



City of Anaheim
Planning Department

Notice of Preparation and Notice of Scoping Meeting

DATE: February 12, 2009

TO: Property Owners and Interested Parties

FROM: City of Anaheim

SUBJECT: **Notice of Preparation of a Draft Subsequent Environmental Impact Report No. 340 for an Amendment to the Anaheim Resort Specific Plan**

The City of Anaheim is the Lead Agency responsible for preparing Draft Subsequent Environmental Impact Report No. 340 (DSEIR No. 340) to reevaluate the environmental conditions in and around the Anaheim Resort Specific Plan (ARSP) area since certification of the original ARSP in August 1994 and the potential environmental impacts associated with build-out of the ARSP, Commercial-Recreation (C-R) District and an increase in the maximum permitted development in the Public Recreation (PR) District.

The ARSP area ("Project Site") is located in the City of Anaheim, 35 miles southeast of downtown Los Angeles and 7 miles northwest of Santa Ana, in central Orange County. The 581.3-acre Project Site is located generally west of Interstate 5 (I-5), south of Vermont Avenue, east of Walnut Street, and north of Chapman Avenue. The Project Site is located in an urban, developed area of the City of Anaheim that is developed with the Anaheim Convention Center and a mix of hotels, retail stores, restaurants, and other visitor-serving uses. There are also small industrial and office uses, mobile home parks, an elementary school, and agricultural land uses. Surrounding land uses include The Disneyland Resort, including: Disneyland and Disney's California Adventure theme parks; Anaheim GardenWalk; and, hotels and visitor-serving uses within the Disneyland Resort Specific Plan and the Hotel Circle Specific Plan.

The proposed project consists of two components:

Build-out of the ARSP, Commercial Recreation (C-R) District: The SEIR will analyze the maximum build out of the C-R District using the permitted densities as currently set forth in the ARSP. The ARSP density is based upon hotel rooms; however, commercial uses are allowed using an equivalency factor of 1 hotel room is equal to 600 square feet of commercial space. The ARSP will provide for the development of an additional 20,913 hotel room equivalents above and beyond the 10,888 existing rooms and 419,000 square feet of existing commercial uses (equivalent to 11,587 hotel rooms) for a maximum build-out of 32,500 hotel rooms.

Increase in the Maximum Permitted Development in the ARSP, Public Recreation (PR) District: The SEIR will analyze an increase in the maximum permitted development in the PR District including an additional 446,359 square feet of Convention Center space (including exhibit halls, ballrooms, flexible meeting space,

office and meeting rooms, and an interior bridge/skyway); up to 900 hotel rooms; and, 180,000 square feet

of commercial space (including, but not limited to, retail stores, spa facilities, bars and nightclubs, and restaurants). This would increase the maximum permitted development in the PR District to a total of 2,158,363 square feet of Convention Center space, 2,500 hotel rooms, and 180,000 square feet of commercial space.

Development that occurs within the Anaheim Resort Specific Plan area is implemented through (1) the approval of final site plans, (2) the processing of subdivision maps, and (3) the submittal of plans for building permits unless a conditional use permit, variance or other type of entitlement is requested. The Proposed Project includes amendments to the documents that govern and regulate development within the Anaheim Resort Specific Plan area, including the General Plan, the *Anaheim Resort Specific Plan*, and Title 18 (Zoning Code) of the Anaheim Municipal Code.

Preparation of DSEIR No. 340 will utilize FSEIR No. 313 (certified in August 1994 for the Anaheim Resort Specific Plan) and EIR No. 330 (certified in May 2004 for the Citywide General Plan Update) in its analysis, and update and modify the adopted Mitigation Monitoring Program No. 0085 (MMP No. 0085), as appropriate. DSEIR No. 340 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. 340. 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 "Amendment to the Anaheim Resort Specific Plan". 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
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The adopted Anaheim Resort Specific Plan and supporting materials may also be viewed on the City's website at www.anaheim.net, (go to the Planning Department's Home Page and click on Specific Plans, then click on SP92-2 The Anaheim Resort) 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 440, please send your written response to the City of Anaheim at the address below at the earliest possible date but **not later than March 13, 2009 at 5:00 p.m.** Responses may also be submitted by fax to (714) 765-5280 or by email to twhite@anaheim.net

Ted White, 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, February 25, 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 Ted White, Senior Planner, at (714) 765-4949 or twhite@anaheim.net.

Project Applicant: City of Anaheim