



City of Anaheim
Planning Department

Notice of Preparation

DATE: December 11, 2008
TO: Property Owners and Interested Parties
FROM: City of Anaheim
SUBJECT: **Notice of Preparation of a Draft Subsequent Environmental Impact Report No. 339 for the Revised Platinum Triangle Expansion Project**

The City of Anaheim is the Lead Agency responsible for preparing Draft Subsequent Environmental Impact Report No. 339 (DSEIR No. 339) to analyze the impacts of increased development intensities in the Platinum Triangle. The Platinum Triangle consists of approximately 820 acres in the City of Anaheim ("City") in Orange County, California and is located generally east of I-5, west of the Santa Ana River channel and SR 57, south of the Southern California Edison easement, and north of the City limit. The Platinum Triangle encompasses Angel Stadium of Anaheim, the Honda Center, and The Grove of Anaheim; the surrounding light industrial buildings, industrial parks, distribution facilities, offices, hotels, restaurants and supporting retail uses; and, several mixed-use and residential developments in various stages of entitlement and construction.

The proposed project (the "Revised Platinum Triangle Expansion Project") includes a General Plan Amendment, amendments to the Platinum Triangle Master Land Use Plan (MLUP) and Platinum Triangle Mixed Use (PTMU) Overlay Zone and Zoning reclassifications to expand the boundaries of the PTMU Overlay Zone and increase permitted residential, office, commercial and institutional development intensities within the PTMU Overlay Zone as indicated in the table below:

Proposed Development Intensities in The Platinum Triangle PTMU Overlay Zone			
Land Use	Adopted	Proposed	Increase
Residential Units	10,266	18,909	8,643
Commercial Square Feet	2,264,400	4,909,682	2,645,282
Office Square Feet	5,055,550	14,340,522	9,284,972
Institutional Square Feet	0	1,500,000	1,500,000

In 2007 the City embarked upon a process to increase the development intensities within the Platinum Triangle to up to 18,363 residential units; 5,657,847 square feet of commercial uses; 16,819,015 square feet of office uses; and 1,500,000 square feet of institutional uses (the "Platinum Triangle Expansion Project"). The City prepared and approved an environmental impact report (FSEIR No. 334) in connection with this project. However, following the project's approval, a lawsuit was filed challenging the adequacy of FSEIR No. 334. In October 2008, City Council repealed the approval of FSEIR No. 334 and the Platinum Triangle Expansion Project and directed staff to prepare a new EIR. The City took this direction because the City has very rarely been challenged based on alleged non-compliance with CEQA, and because the City desired to assuage any concerns held by the public concerning the adequacy of FSEIR No. 334.

In comparison to the Platinum Triangle Expansion Project analyzed by FSEIR No. 334, the new Revised Platinum Triangle Expansion Project has reduced the proposed maximum amount of office development by nearly 2.5 million square feet and the amount of commercial development by almost 750,000 square feet and increased the amount of residential development by 546 units.

The proposed project includes upgrades to existing infrastructure to serve the proposed increased intensity of land uses. These upgrades include roadway improvements, sewer upgrades, two new water wells, a new electrical substation, natural gas infrastructure improvements and an additional fire station.

Preparation of DSEIR No. 339 will utilize FSEIR No. 332 (certified in October 2005 for the Platinum Triangle MLUP) in its analysis, and update and modify the adopted Mitigation Monitoring Program No. 106A (MMP No. 106A), as appropriate. DSEIR No. 339 will analyze the environmental effects of the proposed project to the degree of specificity required by Section 15146 of the State CEQA Guidelines.

An Initial Study has been prepared by the City of Anaheim for the purpose of defining the scope and content of the DSEIR No. 339. A complete copy of the Initial Study may be reviewed on the City's website at www.anaheim.net (go to the Planning Department's Home Page and click on the link to Current Environmental Documents). The document will be identified as "The Revised Platinum Triangle Expansion Project." The document is also available for review at the following locations:

City of Anaheim
Planning Department
200 S. Anaheim Boulevard
Anaheim, CA 92805

Anaheim Public Library
500 W. Broadway
Anaheim, CA 92805

Sunkist Public Library
901 S. Sunkist Avenue
Anaheim, CA 92806

The adopted Platinum Triangle MLUP, PTMU Overlay Zone, Platinum Triangle Standardized Development Agreement and MMP No. 106A may be viewed on the City's website at www.anaheim.net, (go to the Planning Department's Home Page and click on the link to The Platinum Triangle) or at the City of Anaheim Planning Department.

Responses: In accordance with the time limits mandated by State law, if you have any concerns about the proposed project and the scope and content of the information to be addressed in DSEIR 339, please send your written response to the City of Anaheim at the address below at the earliest possible date but **not later than January 12, 2009 at 5:00 p.m.** Responses may also be submitted by fax to (714) 765-5280 or by email to skim@anaheim.net.

Susan Kim, Senior Planner
City of Anaheim
200 S. Anaheim Boulevard
Anaheim, CA, 92805

Scoping Meeting: The City will hold a public scoping meeting at 6:30 P.M. on Wednesday, January 7, 2009 in the Council Chamber, City Hall East, 200 South Anaheim Boulevard, Anaheim, California 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 DSEIR.

Questions: Please contact Susan Kim, Senior Planner, at (714) 765-4958 or Skim@anaheim.net.

Project Title: DSEIR No. 339 Amendment to the Platinum Triangle Master Land Use Plan and Associated Actions ("The Revised Platinum Triangle Expansion Project")

Project Applicant: City of Anaheim