



CITY OF ANAHEIM

NOTICE OF PREPARATION

OF AN ENVIRONMENTAL IMPACT REPORT

DATE: February 8, 2013

TO: Responsible Agencies and State Clearinghouse

FROM: City of Anaheim

SUBJECT: **Notice of Preparation of a Draft Environmental Impact Report No. 345 for the Ball Road Basin General Plan Amendment and Zone Change**

The City of Anaheim is the Lead Agency responsible for preparing Draft Environmental Impact Report No. 345 (DEIR No. 345) to analyze the impacts of the Ball Road Basin General Plan Amendment and Zone Change. Ball Road Basin, the proposed project site, is approximately 19.5 acres and is located in the southeastern portion of the City of Anaheim. The site is bounded by the Santa Ana River to the east, Ball Road and the Burris Basin to the north across Ball Road, the Union Pacific Railroad to the south, and South Phoenix Club Drive to the west.

Orange County Water District (OCWD) is proposing to amend the City's General Plan Land Use Element Map and Zoning Map for the proposed project site. The proposed project would change the site's General Plan Land Use designation from Open Space to General Commercial and would change the zoning designation of the site from the Transitional (T) Zone and Industrial (I) Zone to the General Commercial (C-G) Zone. A portion of the site is also within the Floodplain (FP) Overlay Zone. No change is proposed to the overlay zone.

The Proposed Project does not include a specific development plan. The purpose of the proposed project is to change the land use designation and zoning on the site to allow the land to be leased or sold for future commercial development. In order to evaluate potential environmental impacts resulting from the change in land use, the DEIR will assume that any future commercial development on the site will be built at a maximum Floor Area Ratio (FAR) of 0.5 as allowed under the proposed General Commercial land use designation. This translates into a maximum potential of 425,000 square feet of commercial development for the project site. In addition, the DEIR will assume the project will take vehicular access from South Phoenix Club Drive and Ball Road. The analysis will also anticipate a project operation date of 2020. The DEIR will analyze all direct and indirect impacts resulting from the construction of a 425,000 square foot commercial project.

A detailed project description, location, and the probable environmental effects are contained in the Initial Study, which is available for a 30-day public review at the Anaheim Planning Department (200 S. Anaheim Boulevard) and on the City of Anaheim Planning Department's website at www.anaheim.net/planning (click on the link to "Planning and Zoning" followed by the link to Current Environmental Documents). The document will be identified as "Ball Road Basin General Plan Amendment and Zone Change."

Responses: In accordance with the time limits mandated by State Law, if you have any comments about the proposed project and the scope and content of the information addressed in the DEIR, please send your written response to the City of Anaheim at the address below at the earliest possible date but *not later than Monday, March 11, 2013 at 5:00 p.m.* Please include the name for the contact person in your agency. Responses may also be submitted by fax to (714) 765-5280 or by email to skim@anaheim.net.

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Anaheim, CA, 92805

Scoping Meeting: The City will hold a public scoping meeting at 5:30 P.M. on Wednesday, February 13, 2013 in the Council Chamber, City Hall East, 200 South Anaheim Boulevard, Anaheim, California.

Questions: Please contact Susan Kim, Senior Planner, at (714) 765-4958 or skim@anaheim.net.

Project Title: DEIR No. 345 Ball Road Basin General Plan Amendment and Zone Change

Project Applicant: Orange County Water District

**INITIAL STUDY FOR THE
BALL ROAD BASIN GENERAL PLAN
AMENDMENT AND ZONE CHANGE**



Prepared for:

CITY OF ANAHEIM

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February 2013

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SECTION 1.0 – INTRODUCTION

1.1. PURPOSE

Pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code, Section 21000 et seq.), this Initial Study has been prepared in accordance with State CEQA Guidelines. This Initial Study has been prepared to identify and evaluate impacts associated with the General Plan Amendment and zone change for the Ball Road Basin. CEQA requires that all State and local government agencies consider the environmental consequences of projects over which they have discretionary authority before taking action on them. Pursuant to Section 15367 of the State CEQA Guidelines, the City of Anaheim (City) is the Lead Agency and has the principal responsibility of approving the proposed project. The Orange County Water District (OCWD) is the applicant for the project.

Per Section 15063 of the State CEQA guidelines, the Initial Study would provide the City with information to use as a basis for deciding whether to prepare an Environmental Impact Report (EIR), Negative Declaration or Mitigated Negative Declaration (MND) for the project. If the City finds that there is no evidence that the project, either as proposed or as modified to include the mitigation measures identified in the Initial Study, may cause a significant effect on the environment, the City shall prepare a Negative Declaration or Mitigated Negative Declaration for the project. CEQA Guidelines Section 15382 defines a “significant effect on the environment” as a substantial, or potentially substantial adverse change in any of the physical conditions within the area affected by the project including land, air, water, mineral, flora, fauna, ambient noise and object of historic or aesthetic significance.

1.1.1 Statutory Authority and Requirements

Section 15063 of the CEQA Guidelines identifies specific disclosure requirements for inclusion in an Initial Study. Pursuant to these requirements, an Initial Study shall include:

- A description of the proposed project;
- Identification of the environmental setting;
- Identification of environmental effects by use of a checklist, matrix, or other method, provided that entries on a checklist or other form are briefly explained to indicate that there is some evidence to support the entries;
- Discussion of ways to mitigate significant effects identified, if any;
- Examination of whether the project is compatible with existing zoning, plans, and other applicable land use controls; and
- The name of person who prepared, or participated in the preparation of, the Initial Study.

1.2. BACKGROUND INFORMATION

Orange County Water District (OCWD) was established by the State of California in 1933 to manage the Orange County Groundwater Basin. OCWD is empowered to manage and protect the Orange County Groundwater Basin, which currently encompasses over 229,000 acres in twenty cities, as well as unincorporated areas on the coastal plain in northwest Orange County. OCWD owns over 1,000 acres of land in Orange County. The majority of OCWD’s land is used to recharge water into the groundwater basin.

As part of the OCWD groundwater recharge program, several recharge basins were established along the Santa Ana River. The Ball Road Basin (BRB) is the most down-gradient recharge basin in OCWD's Off-River System, and is located south of Ball Road and Burris Basin in eastern Anaheim. The Ball Road Basin was purchased in 1943 by OCWD, and was separated from the Santa Ana River in the early 1970's with the construction of the center levee.

OCWD analyzed the percolation rates of the BRB, and its effectiveness as a recharge basin. The basin was found to be incapable of significant amounts of recharge due to an extensive clay layer underlying the majority of the basin. OCWD analyzed various potential future uses for the site including enhancing recharge operations, storm water storage, or selling/leasing the site for commercial uses. The District has decided to pursue the latter and is now taking the necessary planning steps to prepare the site for future development.

1.3. EXISTING SETTING

1.3.1 Project Location

BRB (the proposed project site) is located in the southeastern portion of the City of Anaheim (City), in Orange County, California (see Figure 1, Project Vicinity Map). BRB is approximately 19.5 acres and consists of three assessor parcels (APN's 253-473-01, 253-631-32 and 253-631-39) bounded by the Santa Ana River Center Levee and the Santa Ana River to the east, Ball Road and the Burris Basin to the north, the Union Pacific Railroad to the south, and South Phoenix Club Drive to the west (see Figure 3, Project Location Map).

1.3.2 Existing Site Conditions

BRB encompasses approximately 19.5 acres and has a holding capacity of 220 acre-feet of water. The basin is approximately 20 feet below the surrounding grade level. Overflow from the adjacent upstream Burris Recharge Basin, drains into BRB. Storm water runoff from Orange County Flood Control District (OCFCD) facilities described below also drain into BRB. The BRB was intended to retain this overflow and runoff so that the water could percolate into the ground to replenish the groundwater basin. However, due to an extensive clay layer underlying the basin, BRB is incapable of significant amounts of surface recharge.

The OCFCD has a flood control easement over the entire basin as well as an area 100 feet wide adjacent to the Santa Ana River. The flood control easement will be removed provided certain infrastructure modifications are constructed. The OCFCD's Chantilly Storm Drain (CSD) crosses the BRB. The CSD is fed by several tributary storm drains and generally parallels the SR-57 freeway before discharging into the BRB at its southernmost reach. Runoff from CSD enters BRB at the northwest corner of the Basin and flows in a southerly direction. In addition, 36-inch and 48-inch storm drains collect runoff from Auto Center Drive/South Auto Center Drive and South Sanderson Avenue, respectively, and discharge directly into the western side of the basin. At the southern end of the basin is a 101-foot wide by 6-foot high sharp crested concrete weir aligned in a north-south direction. During medium to high flow rates into BRB, water spills over the weir and flows into a "sub-basin" before flowing through a 12-foot by 12-foot concrete box and discharging into the Santa Ana River.

In addition to the OCFCD easements, Southern California Edison (SCE) has a 270 feet wide easement and multiple transmission lines that cross the southern end of the BRB.

Figure 1: Project Vicinity Map



1.3.3 Surrounding Land Uses and Zoning

Surrounding land uses include the Anaheim Auto Center and the SR-57 freeway to the west, OCWD Burris Basin to the north, the Santa Ana River and the Santa Ana River Trail to the east, and commercial office uses and the Honda Center to the south.

General Plan designations for land uses surrounding the proposed project site include General Commercial, Water Uses, Parks, Mixed Use and Office Low. Zoning designations for surrounding land uses include: General Commercial; Transitional, Transitional – Flood Hazard (FP) Overlay and Industrial.

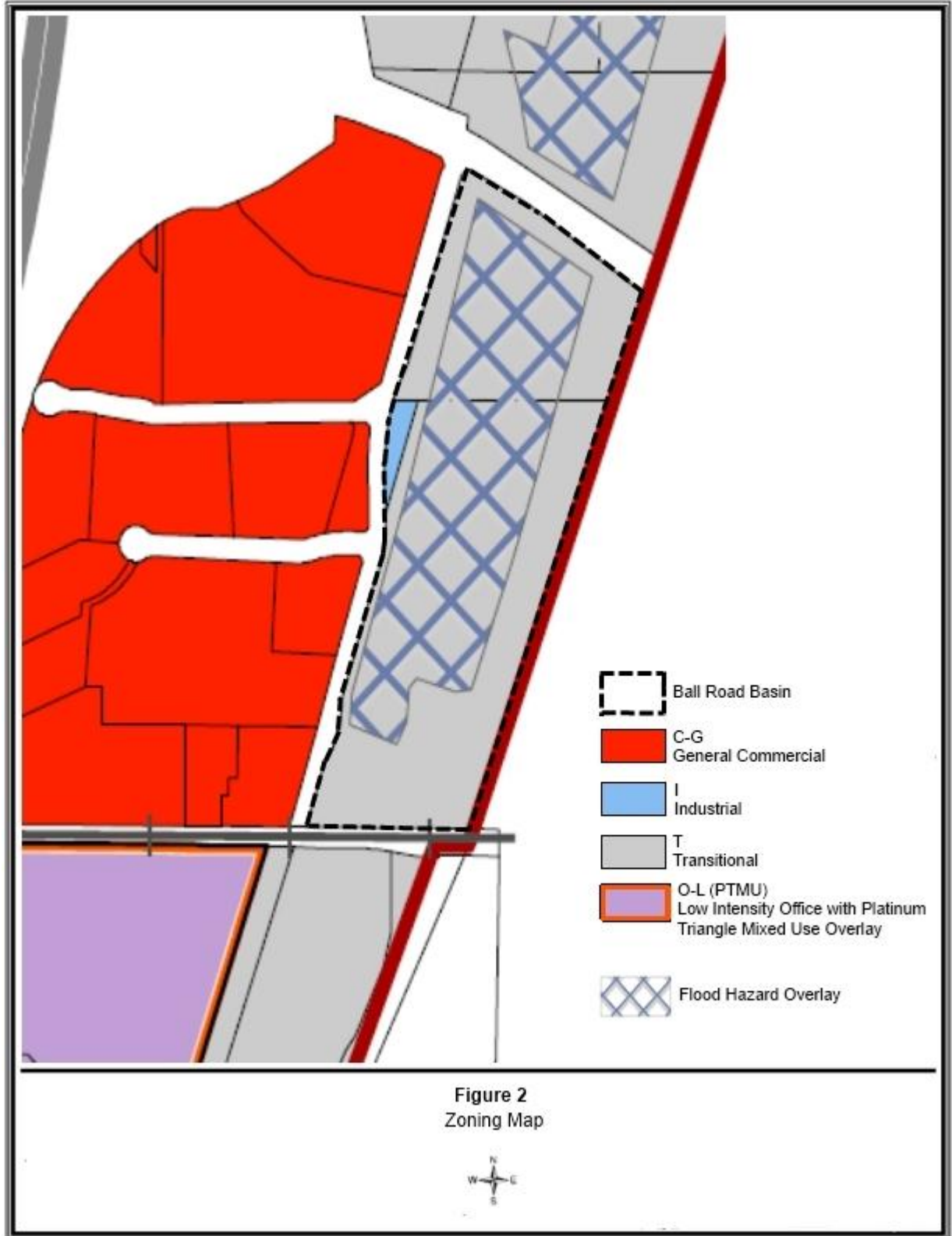
1.3.4 Land Use Designations

The City's General Plan designation for the BRB is Open Space. The Open Space land use designation includes those areas intended to remain in natural open space; utility easements that will provide recreational and trail access to Anaheim's residents; heavily landscaped freeway remnant parcels, and land areas surrounding major water features. The proposed project site is designated Open Space due to its use as a recharge basin. The proposed project has two separate zoning designations. Assessor parcel numbers 253-473-01 and 253-641-39 are zoned "T" Transitional on the City's zoning map. The City's Zoning Ordinance (Title 18 of the Anaheim Municipal Code) describes the "T" Zone as intended to provide for a zone to include land that is used for agricultural uses, in a transitory or interim use, restricted to limited uses because of special conditions, or not zoned to one of the zoning districts in contained in the City's zoning code for whatever reason, including recent annexation. Assessor parcel number 253-631-32 is zoned "I" Industrial on the City's zoning map. The City's Zoning Ordinance describes the "I" Zone as intending to provide for and encourage the development of industrial uses and their related facilities, recognize the unique and valuable existing industrial land resources, and encourage industrial employment opportunities within the City. Targeted industries include research and development, repair services, wholesale activities, distribution centers, and manufacturing and fabrication. In some situations, other types of uses are allowed with a conditional use permit. The BRB also contains a Flood Hazard Zone Overlay referred to in the City's zoning code as a Floodplain (FP) Overlay Zone. The FP Overlay Zone is combined with existing zones in those areas within the City of Anaheim which, under present conditions, are subject to periodic flooding and accompanying hazards. The zoning designation for the property constitutes the base or underlying zone and the FP designation is the overlay zone. In the event of conflicting provisions between the underlying "T" Zone and the (FP) Overlay Zone regulations, the more restrictive regulations shall apply. As noted in the City's zoning code, the objectives of the (FP) Overlay Zone are as follows:

- Prevent the loss of life and property, and minimize economic loss caused by flood flows.
- Establish criteria for land management and land use in flood-prone areas that are consistent with the criteria promulgated by the Federal Insurance Administration, for the purpose of providing flood insurance eligibility for property owners.
- Prohibit encroachments, new construction, or other improvements or development that would obstruct or divert the flow of floodwaters within a regulatory floodway.

- Regulate and control the use of land below the elevation of the design flood flow within the remainder of the floodplain.
- Compliance with the Cobey-Alquist Floodplain Management Act requirements for floodplain management regulations.

Figure 2: Zoning Map



1.4. PROJECT DESCRIPTION

1.4.1 Proposed Project

OCWD is proposing to amend the City's General Plan Land Use Element Map and Zoning Map for the proposed project site. The proposed project would change the City's General Plan Land Use designation for the site from Open Space to General Commercial. Areas designated as General Commercial may, but do not necessarily serve the adjacent neighborhood or surrounding clusters of neighborhoods. General Commercial land uses include a variety of land uses, including neighborhood-serving food markets, drug stores, restaurants, small hardware stores, child care centers, health clubs, large grocery stores, appliance stores, neighborhood-serving restaurants, bakeries, banks, specialty shops, some low intensity civic uses, and other retail and professional uses. In addition these areas may include highway-serving uses such as fast food restaurants, auto-oriented uses such as tire stores, service stations, auto parts stores, and other stand-alone retail uses.

The proposed project would also change the zoning designation of the site from Transitional (T) Zone and Industrial (I) Zone to the General Commercial (C-G) Zone. The C-G Zone allows a variety of commercial land uses by right (without further discretionary approval), including commercial retail centers, convenience stores, grocery stores, offices, personal services and restaurants at a maximum floor area ratio (FAR) of 0.50. Additional uses permitted within the C-G Zone are subject to the approval of a Conditional Use Permit. This zone implements the General Commercial land use designation contained in the Land Use Element of the Anaheim General Plan. A portion of the site is also within the Floodplain (FP) Overlay Zone. No change is proposed to the overlay zone.

The Proposed Project does not include a specific development plan for BRB. The intent of the commercial zoning is to allow a variety of land uses either "by right" as a permitted use or discretionary by conditional use permit. Uses permitted by right that are within the C-G Zone and that comply with the development standards of the C-G Zone may not be subject to further environmental review under CEQA and could be implemented upon approval of the proposed General Plan Amendment and Zone change. Only uses and development that require discretionary approval will require future environmental review under CEQA.

In order to evaluate potential environmental impacts resulting from the change in land use, this Initial Study uses the intensity threshold in the Anaheim General Plan for the General Commercial land use designation and the maximum FAR permitted by the Anaheim Municipal Code for development within the C-G Zone. The Anaheim General Plan Land Use Map and Element and the C-G Zone limit commercial development to a maximum FAR of 0.5. This translates into 425,000 square feet of commercial development for the 19.5-acre project site. This analysis also anticipates a project operation date of 2020. The project EIR will analyze all direct and indirect impacts resulting from the construction of a 425,000 square foot commercial project including required street, sewer, storm drain, water and other infrastructure requirements. The EIR will also analyze project impacts to existing public services.

In addition, a 100 foot wide construction and maintenance easement, adjacent to the Santa Ana River, would be retained as a multi-use area, with an OCFCD easement.

1.4.2 Project Objectives

The purpose of the proposed project is to change the land use designation and zoning on the site to allow the land to be leased or sold for eventual commercial development with access from South Phoenix Club Drive and Ball Road.

1.4.3 Project Construction

No construction would be associated with the proposed project; however the general plan amendment and zone change would facilitate commercial development of the project site. In order to facilitate development of the project site, the existing OCFCD Chantilly storm drain and other storm drain facilities that currently flow into the proposed project site would require relocation. In addition, commercial development of the project site would require an engineered fill to provide useable building pad areas as well as street sewer, water and other infrastructure improvements.

1.4.4 Intended Uses of the Document

Lead Agency Approvals:

- City of Anaheim – General Plan Amendment and Zone Change; and, future discretionary permits, including, but not limited to subdivision maps, grading permits, and conditional use permits that are within the scope of the Proposed Project.

Other Public Agency Approvals:

- OCWD – Sale and/or lease and/or development of the property
- OCFCD – Approvals of plans and specifications related to flood control facilities

1.4.5 Scheduled Public Meetings or Hearings

The anticipated public hearing dates associated with the General Plan Amendment and zone change will be known once the appropriate environmental document is circulated for public review.

Figure 3: Project Location



SECTION 2.0 – ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture & Forest Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geology/Soils |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Hydrology/Water Quality |
| <input checked="" type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise |
| <input checked="" type="checkbox"/> Population/Housing | <input checked="" type="checkbox"/> Public Services | <input checked="" type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Transportation/Traffic | <input checked="" type="checkbox"/> Utilities/Service Systems | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

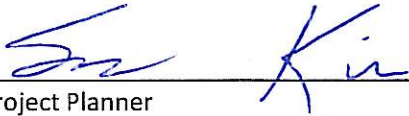
2.1. DETERMINATION.

On the basis of this initial evaluation:

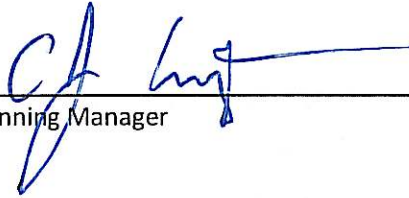
1. I find that the project **could not** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
2. I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
3. I find the proposed project **may have a significant effect** on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
4. I find that the proposed project **may have a “potentially significant impact” or “potentially significant unless mitigated impact”** on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
5. I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or Negative Declaration pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Initial Study for the Ball Road Basin General Plan Amendment and Zone Change

Signed,


Project Planner

2-6-13
Date


Planning Manager

2/6/13
Date

SECTION 3.0 – EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact”. The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from earlier analyses may be cross-referenced, as discussed below).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated”, describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a. the significance criteria or threshold, if any, used to evaluate each question; and
 - b. the mitigation measure identified, if any, to reduce the impact to less than significance.

SECTION 4.0 – CHECKLIST OF ENVIRONMENTAL IMPACT ISSUES

4.1. AESTHETICS

1.	AESTHETICS. Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Have a substantial adverse effect on a scenic vista?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c)	Substantially degrade the existing visual character or quality of the site and its surroundings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4.1.1 Background

The City’s General Plan contains policies adopted for the purpose of avoiding or mitigating visual and aesthetic impacts resulting from planned development within the City. All commercial development allowed by the proposed land use designation and zoning would be subject to the visual and aesthetic policies listed in the Community Design Element. The existing site contains a recharge basin, which consists of previously disturbed land and drainage facilities.

4.1.2 Impact Analysis

(a) Views of the project site are available from adjacent road ways and land uses. These views consist of a mostly undeveloped land. While the vegetation is ruderal and subject to frequent disturbance, the project site is part of the Santa Ana River viewshed. Neither the Orange County nor Anaheim General Plans designate this location as a scenic vista. The proposed General Plan Amendment and zone change would allow for the development of general commercial uses on the project site.

Build-out of the project site could result in up to 425,000 square feet of commercial development. This would directly modify the existing views of the site from undeveloped to developed. This development could block some existing views of the river. The potential adverse effects on a scenic vista will be further analyzed in the EIR.

Significance Determination: Potentially Significant Impact

Mitigation Measures: TBD

Significance Determination after Mitigation: TBD

- (b) The proposed project site is not located within or along a City of Anaheim or County of Orange designated scenic highway or expressway. The nearest designated scenic highway within the vicinity of the proposed project site is a segment of State Route 91, east of State Route 55. The nearest scenic expressway, as designated by the Anaheim General Plan, is a segment of the Santa Ana Canyon Road between Lakeview Avenue and Imperial Highway. Both scenic highways are over approximately four miles away (Google Earth, 2011). The proposed project site is not visible from either of these scenic roadways; and, therefore, development of the project site would also not have an impact on scenic highways or expressways.

Significance Determination: No Impact

Mitigation Measures: N/A

Significance Determination after Mitigation: N/A

- (c) The proposed General Plan amendment and zone change would allow for development of general commercial uses on the project site. The proposed project would facilitate the change in visual character of the site by providing for the opportunity to develop and operate commercial uses on the site. Although no development is planned at this time, commercial build out of the project site would result in a change in visual character from undeveloped to developed. The development of commercial uses on the site would be consistent with existing commercial development to the west across Phoenix Club Drive and the office uses and Honda Center to the south and would be required to comply with adopted City land use plans and policies. Potential commercial development would be subject to Anaheim's Zoning Code and development standards. Certain commercial uses specified in the City's Zoning Code would also require further discretionary review and environmental analysis. These actions would be used to reduce or to determine if significant impacts to scenic vistas would occur as a result of project specific development. The potential adverse effects regarding aesthetics will be further analyzed in the EIR.

Significance Determination: Potentially Significant Impact

Mitigation Measures: TBD

Significance Determination after Mitigation: TBD

- (d) Proposed commercial development would include lighting for security, signage and site recognition. These sources would likely consist of outdoor lighting of parking areas, driveways, and walkways, and lighted commercial signage. The increase in night light from new development would increase ambient light levels in the area, and the significance would depend on the amount and type of lighting. It is likely they would be similar to the existing sources of lighting on adjacent properties, such as the Anaheim Auto Center, that currently contribute to project area ambient light levels. Night lighting for commercial development would be regulated by the City's policies and regulations regarding outdoor lighting and signage. These actions would be used to reduce significant impacts associated with light and glare that could occur as a

result of project specific development. The potential adverse effects regarding light and glare will be further analyzed in the EIR.

Significance Determination: Potentially Significant Impact

Mitigation Measures: TBD

Significance Determination after Mitigation: TBD

4.2. AGRICULTURE AND FOREST RESOURCES

2.	<p>AGRICULTURE & FOREST RESOURCES. (In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland.) In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.) Would the project:</p>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c)	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d)	Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or the conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

4.2.1 Background

The proposed project site is located adjacent to the Santa Ana River in an urbanized area of eastern Anaheim in Orange County. The majority of the site is zoned “T” Transitional, which allows for interim agricultural use; however, the site is used for storm water storage and as a recharge basin and no agricultural uses are present.

4.2.2 Impact Analysis

- (a) The proposed project site is not designated as being Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the California Department of Conservation Division of Land Resource Farmland Map (Year 2008). Although, build-out of the project site could result in up to 425,000 square feet of commercial development, the Proposed Project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use.

Significance Determination: No Impact

Mitigation Measures: N/A

Significance Determination after Mitigation: N/A

- (b) Though the majority of the site is currently zoned “T” (Transitional), it is not being used for agricultural production and the proposed GPA and change in zoning to allow for commercial development will not conflict with agricultural use or a Williamson Act contract. While the “T” zoning allows for interim agricultural use, the site is not being used for agricultural purposes, and has been used as a recharge basin for over 60 years. Therefore, the Proposed Project would not conflict with existing zoning for agricultural use or a Williamson Act contract.

Significance Determination: Less than Significant Impact

Mitigation Measures: N/A

Significance Determination after Mitigation: N/A

- (c) The proposed project is located in an urbanized area of Anaheim adjacent to the Santa Ana River. There are no lands zoned for forest or timberland production in the vicinity of the proposed project site. The proposed project would not cause rezoning of forest land or timberland.

Build-out of the project site could result in up to 425,000 square feet of commercial development. However, the eventual build-out of the site would not cause rezoning of forest land or timberland.

Significance Determination: No Impact

Mitigation Measures: N/A

Significance Determination after Mitigation: N/A

- (d) The proposed project is located in an urbanized area of Anaheim adjacent to the Santa Ana River. There are no lands zoned for forest or timberland production in the vicinity of the proposed project site. The proposed project would not result in the loss of forest land or conversion of forest land to non-forest use.

Build-out of the project site could result in up to 425,000 square feet of commercial development. However, the eventual build-out of the site would not result in the loss of forest land or conversion of forest land to non-forest use.

Significance Determination: No Impact

Mitigation Measures: N/A

Significance Determination after Mitigation: N/A

- (e) The land uses adjacent to the proposed project site do not contain any existing agricultural uses. The proposed project would not involve other changes in the existing environment which could result in conversion of Farmland to non-agricultural use or the conversion of forest land to non-forest use.

Build-out of the project site could result in up to 425,000 square feet of commercial development. However, the eventual build-out of the site would not involve other changes in the existing environment which could result in the conversion of Farmland to non-agricultural use or the conversion of forest land to non-forest use.

Significance Determination: No Impact

Mitigation Measures: N/A

Significance Determination after Mitigation: N/A

4.3. AIR QUALITY

3.	AIR QUALITY. (Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.) Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b)	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d)	Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e)	Create objectionable odors affecting a substantial number of people?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4.3.1 Background

The proposed project is located within the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) is the local agency authorized to regulate stationary air quality sources. SCAB is in nonattainment for ozone and particulate matter (PM10 and PM2.5), which means that the concentrations of these pollutants currently exceed established ambient air quality standards. Ambient air quality standards for criteria pollutants are set by the U.S. Environmental Protection Agency and the California Air Resources Board (CARB) to protect the health of sensitive individuals. Criteria pollutants include ozone, PM10, PM2.5, carbon monoxide (CO), nitrogen dioxide, lead, and sulfur dioxide. Ozone is formed through reactions of volatile organic compounds (VOCs), nitrogen oxides (NOx), and sunlight.

To assist Lead Agencies in the analysis of Project-related air pollutants, the SCAQMD recommends use of regional and localized significance thresholds.

Consistency with Air Quality Plan

The Air Quality Management Plan (AQMP) for the SCAB sets forth a comprehensive program that will lead the SCAB into compliance with all federal and state ambient air quality standards. The AQMP control measures and related emission reduction estimates are based upon emission projections for a commercial development scenario derived from land use, population, and employment characteristics defined in consultation with the Southern California Association of Governments (SCAG). Accordingly, conformance with the AQMP for development projects is determined by demonstrating compliance with local land use plans, population projections, and SCAQMD Regulations.

4.3.2 Impact Analysis

- (a) CEQA requires a discussion of any inconsistencies between a proposed project and applicable GPs and regional plans (CEQA Guidelines Section 15125). The regional plan that applies to the proposed project includes the SCAQMD Air Quality Management Plan (AQMP). The proposed project will require a general plan amendment to change the land use designation for the site and as such, it may conflict with or obstruct implementation of the SCAQMD AQMP.

Issues regarding consistency with the assumptions and objectives of the AQMP and whether the proposed project would interfere with the region's ability to comply with Federal and State air quality standards will need to be analyzed. The EIR will further analyze the proposed project's consistency with the SCAQMD AQMP.

Significance Determination: Potentially Significant Impact

Mitigation Measures: TBD

Significance Determination after Mitigation: TBD

- (b) The proposed project may violate an air quality standard or contribute substantially to an existing or projected air quality violation.

The proposed project is seeking approval to amend the City's General Plan Land Use Element Map and Zoning Map to allow a variety of land uses, including retail, restaurant, entertainment, and office uses.

In order to determine the worst-case air emissions from the proposed project, construction and operation of a 425,000 square foot General Commercial development will need to be analyzed on the 19.5 acre project site. This is based on the City's maximum floor-to-area ratio (FAR) of 0.5 for General Commercial.

The potential air emissions associated with the construction and operation of the proposed project will be further analyzed in the EIR.

Significance Determination: Potentially Significant Impact

Mitigation Measures: TBD

Significance Determination after Mitigation: TBD

- (c) The proposed project may result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors).

Cumulative projects include local development as well as general growth within the project area. However, as with most development, the greatest source of emissions is from mobile sources, which travel throughout the local area. Therefore, from an air quality standpoint, the cumulative analysis

would extend beyond any local projects and when wind patterns are considered, would cover an even larger area. Accordingly, the cumulative analysis for the project's air quality must be generic by nature. Construction and operation of cumulative projects will further degrade the local air quality, as well as the air quality of the SCAB. This will be further analyzed in the EIR.

Significance Determination: Potentially Significant Impact

Mitigation Measures: TBD

Significance Determination after Mitigation: TBD

- (d) The nearest sensitive receptors that may be impacted by substantial pollutant concentrations are single-family residences located as near as 900 feet northwest of the project site. The localized concentrations of emissions generated by construction and operation of the proposed project that may affect nearby sensitive receptors will be further analyzed in the EIR..

Significance Determination: Potentially Significant Impact

Mitigation Measures: TBD

Significance Determination after Mitigation: TBD

- (e) The proposed project may create objectionable odors to sensitive receptors approximately 900 feet northwest of the project site.

Individual responses to odors are highly variable and can result in a variety of effects. Generally, the impact of an odor results from a variety of factors such as frequency, duration, offensiveness, location, and sensory perception. The frequency is a measure of how often an individual is exposed to an odor in the ambient environment. The intensity refers to an individual's or group's perception of the odor strength or concentration. The duration of an odor refers to the elapsed time over which an odor is experienced. The offensiveness of the odor is the subjective rating of the pleasantness or unpleasantness of an odor. The location accounts for the type of area in which a potentially affected person lives, works, or visits; the type of activity in which he or she is engaged; and the sensitivity of the impacted receptor. The potential odor impacts will be further analyzed in the EIR.

Significance Determination: Potentially Significant Impact

Mitigation Measures: TBD

Significance Determination after Mitigation: TBD

4.4. BIOLOGICAL RESOURCES

4.	BIOLOGICAL RESOURCES. Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c)	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

4.4.1 Background

The proposed project site is located west of the Santa Ana River and is located at the most downstream extent of the OCWD recharge system on the Santa Ana River. While the proposed project site is currently empty of standing water, some nuisance runoff water from the surrounding urban areas is present intermittently. Other facilities in the proposed project site include the existing OCFCD Chantilly storm drain and other storm drain facilities that currently flow into the proposed project site. Existing vegetation on the proposed project site consists of bare ground and ruderal (i.e. weedy) vegetation. The ruderal vegetation is subject to frequent disturbance associated with fuel modification and weed abatement.

4.4.2 Impact Analysis

- (a) Build-out of the project site could result in up to 425,000 square feet of commercial development. This would directly modify the existing habitat and would reduce or eliminate the proposed project site's potential to provide habitat to special status plant and wildlife species. The EIR will incorporate the following studies to determine if the proposed project site supports any sensitive species:
- A literature review will be conducted to determine if there are records of listed and/or sensitive plant and wildlife species occurring on or in the vicinity of the site. This will include a review of: the California Natural Diversity Database (CNDDDB), the California Native Plant Society's Electronic Inventory (CNEPSEI), the United States Fish and Wildlife Service National Wetlands Inventory database, United States Geological Survey maps, topographic maps, aerial photographs, and other biological information included in reports previously prepared for this site (if available, and pertinent) A biological site reconnaissance survey would be conducted to document biological resources on and adjacent to the site that may need to be addressed for the purposes of environmental reporting and permitting.
 - Biological surveys will also determine if potential wetlands/waters of the United States subject to the jurisdiction of the U.S. Army Corps of Engineers (USACE) under Section 404 of the Clean Water Act (CWA) or any lakes or streambeds subject to the California Department of Fish and Game (CDFG) jurisdiction under Section 1600 et seq. of the CDFG Code are present on the site. Potential jurisdiction under the Regional Water Quality Control Board (RWQCB) will also be assessed during the survey.

The above actions will be used to determine if significant impacts to sensitive biological species will occur as a result of the proposed project. The potential adverse effect to sensitive biological species will also be further analyzed in the EIR.

Significance Determination: Potentially Significant Impact

Mitigation Measures: TBD

Significance Determination after Mitigation: TBD

- (b) As described above in response to Section 4 (a), prior to project specific development of the site, a biological resources literature review and reconnaissance survey, and a determination of presence or absence of riparian habitat or other sensitive natural communities would be required. These actions would be used to determine if significant impacts to riparian habitat or other sensitive natural communities would occur as a result of project specific development. The potential adverse effects will also be further analyzed in the EIR.

Significance Determination: Potentially Significant Impact

Mitigation Measures: TBD

Significance Determination after Mitigation: TBD

(c) See response to Section 4 (a) above.

Significance Determination: Potentially Significant Impact

Mitigation Measures: TBD

Significance Determination after Mitigation: TBD

(d) As described above in response to Section 4 (a), prior to project specific development of the site, a biological resources literature review and reconnaissance survey, and a determination of the proposed project site's importance to migration or movement of wildlife species or native wildlife nursery sites. These actions would be used to determine if significant impacts to these biological resources would occur as a result of project specific development. The potential adverse effects will also be further analyzed in the EIR.

Significance Determination: Potentially Significant Impact

Mitigation Measures: TBD

Significance Determination after Mitigation: TBD

(e) The proposed project does not involve any activities that would impact vegetation (including trees). Both the proposed project and the potential commercial build-out of the property would comply with all relevant policies and ordinances related to tree preservation.

Significance Determination: No Impact

Mitigation Measures: N/A

Significance Determination after Mitigation: N/A

(f) The proposed project itself does not involve any activities that would impact biological resources that would be subject to a conservation plan. Additionally, as indicated in Figure 5.3-1 of the Anaheim General Plan EIR, the proposed project site is not located within the "Central and Coastal Natural Community Conservation Plan" (NCCP) that was adopted on April 16, 1999.

Significance Determination: No Impact

Mitigation Measures: N/A

Significance Determination after Mitigation: N/A

4.5. CULTURAL RESOURCES

5.	CULTURAL RESOURCES. Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d)	Disturb any human remains, including those interred outside of formal cemeteries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4.5.1 Background

The proposed project is located in the City of Anaheim adjacent to the Santa Ana River. In order to determine whether historical, archaeological, or paleontological features may exist at the proposed project site, a cultural records search will need to be performed. A previous Cultural Resources Assessment was prepared for the City of Anaheim for the Burris Basin Interpretive Loop Trail and Lincoln Avenue Multi-Use Staging Area, located to the north of the proposed project site. Of the databases and records searched, nine properties were listed that had been evaluated for historic significance within a ½-mile radius of the Burris Basin project site. However, in that study, it was determined that the cultural resources would not be adversely impacted.

4.5.2 Impact Analysis

- (a) Build-out of the project site could result in up to 425,000 square feet of commercial development. This would directly modify the existing site, including an engineered fill of the site to bring it to grade. These types of activities could potentially impact existing historical resources. As part of the EIR for the project, the following analysis would be conducted to determine if the proposed project will have an impact on historical resources:
 - A Cultural Resources Records Search would be conducted by the South Central Coastal Information Center at California State University at Fullerton.
 - A review of historic maps as well as historic databases including the California Point of Historical Interest of the Office of Historic Preservation, the California Historical Landmarks of the Office of Historic Preservation, the California Register of Historical Resources, the National Register of Historic Places, and the California Historic Resources Inventory will be performed.

- A Cultural Resources Assessment would be prepared for project specific development, and would include a site visit.

The above actions would be used to determine if significant impacts to historical resources would occur as a result of the project specific development. The potential adverse effects to historical resources will also be further analyzed in the EIR.

Significance Determination: Potentially Significant Impact

Mitigation Measures: TBD

Significance Determination after Mitigation: TBD

- (b) As described above in response to Section 5 (a), prior to project specific development of the site, a records search and literature review would be required. These actions would be used to determine if any impacts to archaeological resources would occur as a result of the project specific development. The potential adverse effects to archaeological resources will also be further analyzed in the EIR.

Significance Determination: Potentially Significant Impact

Mitigation Measures: TBD

Significance Determination after Mitigation: TBD

- (c) As described in response to Section 5 (a), prior to project specific development of the site, a Cultural Resources Assessment including a literature review and site visit would be required. These actions would be used to determine if any impacts to paleontological or geologic resources would occur as a result of the project specific development. The potential adverse effects to paleontological resources will also be further analyzed in the EIR.

Significance Determination: Potentially Significant Impact

Mitigation Measures: TBD

Significance Determination after Mitigation: TBD

- (d) The records search and field survey will determine if there is the potential to encounter buried resources during project sediment removal. The EIR will further analyze potential impacts to human remains on the proposed project site.

Significance Determination: Potentially Significant Impact

Mitigation Measures: TBD

Significance Determination after Mitigation: TBD

4.6. GEOLOGY AND SOILS

6.	GEOLOGY AND SOILS. Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
	i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	ii) Strong seismic ground shaking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	iii) Seismic-related ground failure, including liquefaction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b)	Result in substantial soil erosion or the loss of topsoil?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d)	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e)	Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

4.6.1 Background

The site topography is a basin that slopes downward, with the bottom of the basin being 20 feet below the surrounding grade and an extensive clay layer underlies 16.5 acres of the basin

4.6.2 Impact Analysis

(a)

- i) The proposed project site is not located within the limits of a Special Study Zone, defined by the Alquist-Priolo Act.

Southern California is a seismically active region. The City of Anaheim General Plan EIR identifies the Whittier-Elsinore Fault and the Newport-Inglewood Fault as the two known active faults that are capable of generating the highest ground accelerations at the proposed project site based on currently available data.

Build-out of the project site could result in up to 425,000 square feet of commercial development. The proposed project site would be subject to periodic ground shaking from small to moderate earthquakes in the vicinity. This would result in potential damage to commercial development on the site. Prior to project specific development of the site, City regulations require that a geotechnical report be prepared with recommendations on foundation design. The potential adverse effects will be further analyzed in the EIR.

Significance Determination: Potentially Significant Impact

Mitigation Measures: TBD

Significance Determination after Mitigation: TBD

- ii) See Section (a) (i) above.

Significance Determination: Potentially Significant Impact

Mitigation Measures: TBD

Significance Determination after Mitigation: TBD

- iii) The proposed project site is located within a designated seismic “liquefaction zone” according to the State of California Seismic Hazards Map (April 15, 1998 – Orange Quadrangle).

As described in response to Section 6 (a) i) above, prior to project specific development of the site, a Geotechnical Engineering Study would be required. These actions would be used to determine if significant impacts in regards to seismic-related ground failure, including liquefaction, would occur as a result of project specific development. The potential adverse effects will also be further analyzed in the EIR.

Significance Determination: Potentially Significant Impact

Mitigation Measures: TBD

Significance Determination after Mitigation: TBD

- iv) The proposed project is not located on or at the base of an “earthquake induced landslide” area, according to the State of California Seismic Hazard Map (April 15, 1998 – Orange Quadrangle). The surrounding areas around the proposed project site are relatively flat. There are no threats of landslides at the proposed project site; therefore no impact would occur.

Significance Determination: No Impact

Mitigation Measures: N/A

Significance Determination after Mitigation: N/A

- (b) Any potential commercial development will be required to comply with standard conditions imposed on all development to ensure that there is no substantial soil erosion or loss of topsoil. City ordinances and regulations would also require a Water Quality Management Plan and a Stormwater Pollution Prevention Plan that would include Best Management Practices to control erosion. The potential adverse effects regarding soil erosion and the loss of top soil will be further analyzed in the EIR.

Significance Determination: Potentially Significant Impact

Mitigation Measures: TBD

Significance Determination after Mitigation: TBD

- (c) See response to Section 6 (a) (iii) above. The proposed project site is located within a designated seismic “liquefaction zone” according to the State of California Seismic Hazards Map (April 15, 1998 – Orange Quadrangle).

As described above in response to Section 6 (a) i) above, prior to project specific development of the site, a Geotechnical Engineering Study would be required. These actions would be used to determine if significant impacts to an unstable geologic unit or soil would occur as a result of the project. The potential adverse effects will also be further analyzed in the EIR.

Significance Determination: Potentially Significant Impact

Mitigation Measures: TBD

Significance Determination after Mitigation: TBD

- (d) As described in response to Section 6 (a) i) above, prior to project specific development of the site, a Geotechnical Engineering Study would be required. These actions would be used to determine if the project is located on expansive soils, and if it would create risks to life or property. The potential adverse effects will also be further analyzed in the EIR.

Significance Determination: Potentially Significant Impact

Mitigation Measures: TBD

Significance Determination after Mitigation: TBD

- (e) As described in response to Section 6 (a) i) above, prior to project specific development of the site, a Geotechnical Engineering Study would be required. However, commercial development will connect to the City sewer system as there are no plans to install a septic or other alternative wastewater system.

Significance Determination: No Impact

Mitigation Measures:

Significance Determination after Mitigation: N/A

4.7. GREENHOUSE GAS EMISSIONS

7.	GREENHOUSE GAS EMISSIONS. Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b)	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4.7.1 Background

Constituent gases that trap heat in the Earth’s atmosphere are called greenhouse gases (GHGs), analogous to the way a greenhouse retains heat. GHGs play a critical role in the Earth’s radiation budget by trapping infrared radiation emitted from the Earth’s surface, which would otherwise have escaped into space. Prominent GHGs contributing to this process include carbon dioxide (CO₂), methane (CH₄), ozone, water vapor, nitrous oxide (N₂O), and CFCs. Without the natural heat-trapping effect of GHG, the earth’s surface would be about 34 °F cooler. This natural phenomenon, known as the “Greenhouse Effect,” is responsible for maintaining a habitable climate. However, anthropogenic emissions of these GHGs in excess of natural ambient concentrations are responsible for the enhancement of the “Greenhouse Effect”. The anthropogenic enhancement of the “Greenhouse Effect” has led to a trend of unnatural warming of the Earth’s natural climate known as global warming or climate change, or more accurately Global Climate Disruption. Emissions of these gases that induce global climate disruption are attributable to human activities associated with industrial/manufacturing, utilities, transportation, residential, and agricultural sectors.

The global warming potential (GWP) is the potential of a gas or aerosol to trap heat in the atmosphere. Individual GHG compounds have varying GWP and atmospheric lifetimes. The reference gas for the GWP is CO₂; CO₂ has a GWP of one. The calculation of the CO₂ equivalent (CO₂e) is a consistent methodology for comparing GHG emissions since it normalizes various GHG emissions to a consistent metric. Methane’s warming potential of 21 indicates that methane has a 21 times greater warming affect than CO₂ on a molecule per molecule basis. A CO₂e is the mass emissions of an individual GHG multiplied by its GWP. GHGs are often presented in units called tonnes (t) (i.e. metric tons) of CO₂e (tCO₂e).

Carbon Dioxide (CO₂)

The natural production and absorption of CO₂ is achieved through the terrestrial biosphere and the ocean. However, humankind has altered the natural carbon cycle by burning coal, oil, natural gas, and

wood. Since the industrial revolution began in the mid-1700s, each of these activities has increased in scale and distribution.

Methane (CH₄)

CH₄ has both natural and anthropogenic sources. It is released as part of the biological processes in low oxygen environments, such as in swamplands or in rice production (at the roots of the plants). Over the last 50 years, human activities such as growing rice, raising cattle, using natural gas, and mining coal have added to the atmospheric concentration of methane. Other anthropogenic sources include fossil-fuel combustion and biomass burning.

Nitrous Oxide (N₂O)

N₂O is produced naturally by microbial processes in soil and water, including those reactions that occur in nitrogen-containing fertilizer. In addition to agricultural sources, some industrial processes (fossil fuel-fired power plants, nylon production, nitric acid production, and vehicle emissions) also contribute to its atmospheric load. N₂O is used as an aerosol spray propellant, e.g., in whipped cream bottles. It is also used in potato chip bags to keep chips fresh, in rocket engines and in racecars.

GHG Emission Levels

In 2004, GHG emissions in the U.S. were 7,074 MtCO₂e. In 2008, California emitted 478 MtCO₂e, with the major sources being transportation, contributing 36 percent of the state's total GHG emissions. Electricity generation is the second largest source, contributing a total of 24 percent of the state's GHG emissions for electricity generated within the State and imported.

4.7.2 Regulatory Context

The EPA currently does not regulate GHG emissions from motor vehicles. *Massachusetts v. Environmental Protection Agency (EPA)* (Supreme Court Case 05-1120) was argued before the United States Supreme Court on November 29, 2006, in which it was petitioned that EPA regulate four GHGs, including CO₂, under Section 202(a)(1) of the Clean Air Act. A decision was made on April 2, 2007, in which the Supreme Court held that petitioners have a standing to challenge the EPA and that the EPA has statutory authority to regulate emissions of GHGs from new motor vehicles.

On December 7, 2009, the Administrator of the EPA signed two distinct findings regarding GHGs under section 202(a) of the Clean Air Act. The Findings assert:

- Current and projected concentrations of the mix of six key GHGs — CO₂, CH₄, N₂O, HFC, PFC, and SF₆ (sometimes called the Kyoto Gases) — in the atmosphere threaten the public health and welfare of current and future generations. This is referred to as the endangerment finding.
- The combined emissions of CO₂, CH₄, N₂O, and HFCs from new motor vehicles and motor vehicle engines contribute to the atmospheric concentrations of these key GHGs and hence to the threat of climate change. This is referred to as the cause or contribute finding.

On June 1, 2005, the Governor of California issued Executive Order S 3-05 which set the following GHG emission reduction targets:

- By 2010, reduce GHG emissions to 2000 levels;
- By 2020, reduce GHG emissions to 1990 levels;
- By 2050, reduce GHG emissions to 80 percent below 1990 levels.

In 2006, the California State Legislature enacted the California Global Warming Solutions Act of 2006, also known as AB 32. AB 32 focuses on reducing GHG emissions in California. GHGs, as defined under AB 32, include the Kyoto Gases. AB 32 requires that GHGs emitted in California be reduced to 1990 levels by the year 2020. The CARB approved a 1990 GHG emissions level of 427 MtCO₂e, on December 6, 2007 in its Staff Report. Therefore, in 2020, emissions in California are required to be at or below 427 MtCO₂e.

Under the current “business as usual” scenario, statewide emissions are increasing at a rate of approximately 1 percent per year as noted below. Also shown are the average reductions needed from all statewide sources (including all existing sources) to reduce GHG emissions from “business as usual” back to 1990 levels.

- 1990: 427 MtCO₂e
- 2004: 480 MtCO₂e (*an average 11-percent reduction needed to achieve 1990 base*)
- 2008: 495 MtCO₂e (*an average 14-percent reduction needed to achieve 1990 base*)
- 2020: 596 MtCO₂e (*an average 28-percent reduction needed to achieve 1990 base*)

GHG Thresholds

CEQA requires lead agencies to evaluate potential environmental effects based to the fullest extent possible on scientific and factual data. Significance conclusions must be based on substantial evidence, which includes facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts.

4.7.3 Impact Analysis

- (a) GHG emissions generated by the proposed project’s construction and operational activities may have a significant impact on the environment. The proposed project is seeking approval to amend the City’s General Plan Land Use Element Map and Zoning Map from Open Space to General Commercial. Commercial zoning allows a variety of land uses, including retail, restaurant, entertainment, and office uses. In order to determine the worst-case air emissions from the proposed project, construction and operation of a 425,000 square foot General Commercial development will be used to analyze GHG emissions for the 19.5 acre project site. This is based on the City’s maximum floor-to-area ratio (FAR) of 0.5 for General Commercial. The GHG emissions generated by this project will be further analyzed in the EIR.

Significance Determination: Potentially Significant Impact

Mitigation Measures: TBD

Significance Determination after Mitigation: TBD

- (b) The CARB and SCAQMD have issued proposed standards and guidelines for GHG emissions for a variety of land uses. Currently, the only GHG threshold that has been adopted that covers the region where the project is located is from the SCAQMD, which adopted a quantitative annual threshold of 10,000 MTCO₂e for industrial uses, where the SCAQMD is the lead agency.

The GHG emissions would be primarily created from additional motor vehicles that would be generated from operation of the proposed commercial retail project. GHG emissions from motor vehicles operated on public roads are regulated by the State and not by local jurisdictions.

Secondary Effects

The proposed project may be impacted by the secondary effects of global climate change due to a rise in sea levels, flooding, wildfires, and a reduction in the water supply.

Rise in Sea Levels

The proposed project is located approximately 180 feet above sea level and approximately 12 miles from the ocean. At this level and distance from the ocean, it is unlikely the proposed project would be threatened from rising sea waters. Therefore, a less than significant impact would occur and no mitigation measures would be required.

Flooding

The project site is currently used as a groundwater recharge basin that is intended to capture overflow from the Santa Ana River, which runs along the eastern edge of the project site. The proposed project would require the import of approximately 300,000 cubic yards of material in order to bring the grade of the project site to at or above the surrounding grade. The proposed project will be required to show that through implementation of the proposed design, the project site is not likely to be impacted by flooding. Therefore, a less than significant impact would occur from flooding and no mitigation measures would be required.

Wildfires

The proposed project is an infill development in an urban area and the nearest open space to the project site with potential for wildfires is the El Modena Open Space located approximately four miles to the east. Properties within Very High Fire Hazard Severity Zones have been identified by the City. Figure S-5, Very High Fire Hazard Severity Zones, contained in the Safety Element of the General Plan includes the ridgeline areas and undeveloped wildland areas located east of the Costa Mesa (SR-55) Freeway and south of the Riverside (SR-91) Freeway. In addition, there is a significant amount of undeveloped land east of the Eastern Transportation Corridor (SR-241) to the Riverside County line. The Anaheim Fire Department has also classified this area as a Very High Fire Hazard Severity Zone.

All other areas within the City located east of the Costa Mesa (SR-55) Freeway, and south of the Riverside (SR-91) Freeway, are designated as a Special Protection Area. The City provides safeguards to prevent devastation from fires such as routine inspections of homes and the surrounding areas. The Special Protection Area provisions emphasize the prevention and control of urban/ wildland interface fires through the enforcement of fire regulations such as the removal of combustible vegetation, establishment of wet zones, and preventive building features such as spark arrestors on fire places.

The project site is not located within a Very High Fire Hazard Severity Zone or Special Protection Area. Moreover, due to the distance to the nearest open space where wildfires could occur, no

impact is anticipated by an increase in the frequency or intensity of wildfires. A less than significant impact would occur and no mitigation measures would be required.

Water Supply

Build-out of the project site could result in up to 425,000 square feet of commercial development. This commercial development would likely increase the demand for water in the project area. The amount of water use would depend on the type of commercial uses that are established. Determination of future water demand and needed system improvements would be conducted during further review and environmental analysis of project specific development. These actions would be used to reduce or to determine if significant impacts to water supplies would occur as a result of project specific development. The potential adverse effects will be further analyzed in the EIR.

Significance Determination: Potentially Significant Impact

Mitigation Measure: TBD

Significance Determination after Mitigation: TBD

4.8. HAZARDS AND HAZARDOUS MATERIALS

8.	HAZARDS AND HAZARDOUS MATERIALS. Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b)	Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e)	For a project located within an airport land use plan (Los Alamitos Armed Forces Reserve Center or Fullerton Municipal Airport), would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f)	For a project within the vicinity of a private airstrip, heliport or helistop, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(h)	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4.8.1 Background

The proposed project site consists of 19.5 acres of land surrounded by the Santa Ana River on the east, Ball Road to the north, South Phoenix Club Drive on the west, and the Union Pacific Railroad to the south. The project site is unpaved and contains bare soil and weedy vegetation. The only structures on the site are hydraulic structures including the Chantilly Storm Channel, city drains, and drainage to the Santa Ana River among other structures.

4.8.2 Impact Analysis

- (a) Build-out of the project site could result in up to 425,000 square feet of commercial development. This could involve the use or generation of hazardous materials and/or emissions, as well as other hazards. During construction and/or operation of the project the use, transport and disposal of hazardous materials shall be in accordance with local, State and federal regulations. Compliance with these regulations would reduce any potential impacts to less than significant and no further study of the issue is required.

Significance Determination: Less Than Significant Impact

Mitigation Measures: N/A

Significance Determination after Mitigation: N/A

- (b) The proposed project would allow for the potential build-out of the site with commercial uses. Any use of pesticides, solvents and/or cleaning chemicals associated with future commercial businesses would be required to be used, stored and handled in accordance with local and federal regulations. Therefore, a less than significant impact would occur.

Significance Determination: Less Than Significant Impact

Mitigation Measures: N/A

Significance Determination after Mitigation: N/A

- (c) There are various schools in the vicinity of the proposed project site including U.S. Colleges of Anaheim 0.26 mile southwest of the site, Westwood College – Anaheim Campus 0.54 mile southwest of the site, the Orange Education Center 0.67 mile southeast of the site, and Calvary Baptist Church Pre-school 0.64 mile north of the site.

During any construction operations during build-out of the proposed project site, the handling of hazardous materials shall be in accordance with local, state, and federal laws and regulations. Compliance with these regulations would reduce any potential impacts to less than significant and no further study of this issue is required.

Significance Determination: Less Than Significant Impact

Mitigation Measures: N/A

Significance Determination after Mitigation: N/A

- (d) The regulatory databases reviewed, including GeoTracker and EnviroStor run by the California Regional Water Quality Control Board and the Department of Toxic Substances Control respectively, indicate that the proposed project site is not contained within a listed hazardous materials site. There are only three hazardous sites within 1,000 feet of the proposed project site, all being Permitted Underground Storage Tank Facilities located along South Auto Center Drive, west of the proposed project site. The proposed project site is not included on the list of

hazardous materials site complied pursuant to Government Code Section 65962.5. Therefore, no impacts are expected and no further study of the issue is required.

Significance Determination: Less Than Significant Impact

Mitigation Measures: N/A

Significance Determination after Mitigation: N/A

- (e) The proposed project site is located in the central portion of the City and is not within the boundaries of an adopted Airport Land Use Plan. The Fullerton Municipal Airport is located approximately 7.3 miles northwest of the proposed project site. The next nearest airport, John Wayne International airport is located approximately 9.2 miles south of the proposed project site. The proposed project site is not located in either airport land use plan. No impact would occur and no further study of the issue is required.

Significance Determination: Less Than Significant Impact

Mitigation Measures: N/A

Significance Determination after Mitigation: N/A

- (f) The proposed project is not located within the vicinity of a private airstrip, heliport or helistop. No impact would occur and no further study of the issue is required.

Significance Determination: Less Than Significant Impact

Mitigation Measures: N/A

Significance Determination after Mitigation: N/A

- (g) The project site is not utilized by any emergency response agencies, and no emergency response facilities exist in the project vicinity. The EIR will analyze potential impacts associated with commercial development on emergency response and evacuation plans.

Significance Determination: Potentially Significant Impact

Mitigation Measures: TBD

Significance Determination after Mitigation: TBD

- (h) As noted in the City of Anaheim General Plan EIR, the area of the City that is at risk of wildland fire is the "Hill and Canyon Area", which does not include the proposed project site. The proposed project site is in the central portion of the City within developed urban area. The proposed project would not expose people or structures to a significant loss, injury or death involving wildland fires.

Additionally, commercial development would not expose people or structures to significant risk or loss, injury or death involving wildland fires, as it is not located in the City-designated wildland fire risk area. No impact would occur and no further study of the issue is required.

Significance Determination: Less Than Significant Impact

Mitigation Measures: N/A

Significance Determination after Mitigation: N/A

4.9. HYDROLOGY AND WATER QUALITY

9.	HYDROLOGY AND WATER QUALITY. Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Violate any water quality standards or waste discharge requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b)	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in a substantial erosion or siltation on- or off-site.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e)	Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f)	Otherwise substantially degrade water quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(g)	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h)	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(i)	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(j)	Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

9.	HYDROLOGY AND WATER QUALITY. Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(k)	Substantially degrade water quality by contributing pollutants from areas of mineral storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling, or storage, delivery areas, loading docks or other outdoor work areas?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(l)	Substantially degrade water quality by discharge which affects the beneficial uses (i.e., swimming, fishing, etc.) of the receiving or downstream waters?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4.9.1 **Background**

The proposed project site is located within the lower Santa Ana River Watershed, the largest watershed in coastal Southern California. The Santa Ana River Watershed consists of 2,800 square miles and encompasses parts of Riverside, San Bernardino, Los Angeles, and Orange Counties. The Santa Ana River is the most prominent hydrologic feature within the watershed. The Santa Ana River is also the primary source of water to recharge the Orange County Groundwater Basin. The OCWD has been diverting water from the Santa Ana River for groundwater recharge. The proposed project site was once used as a recharge basin to replenish the groundwater basin. However, the basin was found to be incapable of significant amounts of recharge due to an extensive clay layer underlying the majority of the basin.

4.9.2 **Impact Analysis**

- (a) Development of the project site with up to 425,000 square feet of commercial development will have impacts related to water quality, drainage patterns, runoff, or flooding. The project EIR will analyze potential impacts to water quality and wastewater associated with short-term construction and long-term operation of the project.

Significance Determination: Potentially Significant Impact

Mitigation Measures: TBD

Significance Determination after Mitigation: TBD

- (b) OCWD has discontinued the use of the proposed project site as a groundwater recharge basin. Future development of the proposed project site would result in an increase in impervious surfaces which could decrease the potential for groundwater recharge area. However, the proposed project site has been determined to be inadequate for groundwater recharge. Potential impacts to groundwater recharge and groundwater supplies will be further analyzed in the EIR.

Significance Determination: Potentially Significant Impact

Mitigation Measures: TBD

Significance Determination after Mitigation: TBD

- (c) Construction activities associated with commercial development on the site would require preparation of a Hydrology Study which would address drainage impacts and prepare and implement a Storm Water Pollution Prevention Plan (SWPPP), which would include erosion- and sediment-control BMPs. The SWPPP would be designed and implemented to address site-specific conditions related to project construction. Future development would be required to reroute existing drainage structures that flow into the BRB the Chantilly Storm Drain at the northwest corner of the Basin and 36-inch and 48-inch storm drains that discharge directly into the western side of the basin. Potential impacts to drainage patterns will be further analyzed in the EIR.

Significance Determination: Potentially Significant Impact

Mitigation Measures: TBD

Significance Determination after Mitigation: TBD

- (d) See 9 (c) above. Commercial development will require relocation of the existing Chantilly storm drain and other storm drain facilities that currently flow into the proposed project site. Relocation of the storm drain facilities would require coordination and approval from the OCFCD and U.S. ACOE.

The project site will also require an engineered fill of the project site. New development will be subject to the regulations of the National Pollution Discharge Elimination System (NPDES), Regional Water Quality Control Board (RWQCB), and other applicable local regulations. A hydrology study will be prepared as part of the EIR to address potential impacts to drainage facilities.

Significance Determination: Potentially Significant Impact

Mitigation Measures: TBD

Significance Determination after Mitigation: TBD

- (e) See Sections 9 (a), (c) and (d).

Significance Determination: Potentially Significant Impact

Mitigation Measures: TBD

Significance Determination after Mitigation: TBD

- (f) See Sections 9 (a), (c) and (d).

Significance Determination: Potentially Significant Impact

Mitigation Measures: TBD

Significance Determination after Mitigation: TBD

- (g) The project site is not located within a 100-year floodplain Federal Emergency Management Agency Flood Insurance Rate Map. The proposed project does not include housing. The proposed project site is located within FEMA Flood Hazard Areas designated Zone A and X. Zone A is where no base flood elevations have been determined, and X is where the area is protected from the 1% chance of flood event by a levee (City of Anaheim Floodplain Areas 2009).

Significance Determination: No Impact

Mitigation Measures: N/A

Significance Determination after Mitigation: N/A

- (h) The proposed project would place commercial structures on the project site. The development of the site would also require the relocation of OCFCD storm drain facilities. The relocated storm drains would be designed to accommodate 100-year storm flows and would potentially result in an improvement to the storm drain capacity and function. A hydrology study will be prepared as part of the EIR and will address impacts to existing and proposed drainage patterns associated with major storm events.

Significance Determination: Potentially Significant Impact

Mitigation Measures: TBD

Significance Determination after Mitigation: TBD

- (i) As noted above, the proposed project site is not located within a 100-year floodplain. East of the proposed project site is the levee of the Santa Ana River. The Army Corps of Engineers constructed the levee to insure 200-year flood protection to Orange County.

Significance Determination: No Impact

Mitigation Measures: N/A

Significance Determination after Mitigation: N/A

- (j) The proposed project site is directly to the south of a groundwater recharge basin that is generally filled with water. While the basin could have moderate seiches during violent ground shaking, its impacts would be less than significant due to the basin's moderate size and shallow depth.

Significance Determination: Less Than Significant Impact

Mitigation Measures: N/A

Significance Determination after Mitigation: N/A

(k) See Section 9 (a).

Significance Determination: Potentially Significant Impact

Mitigation Measures: TBD

Significance Determination after Mitigation: TBD

(l) See Section 9 (a).

Significance Determination: Potentially Significant Impact

Mitigation Measures: TBD

Significance Determination after Mitigation: TBD

4.10. LAND USE AND PLANNING

10.	LAND USE/PLANNING Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b)	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c)	Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4.10.1 Background

The proposed project is on a 19.5 acre piece of land bounded by Ball Road on the north, the Santa Ana River to the east, the Union Pacific Railroad to the south, and South Phoenix Club Drive on the west. The proposed project site is located in an area containing commercial and industrial uses and was used as a groundwater recharge basin. The site is currently undeveloped except for existing storm drain facilities.

The proposed project site is currently designated Open Space on the City of Anaheim General Plan Land Use Map, and is within the “I” and “T” Zones with a “FP” Overlay. General Plan designations for land uses surrounding the proposed project site include General Commercial, Water Uses, Parks, Mixed Use and Office Low. Zoning designations for surrounding land uses include: General Commercial; Transitional, Transitional – Flood Hazard (FP) Overlay and Industrial.

4.10.2 Impact Analysis

- (a) The proposed project would not divide an established community as the proposed project site is located adjacent to urban development to the west and the Santa Ana River to the east. The Santa Ana River is not considered part of the established urban community as it restricts public access. The nearest residential uses are approximately 0.33 mile away, on the opposite site of SR-57.

Significance Determination: No Impact

Mitigation Measures: N/A

Significance Determination after Mitigation: N/A

- (b) Land use conflicts arise from two basic causes: 1) a new development or land use may cause impacts to persons or the physical environment in the vicinity of the project site or elsewhere; or 2) conditions on or near the project site may have impacts on the persons or development introduced onto the site by the new project. Both of these circumstances are aspects of land use compatibility. Potentially incompatibility may arise from placing a particular development or land use at an inappropriate location, or from some aspect of the project’s design or scope. Depending on the nature of the impacts and their severity, land use conflicts can range from minor irritation and nuisance to potentially significant effects on human health and safety.

The City of Anaheim General Plan is an adopted statement of goals and policies for the future character and quality of development in the Anaheim Sphere of Influence. The Anaheim General Plan Land Use Plan (Figure LU-4) designates the project site for Open Space land use. The proposed General Plan amendment would change the designation from Open Space to General Commercial and allow the conversion of land currently designated as Open Space to be developed for Commercial uses. Build-out of the project site could result in up to 425,000 square feet of commercial development adjacent to general commercial, mixed-use, and office uses. The proposed project site is also located adjacent to recreational and scenic resources along the Burriss Basin and the Santa Ana River Trail. Although the proposed project would convert existing Open Space to a Commercial land use designation, it would not affect the surrounding recreational and scenic resources. The Santa Ana River Trail would not be affected by the land use change. In addition, specific commercial development could involve the linkage of the Santa Ana River Trail system in order to support the City’s Green Element, and recreation and open space opportunities. The proposed project’s consistency with the General Plan will be further analyzed in the EIR.

The proposed Zone reclassification would change the properties zoning from Transitional (T) and Industrial (I) to General Commercial (C-G) consistent with the General Plan Amendment. The proposed project’s consistency with the Zoning Code will be further analyzed in the EIR.

Significance Determination: Potentially Significant Impact

Mitigation Measures: TBD

Significance Determination after Mitigation: TBD

- (c) The proposed project site is not located in any applicable habitat conservation plan or natural community conservation plan. The Burriss Basin Habitat Management Plan is in place for the Burriss Basin, located north of the proposed project across Ball Road. Additionally, portions of the City of Anaheim are within the Orange County Central/Coastal Natural Communities Conservation Plan Subregion (NCCP) and Habitat Conservation Plan (HCP). However, the proposed project site is not located within these areas; and, therefore, not subject to the NCCP or HCP.

Significance Determination: Less than Significant Impact

Mitigation Measures: N/A

Significance Determination after Mitigation: N/A

4.11. MINERAL RESOURCES

11.	MINERAL RESOURCES Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b)	Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

4.11.1 Background

The proposed project is located on a site previously used for groundwater retention. It is a disturbed site and does not contain any known or designated mineral resources.

4.11.2 Impact Analysis

- (a) As indicated on the “Mineral Resource Map of the Anaheim General Plan” (Figure G-3), the proposed project site is not designated within a Mineral Resource Zone of a Regionally Significant Aggregate Resource Area. Build-out of the project site could result in up to 425,000 square feet of commercial development. This would directly modify the existing site; however, as no known mineral resources exist at the site project, development of the site would have no impact on the loss of a known mineral resource.

Significance Determination: No Impact

Mitigation Measures: N/A

Significance Determination after Mitigation: N/A

- (b) The proposed project would not result in the loss of availability of a locally-important mineral resource site delineated on a local general plan, specific plan or other land use plan. As noted in section 11 (a) above, the potential commercial development would not result in the loss of availability of a locally-important mineral resource recovery site.

Significance Determination: No Impact

Mitigation Measures: N/A

Significance Determination after Mitigation: N/A

4.12. NOISE

12.	NOISE Would the project result in:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b)	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c)	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d)	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e)	For a project located within an airport land use plan (Los Alamitos Armed Forces Reserve Center or Fullerton Municipal Airport), would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f)	For a project within the vicinity of a private airstrip, heliport or helistop, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

4.12.1 Background

The City’s General Plan contains policies adopted for the purpose of avoiding or mitigating noise resulting from planned development within the City. All commercial development allowed by the proposed land use designation and zoning would be subject to the noise policies contained in the City’s Noise Element of the General Plan and Noise Ordinance.

4.12.2 Impact Analysis

- (a) Build-out of the project site could result in up to 425,000 square feet of commercial development. This would directly involve both a temporary and permanent increase in ambient noise levels in the project vicinity. Commercial development on the project site would be required to comply with the City’s Noise Ordinance. The potential adverse effects to noise will also be further analyzed in the EIR.

Significance Determination: Potentially Significant Impact

Mitigation Measures: TBD

Significance Determination after Mitigation: TBD

- (b) Groundborne vibration is produced during construction activities. Build-out of the project site could result in up to 425,000 square feet of commercial development. Construction of commercial uses on the project site would likely cause groundborne vibration and groundborne noise levels during certain construction activities. All commercial development allowed by the proposed land use designation and zoning would be subject to the noise policies contained in the City's Noise Element of the General Plan and Noise Ordinance. Additionally, commercial development allowed by the proposed project would be subject to applicable General Plan policies and existing codes, guidelines and ordinances regulating noise and vibration. The potential adverse effects to noise vibration will also be further analyzed in the EIR.

Significance Determination: Potentially Significant Impact

Mitigation Measures: TBD

Significance Determination after Mitigation: TBD

- (c) Build-out of the project site could result in up to 425,000 square feet of commercial development. The presence of commercial development at a site that is currently undeveloped would likely cause an increase in ambient noise levels in the project vicinity. All commercial development allowed by the proposed land use designation and zoning would be subject to the noise policies contained in the City's Noise Element of the General Plan and Noise Ordinance. Commercial development allowed by the proposed project would be subject to applicable General Plan policies and existing codes, guidelines and ordinances regulating noise and vibration. The potential adverse effects will also be further analyzed in the EIR.

Significance Determination: Potentially Significant Impact

Mitigation Measures: TBD

Significance Determination after Mitigation: TBD

- (d) Build-out of the project site could result in up to 425,000 square feet of commercial development. The construction of commercial development at a site that is currently undeveloped would likely cause a temporary increase in ambient noise levels in the project vicinity during construction phases. All commercial development allowed by the proposed land use designation and zoning would be subject to the noise policies contained in the City's Noise Element of the General Plan and Noise Ordinance. Additionally, commercial development allowed by the proposed project would be subject to applicable General Plan policies and existing codes, guidelines and ordinances regulating noise and vibration. The potential adverse effects will also be further analyzed in the EIR.

Significance Determination: Potentially Significant Impact

Mitigation Measures: TBD

Significance Determination after Mitigation: TBD

(e) The proposed project site is not within an airport land use plan and therefore, will not expose people residing or working in the area to excessive noise levels.

Significance Determination: No Impact

Mitigation Measures: N/A

Significance Determination after Mitigation: N/A

(f) The proposed project site is not in the vicinity of any private or public airstrip, heliport, or helistop and therefore, will not expose people residing/working in the area to excessive noise levels.

Significance Determination: No Impact

Mitigation Measures: N/A

Significance Determination after Mitigation: N/A

4.13. POPULATION AND HOUSING

13.	POPULATION AND HOUSING. Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b)	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c)	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

4.13.1 Background

According to the U.S. Census, the City of Anaheim had a population of 328,014 in the year 2000; this represented an increase of 61,608 people (23%) since the 1990 Census. According to the U.S. Census 2009 Population Estimates, the City of Anaheim’s estimated 2009 population was 337,896, an increase of 9,882 (3%) people.

4.13.2 Impact Analysis

- (a) Build-out of the project site could result in up to 425,000 square feet of commercial development. This could result in an indirect increase in population related to job growth. The potential adverse effects will be further analyzed in the EIR.

Significance Determination: Potentially Significant Impact

Mitigation Measures: TBD

Significance Determination after Mitigation: TBD

- (b) The site is currently undeveloped and as such, contains no residential structures. Build-out of the project site could result in up to 425,000 square feet of commercial development. Therefore, commercial development would not displace existing housing, necessitating the construction of replacement housing elsewhere.

Significance Determination: No Impact

Mitigation Measures: N/A

Significance Determination after Mitigation: N/A

- (c) No residential uses are located on the existing project site. Therefore, there will be no displacement of housing or people that would necessitate the construction of replacement housing elsewhere.

Significance Determination: No Impact

Mitigation Measures: N/A

Significance Determination after Mitigation: N/A

4.14. PUBLIC SERVICES

14.	PUBLIC SERVICES. Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Would the project result in substantial adverse physical impacts associated with the provision of or need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
	i) Fire Protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	ii) Police Protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	iii) Schools?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	iv) Parks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	v) Other public facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4.14.1 Background

Police and fire protection services are provided to the proposed project site by the City of Anaheim Police and Fire Departments.

Fire Protection: The proposed project site is in the service area of the Anaheim Fire Department. The closest fire stations are as follows:

- Stadium Station 7: 2222 E. Ball Road, 0.78 mile from the site;
- Resort Station 3: 1717 S. Clementine Street, 2.28 miles from the site; and
- Downtown Station 1: 500 E. Broadway Street, 2.45 miles from the site.

Police Protection: The Anaheim Police Department operates out of four stations and patrol 49.7 square miles. The closest police stations are as follows:

- Central Station: 425 S. Harbor Boulevard, 2.92 miles from the site; and
- Resort Station: 1520 S. Disneyland Drive, 3.05 miles from the site.

Parks: There are three City of Anaheim parks within the area of the proposed project. These consist of Juarez Park, a 9.5 acre park on South Sunkist Street; Boysen Park, a 24.6 acre park on S. State College Boulevard; and Rio Vista Park, a 12.8 acre park on North Park Vista Street.

Libraries: The Anaheim Public Library System consists of one Central Branch Library and five additional branch libraries. The libraries nearest to the proposed project site are the Sunkist Branch Library on South Sunkist, the Central Branch on West Broadway, and the Euclid Branch on South Euclid.

4.14.2 Impact Analysis

(a)

- (i) Build-out of the project site could result in up to 425,000 square feet of commercial development. This would result in an incremental increase in the need for fire protection services; however, it is not expected to require construction of new fire protection facilities. Existing fire stations are expected to be able to serve any project specific development. However, the potential adverse effects will be further analyzed in the EIR.

Significance Determination: Potentially Significant Impact

Mitigation Measures: TBD

Significance Determination after Mitigation: TBD

- (ii) Build-out of the project site could result in up to 425,000 square feet of commercial development. Commercial uses could result in an incremental increase in calls for police protection services, but are not expected to require construction of new police facilities. Existing police stations are expected to be able to serve any project specific development. However, the potential adverse effects will be further analyzed in the EIR.

Significance Determination: Potentially Significant Impact

Mitigation Measures: TBD

Significance Determination after Mitigation: TBD

- (iii) Build-out of the project site could result in up to 425,000 square feet of commercial development. Additional demand for school services and facilities is typically associated with residential uses. Since project specific development is expected to involve only commercial uses and no residential component, potential student generation from project development is expected to be minimal. However, the potential adverse effects will be further analyzed in the EIR.

Significance Determination: Potentially Significant Impact

Mitigation Measures: TBD

Significance Determination after Mitigation: TBD

- (iv) Build-out of the project site could result in up to 425,000 square feet of commercial development. Additional demand for parks is typically associated with residential uses. Although there is some potential for employees of future development to use nearby park facilities, such use is expected to be minimal. However, the potential adverse effects will be further analyzed in the EIR.

Significance Determination: Potentially Significant Impact

Mitigation Measures: TBD

Significance Determination after Mitigation: TBD

- (v) Build-out of the project site could result in up to 425,000 square feet of commercial development. Additional demand for other public facilities is typically associated with residential uses. Since project specific development is expected to involve only commercial uses and no residential component, it is not anticipated to affect these services. However, the potential adverse effects will be further analyzed in the EIR.

Significance Determination: Potentially Significant Impact

Mitigation Measures: TBD

Significance Determination after Mitigation: TBD

4.15. RECREATION

15.	RECREATION. Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b)	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4.15.1 Background

There are three City of Anaheim parks within the area of the proposed project. These consist of Juarez Park, a 9.5 acre park on South Sunkist Street; Boysen Park, a 24.6 acre park on South State College Boulevard; and Rio Vista Park, a 12.8 acre park on North Park Vista Street. There is also a passive park, Anaheim Coves, which surrounds the perimeter of Burris Basin and is located on the north side of Ball Road.

The City of Anaheim’s Green Element identifies “Park Deficiency Areas” within the city. These are defined as residential areas outside a half-mile radius of Neighborhood or Community Park, or a quarter-mile radius from a mini-park. As the proposed project site is not located in a residential area, it is not located in an area defined as a Park Deficiency Area.

The City's Land Use Plan Map designates the Project Site as Open Space. One of the intended uses for this designation is for land areas surrounding major water features in this case, the Santa Ana River. Figure C-5, Existing and Proposed Bicycle Facilities contained in the City's Circulation Element shows an Existing Off Road Trail (Class 1 Bikeway) on the western flank of the river connecting Orange County's riding and hiking trails to Huntington Beach and the Pacific Ocean. Figure G-1, Green Plan contained in the City's Green Element shows a Riding/Hiking, Pedestrian and Mountain Bike Trail along the eastern edge of the Project Site abutting the Santa Ana River.

4.15.2 Impact Analysis

- (a) Build-out of the project site could result in up to 425,000 square feet of commercial development. Commercial development could provide for a linkage to the Santa Ana River Trail system in order to support the City’s Green Element, and recreation and open space opportunities. The proposed project's impact on parks and recreational facilities, such as the Santa Ana River trail and opportunities for bicycle and pedestrian linkages to the river and the Anaheim Coves area to the north across Ball Road will be analyzed in the EIR.

Significance Determination: Potentially Significant Impact

Mitigation Measures: N/A

Significance Determination after Mitigation: N/A

(b) Build-out of the project site could result in up to 425,000 square feet of commercial development. Commercial development could provide for a linkage to the Santa Ana River Trail system in order to further implement the City’s Green Element, and recreation and open space opportunities. The proposed project's impact on recreational facilities including trail linkages will be analyzed in the EIR.

Significance Determination: Potentially Significant Impact

Mitigation Measures: N/A

Significance Determination after Mitigation: N/A

4.16. TRANSPORTATION AND TRAFFIC

16.	TRANSPORTATION/TRAFFIC. Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b)	Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c)	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

16.	TRANSPORTATION/TRAFFIC. Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(d)	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e)	Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f)	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4.16.1 Background

The proposed project site is directly west of the Santa Ana River, south of Ball Road, and east of Phoenix Club Drive. Ball Road is a six lane road west of Phoenix Club Drive and a four lane road east of Phoenix Club Drive. The intersection of Phoenix Club Drive at Ball Road is currently a signalized intersection. The City of Anaheim General Plan contains policies adopted for the purpose of avoiding or mitigating traffic impacts resulting from planned development within the City. All commercial development allowed by the proposed land use designation and zoning would be subject to the transportation policies listed in the Circulation Element of the City’s General Plan.

According to the City of Anaheim Circulation Element, Ball Road is planned as a Primary Arterial roadway. Primary Arterial roadways are typically four lane divided facilities with left turn pockets and a parking lane on each side of the roadway or six lane facilities with left turn pockets and no parking lanes. The typical right-of-way width of a Primary Arterial is 106 feet. The City of Anaheim Circulation Element also designates truck routes. Ball Road is designated as a truck route within the study area.

4.16.2 Impact Analysis

- (a) and (b) The change in land use and zoning would allow up to 425,000 square feet of commercial development on a site that is not currently developed, and was last used for OCWD operations. This change in land use is not contemplated in the City’s General Plan and therefore, the proposed project has the potential to impact all modes of travel within the project area. Build-out of commercial uses would increase vehicular traffic in the project area, both during short-term construction and long-term operational conditions. Impacts to the levels of service and circulation system, including but not limited to intersections, streets (including those designated on the County’s Congestion Management Program), highways and freeways, pedestrian and bicycle paths, and mass transit will be evaluated in the EIR.

In addition, because the project is adjacent to SR-57 and to the City of Orange city limit boundary, impacts to Caltrans facilities and Orange transportation facilities will need to be analyzed in the project EIR.

Significance Determination: Potentially Significant Impact

Mitigation Measures: TBD

Significance Determination after Mitigation: TBD

- (c) The proposed project does not include any facilities that would impact air traffic patterns. The nearest airport to the proposed project site is the Fullerton Municipal Airport which is located approximately 7.3 miles to the northwest. Therefore, no impact to air traffic patterns is anticipated

Significance Determination: No Impact

Mitigation Measures: N/A

Significance Determination after Mitigation: N/A

- (d) As noted above, the proposed project would allow up to 425,000 square feet of commercial development on a site that is currently undeveloped and designated open space. Commercial development will be required to conform to the City's General Plan Circulation Element and Standard Engineering Plans related to street design and safety. At this time there would be no design features or incompatible uses that would increase hazards at the proposed project site.

Significance Determination: No Impact

Mitigation Measures: N/A

Significance Determination after Mitigation: N/A

- (e) The proposed project will allow up to 425,000 square feet of commercial development on a site that is currently undeveloped. However, there is no specific project design for the proposed project site at this time. However, building plans prepared for the commercial development will be required to conform to the City's General Plan Circulation Element, including policies related to emergency access. Development will also be required to comply with the uniform fire code and the City's standards for fire prevention. Therefore, there would be no inadequate emergency access as a result of the proposed project.

Significance Determination: No Impact

Mitigation Measures: N/A

Significance Determination after Mitigation: N/A

- (f) Please refer to section 4.15 above for an extended discussion of this issue. The proposed project has the potential to impact designated riding, hiking and trail linkages along the Santa Ana River. This issue will be further analyzed in the EIR.

Significance Determination: Potentially Significant Impact

Mitigation Measures: N/A

Significance Determination after Mitigation: N/A

4.17. UTILITIES AND SERVICE SYSTEMS

17.	UTILITIES/SERVICE SYSTEMS. Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b)	Require or result in the construction of new water or wastewater treatment facilities (including sewer (waste water) collection facilities) or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c)	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d)	Have sufficient water supplies available to serve the project (including large-scale developments as defined by Public Resources Code Section 21151.9 and described in Question No. 20 of the Environmental Information Form) from existing entitlements and resources, or are new or expanded entitlements needed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e)	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f)	Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(g)	Comply with federal, state, and local statutes and regulations related to solid wastes.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(h)	Result in a need for new systems or supplies, or substantial alterations related to electricity?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

17.	UTILITIES/SERVICE SYSTEMS. Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(i)	Result in a need for new systems or supplies, or substantial alterations related to natural gas?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(j)	Result in a need for new systems or supplies, or substantial alterations related to telephone service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(k)	Result in a need for new systems or supplies, or substantial alterations related to television service/reception?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4.17.1 Background

The City’s General Plan contains policies adopted for the purpose of avoiding or mitigating utility and service impacts resulting from planned development within the City. All commercial development allowed by the proposed land use designation and zoning would be subject to the utility and service policies listed in the Public Services and Facilities Element of the City’s General Plan.

Utilities and services are furnished to the project area by the following providers:

- Wastewater Treatment: Orange County Sanitation District regional facilities
- Water Service: City of Anaheim
- Storm Drainage: Anaheim Department of Public Works and Orange County Department of Public Works
- Solid Waste: Republic Waste Services
- Natural Gas: Southern California Gas Company
- Electricity: City of Anaheim Public Utilities Department

4.17.2 Impact Analysis

- (a) The City of Anaheim as well as the Orange County Sanitation District (OCSD) maintains the wastewater collection systems in the Anaheim area. Sewage is collected by City collector facilities and conveyed to trunk sewers and eventually treatment facilities owned and maintained by the OCSD.

Build-out of the project site could result in up to 425,000 square feet of commercial development. This would directly modify the existing site, and will increase the demand for wastewater treatment and disposal in the project area. Development would be subject to wastewater treatment requirements of the Santa Ana Regional Water Quality Control Board (SARWQCB). A sewer study will be prepared as part of the EIR and will analyze a conceptual build-out of the site with up to 425,000 square feet of commercial development. The study will assess the project’s wastewater production and the capacity of existing wastewater treatment plants that would serve the project. The sewer study will also analyze the capacity of the City sewer lines serving the proposed project, identify any sewer deficiencies, and disclose the

required sewer improvements necessary to serve the project. Prior to issuance of building permits, the property owner/developer will be required to submit sewer improvement plans to the Anaheim Department of Public Works for review and approval. The potential adverse effects will be further analyzed in the EIR.

Significance Determination: Potentially Significant Impact

Mitigation Measures: TBD

Significance Determination after Mitigation: TBD

- (b) As noted in Section 17 (a), the OCSD maintains the wastewater collection and treatment for the area. Commercial development of the project site will increase the demand for water and wastewater treatment in the area and would be require preparation of a water system master plan and a sewer study for City for review and approval. These actions would be used to determine if significant impacts to water or wastewater treatment facilities would occur as a result of project specific development. The potential adverse effects will be further analyzed in the EIR.

Significance Determination: Potentially Significant Impact

Mitigation Measures: TBD

Significance Determination after Mitigation: TBD

- (c) Build-out of the project site could result in up to 425,000 square feet of commercial development. In order for build-out of the site to occur, existing storm channel and drainage features will have to be relocated. A hydrology study will be prepared as part of the EIR to analyze potential impacts to existing drainage facilities. In addition, as part of the City's established development review process, storm drain improvement plans will be submitted to the Anaheim Department of Public Works for review and approval.

Significance Determination: Potentially Significant Impact

Mitigation Measures: TBD

Significance Determination after Mitigation: TBD

- (d) Build-out of the project site could result in up to 425,000 square feet of commercial development. This commercial development would likely increase the demand for water in the project area. The amount of water use would depend on the type of commercial uses that are established. Determination of future water demand, availability of water supply, and needed system improvements would be conducted during further review and environmental analysis of project specific development. These actions would be used to reduce or to determine if significant impacts to water supplies would occur as a result of project specific development. The potential adverse effects will be further analyzed in the EIR.

Significance Determination: Potentially Significant Impact

Mitigation Measures: TBD

Significance Determination after Mitigation: TBD

- (e) The amount of wastewater produced and the additional demand on the facilities would depend on the type of commercial uses that are established. A sewer study would be required to determine future wastewater treatment demand and would be conducted during further review and environmental analysis of project specific development. These actions would be used to reduce or to determine if significant impacts to wastewater treatment would occur as a result of project specific development. The potential adverse effects will be further analyzed in the EIR.

Significance Determination: Potentially Significant Impact

Mitigation Measures: TBD

Significance Determination after Mitigation: TBD

- (f) Waste in the City of Anaheim is disposed of by Republic Waste Services, Inc. at one of several landfills serving the area. In the existing condition, the proposed project site does not generate solid waste.

Build-out of the project site could result in up to 425,000 square feet of commercial development. This commercial development would likely result in an increase in solid waste generation. Future waste disposal needs would be analyzed during further environmental analysis that would be required for project specific development. Commercial development would be required to participate in the City's waste reduction and recycling programs. These actions would be used to reduce or determine if significant impacts to landfills would occur as a result of project specific development. The potential adverse effects will be further analyzed in the EIR.

Significance Determination: Potentially Significant Impact

Mitigation Measures: TBD

Significance Determination after Mitigation: TBD

- (g) Development of commercial uses on the site will result in an increase in solid waste generation. However, both the construction and operation of the commercial development would be required to comply with Federal, State, and local statutes and regulations related to solid waste. The potential adverse effects regarding solid waste will be further analyzed in the EIR.

Significance Determination: Potentially Significant Impact

Mitigation Measures: TBD

Significance Determination after Mitigation: TBD

- (h) Potential development of commercial uses on the site would result in a need for electricity onsite. The need for new systems or supplies, or substantial alterations related to electricity will be analyzed in the EIR.

Significance Determination: Potentially Significant Impact

Mitigation Measures: TBD

Significance Determination after Mitigation: TBD

- (i) Potential commercial development would likely result in a potential need for natural gas onsite. The need for new systems or supplies, or substantial alterations related to natural gas will be analyzed in the EIR.

Significance Determination: Potentially Significant Impact

Mitigation Measures: TBD

Significance Determination after Mitigation: TBD

- (j) Potential commercial development would likely result in a potential need for telephone services onsite. The need for new systems or supplies, or substantial alterations related to telephone service will be analyzed in the EIR.

Significance Determination: Potentially Significant Impact

Mitigation Measures: TBD

Significance Determination after Mitigation: TBD

- (k) Potential commercial development would likely result in a potential need for television services onsite. The need for new systems or supplies, or substantial alterations related to television service/reception will be analyzed in the EIR.

Significance Determination: Potentially Significant Impact

Mitigation Measures: TBD

Significance Determination after Mitigation: TBD

4.18. MANDATORY FINDINGS OF SIGNIFICANCE

18.	MANDATORY FINDINGS OF SIGNIFICANCE.	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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18.	MANDATORY FINDINGS OF SIGNIFICANCE.	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b)	Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects?)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c)	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4.18.1 Impact Analysis

- (a) As noted above in Section 4 and Section 5, build-out of the project site could result in up to 425,000 square feet of commercial development. The EIR will include analysis of the following:
 - A literature review will be conducted to determine if there are records of listed and/or sensitive plant and wildlife species occurring on or in the vicinity of the site. This will include a review of: the California Natural Diversity Database (CNDDB), the California Native Plant Society’s Electronic Inventory (CNEPSEI), the United States Fish and Wildlife Service National Wetlands Inventory database, United States Geological Survey maps, topographic maps, aerial photographs, and other biological information included in reports previously prepared for this site (if available, and pertinent)
 - A biological site reconnaissance survey will be conducted to document biological resources on and adjacent to the site that may need to be addressed for the purposes of environmental reporting and permitting.
 - Biological surveys will also determine if potential wetlands/waters of the United States subject to the jurisdiction of the U.S. Army Corps of Engineers (USACE) under Section 404 of the Clean Water Act (CWA) or any lakes or streambeds subject to the California Department of Fish and Game (CDFG) jurisdiction under Section 1600 et seq. of the CDFG Code are present on the site.

Potential jurisdiction under the Regional Water Quality Control Board (RWQCB) will also be assessed during the survey.

- A Cultural Resources Records Search will be conducted by the South Central Coastal Information Center at California State University at Fullerton.
- A review of historic maps as well as historic databases including the California Point of Historical Interest of the Office of Historic Preservation, the California Historical Landmarks of the Office of Historic Preservation, the California Register of Historical Resources, the National Register of Historic Places, and the California Historic Resources Inventory will be performed.
- A Cultural Resources Assessment will be prepared for project specific development, and would include a site visit.

The above actions will be used to determine if significant impacts to sensitive biological species or historical resources would occur as a result of project specific development. In addition, the potential adverse effects will be further analyzed in the EIR.

Significance Determination: Potentially Significant Impact

Mitigation Measures: TBD

Significance Determination after Mitigation: TBD

- (b) While there is no specific site development plan proposed, the proposed project is seeking approval to amend the City's General Plan Land Use Element Map and Zoning Map from a zoning designation of Open Space to General Commercial. The proposed project would also change the zoning designation of the site from Transitional (T) and Industrial (I) to the General Commercial (G-C) Zone. The intent of the C-G Zone is to allow a variety of land uses, including retail, restaurant, entertainment, and office uses.

In order to determine the worst-case air quality, GHG, and traffic impacts from the proposed project, construction and operation of a 425,000 square foot General Commercial development will be analyzed for the 19.5 acre project site. This is based on the City's maximum floor-to-area ratio (FAR) for General Commercial.

Significance Determination: Potentially Significant Impact

Mitigation Measures: TBD

Significance Determination after Mitigation: TBD

- (c) Build-out of the project site could result in up to 425,000 square feet of commercial development. The following analysis will be completed as part of the EIR to determine if the proposed project will cause substantial adverse effect on human beings, either directly or indirectly:
- Conduct a Geotechnical Study that evaluates the project site and provide mitigation for potential liquefaction and seismic hazards.

- Conduct an Environmental Database Review for the proposed project site to determine the potential presence of hazardous material sites, including federal, state and local databases.
- Conduct a Phase I Environmental Site Assessment to determine if any significant hazards would result from the project specific development.

The above actions would be used to determine if significant impacts to human beings would occur as a result of project specific development. The potential adverse effects will also be further analyzed in the EIR.

Significance Determination: Potentially Significant Impact

Mitigation Measures: TBD

Significance Determination after Mitigation: TBD

SECTION 5.0 – BIBLIOGRAPHY (SOURCE LIST)

Earlier analyses may be used where, pursuant to tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D). Earlier documents prepared and utilized in this analysis, as well as sources of information are as follows:

<u>Document Title</u>	<u>Available for Review at:</u>
Anaheim General Plan	City of Anaheim Planning and Building Dept., 200 S. Anaheim Blvd., Anaheim, CA and at http://www.anaheim.net/generalplan/
City of Anaheim Municipal Code	City of Anaheim City Clerk’s Office, 200 S. Anaheim Blvd., Anaheim, CA and at http://www.amlegal.com/nxt/gateway.dll/California/anaheim/title18zoning?f=templates\$fn=default.htm\$3.0\$vid=amlegal:anaheim_ca\$anc=
FEMA Flood Insurance Rate Map (2004)	City of Anaheim City Clerk’s Office, 200 S. Anaheim Blvd., Anaheim, CA
CEQA Air Quality Handbook South Coast Air Quality Management District (1993)	South Coast Air Quality Management District 21865 Copley Dr., Diamond Bar, CA
State Seismic Hazard Zones Map	http://www.conservation.ca.gov/cgs/shzp/Pages/Index.aspx
Hazardous Waste and Substances Sites List	http://www.calepa.ca.gov/sitecleanup/corteselist/

Anaheim General Plan EIR (#330)

City of Anaheim Planning and Building Dept., 200 S.
Anaheim Blvd., Anaheim, CA

and at

<http://www.anaheim.net/generalplan/EIR/eir.htm>