

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2023080600

Project Title: Hills Preserve Project

Lead Agency: City of Anaheim

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Project Location: Anaheim Orange County
City *County*

Project Description (Proposed actions, location, and/or consequences).

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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Aesthetics: The Project would result in less than significant impacts with implementation of MM AES-1, requiring temporary aesthetic measures be implemented, and MM AES-2, which provides requirements for construction night lighting, MM AES-3, which includes landscaping requirements for retaining walls, and MM BIO-11, which includes requirements for operational night lighting.

Air Quality: The Project would result in significant unavoidable impacts related to air quality, even with implementation of MM AQ-1, which requires use of Tier 4 engines during construction, and MM AQ-2, which requires super compliant/low VOC paints be used during construction of Project phases 1/2, and MM TRANS-1, which requires implementation of a commute trip reduction marketing program, and MM TRANS-2, which requires provision of ridesharing benefits to future employees, and MM TRANS-3, which includes the provision of end-of-trip bicycle facilities, and MM TRANS-4, which requires pedestrian improvements be installed, and MM TRANS-5, which requires that employees of the commercial portion of the Project be provided opportunities to telecommute/work from home.

Biological Resources: The Project would result in a less than significant impact related to biological resources with implementation of MM BIO-1 through MM BIO-13 which require permits be obtained, compensatory mitigation be implemented in coordination with agencies, and preconstruction surveys be conducted, as well as other requirements.

Cultural Resources: The Project would result in less than significant impacts related to cultural resources with implementation of MM CUL-1 and MM CUL-2, which require archaeological monitoring and contacting the Coroner and other protocols be implemented if human remains are identified in the Project Site.

Energy: The Project would result in less than significant impacts related to energy with implementation of MM GHG-1 through GHG-3, which require limited use of natural gas, on-site renewable power generation, and the purchase of green power for the Project's energy needs (if available).

Geology and Soils: The Project would result in less than significant impacts related to geology and soils with implementation of MM GEO-1, which requires paleontological monitoring.

Greenhouse Gas Emissions: The Project would result in a significant unavoidable impact related to greenhouse gas emissions, despite implementation of MM GHG-1 and MM GHG-3, which require limited use of natural gas, on-site

renewable power generation, and the purchase of green power for the Project's energy needs (if available).

Hazards and Hazardous Materials: The Project would result in a less than significant impact related to hazards and hazardous materials with implementation of MM HAZ-1, which requires appropriate handling of hazardous materials, and MM HAZ-2, which requires transport of hazardous materials in accordance with regulatory requirements, and MM HAZ-3, which requires soil sampling and remediation occur, if needed, and MM HAZ-4, which requires implementation of a construction management plan, and MM HAZ-5, which requires closed-circuit television cameras be installed by the Project at specific intersections near the Project Site, and MM HAZ-6, which requires fuel modification occur for additional areas above what was proposed by the Project originally, and MM HAZ-7, which requires development and implementation of a project-specific wildfire evacuation and awareness plan, and MM HAZ-8, which requires installation of emergency vehicle preemption technology at specific intersections near the Project Site, and MM HAZ-9, which requires fair share contribution toward evacuation planning efforts, and MM HAZ-10, which requires implementation of a construction fire prevention plan.

Hydrology and Water Quality: The Project would result in less than significant impacts related to this topic.

Land Use and Planning: The Project would result in less than significant impacts related to land use and planning with implementation of MM BIO-10, which includes minimum requirements for the Project's landscaping plan, and MM AES-3, which includes requirements for aesthetic screening of retaining walls.

Noise: The Project would result in a less than significant impact related to noise with implementation of MM NOI-1, which requires that the standard lease provisions for the multiple-family residential units be provided to the City for review and approval to ensure residents are informed of noise requirements.

Population and Housing: The Project would result in a less than significant impact related to this topic.

Public Services: The Project would result in less than significant impacts related to public services with implementation of MM HAZ-5, which requires closed-circuit television cameras be installed by the Project at specific intersections near the Project Site, and MM HAZ-8, which requires installation of emergency vehicle preemption technology at specific intersections near the Project Site, and MM HAZ-9, which requires fair share contribution toward evacuation and planning efforts.

Recreation: The Project would result in a less than significant impact related to this topic.

Transportation: The Project would result in a significant unavoidable impact related to transportation, even with implementation of MM TRANS-1, which requires implementation of a commute trip reduction marketing program, and MM TRANS-2, which requires provision of ridesharing benefits to future employees, and MM TRANS-3, which includes the provision of end-of-trip bicycle facilities, and MM TRANS-4, which requires pedestrian improvements be installed, and MM TRANS-5, which requires that employees of the commercial portion of the Project be provided opportunities to telecommute/work from home.

Tribal Cultural Resources: The Project would result in a less than significant impact related to tribal cultural resources with implementation of MM TCR-1, which requires tribal monitoring, and MM CUL-1, which requires archaeological monitoring.

Utilities and Service Systems: The Project would result in a less than significant impact related to this topic.

Wildfire: The Project would result in a less than significant impact related to wildfire with the implementation of MM HAZ-4, which requires implementation of a construction management plan, and MM HAZ-5, which requires closed-circuit television cameras be installed by the Project at specific intersections near the Project Site, and MM HAZ-9, which requires fair share contribution toward evacuation planning efforts.

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If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Aesthetics/visual impacts, including:

- Impacts to views from Santa Ana Canyon Road, a City-designated scenic corridor.
- Impacts to views from SR-91, a Caltrans-designated scenic highway.
- Height of the proposed multiple-family residential building.
- Removal of trees and other vegetation.
- Lighting and glare effects.
- Concerns that the Project would change the character of the Project vicinity.

Air quality emissions during construction.

Biological resource impacts including removal of habitat for wildlife and impacts to plants.

Geological risks including landslide risk to the Project and to the buildings on neighboring parcels.

Noise impacts, including noise from the proposed rooftop deck of the multiple-family residential building.

Public service impacts, including increased demand for police, fire, and schools and the potential for diminished quality of public services to result from the Project.

Recreational impacts, including perceived impacts to Deer Canyon Park Preserve.

Transportation effects, including exacerbating existing traffic congestion.

Utilities impacts, including increased demand for water and electricity.

Wildfire, including:

- Potential increased delays for future emergency evacuation events.
- Wildfire risks to the Project and neighboring properties.

Provide a list of the responsible or trustee agencies for the project.

California Department of Fish and Wildlife
Santa Ana Regional Water Quality Control Board