

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

<b>SCH #</b>
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**Project Title:** Festival Anaheim Hills Project

Lead Agency: City of Anaheim Contact Person: Amanda Lauffer  
 Mailing Address: 200 S. Anaheim Boulevard, Suite 162 Phone: 714-765-4479  
 City: Anaheim Zip: 92805 County: Orange

**Project Location:** County: Orange City/Nearest Community: Anaheim  
 Cross Streets: Santa Ana Canyon Road and Roosevelt Road Zip Code: \_\_\_\_\_

Longitude/Latitude (degrees, minutes and seconds): \_\_\_\_\_° \_\_\_\_\_' \_\_\_\_\_" N / \_\_\_\_\_° \_\_\_\_\_' \_\_\_\_\_" W Total Acres: \_\_\_\_\_

Assessor's Parcel No.: 354-451-01, -03, -04, -06, -08, -10, -12, -13, -17, -19, -20, -24, -27, -28, -31, -32, -33 Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: SR 91, 241 Waterways: Santa Ana River  
 Airports: \_\_\_\_\_ Railways: \_\_\_\_\_ Schools: Hillborough Private School, Influence Academy, Grace

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.) \_\_\_\_\_  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec Other: \_\_\_\_\_  FONSI \_\_\_\_\_

**Local Action Type:**

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: Specific Plan Amendment

**Development Type:**

Residential: Units 447 Acres \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Educational: \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  Other: \_\_\_\_\_

**Project Issues Discussed in Document:**

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other: \_\_\_\_\_

**Present Land Use/Zoning/General Plan Designation:**

Regional Commercial and Residential Low-Medium/Anaheim Hills Festival Specific Plan

**Project Description:** (please use a separate page if necessary)

The project site's proposed development area falls within the newly created DA 5 for Mixed-Use purposes. DA 5 is estimated at 16.2 acres, resulting in DA 2 to be reduced from 48 acres to 31.8 acres in size. The development area is limited to DA 5, which includes the following APNs: 354-451-19 and -32. The exterior boundaries of the Specific Plan area would not change. The proposed development would demolish the existing approximately 62,676 square foot theater and, in its place, allow for the development of a 447-unit multi-family rental residential community. Of the existing theater's square footage, approximately 13,310 square feet of commercial use will be retained in DA 2 for future development. The existing retail within DA 5 includes the following uses that would remain as part of the proposed project: 6,475 square feet of restaurant, 9,200 square feet of office, 38,160 square feet of fitness/gym, 13,276 square feet of tutor/retail space, and 11,033 square feet of medical office building. Thus, the remaining commercial buildings would have a floor area ratio (FAR) of approximately 0.11, which is within the allowed FAR for DA 5's proposed Mixed-Use Medium land use designation, which allows a FAR up to 0.35. The proposed multi-family rental residential community would consist of a four-story multi-family

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X". If you have already sent your document to the agency please denote that with an "S".

- Air Resources Board
- Boating & Waterways, Department of
- California Emergency Management Agency
- California Highway Patrol
- Caltrans District # 12
- Caltrans Division of Aeronautics
- Caltrans Planning
- Central Valley Flood Protection Board
- Coachella Valley Mtns. Conservancy
- Coastal Commission
- Colorado River Board
- Conservation, Department of
- Corrections, Department of
- Delta Protection Commission
- Education, Department of
- Energy Commission
- Fish & Game Region # \_\_\_\_\_
- Food & Agriculture, Department of
- Forestry and Fire Protection, Department of
- General Services, Department of
- Health Services, Department of
- Housing & Community Development
- Native American Heritage Commission

- Office of Historic Preservation
- Office of Public School Construction
- Parks & Recreation, Department of
- Pesticide Regulation, Department of
- Public Utilities Commission
- Regional WQCB # 9
- Resources Agency
- Resources Recycling and Recovery, Department of
- S.F. Bay Conservation & Development Comm.
- San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
- San Joaquin River Conservancy
- Santa Monica Mtns. Conservancy
- State Lands Commission
- SWRCB: Clean Water Grants
- SWRCB: Water Quality
- SWRCB: Water Rights
- Tahoe Regional Planning Agency
- Toxic Substances Control, Department of
- Water Resources, Department of
- Other: \_\_\_\_\_
- Other: \_\_\_\_\_

**Local Public Review Period (to be filled in by lead agency)**

Starting Date January 29, 2024 Ending Date February 28, 2024

**Lead Agency (Complete if applicable):**

Consulting Firm: Kimley-Horn and Associates, Inc. Applicant: Shea Properties Management, Inc.  
 Address: 1100 W Town and Country Road Address: \_\_\_\_\_  
 City/State/Zip: Orange/CA/92868 City/State/Zip: Walnut, CA 91789  
 Contact: Kiana Graham Phone: \_\_\_\_\_  
 Phone: 657 999 8473

Signature of Lead Agency Representative:  Date: 1/26/24

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.