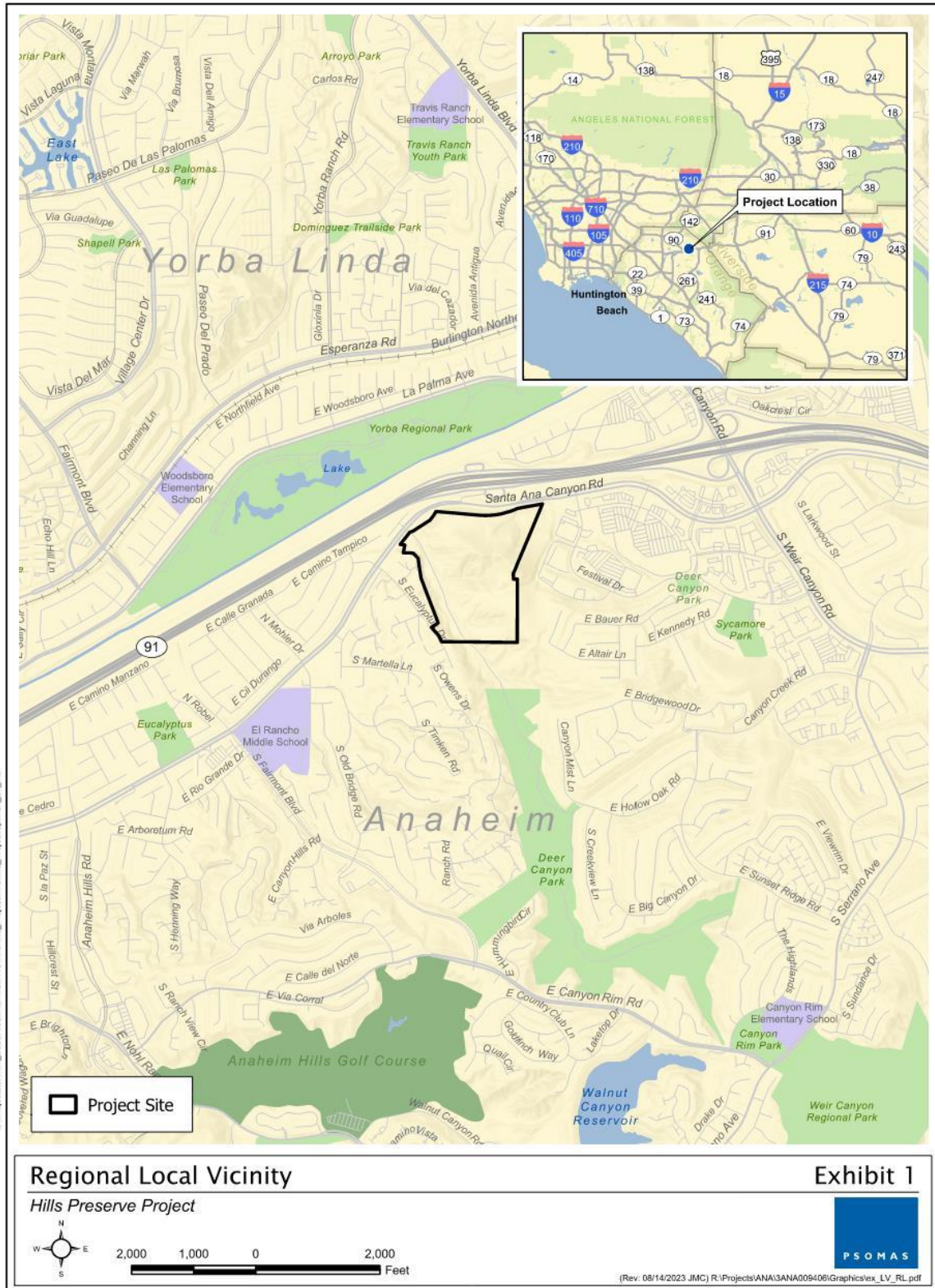
This Notice of Availability is being provided as specified in Section 15087 of the State CEQA Guidelines. Public agencies and the public are invited to comment on the content of the environmental analyses contained in the Draft Environmental Impact Report. A 45-day comment period is provided to return written comments to the City. All comments should be directed to the City as the following address:

Nick Taylor, AICP, Principal 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: [NJTaylor@anaheim.net](mailto:NJTaylor@anaheim.net)

# WHO TO CONTACT?

For more information, please contact Nick Taylor, Principal Planner, by phone at (714) 765-4323 or by email at [NJTaylor@anaheim.net](mailto:NJTaylor@anaheim.net).



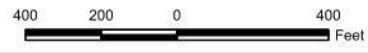


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## Aerial Photograph

## Exhibit 2

Hills Preserve Project



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