

Form A

Notice of Completion and Environmental Document Transmittal

SCH # 2018121031

For U.S. Mail: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

Project Title: The Residences at Nohl Ranch
Lead Agency: City of Anaheim Contact Person: Nicholas Taylor, Associate Planner
Street Address: 200 S. Anaheim Boulevard Telephone: (714) 765-4323
City: Anaheim Zip Code: CA County: Orange

Project Location: County: Orange City/Nearest Community: Anaheim
Cross Streets: Nohl Ranch Road and Serrano Avenue Zip Code: 92807
Lat. / Long.: 33°49'54.07"/117°45'35.76" Total Acres: 3.03 ac
Assessor's Parcel No. 365-062-09 Section: 30 Twp: 4S Range: 8W Base: San Bernardino
Within 2 Miles: State Hwy #: Waterways: Walnut Canyon Reservoir
Airports: Railways: Schools: Anaheim Hills ES

Document Type:
CEQA: [ ] NOP [x] Draft EIR NEPA: [ ] NOI Other: [ ] Joint Document
[ ] Early Cons [ ] Supplement/Subsequent EIR [ ] EA [ ] Final Document
[ ] Neg Dec (Prior SCH No.) [ ] Draft EIS [ ] Other:
[ ] Mit Neg Dec [ ] Other:

Local Action Type:
[ ] General Plan Update [ ] Specific Plan [x] Rezone [ ] Annexation
[x] General Plan Amendment [ ] Master Plan [ ] Prezone [ ] Redevelopment
[ ] General Plan Element [ ] Planned Unit Development [x] Use Permit [ ] Coastal Permit
[ ] Community Plan [x] Site Plan [ ] Land Division (Subdivision, etc.) [ ] Other:

Development Type:
[x] Residential: Units 58 Acres 3.03 [ ] Water Facilities: Type MGD
[ ] Office: Sq.ft. Acres Employees [ ] Transportation: Type
[ ] Commercial: Sq.ft. Acres Employees [ ] Mining: Mineral
[ ] Industrial: Sq.ft. Acres Employees [ ] Power: Type MW
[ ] Educational: Approx. [ ] Waste Treatment: Type MGD
[ ] Recreational: [ ] Hazardous Waste: Type
Total Acres (approximate): 218 [ ] Other:

Project Issues Discussed in Document:
[x] Aesthetic/Visual [ ] Fiscal [x] Recreation/Parks [x] Vegetation
[x] Agricultural Land [x] Flood Plain/Flooding [x] Schools/Universities [x] Water Quality
[x] Air Quality [x] Forest Land/Fire Hazard [ ] Septic Systems [x] Water Supply/Groundwater
[x] Archeological/Historical [x] Geologic/Seismic [x] Sewer Capacity [x] Wetland/Riparian
[x] Biological Resources [x] Minerals [x] Soil Erosion/Compaction/Grading [x] Wildlife
[ ] Coastal Zone [x] Noise [x] Solid Waste [x] Growth Inducing
[x] Drainage/Absorption [x] Population/Housing Balance [x] Toxic/Hazardous [x] Land Use
[ ] Economic/Jobs [x] Public Services/Facilities [x] Traffic/Circulation [x] Cumulative Effects
[ ] Other:

Present Land Use/Zoning/General Plan Designation:
Land Use: Zoning: General Plan: Neighborhood commercial center/ "C-G" General Commercial Zone/ Neighborhood Center (Commercial)

Project Description:
The Project Applicant proposes to demolish an existing one-story multi-suite commercial center totaling 42,526 sq. ft. and develop the Residences at Nohl Ranch residential project (Proposed Project) consisting of 58 single-family attached units on a 3.03-acre site.

**Form A, continued**  
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**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
 If you have already sent your document to the agency please denote that with an "S".

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| <input checked="" type="checkbox"/> Air Resources Board                  | <input type="checkbox"/> Office of Historic Preservation                                    |
| <input type="checkbox"/> Boating and Waterways, Department of            | <input type="checkbox"/> Office of Public School Construction                               |
| <input type="checkbox"/> California Highway Patrol                       | <input checked="" type="checkbox"/> Parks and Recreation                                    |
| <input checked="" type="checkbox"/> Caltrans District # 12               | <input type="checkbox"/> Pesticide Regulation, Department of                                |
| <input type="checkbox"/> Caltrans Division of Aeronautics                | <input type="checkbox"/> Public Utilities Commission  |
| <input type="checkbox"/> Caltrans Planning (Headquarters)                | <input type="checkbox"/> Reclamation Board  |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy          | <input checked="" type="checkbox"/> Regional WQCB # 8                                       |
| <input checked="" type="checkbox"/> Coastal Commission                   | <input type="checkbox"/> Resources Agency   |
| <input type="checkbox"/> Colorado River Board                            | <input type="checkbox"/> S.F. Bay Conservation and Development Commission                   |
| <input checked="" type="checkbox"/> Conservation, Department of          | <input type="checkbox"/> San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy |
| <input type="checkbox"/> Corrections, Department of                      | <input type="checkbox"/> San Joaquin River Conservancy                                      |
| <input type="checkbox"/> Delta Protection Commission                     | <input type="checkbox"/> Santa Monica Mountains Conservancy                                 |
| <input type="checkbox"/> Education, Department of                        | <input type="checkbox"/> State Lands Commission   |
| <input type="checkbox"/> Energy Commission                               | <input type="checkbox"/> SWRCB: Clean Water Grants  |
| <input checked="" type="checkbox"/> Fish and Game Region # 5 South Coast | <input checked="" type="checkbox"/> SWRCB: Water Quality                                    |
| <input type="checkbox"/> Food and Agriculture, Department of             | <input type="checkbox"/> SWRCB: Water Rights  |
| <input checked="" type="checkbox"/> Forestry and Fire Protection         | <input type="checkbox"/> Tahoe Regional Planning Agency                                     |
| <input type="checkbox"/> General Services, Department of                 | <input checked="" type="checkbox"/> Toxic Substances Control, Department of                 |
| <input checked="" type="checkbox"/> Health Services, Department of       | <input checked="" type="checkbox"/> Water Resources, Department of                          |
| <input checked="" type="checkbox"/> Housing and Community Development    | Other: _____  |
| <input checked="" type="checkbox"/> Integrated Waste Management Board    | Other: _____  |
| <input checked="" type="checkbox"/> Native American Heritage Commission  | _____   |
| <input type="checkbox"/> Office of Emergency Services                    | _____   |

**Local Public Review Period** (to be filled in by lead agency):

Starting Date: July 19, 2019 Ending Date: September 3, 2019

<p><b>Lead Agency</b> (complete if applicable):</p> <p>Consulting Firm: <u>PlaceWorks</u></p> <p>Address: <u>3 MacArthur Place, Suite 1100</u></p> <p>City/State/Zip: <u>Santa Ana/CA/92707</u></p> <p>Contact: <u>Elizabeth Kim</u></p> <p>Telephone: <u>714.966.9220</u></p>
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<p><b>Applicant:</b></p> <p>Name: <u>Ted Frattone</u></p> <p>Address: <u>Three Hughes</u></p> <p>City/State/Zip: <u>Irvine, CA 92618-2021</u></p> <p>Telephone: <u>949.583.1010</u></p>
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**Signature of Lead Agency Representative** \_\_\_\_\_ **Date:** \_\_\_\_\_

Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Section 21161, Public Resources Code.