



## **SCOPING MEETING**

**THE RESIDENCES AT NOHL RANCH  
ENVIRONMENTAL IMPACT REPORT**

**JANUARY 7, 2019**

# City Team

## City Staff

- Susan Kim, AICP, LEED AP ND, Principal Planner
- Nicholas Taylor, AICP, Associate Planner- Primary City Contact
- Ignacio Rincon, Associate Planner

## PlaceWorks, Inc.

- William Halligan, Esq., Principal, Environmental Services
- Elizabeth Kim, Senior Associate

# Key Parties

- City of Anaheim (Lead Agency)
- Project Applicant
- Public Agencies
- Community Residents
- Other Interested Parties

# Purpose of the Scoping Meeting

- Provide an overview of the proposed  
The Residences at Nohl Ranch Project
- Describe the environmental review process
- Provide opportunity for public input regarding the  
scope of the Draft EIR

# The Residences at Nohl Ranch Project Overview

- Redevelopment of the existing 3.03-acre Serrano Center at 6501 through 6513 Serrano Avenue (APN 365-062-09)
  - Demolish 42,526 sq. ft. of non-residential space (one-story multi-suite commercial center)
  - Construct 58 single-family attached residential units (12 affordable housing units)
  - 35 2-bed units and 23 3-bed units totaling 84,759 sq. ft.
  - Two- and three-story townhomes
  - 19.14 du/ac
  - 148 parking spaces (116 garage spaces (14 tandem), 32 uncovered surface spaces (2 ADA)).

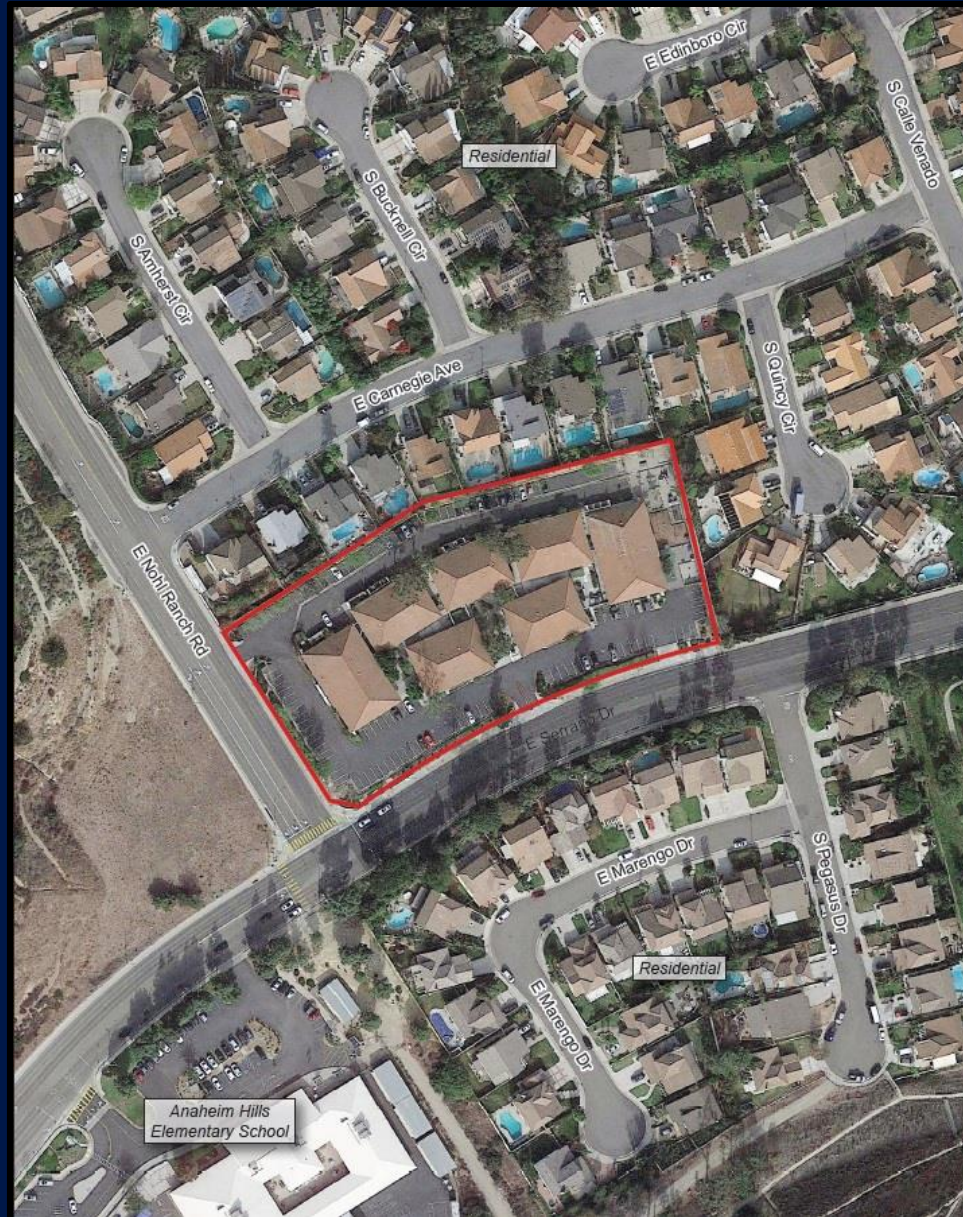
# Discretionary Actions

- General Plan Amendment No. 2017-00515
- Zoning Reclassification No. 2017-00309
- Affordable Housing Density Bonus and associated Tier II Incentives (MIS Permit No. 2017-00645)
- Vesting Tentative Tract Map No. 18104
- Conditional Use Permit No. 2017-05931
- Specimen Tree Removal Permit No. 2018-00006





# Aerial Photograph





# Proposed Site Plan



# **California Environmental Quality Act (CEQA)**

# Purpose of Draft EIR

- Share information with the public regarding a project's potential impacts
- Identify ways to avoid/reduce impacts
- Analyze alternatives
- Foster interagency coordination and public review

# Notice of Preparation/Initial Study

- Contains a brief project description, its location, and where project-related documents can be found.
- Notifies responsible agencies and other interested parties that an Draft EIR will be prepared.
- Solicits input regarding the scope, focus, and content of the upcoming Draft EIR.
- Distributed for a 30-day public review period (December 13, 2018 through January 14, 2019).

# Topics to be Analyzed in the DEIR

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards/Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Noise
- Paleontological Resources
- Public Services
- Transportation/Traffic
- Tribal Cultural Resources
- Utilities/Service Systems

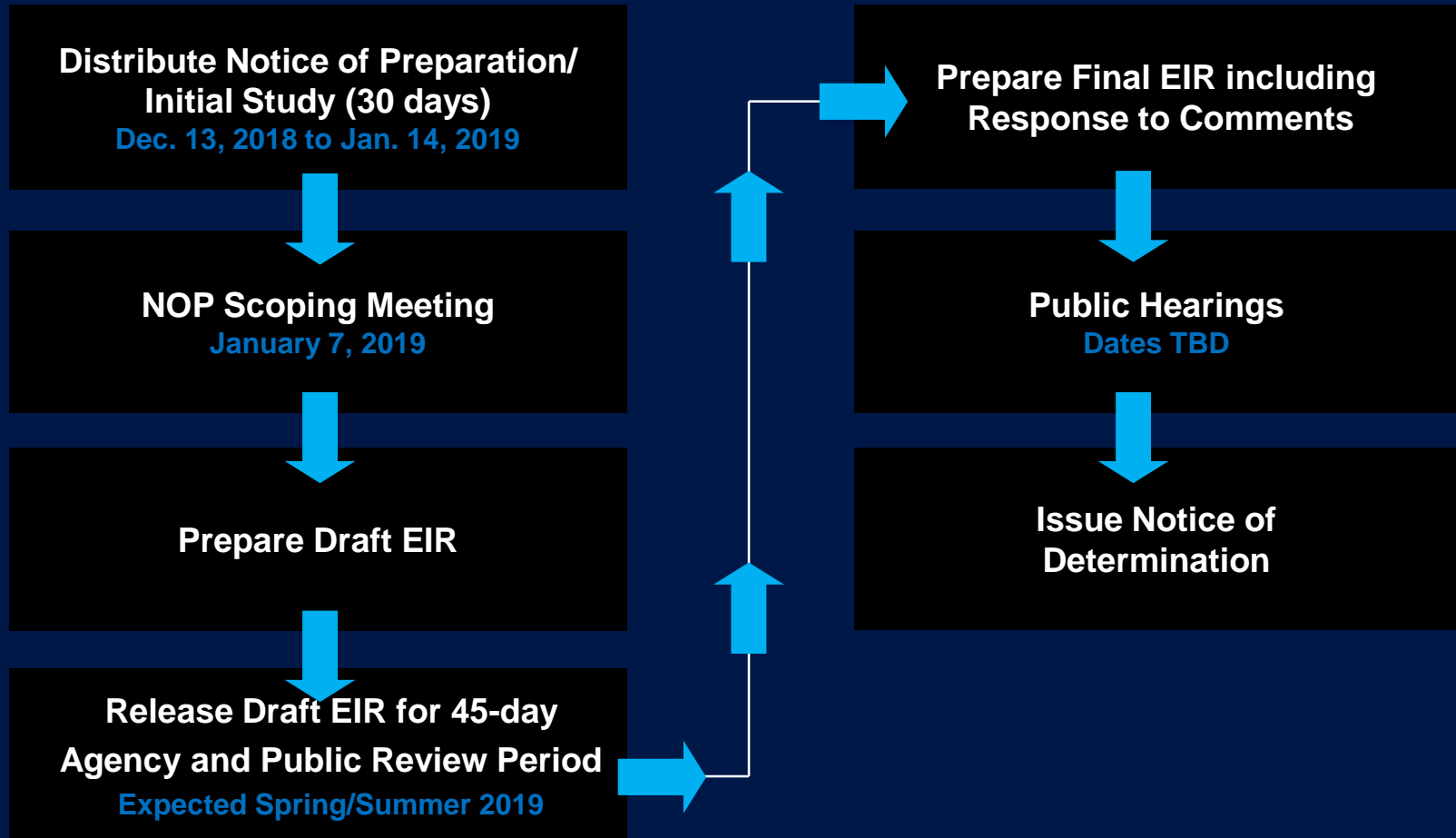
# Topics Not Analyzed in the DEIR

The Initial Study has eliminated three topical areas from further analysis, including:

- Agricultural/Forestry Resources
- Mineral Resources
- Population and Housing
- Recreation



# Overview of the EIR Process



# **Public Participation and Input**

# NOP/Initial Study Availability

- City of Anaheim  
Planning and Building Department  
200 S. Anaheim Blvd, Anaheim, CA 92805
- Canyon Hills Branch Library  
400 Scout Trail, Anaheim Hills, CA 92807
- [www.anaheim.net/876/Environmental-Documents](http://www.anaheim.net/876/Environmental-Documents)

# Comments on NOP/Initial Study

- Submit in writing by January 14, 2019:
  - Mail: Nicholas Taylor, Associate Planner  
City of Anaheim  
Planning and Building Department  
200 S. Anaheim Boulevard, MS 162  
Anaheim, CA 92805
  - Fax: (714) 765-4671
  - Email: [NJTaylor@anaheim.net](mailto:NJTaylor@anaheim.net)
  - Hand-delivered to City Hall

# Additional Opportunities for Public Participation

- Draft EIR anticipated to be released for a 45 day public review period in Spring/Summer 2019
- Responses to Comments will be published in the Final EIR at least 10 days prior to the Planning Commission Hearing
- Planning Commission Public Hearing
- City Council Public Hearing

# Questions and/or Comments?

- Topics to be addressed in the Draft EIR
- Other comments
- General concerns



