



CITY OF ANAHEIM NOTICE OF DETERMINATION

PROJECT DESCRIPTION: The ACSP Project updated and consolidated two specific plans (the Northeast Area Specific Plan and the PacificCenter Anaheim Specific Plan) and the Scenic Corridor Overlay Zone, as it relates to Anaheim Canyon, into one new specific plan. The goal of the ACSP Project is to encourage sustainable development and create a business environment attractive to a wide variety of industries, especially high tech, green, and new energy businesses. The ACSP Project removes regulatory obstacles to the reuse of existing structures and promote infill development of currently vacant or underutilized properties. It would also facilitate and encourage use of non-vehicular transportation by improving the Anaheim Canyon Metrolink Station and providing sidewalks, bike lanes, and trails. The ACSP Project would promote the use of sustainable building systems through a variety of zoning, building, and utilities incentives. At buildout, the ACSP would allow for the redevelopment of existing uses, resulting in approximately 47 million square feet of non-residential land use and 2,919 dwelling units. There are currently approximately 27.9 million square feet of non-residential buildings in the ACSP area, and the Proposed Project would result in the potential to develop an additional 19.6 million square feet of non-residential building area. All of the potential residential units would be located within Development Area 3 (DA-3), Transit Oriented Development Area surrounding the existing Metrolink station.

The Anaheim Adventure Aqua Park Project would implement the ACSP Project. The Anaheim Adventure Aqua Park Project would be a seasonal outdoor water park at the Miraloma Recharge Basin. The project scope consists of temporary structures for a pro-shop, a life jacket distribution unit, and restrooms, all of which would be modular and portable and would be located within the southwest portion of the site. The land based improvements would also consist of moveable shaded seating areas, placed along the perimeter of the water line. In addition, the land based improvements would include 101-parking parking spaces located on the decomposed granite drive aisle in the southern portion of the site. Each parking space would have a pre-cast concrete wheel stop, and gypsum chalk would denote the parking stalls dimensions.

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| APPLICANT: | Dave Wabiszewski Anaheim Adventure Park, LLC | PHONE NUMBER: 714-747-3459 |
| ADDRESS: | 38430 Corte Portofino Menifee, CA 92584 | ZIP CODE: 92584 |

PROJECT APPROVAL: This is to advise that on January 26, 2016 the Anaheim City Council, at its meeting, acting as the lead agency, approved the Anaheim Canyon Specific Plan Project and certified EIR No. 348.

The following determinations were made regarding the Anaheim Canyon Specific Plan Project:

- (a) The project will have a significant effect on the environment.
- (b) An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
- (c) A Mitigation Monitoring Program was adopted for this project.



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- (d) Mitigation Measures were made a condition of the approval of the project.
- (e) A Statement of Overriding Considerations was adopted for this project.
- (f) Findings were made pursuant to the provisions of CEQA.

On March 15, 2021, the Anaheim Planning Commission, at its meeting approved a resolution determining that the Addendum to the previously certified EIR No. 348 for the ACSP Project, is the appropriate environmental documentation for the Anaheim Adventure Aqua Park Project; and, approving Conditional Use Permit No. 2019-06022 and Variance No. 2020-05147.

The following determinations were made regarding the Anaheim Adventure Aqua Park Project:

- (a) An Addendum to the previously certified EIR No. 348 has been prepared for the Anaheim Adventure Park Project pursuant to CEQA Guidelines Section 15164.
- (b) 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.
- (c) Mitigation Measures were made a condition of approval for the project.

03/30/2021

Authorized Signature – Planning Department

Date

Susan Kim, Principal Planner

714-765-4958

Print Name & Title

Staff Phone Number & Extension

Fish & Wildlife Fees Applicable:

- Negative Declaration/Mitigated Negative Declaration
- Environmental Impact Report
- Check
- Credit Card
- Previously Paid – See attached NOD receipt dated 1/27/2016

County Clerk \$50 Processing Fee:

- Check
- Credit Card