



CITY OF ANAHEIM NOTICE OF AVAILABILITY OF SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT DEVELOPMENT PROJECT NO. 2020-00127

DATE: July 30, 2020
TO: All Interested Parties and Agencies
FROM: City of Anaheim
PROJECT TITLE Stadium District Sub-Area A Project
Development Project No. 2020-00127

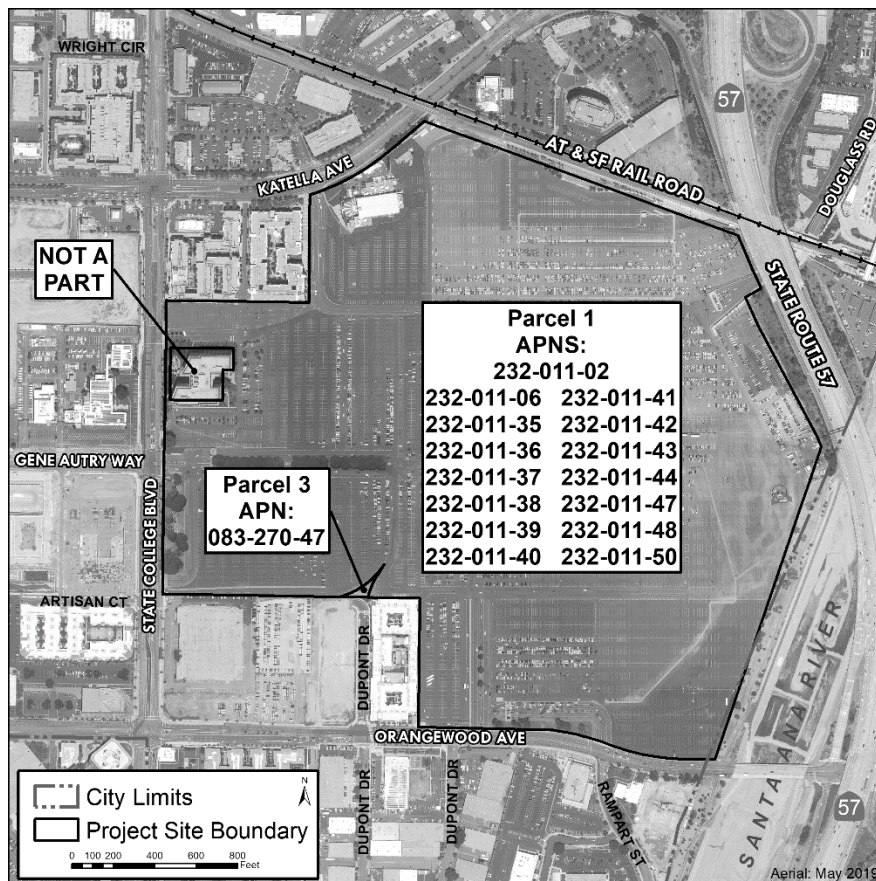
PROJECT APPLICANT: SRB Management LLC
2850 W. Horizon Ridge PKWY #200
Henderson, Nevada 89052
Attention: Alex Winsberg
(657) 333-2838

NOTICE IS HEREBY GIVEN that the City of Anaheim (City), is the Lead Agency responsible for preparing a Sustainable Communities Environmental Assessment (SCEA) (California Public Resources Code (PRC) Code Section 21155.2 (b)) addressing potential impacts associated with the **Stadium District Sub-Area A Project** (Proposed Project) in accordance with the California Environmental Quality Act (CEQA).

PROJECT LOCATION

The approximate 152-acre Project Site is located at 2000 E Gene Autry Way within Sub Area A of the Stadium District of the Platinum Triangle, Anaheim, Orange County. Refer to Figure 1 below for a map of the Project Site, which includes the associated Assessor Parcel Numbers (APNs).¹

FIGURE 1. MAP OF THE PROJECT SITE AND APNS



¹ According to the American Land Title Association (ALTA) Land Survey Title Report, the Project Site includes Parcel 1 and a portion of Parcel 3. Parcel 2 was intentionally deleted as it was previously absorbed into Parcel 1.

The Project Site is located within the Platinum Triangle, an approximately 820-acre area located in the south-central portion of the City of Anaheim. The Platinum Triangle is located generally east of Interstate 5 (I-5), west of the Santa Ana River Channel and State Route 57 (SR-57), south of the Southern California Edison easement, and north of the Anaheim City limit. The Platinum Triangle encompasses the Angel Stadium of Anaheim, the Honda Center, the Grove of Anaheim, and surrounding light industrial buildings, industrial parks, distribution facilities, offices, hotels, restaurants, retail uses, and residential and mixed uses, some of which are currently under construction.

The Project Site is currently developed with a 45,500-seat Major League Baseball Stadium (Angel Stadium of Anaheim) and associated parking; and, the 40,828 square foot City National Grove of Anaheim, which is an indoor, live music theatre with approximately 1,700 seats. The Project Site does not include the 261,696 square foot Stadium Gateway Office Building, located at 1900 S State College boulevard. The Project Site is located approximately 600 feet southwest of the Anaheim Regional Transportation Intermodal Center (ARTIC).

The Project Site is not on the lists of sites enumerated under Section 65962.5 of the Government Code.

PROJECT DESCRIPTION

The Proposed Project includes the construction of up to 5,175 residential dwelling units, 1,709,172 square feet (sf) of commercial uses (including 943 hotel rooms), 2,651,155 sf of office uses, public parks not less than 10.2 acres but no more than 13.2 acres, and a Fire Station. The Proposed Project provides for the retention and maintenance of the existing 45,500-seat Angel Stadium (Stadium); however the Project Applicant may elect to replace the existing Stadium with a new stadium of the same approximate size and seating capacity. The existing Stadium would continue to operate during the construction of the replacement stadium.

Development of the Project Site has been the subject of several certified environmental impact reports. In 2010, the City approved the Revised Platinum Triangle Expansion Project (RPTEP) after certifying SEIR No. 339, approving Modified Mitigation Monitoring Program 106C, and adopting a Statement of Overriding Consideration with regard to the unavoidable environmental impacts of the RPTEP. The RPTEP, as subsequently amended by the City, currently authorizes the development of the Project site with 5,175 residential units, 2,832,300 square feet of commercial uses, and 3,095,000 square feet of office uses, and two sports stadiums containing 119,543 spectator seats.

As shown in the table below, the Proposed Project would result in less development than that currently authorized for the Project Site as part of the RPTEP.

Stadium District Sub-Area A				
Land Use	RPTEP	Existing Developments	Proposed Project	Difference
Residential (Dwelling Units)	5,175	0	5,175	0
Commercial (Square Feet)	2,832,300	40,828 ¹	1,709,172	-1,082,300
Office (Square Feet)	3,095,000	310,541 ²	2,651,155	-182,149
Stadium ³ (Seats)	119,543	45,500 ⁴	45,500 ⁴	-74,043
Public Parks – Code Required (Acres)	5.2 acres	0	5.2 acres	0
Public Parks – Additional (Acres)	0	0	No less than 5 acres, but no more than 8 acres	+5 to 8 acres
Fire Station	0	0	1 station ⁵	+1 station ⁵

1. City National Grove of Anaheim
2. Stadium Gateway Office Building and office spaces within the existing Stadium. The 261,696 square foot Stadium Gateway Office Building is not part of the Proposed Project.
3. The Approved Project permits up to two stadiums. The Applicant has committed to remaining in the existing stadium or, alternatively, constructing a replacement stadium.
4. 1,132,567 square feet
5. On approximately 1.5 acres

ENVIRONMENTAL DETERMINATION AND REVIEW

As stated above, development of the Project Site has been the subject of several certified environmental impact reports and addenda as described in Chapter 1 of the SCEA and collectively referred to as “City Prior EIRs”. The City has determined that , the Proposed Project qualifies as an ‘infill project’ and a ‘transit priority project’ as those terms are defined by California Public Resources Code Sections 21094.5 and 21155, respectively. In accordance with Chapter

4.2 of CEQA (Implementation of the Sustainable Communities Strategy) and the provisions of Section 21155.2 (b) of the California Public Resources Code for Transit Priority Project Review, the City, as the Lead Agency, has analyzed the environmental effects of the Proposed Project in the SCEA. The analysis of environmental impacts uses the form in CEQA Guidelines Appendix N Infill Project Checklist. For each impact area, the document reviews the analysis in the City Prior EIRs and the 2016 Regional Transportation Plan/Sustainable Communities Strategy Program Environmental Impact Report (RTP/SCS PEIR) to determine if the Proposed Project would result in new project-specific effects or a substantial increase in the severity of significant impacts identified in these prior EIRs and whether they would be substantially mitigated by uniformly applicable development policies. It also analyzes the applicability of mitigation measures from the prior EIRs to the Project and imposes all applicable mitigation measures as set forth in Updated Mitigation and Monitoring Program No. 106D. Pursuant to PRC Section 21155.2(b), the SCEA is used to specifically analyze new project-specific effects or a substantial increase in the severity of significant impacts identified in the prior EIRs that are not substantially mitigated by uniformly applicable development policies. Furthermore, the SCEA analyzes the Proposed Project's consistency with City policies and applicable policies specified in the 2016 RTP/SCS PEIR. The SCEA does not identify any new significant unavoidable effects that would result from development of the Project which were not disclosed in the prior EIRs. The SCEA discloses potential environmental impacts associated with the Proposed Project and recommends Mitigation Measures to reduce the identified significant impacts to less than significant. The Mitigation Measures discussed in the SCEA are conditions of approval for the Proposed 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 30-day public review period for all interested individuals to submit written comments on the SCEA. This public review period **begins Thursday, July 30, 2020 and ends Monday, August 31, 2020.**

AVAILABILITY OF DOCUMENTS

The SCEA/initial Study has been prepared and will be available for public review on the City of Anaheim's website (www.anaheim.net), go to the Planning and Building Department and click on the link to Current Environmental Documents) and at the following location:²

City of Anaheim
Planning and Building Department
200 S Anaheim Blvd, Suite 162
Anaheim, CA 92805
Business hours: 8 a.m. to 3 p.m. (subject to change)

PUBLIC COMMENTS

This Notice of Availability is being circulated pursuant to California Public Resources Code Section 21155.2. Public agencies and the public are invited to comment on the content of the environmental information. A 30-day comment period is provided to return written comments to the City. All comments should be directed to the City at the following address:

Susan Kim, Principal Planner
City of Anaheim
Planning and Building Department
200 S Anaheim Blvd, Suite 162
Anaheim, CA 92805
Email: SKim@anaheim.net

²On March 16, 2020, the Anaheim City Council approved a resolution proclaiming the existence of a local emergency regarding Novel Coronavirus (COVID-19). In conjunction, with this action and other related actions the City closed Public Libraries to public access. Therefore the SCEA is not available in these locations. The Planning Counter at City Hall is open to the public and a paper copy of the SCEA is available there for public review.

NOTICE OF PUBLIC HEARINGS

Please also be informed that the Anaheim City Planning Commission and City Council will hold public hearings in the Anaheim City Council Chamber in the Civic Center, 200 South Anaheim Boulevard, Anaheim, on the dates and times listed below to hear public testimony and to consider adopting the SCEA and approving the Proposed Project. The Public Hearings will take place via teleconference pursuant to Executive Order N-29-20.³

PLANNING COMMISSION PUBLIC HEARING

Date: September 9, 2020, 5:00 PM

CITY COUNCIL PUBLIC HEARING

To be determined

All public hearings are subject to separate public hearing notice.

WHO TO CONTACT?

For more information, please call Susan Kim, Principal Planner, at (714) 833-8144 or email at skim@anaheim.net.

ANY WRITINGS OR DOCUMENTS PROVIDED TO A MAJORITY OF THE PLANNING COMMISSION REGARDING ANY ITEM ON THE AGENDA FOR THIS MEETING (OTHER THAN WRITINGS LEGALLY EXEMPT FROM PUBLIC DISCLOSURE) WILL BE MADE AVAILABLE FOR PUBLIC INSPECTION IN THE PLANNING AND BUILDING DEPARTMENT DURING REGULAR BUSINESS HOURS. ALL INTERESTED PARTIES ARE INVITED TO SUBMIT WRITTEN CORRESPONDENCE TO THE PLANNING COMMISSION. IF YOU CHALLENGE ANY ONE OF THE CITY OF ANAHEIM'S DECISIONS IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED PRIOR TO THE PUBLIC HEARINGS DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE PLANNING COMMISSION OR CITY COUNCIL AT, OR PRIOR TO, THE PUBLIC HEARINGS. A COPY OF THE PLANNING COMMISSION AGENDA DESCRIBING THE COMMISSION'S DECISION ON THESE PROJECTS WILL ALSO BE AVAILABLE AT THE PLANNING AND BUILDING DEPARTMENT AND THE CITY WEBSITE WWW.ANAHEIM.NET/PLANNING (UNDER DOCUMENT DOWNLOADS, SELECT PLANNING COMMISSION AGENDA), AFTER 3:00 P.M. ON THE DAY AFTER THE PLANNING COMMISSION MEETING.

³ On March 16, 2020, the Anaheim City Council approved a resolution proclaiming the existence of a local emergency regarding Novel Coronavirus (COVID-19). With this action and other related actions, the City closed City Hall, including Council Chambers to public access. However, public hearings will take place via teleconference, until further notice. More detail can be found here: <http://www.anaheim.net/5462/40237/SPECIAL-NOTICE-REGARDING-COVID-19>.