



PLANNING COMMISSION

HILLS PRESERVE PUBLIC CEQA WORKSHOP

JULY 15, 2024

City Team / CEQA Lead Agency

City Staff

Nick Taylor, Principal Planner

Heather Allen, Deputy Director

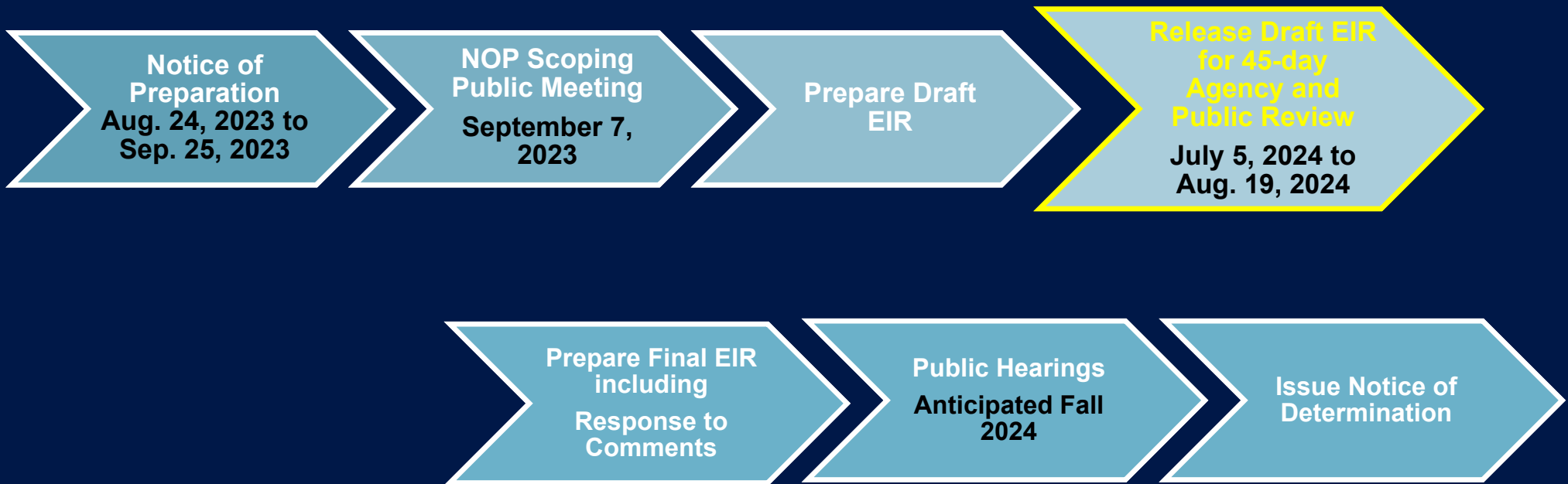
Ted White, Planning & Building
Director / Deputy City Manager

- Public Works, Traffic Engineering
- Public Works, Development Services
- Public Utilities, Water
- Public Utilities, Electrical
- Fire & Rescue
- Police
- Community Services
- Building Division

Psomas

Sean Noonan, Project Manager

Hills Preserve Environmental Review

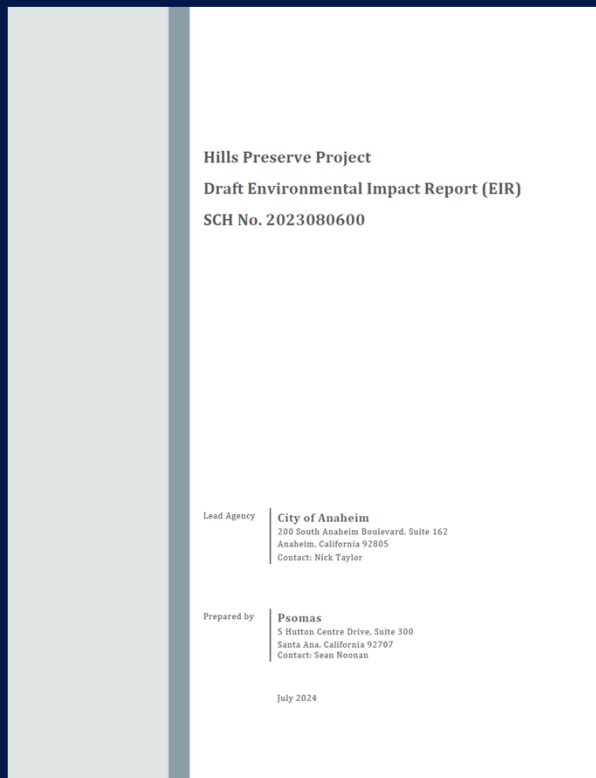


Public Workshop

- Staff presentation on environmental review of the Project
- Project Applicant presentation
- Public comments on environmental review

Not a public hearing to make a decision on the Project nor a forum to debate the merits of the Project

Using the Environmental Analysis



Section 1.0 – Executive Summary ★

Section 2.0 – Introduction ★

Section 3.0 – Project Description ★

Section 4.0 – Impact Analysis ★

Section 5.0 – Alternatives to the Proposed Project ★

Section 6.0 – List of Preparers

Section 7.0 – References

Technical Studies

- Lighting Study
- Glare Report
- Green House Gas Calculations
- Health Risk Assessment
- Biological Report
- Energy Calculations
- Geotechnical Investigation
- Phase I Environmental Site Assessment
- Preliminary Water Quality Management Plan
- Traffic Impact Analysis
- Noise Calculations
- Water Supply Assessment
- Sewer Study
- Fire Protection Plan
- Evacuation Study
- Vehicle Miles Traveled Analysis

Draft EIR Availability

Online:

www.Anaheim.net/876/Environmental-Documents

City Hall:

Anaheim Planning and Building Department
200 South Anaheim Boulevard, Planning Counter
Anaheim, California 92805

Public Libraries:

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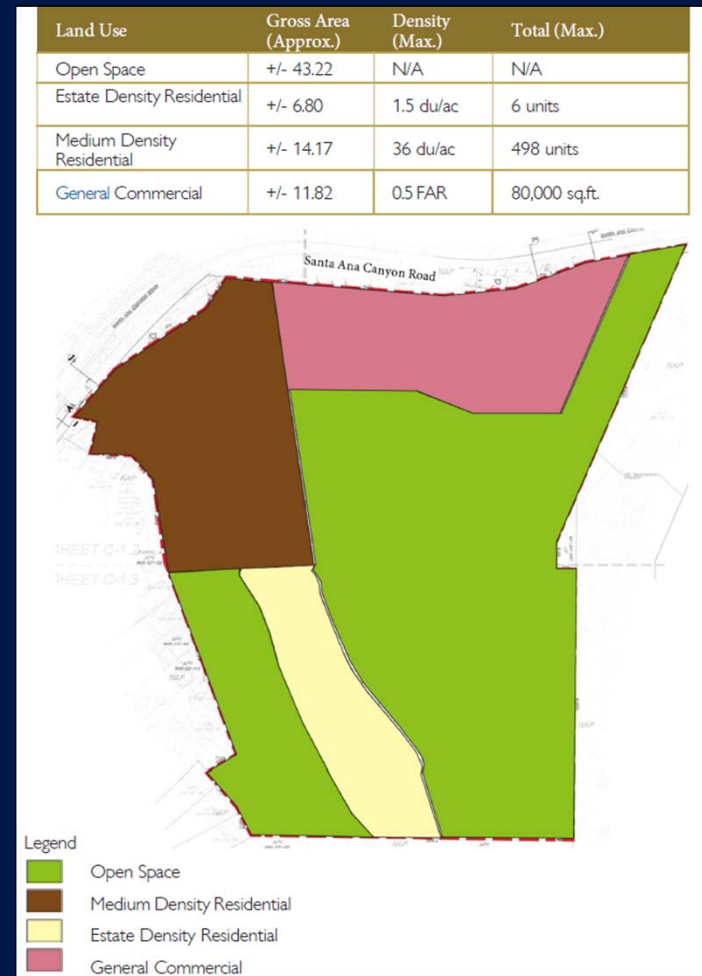
Canyon Hills Branch Library
400 S. Scout Trail
Anaheim, CA 92807





Hills Preserve Project Overview

- 76-acres
- 14-acres multiple-family residential
 - 498 units
 - 200 non-resident amenity memberships
- 6.8-acres single-family residential (6 units)
- 11.8-acres commercial development (up to 80k square feet)
- 43.2-acres Open Space zoning
- Other Improvements:
 - Deer Canyon Road and multi-use trail
 - Santa Ana Canyon Road sidewalks and multi-use trail
 - Signalized intersection



Project Objectives

To provide:

- additional multiple-family housing in an economically viable manner in an area that is otherwise predominantly single-family residential within east Anaheim near freeway interchanges and arterial streets;
- opportunities for development of commercial uses that complements and serves nearby developments;
- a multiple-family residential use with considerable amenities, near transportation corridors, commercial uses, and public recreational amenities; and
- a clustered development with homes and commercial uses condensed into a smaller footprint that considers and accommodates topographical constraints, which protects the top of ridgelines; and allows for the remaining areas of the Project Site to be retained as open space with related aesthetic, scenic, and habitat qualities.

Project Objectives

To develop the Project Site

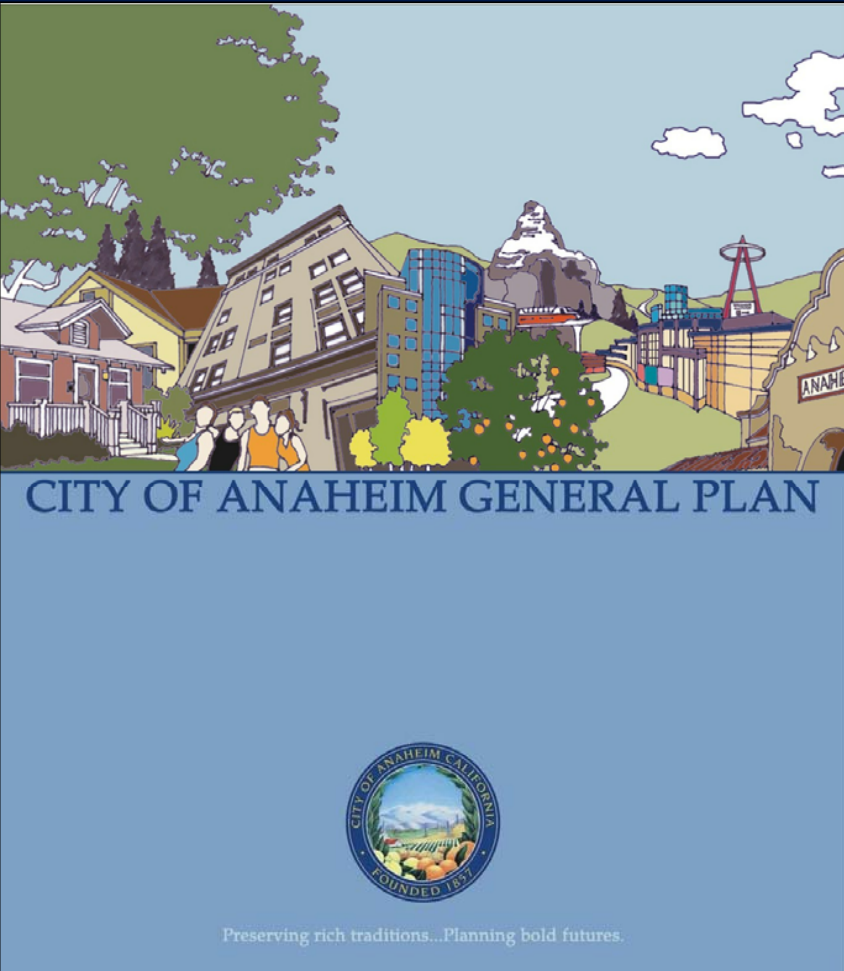
- in a manner that maintains public views from Santa Ana Canyon Road and SR-91 and
- in a way that improves wildfire resilience for the Project's residents, other users, and buildings within the Project Site, as well as for neighboring properties by enhancing the existing street network and providing fuel modification relating to vegetation, and non-combustible construction areas to help prevent wildfire spread to neighboring communities.

To improve bicycle, pedestrian, and equestrian connectivity through the provision of an additional trails and street/sidewalk improvements to facilitate access to the City's existing trail system and park/recreational amenities (including Deer Canyon Park Preserve) as well as nearby residential and commercial developments.

Discretionary Applications

- General Plan Amendment
- Specific Plan Adoption
- Zoning Code Amendment
- Zoning Reclassification
- Tentative Tract Map
- Final Plan
- Development Agreement

General Plan Amendment and Specific Plan Adoption

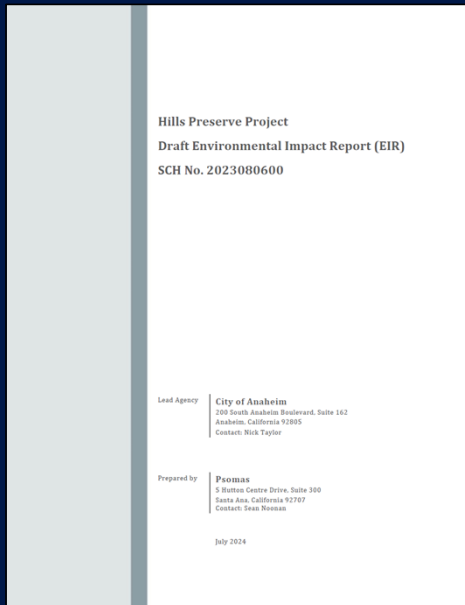


Environmental Analysis

- Applies to discretionary actions undertaken by agency
- Evaluates and discloses potential project impacts on the environment to the public and decision makers
- Follows regulations established by the California Environmental Quality Act (CEQA)
- Determines level of impact, if any, for each environmental topic

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Hills Preserve Project CEQA Review – DEIR No. 355



- Analyzes the proposed Hills Preserve Project
- Looks for potential significant impacts to the environment
- Includes mitigation measures to reduce significant impacts
- Analyzes 3 alternatives

Hills Preserve Environmental Review

No further review required:

- Agricultural/Forestry Resources
- Mineral Resources

Included in Draft SEIR:

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

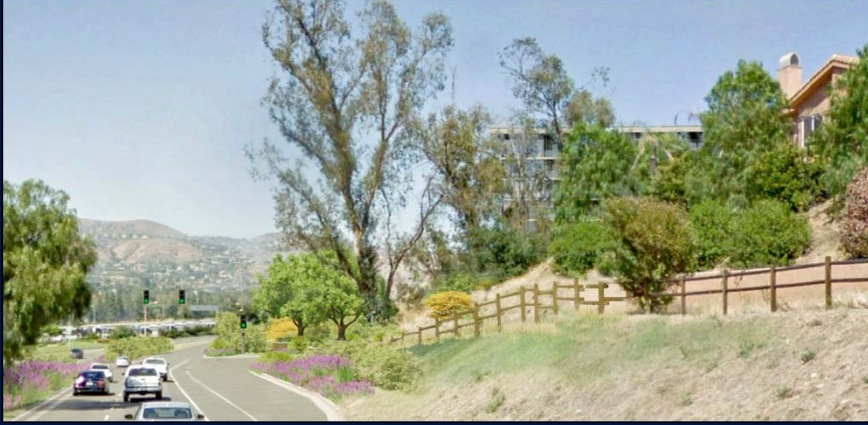
Less than Significant

- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Recreation
- Utilities and Service Systems

Less than Significant Impacts with Mitigation

- Aesthetics
- Biological Resources
- Cultural Resources
- Energy
- Geology/Soils
- Hazards/Hazardous Materials
- Public Services
- Tribal Cultural Resources
- Wildfire

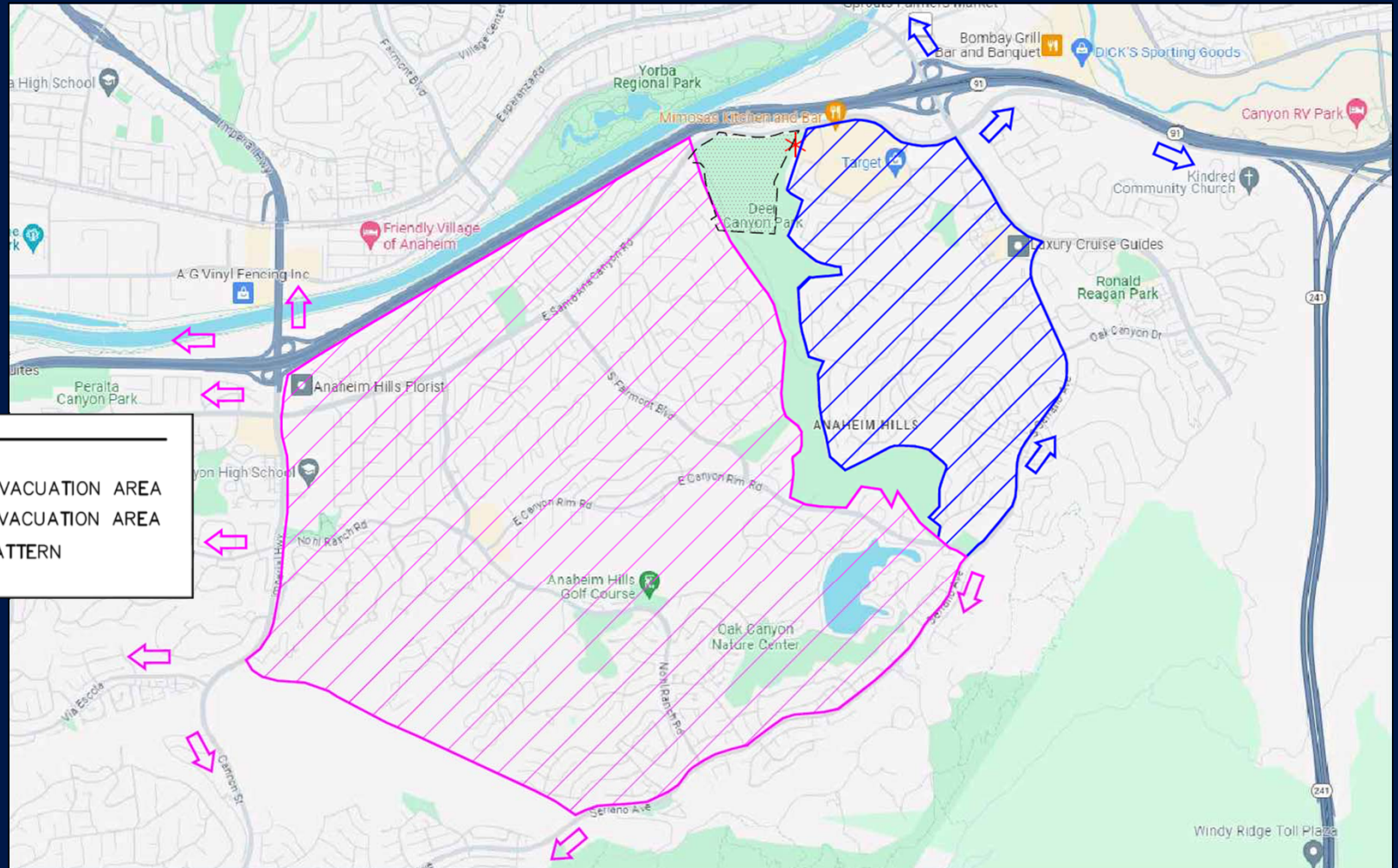
Aesthetics



Biological Resources



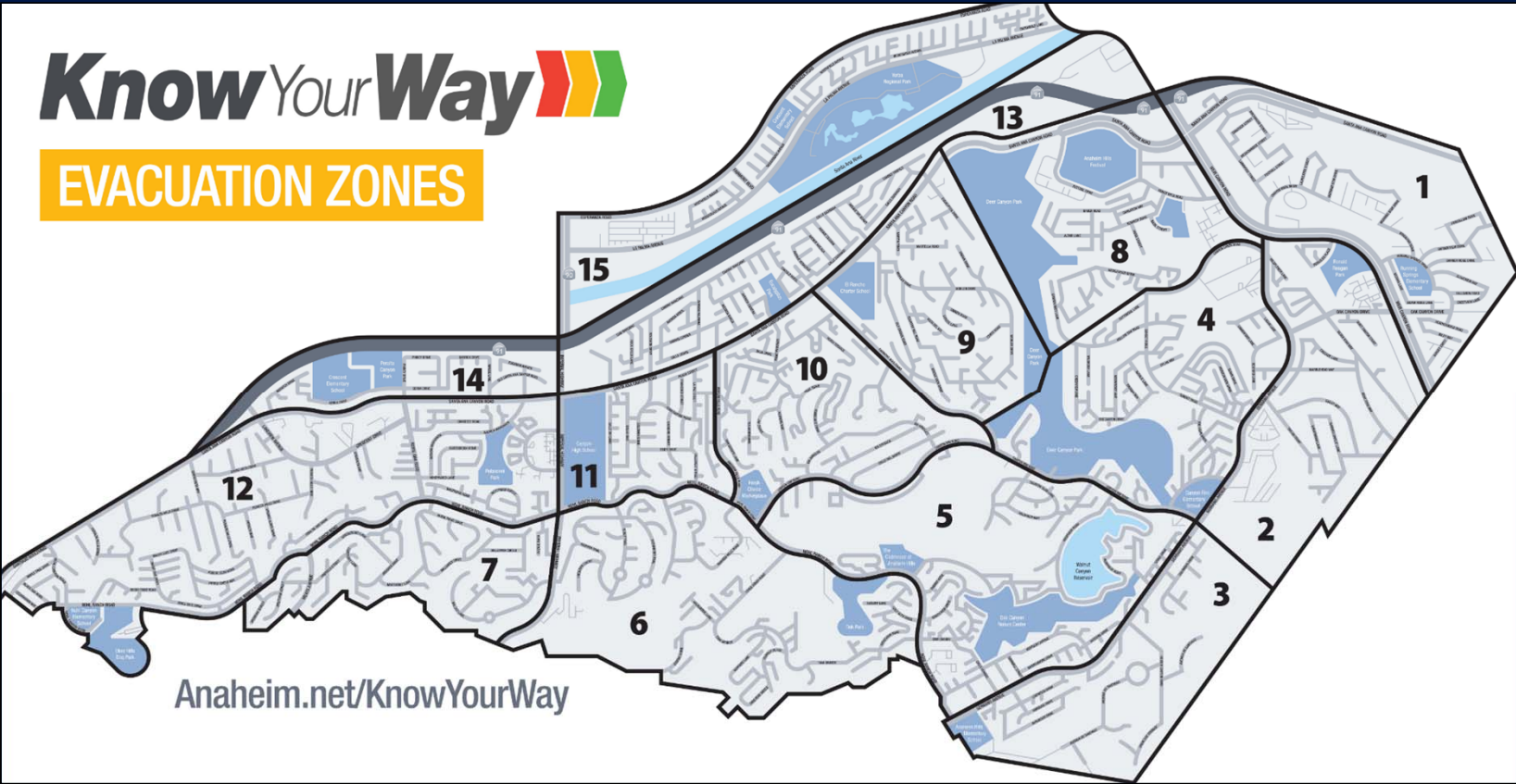
Hazards/Wildfire



KEY

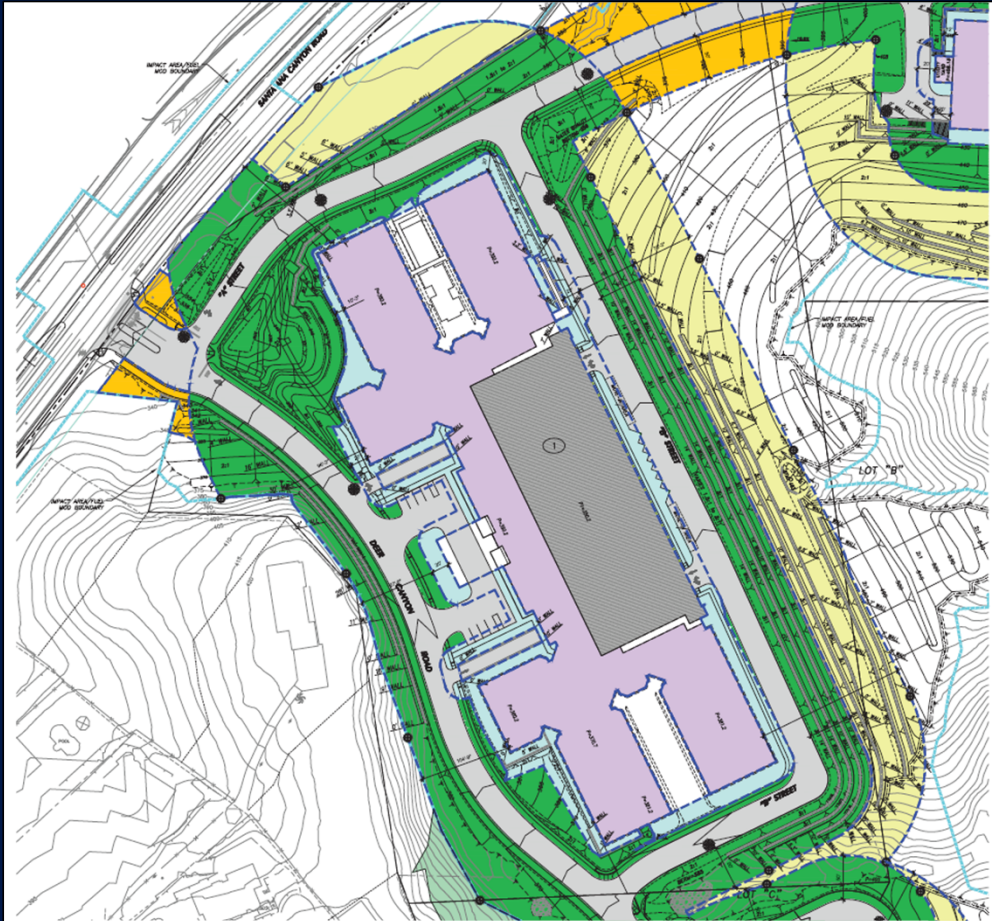
- [Pink hatched box] = PROJECT SITE
- [Blue hatched box] = WESTERN POTENTIAL EVACUATION AREA
- [Blue hatched box] = EASTERN POTENTIAL EVACUATION AREA
- [Blue arrow] = EVACUATION ROUTE PATTERN
- [Red asterisk] = FIRE ORIGIN

Know Your Way



Anaheim.net//KnowYourWay

Hazards/Wildfire



FUEL MODIFICATION LEGEND

- ZONE A - NON-COMBUSTIBLE CONSTRUCTION:**
10'-0" to 20'-0" Setback zone for non-combustible construction only. Zone A shall be maintained by the Property Owner or Homeowners Association.
- ZONE B - WET ZONE (100% REMOVAL UNDESIRABLE SHRUBS):**
Minimum 50' from the Fuel Modification Zone A. Zone B shall be permanently irrigated, fully landscaped with approved drought tolerant, deep rooted, moisture retentive material. All irrigation to be kept a minimum of twenty (20') from the dripline of existing native Quercus (Oak) species. If any new plant material is added this zone shall be planted with container shrub material. Zone B area shall be maintained by the Private Owner or Homeowners Association.
- ZONE C - THINNING ZONE (50% THINNING NATIVE SHRUBS):**
Maximum 100' out from Zone B. Zone C shall be non-irrigated and requires horizontal and vertical spacing of plant groups in accordance with Attachment 6 and removal of all dead and dying vegetation and undesirable species from Attachment 7. Minimum thinning percentage of native plant removal is 50%. Zone C can be planted and irrigated, and if so, shall meet all Zone B requirements. Zone C area shall be maintained by the Property Owner or Homeowners Association.
- ROADSIDE PROTECTION ZONE:**
Maximum 50' Roadside Protection Zone shall be provided along evacuation routes beyond the extents of the fuel modification, as indicated on this Plan. The Roadside Protection Zone shall meet the Zone B requirements.
- VEGETATION CLEARANCE / WEED ABATEMENT AREA :**
Approximate location of the annual vegetation clearance per City weed abatement requirements. Ongoing vegetation clearance shall be completed by the HOA as directed and required by Anaheim Fire and Rescue.

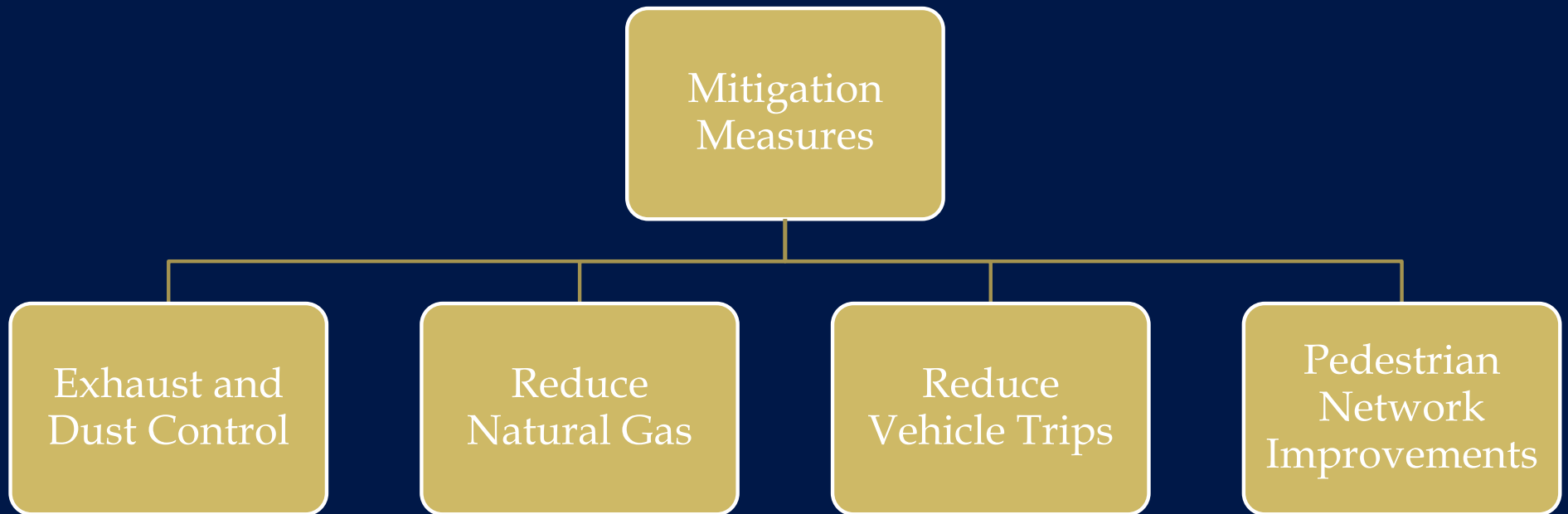
SYMBOL LEGEND

- ACCESS POINT**
Indicates dedicated emergency and maintenance access paths on commonly owned property to facilitate access for emergency access and maintenance. Location shall be provided every 500 lineal feet of FMZ length to have access, with a minimum 7-foot clear width and a dedicated flat path. Covenants for FMZ access and maintenance, as needed, are to be recorder concurrently with all planning maps and referenced in CC and R's
- IDENTIFICATION MARKER**
Permanent identification markers shall be constructed to identify the limits of applicable Fuel Modification zones. Per Attachment 4 provide on sheet FM-2
- RADIANT HEAT WALL**
Radiant Heat wall shall be a minimum 6' in height, measured on both sides of the wall. Refer to details on sheet FM-2 for minimum requirements. Radiant Heat Wall(s) provided along a side yard condition shall, at a minimum, extend the length of the structure. The final design and location by the Landscape Architect and or Civil Engineer
- RADIANT HEAT CONSTRUCTION ZONE:**
Lots indicated on this plan shall comply with all portions of the California Building Code Chapter 7A or California Residential Code Section R337.
- RESOURCE AGENCY IMPACT LIMIT**

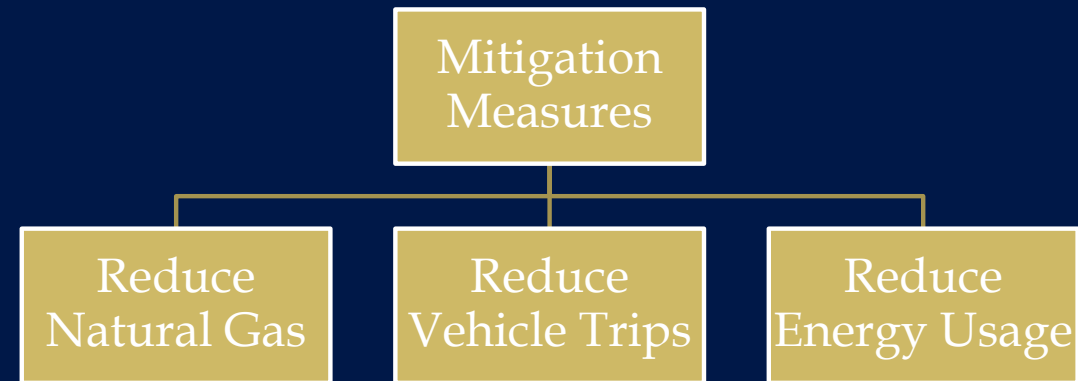
Significant and Unavoidable Impacts

- Air Quality
- Greenhouse Gas Emissions
- Transportation

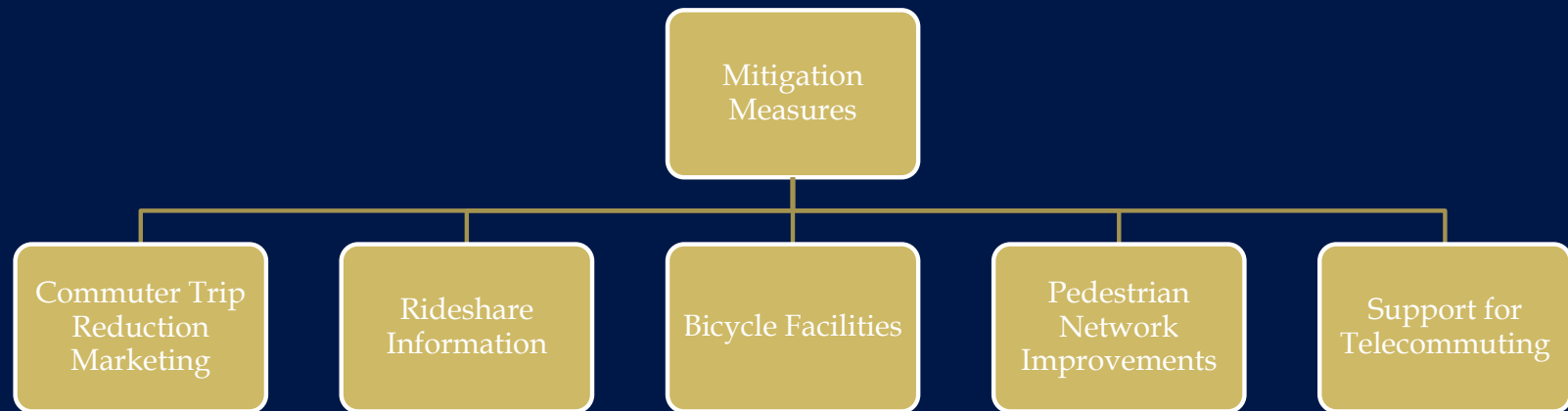
Air Quality - Construction and Operation



Greenhouse Gas Emissions



Transportation



Alternatives

1. No Project / No Build

- Mostly undeveloped
- Limited fuel modification
- Maintenance access road remains

2. Reduced Development

- Max 40k s.f. commercial
- No single-family
- Limit non-resident use of apartment amenities
- Street/Trail/Sidewalk Improvements

3. No Project / Existing General Plan

- Approximately 93 single-family units
- No clustering of units
- No new open space designation
- No multi-use trail

Alternatives

	Alternative 1 No Project / No Build	Alternative 2 Reduced Development	Alternative 3 Existing General Plan
Meets Objectives	No	Yes	Some
Impacts	Less than project	Less than Project	More in some areas Less in some areas
Environmentally Superior	Yes	Yes	No

Hills Preserve Environmental Review Next Steps



SALT Development Hills Preserve Project



Project Summary

The applicant, SALT Development, proposes development of a multiple-family apartment building, single-family homes, and commercial uses on a 76-acre site.

Application Materials

To access the application materials submitted by the applicant, please click on the items below.

- [Project Plans](#)
 - [Download full resolution plans](#)

Environmental Analysis

- [Environmental Documents](#) (See down to DEV2021-00137)
- [Scoping Meeting Presentation](#)

Applicant Contact

Salt Development
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Ethan.bedingfield@saltdev.com

Anaheim Planning and Building Department Contact

Nick Taylor, AICP, Principal Planner
714-765-4323
ntaylor@anaheim.net

Contact Us

Nick Taylor
Planning Services
714-765-4323
ntaylor@anaheim.net



Project Webpage

[www.anaheim.net/6362/
SALT-Development-Hills-Preserve-Project](http://www.anaheim.net/6362/SALT-Development-Hills-Preserve-Project)

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Thank You for Your Participation!

- Public Review Period: July 5, 2024 through August 19, 2024 (45 days)
- Public Workshop: The public may provide verbal or written comments today.
- The public may provide written comments by mail, email, or hand delivery to:
 - Nick Taylor, Principal Planner
 - Anaheim Planning and Building Department
 - 200 South Anaheim Boulevard, MS 162
 - Anaheim, California 92805
 - Email: njtaylor@anaheim.net



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