



CITY OF ANAHEIM NOTICE OF DETERMINATION

To: ☐ Office of Planning and Research
 1400 Tenth Street, Room 121
 Sacramento, CA 95814

☒ Orange County Clerk-Recorder
 601 N Ross Street
 Santa Ana, CA 92701

From: City of Anaheim
 Planning Department
 200 S. Anaheim Blvd., MS 162
 Anaheim, CA 92805

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the
 Public Resources Code.

Lead Agency: City of Anaheim

**PROJECT TITLE &
FILE NUMBER:**

- General Plan Amendment No. 331 Project
- Final Environmental Impact Report (FEIR)
No. 311
 - Disneyland Hotel DVC
Conditional Use Permit No. 2020-06054
Final Site Plan No. 2020-00001
Tentative Parcel Map No. 2020-111
Development Project No. 2019-00173

**STATE CLEARINGHOUSE
NO. 91051055**

**PROJECT
LOCATION:**

General Plan Amendment No. 331 pertains to the Disneyland Resort Specific Plan (DRSP), which includes 489.7 acres, located generally west of Interstate 5, south of Ball Road, east of Walnut Street and North of Katella Avenue, including the Disneyland Resort, within the City of Anaheim, Orange county, California.

The proposed project is located within the Disneyland Resort, at 1150 West Magic Way, on approximately 1.77 acres, north of Paradise Way, south of Magic Way, east of Walnut Street, and west of Disneyland Drive, within the City of Anaheim, Orange County, California.



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PROJECT DESCRIPTION: General Plan Amendment No. 331 amended the City of Anaheim General Plan Land Use and Circulation Elements in conjunction with the adoption of the DRSP, which provides for the development of an international vacation destination resort (The Disneyland Resort) that includes the development of a new theme park (Disney California Adventure), additional hotel and entertainment areas, administrative office facilities, back of house facilities, new public and private parking facilities, an internal transportation system, and the on-going modification of Disneyland. Additionally, certain parcels designated "C-R Overlay," "District A" of "Anaheim GardenWalk Overlay" may be developed as part of the overall resort development, with permitted hotel or restaurant uses, or other conditionally permitted visitor-serving uses.

The applicant proposes to construct a 350-unit Vacation Ownership Resort (VOR) units, which would be 12 stories, in addition to one subterranean level. An existing event lawn, guest fitness and laundry facilities, and back of house maintenance shops would be demolished as part of the project. The applicant plans to integrate the VOR with the existing Disneyland Hotel. The project would include typical amenities, such as fitness and laundry facilities, a pool, and outdoor bar. The existing amenities at the Disneyland Hotel would also be available for use by VOR guests, including parking and valet service, registration, restaurants, and pools. Guests would arrive via Magic Way and utilize the existing hotel's valet service or self-parking lots and registration desk. In addition, the proposed project would integrate its back of house functions with the existing hotel. The proposed project would not create any new vehicular access points to the Disneyland Hotel or the Disneyland Resort.

APPLICANT:	Deanna Detchemendy Walt Disney Parks and Resorts U.S., Inc	PHONE NUMBER: 818-560-8952
ADDRESS:	500 S. Buena Vista Drive Burbank, California	ZIP CODE: 91521

PROJECT APPROVAL: This is to advise that:

On June 22, 1993, the Anaheim City Council certified FEIR No. 311 for the General Plan Amendment No. 331 Project, in conjunction with the adoption of the Disneyland Resort Specific Plan, and made the following determinations:

- (a) The project will have a significant effect on the environment.
- (b) FEIR No. 311 was prepared and certified for this project pursuant to the provisions of CEQA.
- (c) Mitigation measures were made a condition of the approval of the project.
- (d) Findings were made pursuant to the provisions of CEQA.
- (e) A Statement of Overriding Considerations was adopted for that project.




CITY OF ANAHEIM NOTICE OF DETERMINATION

On July 21, 2020, the Anaheim Planning Commission, at its meeting approved resolutions determining that the Addendum to the previously approved certified Final Environmental Impact Report No. 311 (FEIR No. 311), along with Mitigation Monitoring Plan No. 011.4, are the appropriate environmental documents for this request per the California Environmental Quality Act and approving and adopting the Addendum and Mitigation Monitoring Plan No. 011.4 and approving Conditional Use Permit No 2020-06054, Tentative Parcel Map No. 2020-111, and Final Site Plan No. 2020-00001.

The following determinations were made regarding the Disneyland Hotel DVC Project:

- (f) The project will have a significant effect on the environment.
- (g) An Addendum to the previously approved FEIR No. 311 was prepared and certified for this project pursuant to the provisions of CEQA.
- (h) The Addendum confirmed that none of the circumstances set forth in Section 15162 of the CEQA Guidelines were present and no further environmental review is necessary.
- (i) A Mitigation Monitoring Plan was adopted for this project.
- (j) Mitigation Measures were made a condition of approval for the project

 _____ Authorized Signature – Planning Department	07/31/2020 _____ Date
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Susan Kim, Principal Planner _____	714-765-4958 _____
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Print Name & Title _____	Staff Phone Number & Extension _____
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Fish & Wildlife Fees Applicable:

- ☐ Negative Declaration/ Mitigated Negative Declaration
- ☒ Environmental Impact Report
- ☐ Other: _____
- ☒ Check
- ☐ Credit Card

County Clerk \$50 Processing Fee:

- ☐ House Charge Per Code 6103
- ☒ Check
- ☐ Credit Card



POSTED

JUN 24 1993

GARY L. GRANVILLE, County Clerk
By PHG DEPUTY

CITY OF ANAHEIM, CALIFORNIA 92803
OFFICE OF THE CITY CLERK

FILED

JUN 24 1993

GARY L. GRANVILLE, County Clerk
By PHG DEPUTY

NOTICE OF DETERMINATION

- ☒ To: County Clerk, Public Services Division
P.O. Box 838
Santa Ana, CA 92702
Date: June 23, 1993
EIR No.: 311
State Clearinghouse No.: 91051055
- ☒ To: Office of Planning & Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

In accordance with Section 21152 of the Public Resources Code, forwarded for filing and posting is the Notice of Determination for the following project:

PROJECT IDENTIFICATION: City of Anaheim General Plan Amendment No. 331

PROJECT LOCATION: City of Anaheim in the County of Orange - Generally within the boundaries of the Santa Ana (I-5) Freeway, Ball Road, Walnut Street and Orangewood Avenue (see attached map).

PROJECT DESCRIPTION: General Plan Amendment No. 331 is proposed to amend the Land Use and Circulation Elements of the General Plan as follows:

A) Land Use Element

- 1) To redesignate 5.7 acres located south of the southwestern corner of Katella Avenue and Haster Street from Medium Density Residential land uses (permitting up to 36 dwelling units per acre) to Commercial Recreation land uses;
- 2) To add text to the General Plan Land Use Element recognizing that the proposed Disneyland Resort Specific Plan establishes maximum Development Density designations for the Hotel District (up to 5,600 hotel rooms for the entire district with up to 1,000 hotel rooms transferable to the Theme Park District) and for the C-R Overlay (the maximum number of units permitted on a parcel in the C-R Overlay would be the following: 1) for parcels designated Low Density - up to 50 hotel rooms per gross acre or 75 rooms, whichever is greater; and 2) for parcels designated Medium Density - up to 75 hotel rooms per gross acre or 75 rooms, whichever is greater; provided that for those parcels that are developed with hotel/motel rooms which exceed the maximum density designation, the number of rooms existing on the date of adoption of The Disneyland Resort Specific Plan Ordinance may be rebuilt or modified at their existing density); and,
- 3) To upgrade the Water and Electrical Distribution System Maps (including the realignment of the Edison Easement between Walnut Street and Harbor Boulevard on the north side of Katella Avenue), and to amend the Storm Drain and Sewer Maps.

NOTICE OF DETERMINATION
(Cont'd)

#2

B) Circulation Element

- 1) To redesignate West Street between Ball Road and I-5 from a Secondary Arterial Highway (4 lanes, 90-foot right-of-way) designation to a Modified Major Arterial Highway (6 to 7 lanes, 98 to 110-foot right-of-way) designation; to delete a portion of West Street south of Ball Road from the Major Arterial Highway (6 lanes, 120-foot right-of-way) designation and create a cul-de-sac; to redesignate West Street between Cerritos Avenue and Ball Road from a Major Arterial Highway (6 lanes, 120-foot right-of-way) designation to a Resort Secondary Arterial Highway (4 lanes, 95-foot right-of-way) designation; between Cerritos Avenue and Katella Avenue from a Secondary Arterial Highway (4 lanes, 90-foot right-of-way) designation to a Resort Secondary Arterial Highway (4 lanes, 95-foot right-of-way) designation; and, to change its alignment and name to Disneyland Drive from I-5 to Katella Avenue;
- 2) To relocate Cerritos Avenue between Walnut Street and West Street/Disneyland Drive approximately 1,000 to 1,100 feet northerly and to remove it from the Secondary Arterial Highway (4 lanes, 90-foot right-of-way) designation and redesignate it to a Resort Local Street (2 lanes, 65-foot right-of-way) designation;
- 3) To redesignate Freedman Way between Haster Street and Harbor Boulevard from a Secondary Arterial Highway (4 lanes, 90-foot right-of-way) designation to a Modified Major Arterial Highway (6 lanes, 113-foot right-of-way) designation;
- 4) To create a new designation entitled "Resort Smartstreet" and to redesignate Katella Avenue between I-5 and Walnut Street from a Major Arterial Highway (6 lanes, 120-foot right-of-way) designation to a "Resort Smartstreet" (6 lanes, 122 to 144-foot right-of-way between Walnut Street and West Street/Disneyland Drive and 8 lanes, 166-foot right-of-way between West Street/Disneyland Drive and I-5) designation;
- 5) To redesignate Harbor Boulevard between I-5 and Orangewood Avenue from a Major Arterial Highway (6 lanes, 120-foot right-of-way) designation to a Resort Major Arterial Highway designation (6 lanes, 144-foot right-of-way) designation; and
- 6) To redesignate Clementine Street between Freedman Way and Katella Avenue from a Secondary Arterial Highway (4 lanes, 90-foot right-of-way) designation to a Modified Secondary Arterial Highway (4 lanes, 87-foot right-of-way) designation.

PROJECT CONTACT: Disney Development Company, 500 S. Buena Vista St., Burbank, CA

AGENT: Doug Moreland (818) 955-6755

91521-6400

This is to advise that the City of Anaheim City Council, as lead agency, has approved the above-described project on June 22, 1993, and has made the following determination:

NOTICE OF DETERMINATION
(Cont'd)

#3

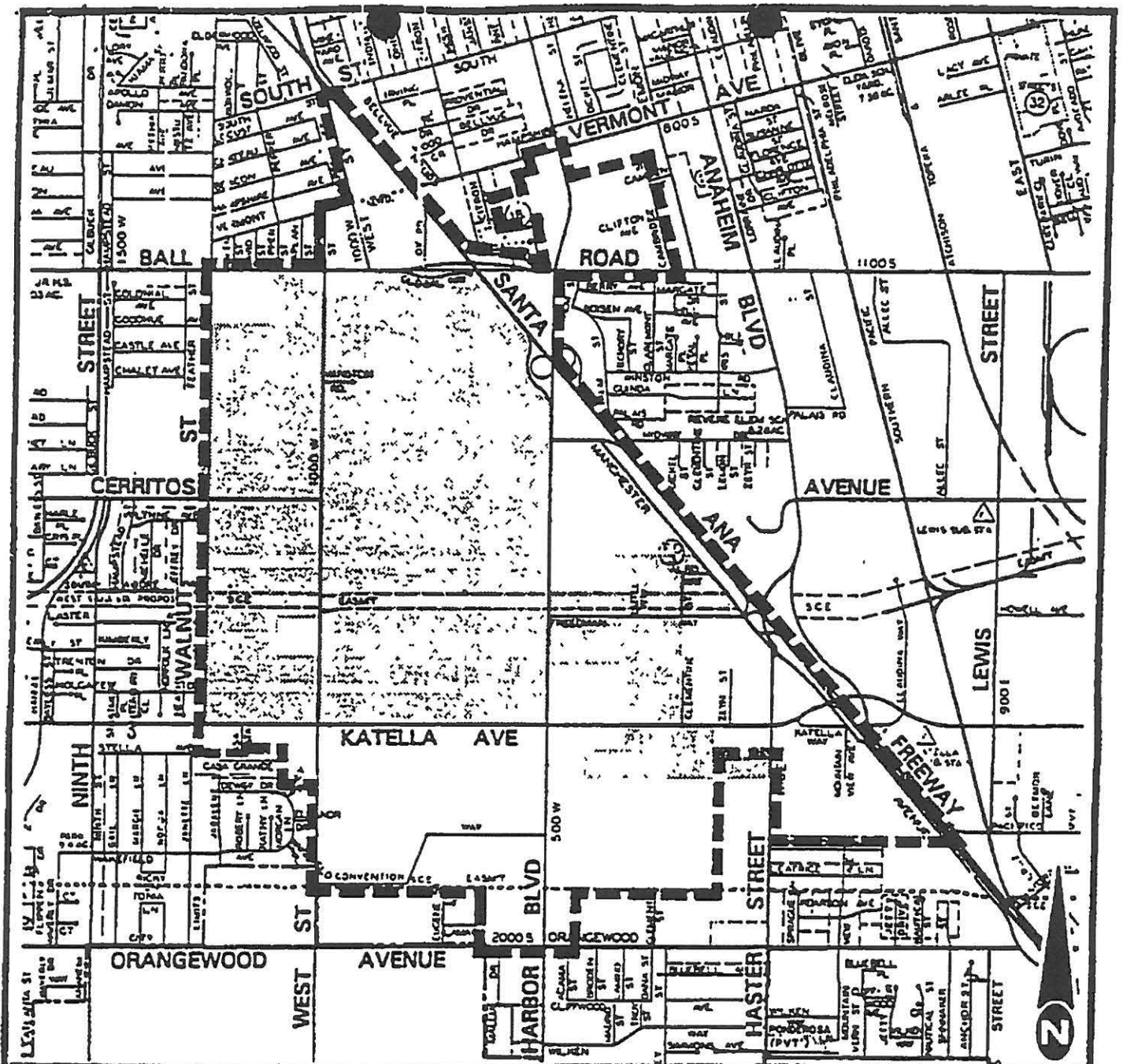
1. The General Plan Amendment No. 331 was proposed in conjunction with the Disneyland Resort Project, which will have a significant effect on the environment.
2. An EIR was prepared for this project in conjunction with consideration of The Disneyland Resort Specific Plan No. 92-1 (including Zoning and Development Standards, a Design Plan and Guidelines, and a Public Facilities Plan) and the Anaheim Commercial Recreation Area Maximum Permitted Structural Height Ordinance) and was certified pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A Statement of Overriding Considerations was adopted for this project.
5. Findings were made pursuant to the provisions of the California Environmental Quality Act (Cal. Pub. Resources Code Sections 21000 et seq.) and the State CEQA Guidelines (Cal. Code of Regulations, Title 14, Sections 15000 et seq.).

The above-referenced Final EIR together with comments and responses to comments is available for public review at the City Clerk's Office, second floor, 200 South Anaheim Boulevard, Anaheim, CA 92805.

It is respectfully requested that the original and one copy of the Notice, as filed, be stamped as received by the County Clerk, that the posting information be provided, and that one certified copy be returned to this office.



LEONORA N. SOHL, CITY CLERK



Environmental Impact Report No. 311

General Plan Amendment No. 331



The Disneyland Resort
Specific Plan Area



Commercial Recreation
Area Boundary

Date: May 1993

Scale: Graphic

Q.S. No.: 65, 66, 75, 76,
86, 87 and 88

Applications Initiated by: The Walt Disney Company
The City of Anaheim Planning Commission

CALIFORNIA DEPARTMENT OF FISH AND GAME
CERTIFICATE OF FEE EXEMPTION

De Minimis Impact Finding

FILED

JUN 24 1993

GARY L. GRANVILLE, County Clerk
P. B. DEPUTY

PETITION:

VAR___ Reclass___ CUP___ GPA X T.T.___ CIP___ Other X

ENVIRONMENTAL DETERMINATION

Negative Declaration___ EIR X

Project Title/Location:

The Disneyland Resort located in the City of Anaheim, in the County of Orange - Generally within the boundaries of the Santa Ana (I-5) Freeway, Ball Road, Walnut Street and Orangewood Avenue (see attached map).

Project Description:

The proposed Disneyland Resort Specific Plan No. 92-1 (including Zoning and Development Standards, a Design Plan and Guidelines, and a Public Facilities Plan) would provide for the development of an international multi-day vacation destination resort including the construction of the Disneyland Administration Building (a 475,000 square foot building with an accompanying parking facility for 2,300 spaces); construction of the WESTCOT Center including the WESTCOT theme park (with up to 3.35 million square feet of development including attractions, pavilions, an amphitheater, restaurants, retail, and potentially some hotel development), hotels (up to a maximum of 4,600 new rooms plus 1,000 rooms remaining in the existing Disneyland Hotel which will undergo extensive renovation, up to 420,000 square feet of meeting space and retail/restaurant space, and accommodation of 9,360 new parking spaces, with provision for up to 1,000 rooms to be located within the WESTCOT theme park); entertainment areas, internal transportation systems and two public parking facilities containing a maximum of approximately 34,300 spaces; and, a Future Expansion District which is proposed for development as the South Parking Area with 5,100 parking spaces. Ongoing internal modifications and renovation of the existing Disneyland theme park and Disneyland Hotel will continue as part of The Disneyland Resort. Also proposed is the establishment of the C-R Overlay which would pertain to approximately 70 acres and would permit property in the Overlay to be developed with land uses consist with the development program and standards for the underlying Resort District or be governed by the same land uses (i.e., permitted and conditionally permitted uses, etc.) as the C-R (Commercial Recreation) Zone as set forth in Chapter 18.48 of the Anaheim Municipal Code. As described in EIR No. 311, the proposed project also includes the demolition and removal of some existing facilities as well as property acquisition for implementation of the off-site infrastructure improvements. The project includes General Plan Amendment No. 331; The Disneyland Resort Specific Plan No. 92-1 (including Zoning and Development Standards, a Design Plan and Guidelines, and a Public Facilities Plan), and the Anaheim Commercial Recreation Area Maximum Permitted Structural Height Ordinance.

Findings of Exemption:

An Initial Study has been conducted for the project to evaluate the potential for any adverse environmental impact. Having completed and certified a Final EIR for said project, the City of Anaheim acting as Lead Agency for said project declares that when considering the record as a whole, there is no evidence before the agency that the proposed project will have potential for adverse effect, individually or cumulatively, on wildlife resources or the habitat upon which the wildlife depends as defined in Section 711.2 of the Fish and Game Code.

Certification:

I hereby certify that the public agency has made the above finding and that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

Joel H. Fick, Planning Director
(Chief Planning Official)

By: Tom Wood
Title: Deputy City Manager
Lead Agency: City of Anaheim
Date: June 23, 1993



STATE OF CALIFORNIA-THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT
DFG 753.5a (8-91)

24387

Lead Agency: City of Anaheim Date: 10-24-93
County/State Agency of Filing: Orange County Plank Document No.: 73793
Project Title: City of Anaheim General Plan Amendment No 331
Project Applicant Name: Disney Development Company West Phone Number: 254-5166
Project Applicant Address: 500 S Buena Vista St Burbank Ca. 91521
Project Applicant (check appropriate box): Local Public Agency ☒ School District ☐ Other Special District ☐

State Agency ☐

Private Entity ☐

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report	\$850.00	\$ <u>Exempt</u>
<input type="checkbox"/> Negative Declaration	\$1,250.00	\$ _____
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00	\$ _____
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs	\$850.00	\$ _____
<input checked="" type="checkbox"/> County Administrative Fee	\$25.00	\$ <u>25.00</u>
<input type="checkbox"/> Project that is exempt from fees		

TOTAL RECEIVED

\$ 25.00

Signature and title of person receiving payment:

Cynthia F. Goulap

FIRST COPY-PROJECT APPLICANT

SECOND COPY-DFG/FASB

THIRD COPY-LEAD AGENCY

FOURTH COPY-COUNTY/STATE AGENCY OF FILING

SDG PLUS, INC
27525 PUERTA REAL STE 100-154
MISSION VIEJO, CA 92691-6379

WELLS FARGO BANK, N.A.
www.wellsfargo.com
16-24/1220

1326

07/28/2020

PAY TO THE
ORDER OF County of Orange

\$ **3,393.25

Three thousand three hundred ninety-three and 25/100*****

DOLLARS

County of Orange
ATTN: Clerk Recorder
PO Box 1438
Santa Ana, CA 92702

MEMO

City of Anaheim NOD


AUTHORIZED SIGNATURE

⑈000000 13 26⑈ ⑆1 22000 24 7⑆ 238474 2058⑈

SDG PLUS, INC

1326

07/28/2020

County of Orange

NOD Filing Fee - Disneyland DVC Tower City of Anat

3,393.25