



City of Anaheim  
**Planning Department**

**Notice of Preparation**

DATE: October 21, 2021  
TO: Responsible Agencies, Property Owners, Residents,  
Tenants and Interested Parties  
FROM: City of Anaheim (Lead Agency)  
SUBJECT: **Notice of Preparation of a Draft Subsequent  
Environmental Impact Report No. 352 and Scoping  
Meeting for the DisneylandForward Project**

Walt Disney Parks and Resorts, U.S., Inc. (Disney), has submitted applications to the City of Anaheim (City) for the proposed DisneylandForward Project (proposed project) to provide for continued, long-term growth of the Disneyland Resort within The Anaheim Resort. The proposed project is a request from Disney for more flexibility as to the location of permitted uses within Disney's properties in the Disneyland Resort Specific Plan No. 92-1 (DRSP) and the Anaheim Resort Specific Plan No. 92-2 (ARSP) areas and streamlined review of future Disney projects in these areas. The proposed project would also facilitate the use of improved technologies, such as energy efficient lighting and small cellular sites, and more drought-tolerant landscaping that would be applicable to the entire Anaheim Resort.

As shown on the following project site map, the proposed project is generally located adjacent to and southwest of the Santa Ana Freeway (I-5) between Ball Road to the north, Walnut Street to the west, and Chapman Avenue to the south. The project site encompasses the three specific plan areas that make up The Anaheim Resort: the DRSP, the ARSP, and the Hotel Circle Specific Plan No. 93-1 (HCSP). These specific plan areas, which were initially established in the 1990s, provide for the development of visitor-serving uses including theme park, convention center, hotels, restaurants and commercial areas. The Anaheim Resort Public Realm Landscape Program and Anaheim Resort Identity Program provide design concepts addressing items such as landscaping, street lights, gateways, signs and bus shelters for streets within The Anaheim Resort. The Anaheim Commercial Recreation Area Maximum Permitted Structural Height Map depicts the maximum height of structures permitted within The Anaheim Resort.

The proposed project will affect public rights-of-way within and adjacent to The Anaheim Resort. Therefore, the project site map shows not only the Disney-owned properties but surrounding properties in The Anaheim Resort. Disney will be the applicant for the majority of the properties affected by the proposed amendments; however, the Planning Director has initiated the amendments for the portions of the project area not owned or controlled by subsidiaries of Disney.

Approval of the proposed project would require amendments to the City of Anaheim General Plan, DRSP, ARSP, Anaheim Resort Public Realm Landscape Program, Anaheim Resort Identity Program and Anaheim Commercial Recreation Area Maximum Permitted Structural Height Map. No changes are proposed to District A, or the Anaheim GardenWalk, or C-R Overlays, of the DRSP or HCSP.

The City is the Lead Agency responsible for preparing Draft Subsequent Environmental Impact Report No. 352 (DSEIR No. 352) to analyze the impacts of the DisneylandForward Project (Project). A detailed description of the Project, its location, and the probable environmental effects are described in the Initial Study, available on-line at [www.anaheim.net/876/Environmental-Documents](http://www.anaheim.net/876/Environmental-Documents), and at the following locations:

Anaheim Planning & Building Department  
200 S. Anaheim Boulevard  
Anaheim, CA 92805

Anaheim Central Library  
500 W. Broadway  
Anaheim, CA 92805

Ponderosa Joint Use Branch Library  
240 E. Orangewood Avenue  
Anaheim, CA 92802

The purpose of this notice is to request input regarding the scope and content of the environmental information that should be included in DSEIR No. 352. This notice has been sent to responsible agencies, property owners and occupants on properties within The Anaheim Resort, property owners and occupants on properties within a 1,000-foot radius of the project site, and interested parties, and has been published in the Anaheim Bulletin.

Due to the time limits mandated by State law, please provide your input at the earliest possible date but, ***no later than Monday, November 29, 2021 at 5:00 p.m.*** Please send your response to the address below. Please include a name and contact information with your response.

**Send Responses to:** Elaine Thienprasiddhi, Senior Planner  
Anaheim Planning & Building Department  
200 S. Anaheim Boulevard, MS 162  
Anaheim, CA 92805

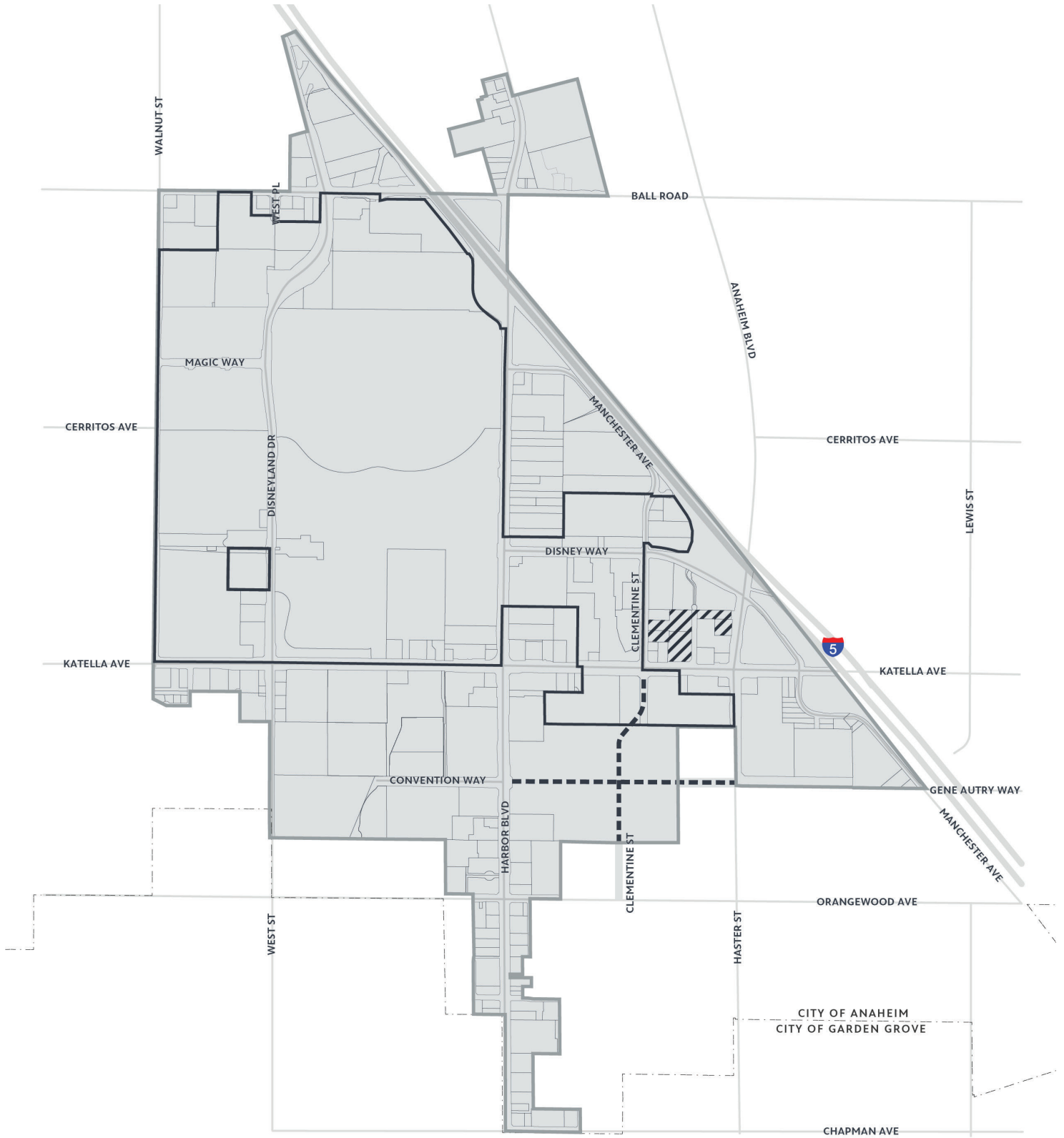
**Questions:** Telephone: (714) 765-4568  
Email: [ETHien@anaheim.net](mailto:ETHien@anaheim.net)

**Scoping Meeting:** The City of Anaheim will hold a scoping meeting at 5:00 P.M. on Thursday, November 4, 2021, in the Downtown Anaheim Community Center, Assembly Hall, 250 E. Center Street, Anaheim, California 92805.

The purpose of the scoping meeting is for the City to provide an overview of the proposed project and receive input regarding the scope and content of the environmental information that should be included in DSEIR No. 352. The scoping meeting is not to consider the merits of the proposed project or whether the City should approve the proposed project.

# DisneylandForward

## PROJECT SITE



### LEGEND

- City Boundary
- Designated for Future Extension in General Plan Circulation Element
- Project Site
- Disneyland Resort Specific Plan No. 92-1 Boundary
- Anaheim Resort Specific Plan No. 92-2 Boundary
- Hotel Circle Specific Plan No. 93-1 Boundary



NOV 2021





**Initial Study**

**DisneylandForward**

**Development Project Number: 2021-00069**

**Subsequent Environmental Impact Report No. 352**

Prepared for | Planning Services Division  
Planning and Building Department  
City of Anaheim  
200 South Anaheim Boulevard  
Anaheim, California 92805

Prepared by | Psomas  
5 Hutton Centre Drive, Suite 300  
Santa Ana, California 92707

October 2021



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## ACRONYMS

AB 52	Assembly Bill 52 (2013-2014 Reg. Sess.)
ACMs	asbestos-containing materials
ACSD	Anaheim City School District
AF&R	City of Anaheim Department of Fire & Rescue
APD	Anaheim Police Department
AQMP	air quality management plan
ARMD	Anaheim Resort Maintenance District
ARSP	Anaheim Resort Specific Plan
AUHSD	Anaheim Union High School District
BIOS	Biogeographic Information and Observation System
BMPs	Best Management Practices
CalOSHA	California Occupational Safety and Health Administration
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CGS	California Geological Survey
City	City of Anaheim
CNDDB	California Natural Diversity Database
CO	carbon monoxide
C-R	Commercial Recreation
CRHR	California Register of Historical Resources
DRSP	Disneyland Resort Specific Plan
ECOS	Environmental Conservation Online System
EIR	Environmental Impact Report
GHG	greenhouse gas
gpd	gallons per day
HCML	Harbor Cast Member Lot
I-5	Interstate 5
LBP	lead-based paint
LOS	level of service
MCML	Manchester Cast Member Lot
mgd	million gallons per day
MHP	Mobile Home Park
MPAH	Master Plan of Arterial Highways
MRZ	Mineral Resource Zone
NCCP/HCP	Natural Community Conservation Plan/Habitat Conservation Plan
NOP	Notice of Preparation
NOx	nitrogen oxides
NPDES	National Pollutant Discharge Elimination System
OCSD	Orange County Sanitation District
OCTA	Orange County Transportation Authority
OCWD	Orange County Water District

PM10	Inhalable particles, with diameters that are generally 10 micrometers and smaller
PM2.5	fine inhalable particles, with diameters that are generally 2.5 micrometers and smaller
RHNA	Regional Housing Needs Assessment
RTP/SCS	Regional Transportation Plan/Sustainable Communities Strategy
RWQCB	Regional Water Quality Control Board
SB 18	Senate Bill 18 (2003-2004 Reg. Sess.)
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCGC	Southern California Gas Company
SEIR No. 340	Supplemental Environmental Impact Report SEIR No. 340
SEIR to EIR No. 311	Subsequent Environmental Impact Report to EIR No. 311
SMARA	Surface Mining and Reclamation Act
SoCAB	South Coast Air Basin
TACs	toxic air contaminants
USFWS	United States Fish and Wildlife Service
VegCAMP	Vegetation Classification and Mapping Program
VMT	vehicle miles traveled

## SECTION 1.0 INTRODUCTION

To allow continued, long-term growth of The Disneyland Resort®, Walt Disney Parks and Resorts U.S., Inc. (the Applicant) proposes DisneylandForward (Project), which would provide flexibility as to the location for permitted uses within The Disneyland Resort Specific Plan (DRSP) area and at properties within the Anaheim Resort Specific Plan (ARSP) area owned or controlled by the Applicant or other subsidiaries of The Walt Disney Company (Disney ARSP Properties). The Project also would provide for future streamlined review by the City of Anaheim (City) of the Applicant's development projects within the DRSP and ARSP areas. The areas governed by the DRSP and the ARSP are located within an area of the City of Anaheim known as The Anaheim Resort®, which encompasses approximately 1,078 acres generally located adjacent to and southwest of Interstate 5 (I-5) between Ball Road to the north, Walnut Street to the west, and Chapman Avenue to the south.

This Initial Study presents information on the Project and an evaluation of the probable environmental effects anticipated by the Project. Together with the Notice of Preparation (NOP) and the Environmental Checklist Form, the Initial Study has been distributed to all responsible agencies as required by the California Environmental Quality Act (CEQA). A notice also has been sent to all property owners and occupants of properties within The Anaheim Resort, property owners and occupants of properties within a 1,000-foot radius of the Project site, property owners within the current General Plan planned extensions of Gene Autry Way and Clementine Street outside of The Anaheim Resort, and other interested parties and has been published in the Anaheim Bulletin, indicating that these documents are available for a 30-day public review at Anaheim City Hall, Planning and Building Department, located at 200 S. Anaheim Boulevard, Anaheim or on the City's website ([www.anaheim.net/5961/DisneylandForward](http://www.anaheim.net/5961/DisneylandForward)) and at the Ponderosa Library, located at 240 E. Orangewood Avenue, Anaheim, California 92802.

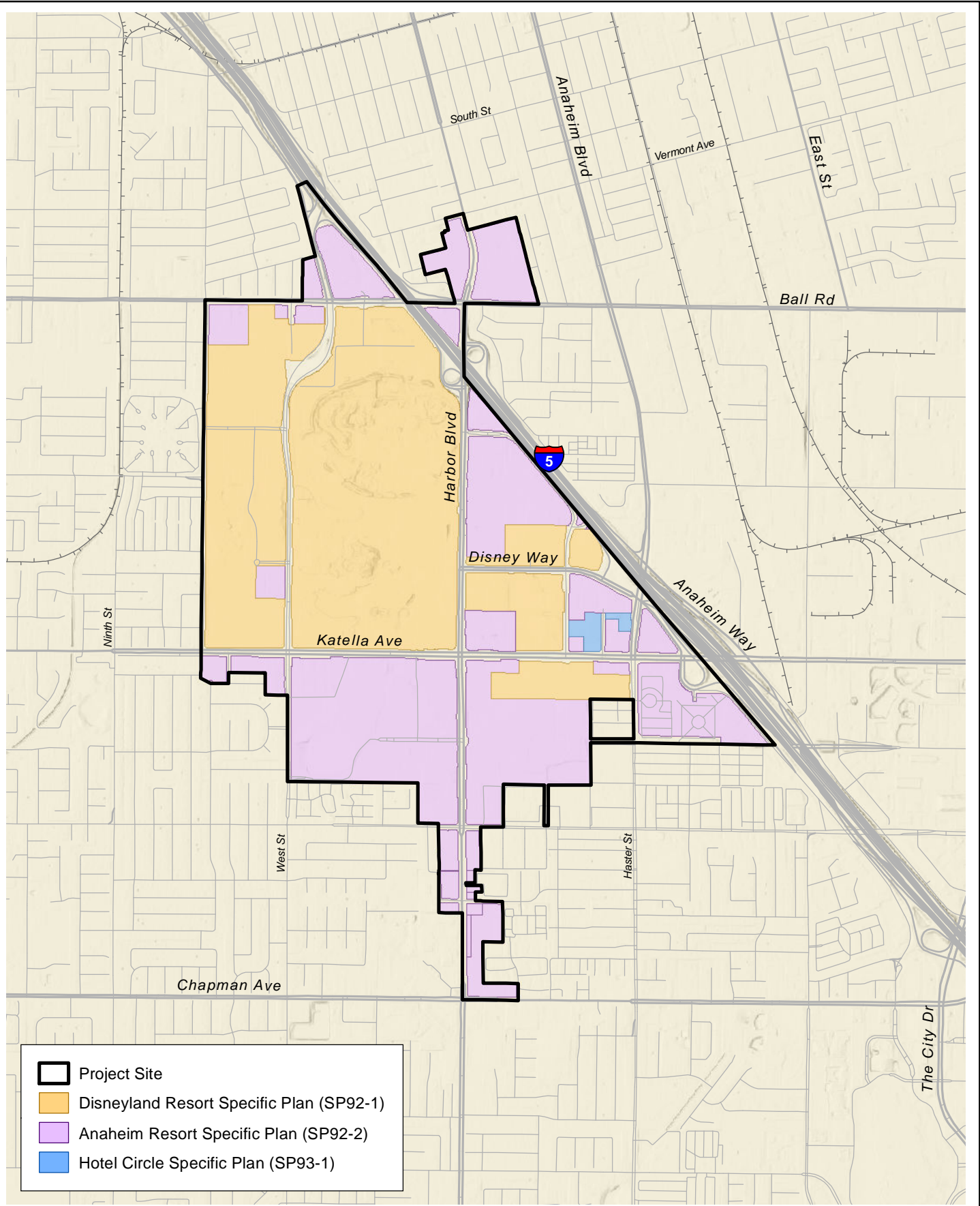
### 1.1 PROJECT LOCATION

The Project site is located entirely within the City of Anaheim in Orange County, California. The City of Garden Grove is located just south of The Anaheim Resort. As shown in Figure 1, Regional Location Map, the Project site is located approximately 35 miles southeast of downtown Los Angeles and seven miles northwest of Santa Ana, in central Orange County, California. As depicted in Figure 2, Local Vicinity, the Project site is generally located adjacent to and southwest of the Interstate 5 (I-5), between Ball Road to the north, Walnut Street to the west, and Chapman Avenue to the south. An aerial photograph of the Project site is shown on Figure 3, Aerial Photograph.

As shown on Figure 4, Existing ARSP Disney-owned or Controlled Properties, the Project site encompasses The Disneyland Resort, including the existing Theme Park, Hotel, Parking and Future Expansion Districts, and the following ARSP properties owned or controlled by Disney or other subsidiaries of The Walt Disney Company in the ARSP Commercial Recreation (C-R) District (Development Area 1): 1515 S. Manchester Avenue (currently used as the Manchester Cast Member<sup>1</sup> Lot); 1585 S. Manchester Avenue (currently a vacant office building and the Manchester Cast Member Lot); 1530 S. Harbor Boulevard (currently used as the Manchester Cast Member Lot); 1900 S. Harbor Boulevard (currently used as the Toy Story Parking Lot); 333 W. Ball Road (currently used as the Harbor Cast Member Lot); and 1717 S. Disneyland Drive (Paradise Pier Hotel). To the extent the Project would update The Anaheim Resort Public Realm and Landscape Program and Anaheim Resort Identity Program to allow for the use of improved technologies and more drought-tolerant landscaping and would amend the DRSP Maximum

<sup>1</sup> Cast Member is a term used by Disney for an employee of the Disneyland Resort





	Project Site
	Disneyland Resort Specific Plan (SP92-1)
	Anaheim Resort Specific Plan (SP92-2)
	Hotel Circle Specific Plan (SP93-1)

### Local Vicinity

DisneylandForward Initial Study

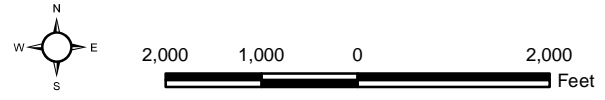
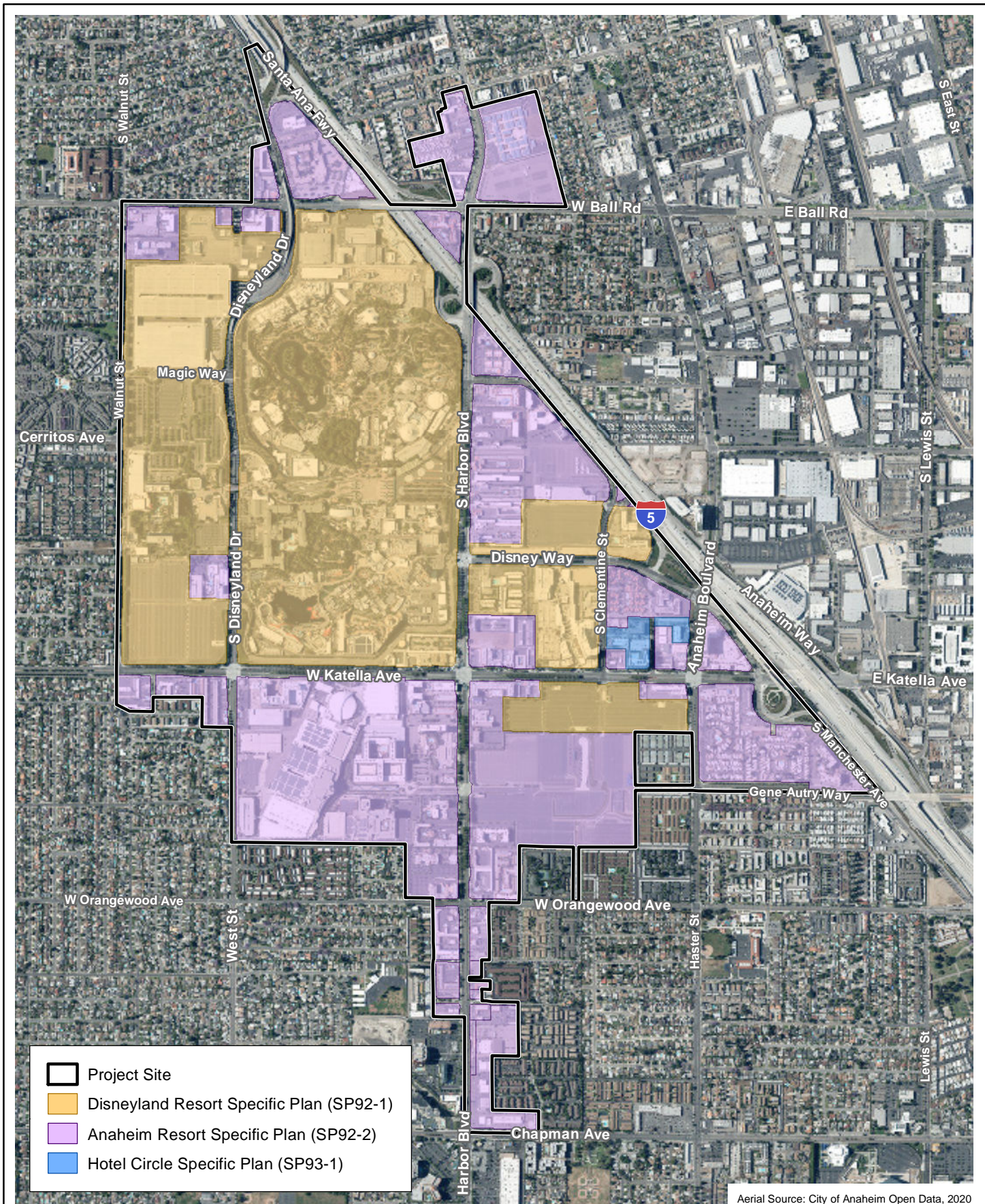


Figure 2

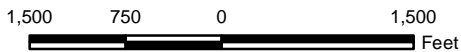






# Aerial Photograph

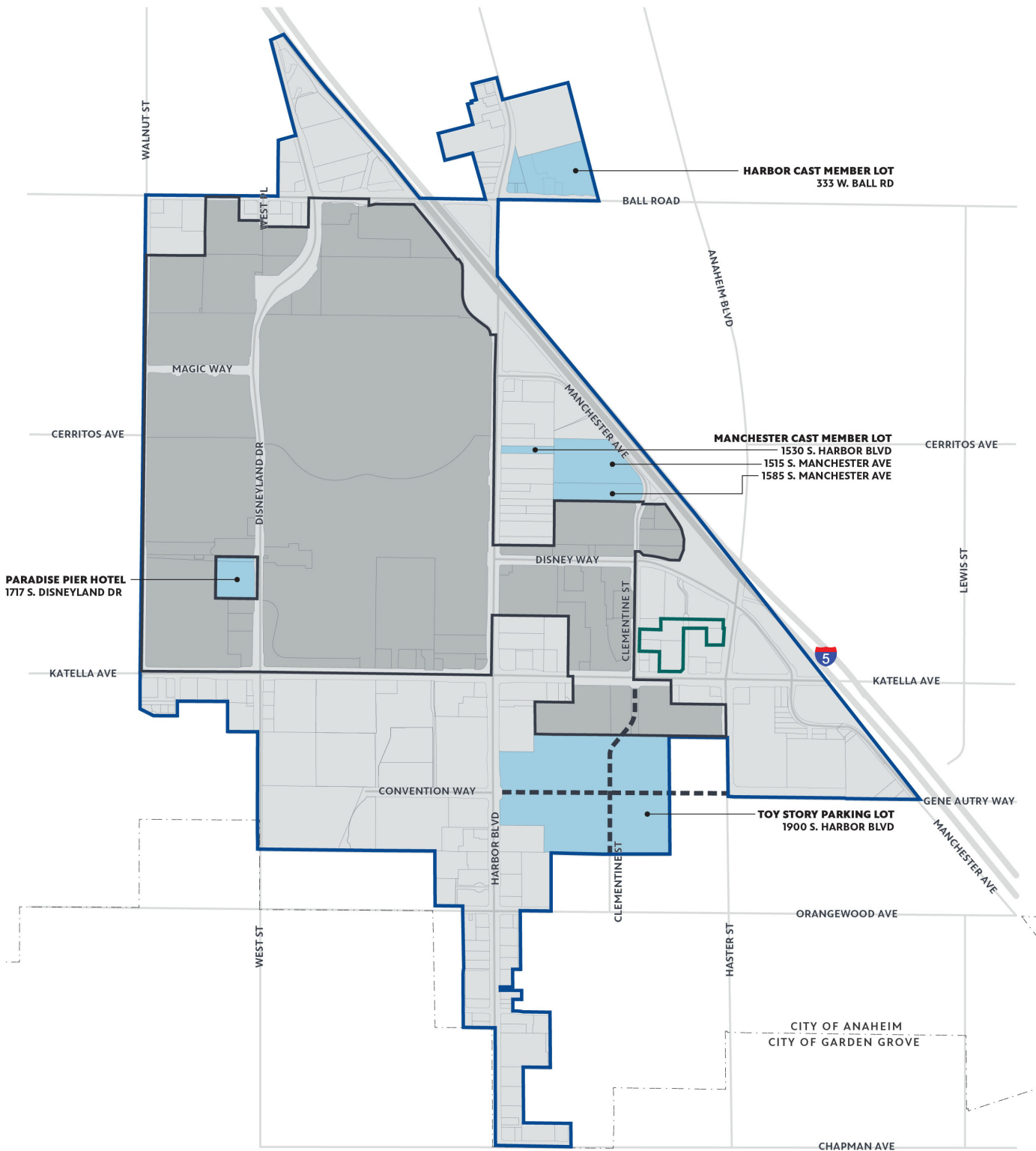
DisneylandForward Initial Study



## Figure 3







**LEGEND**

- City Boundary
- Designated for Future Extension in General Plan Circulation Element
- ARSP Disney-Owned and Controlled Properties
- Disneyland Resort Specific Plan No. 92-1 Boundary
- Anaheim Resort Specific Plan No. 92-2 Boundary
- Hotel Circle Specific Plan No. 93-1 Boundary

## Existing ARSP Disney-owned or Controlled Properties

Figure 4

*DisneylandForward Initial Study*



Permitted Structural Height Map and the Anaheim Commercial Recreation Area Maximum Permitted Structural Height Map, the Project would cover the entire Anaheim Resort. The Project site also covers areas identified in the General Plan as planned extensions of Gene Autry Way between Harbor Boulevard and Haster Street and Clementine Street between Katella Avenue and Orangewood Avenue outside The Anaheim Resort.

## **1.2 ENVIRONMENTAL SETTING**

Existing land uses within the area governed by the DRSP consist of Disneyland, Downtown Disney, Disney California Adventure Park, Disney's Grand Californian Hotel & Spa, Disneyland Hotel, Disney administration offices, back-of-house uses, and parking lots/structures owned or controlled by Disney as well as hotels, motels, retail centers, rental car offices, and convenience stores owned by third parties. Existing land uses within the Disney ARSP Properties are surface parking lots, an office building, and the Paradise Pier Hotel and associated parking structure.

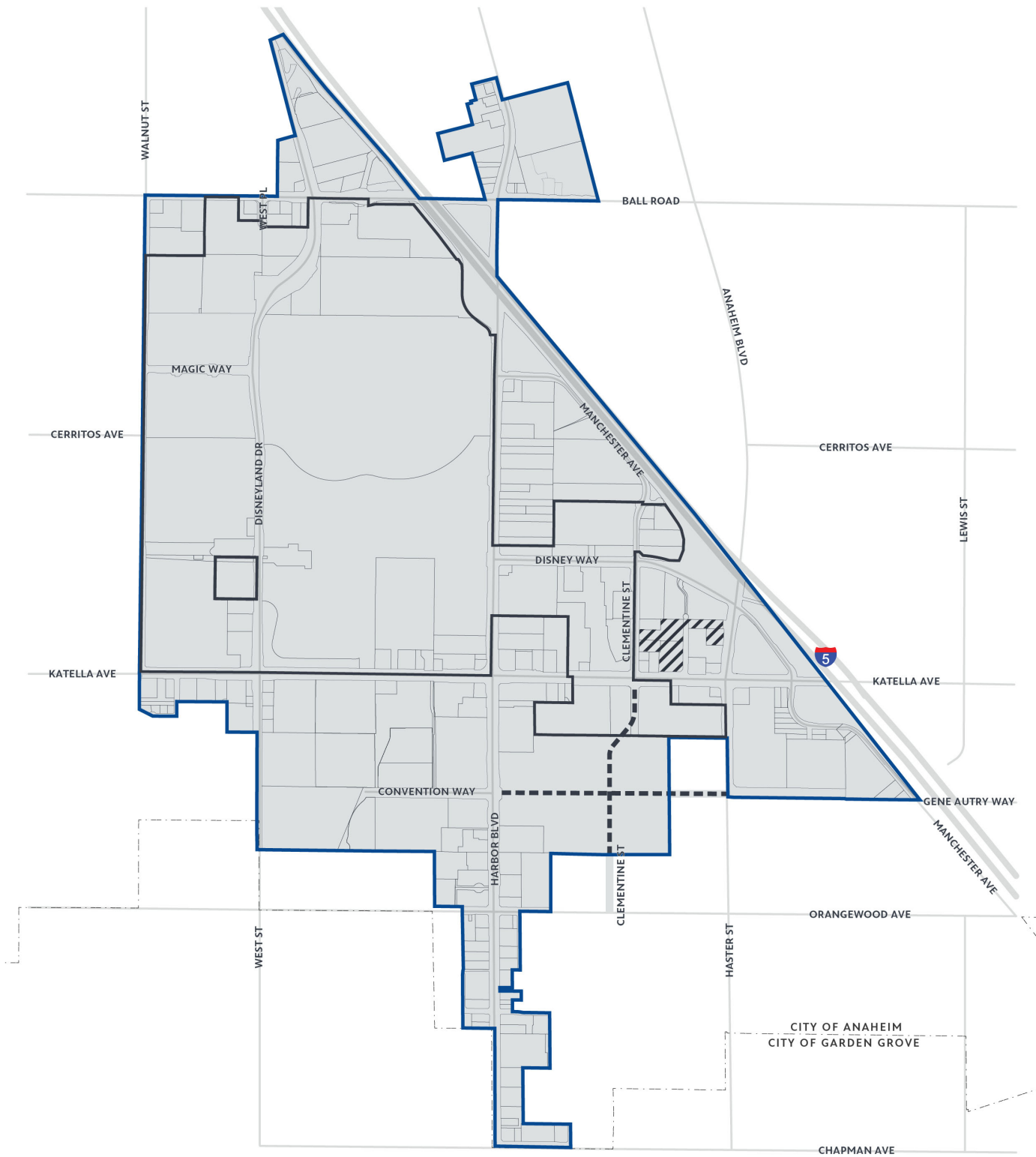
Surrounding land uses in the ARSP include the Anaheim Convention Center, as well as hotel, motel, retail, restaurant, service station, office, parking lot/structure, single-family residential, rental car offices, event center/banquet hall, vacant lands, RV park uses, and mobile home sites. The ARSP also includes a post office, Orange Grove Elementary, and a vocational school.

The areas governed by the DRSP and ARSP are surrounded by a variety of land uses including hotel, motel, retail, restaurant, single-family residential, multi-family residential, and recreational land uses.

The Project site borders Interstate 5 (I-5) and arterial roadways including Harbor Boulevard, Manchester/Clementine Street, Anaheim Boulevard/Haster Street, Ball Road, Katella Avenue, and Walnut Street.

The Project site is located within areas governed by the DRSP and ARSP, as depicted in Figure 5, Existing Zoning Designations (City of Anaheim 2021a). Uses currently allowed under the DRSP and ARSP for properties owned or controlled by the Applicant as well as existing levels of development are shown in Table 1.





**LEGEND**

- City Boundary
- Designated for Future Extension in General Plan Circulation Element
- Project Site
- Disneyland Resort Specific Plan No. 92-1 Boundary
- Anaheim Resort Specific Plan No. 92-2 Boundary
- Hotel Circle Specific Plan No. 93-1 Boundary

## Existing Zoning Designations

*DisneylandForward Initial Study*



**Figure 5**



**TABLE 1  
USES CURRENTLY ALLOWED UNDER DRSP/ARSP  
FOR APPLICANT PROPERTIES**

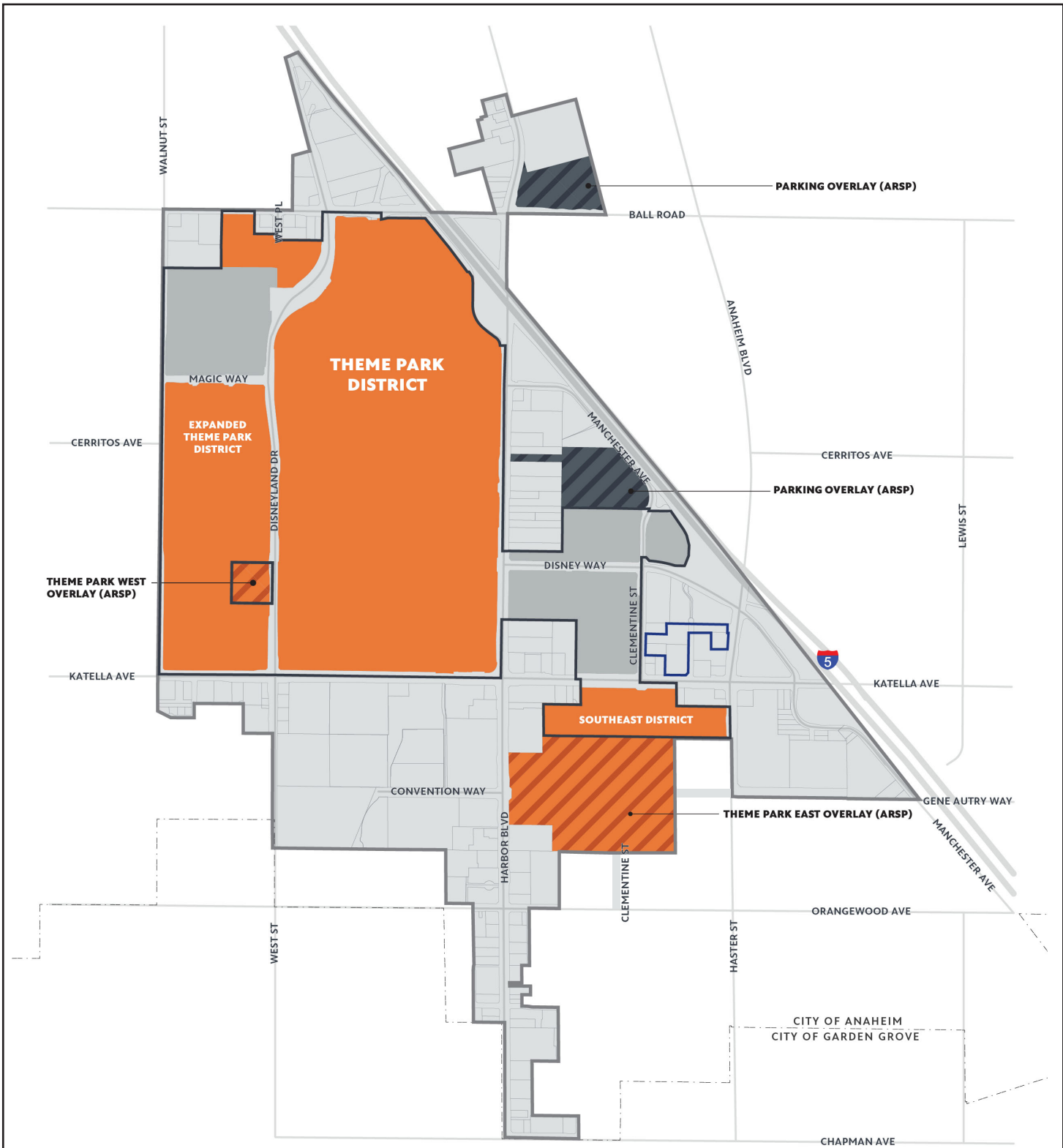
<b>Disney DRSP Property</b>	<b>Maximum Allowable Development Under DRSP</b>	<b>Existing Development</b>	<b>Remaining Entitlement</b>
<b>Hotel District Uses</b>			
Hotel Rooms	5,600 hotel rooms	2,336 hotel rooms	3,264 hotel rooms
Hotel Retail/Restaurant	300,000 sf	159,549sf	140,451sf
Hotel Meeting Space	200,000 sf	161,220 sf	38,780 sf
Parking Spaces	9,930 spaces	6,176 spaces	3,754 spaces
<b>Theme Park District Uses Within the Hotel District Boundary</b>			
Theme Park District Retail Entertainment	350,000 sf	246,702sf	103,298sf
<b>Theme Park District</b>			
Theme Park	6,850,000 sf	3,192,885 sf	3,657,115sf
Administration Building	475,000 sf	305,430 sf	169,570 sf
Administration Building Parking	2,300 spaces	1,464 spaces	836 spaces
<b>Parking District</b>			
East Parking Area	17,600 spaces	1,337 spaces	16,263 spaces
West Parking Area	16,700 spaces	16,298 spaces	402 spaces
<b>Future Expansion District</b>			
Parking Area	5,100 spaces	2,572 spaces	2,528 spaces
<b>Disney ARSP Properties</b>	<b>Maximum Allowable Development Under ARSP</b>	<b>Existing Development</b>	<b>Remaining Entitlement</b>
<b>Hotel District Uses</b>			
1515 S. Manchester Ave 1585 S. Manchester Ave 1530 S. Harbor Blvd	1,116 hotel rooms (75 rooms per gross acre or 75 rooms per lot or parcel, whichever is greater)	Cast Member parking (2,706 spaces – temporary parking lot initially approved on May 8, 2019 and an approximately 67,424-square foot office building)	1,116 hotel rooms
1900 S. Harbor Blvd	3,348 hotel rooms (75 rooms per gross acre or 75 rooms per lot or parcel, whichever is greater)	Toy Story Parking Lot (7,175 spaces-temporary parking lot approved through June 26, 2024)	3,348 hotel rooms
333 W. Ball Road	534 hotel rooms (50 rooms per gross acre or 75 rooms per lot or parcel, whichever is greater)	Cast Member parking (1,324 spaces)	534 rooms
1717 S. Disneyland Drive	564 hotel rooms (50 rooms per gross acre or 75 rooms per lot or parcel, whichever is greater)	Paradise Pier Hotel (489 rooms and approximately 17,619 square feet in ancillary commercial uses)	45 hotel rooms
Source: WDI 2021.			

### 1.3 PROJECT DESCRIPTION

The Project site is located within areas governed by the DRSP and ARSP. The Project proposes to modify the limits of District boundaries in the DRSP, to rename Districts within the DRSP, and to allow Overlays within properties within the ARSP owned or controlled by the Applicant or other subsidiaries of The Walt Disney Company. The revised District names and boundaries are shown in Figure 6, Proposed Updates to Land Use Plans. The Project’s proposed densities for properties in the DRSP and at properties within the ARSP owned or controlled by the Applicant or other subsidiaries of The Walt Disney Company are shown in Table 2 for the updated DRSP and ARSP areas.

**TABLE 2  
PROPOSED DENSITIES FOR APPLICANT PROPERTIES**

<b>Disney DRSP Property</b>	<b>Maximum Allowable Development Under DRSP</b>
<b>Theme Park District</b>	
Hotel Rooms	Up to 5,600 hotel rooms
Hotel Retail/Restaurant	Up to 300,000 sf
Hotel Meeting Space	Up to 200,000 sf
Parking Spaces	Up to 9,930 spaces
Theme Park District Retail Entertainment	Up to 350,000 sf <sup>1</sup>
Theme Park	Up to 5,540,000 sf
Administration Building	475,000 sf
Administration Building Parking	2,300 spaces
<b>Parking District</b>	
East Parking Area	Up to 17,600 spaces
West Parking Area	Up to 16,700 spaces
<b>Southeast District</b>	
Theme Park	Up to 390,000 sf
Hotel Rooms	Up to 1,852 hotel rooms
Parking	5,100 spaces
<b>Disney ARSP Properties</b>	
<b>Parking Overlay<sup>2</sup></b>	
1515 S. Manchester Ave 1585 S. Manchester Ave 1530 S. Harbor Blvd	A portion of the parking spaces allocated to the East Parking Area of the DRSP and up to 1,116 hotel rooms
333 W. Ball Road	Up to 5,700 parking spaces and up to 534 hotel rooms
<b>Theme Park East Overlay<sup>3</sup></b>	
1900 S. Harbor Blvd	Up to 840,000 sf of theme park uses and up to 3,348 hotel rooms
<b>Theme Park West Overlay<sup>3</sup></b>	
1717 S. Disneyland Drive	Up to 80,000 sf of theme park uses and up to 564 hotel rooms
Notes:	
<sup>1</sup> Up to 350,000 sf of 5,540,000 sf allowed for theme park development may be developed as Retail, Dining and Entertainment.	
<sup>2</sup> Proposed uses to include parking and transportation facilities allowed under Section 18.114.080 for the East Parking Area of the Parking District of the DRSP, and the same type of back-of-house uses, limited retail, dining and entertainment uses, and hotel uses allowed under Section 18.114.060 for the Theme Park District of the DRSP. Any square footage for back-of-house uses or limited retail, dining and entertainment uses would be deducted from the allowed square footage for hotel uses.	
<sup>3</sup> Parking requirements within the Theme Park East and Theme Park West Overlay would be subject to the provisions of Chapter 18.116 ARSP Zoning and Development Standards.	
Source: WDI 2021.	

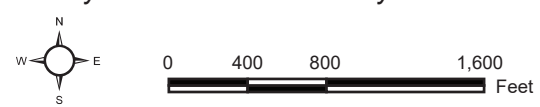


**LEGEND**

- City Boundary
- Anaheim Resort Specific Plan No. 92-2 Boundary
- Theme Park Overlay
- Parking Overlay
- Disneyland Resort Specific Plan No. 92-1 Boundary
- Theme Park District
- Southeast District
- Hotel Circle Specific Plan No. 93-1 Boundary

## Proposed Updates to Land Use Plans

*DisneylandForward Initial Study*



**Figure 6**



### **Disneyland Resort Specific Plan**

The environmental impacts of the DRSP were analyzed in EIR No. 311, which was certified by the City of Anaheim in 1993 along with the adoption of Mitigation Monitoring Program No. 0067. In 1996, in conjunction with an amendment to the DRSP, the City Council approved an Addendum to EIR No. 311, including a Modified Mitigation Monitoring Plan No. 0067. As detailed above in Table 1, the DRSP as amended currently allows the following development:

- Theme Park District: up to 6,850,000 square feet of theme park uses, up to 1,025 hotel rooms, and up to 475,000 square feet of administration buildings with up to 2,300 associated parking spaces;
- Hotel District: up to 5,600 hotel rooms (including the 1,025 hotel rooms which have been constructed in the Theme Park District), up to 300,000 square feet of retail/restaurant uses, up to 9,930 parking spaces, and up to 200,000 square feet of meeting rooms/convention space;
- Theme Park District/Hotel District: up to 350,000 square feet of the theme park square footage allowed in the Theme Park District may be developed as a retail entertainment center in the Hotel District;
- Parking District, East Parking Area: up to 17,600 parking spaces, including up to 5,000 parking spaces that may be located in the Theme Park District;
- Parking District, West Parking Area: up to 16,700 parking spaces; and
- Future Expansion District: up to 5,100 parking spaces.

To date, the Applicant has used approximately 45 percent of the approved square footage for theme park uses in part due to the open-air nature of the Applicant's theme parks. The Project would allow the Applicant to move all or a portion of the unused approved square footage to the existing Hotel District, which would become part of the new Theme Park District of the DRSP. The Project would also allow the Applicant to move a portion of the unused approved square footage to the existing Future Expansion District, which would become the Southeast District of the DRSP. The proposed districts are shown in Figure 6, Proposed Updates to Land Use Plans. Under the Project, the Applicant could develop cumulatively up to 5,930,000 square feet of theme park uses in the DRSP, including up to 5,540,000 square feet in the new Theme Park District and up to 390,000 square feet in the new Southeast District. Similarly, the Project would allow the Applicant to move the unused portion of the hotel room approvals from the existing Hotel District to the existing Theme Park District or the existing Future Expansion District. Under the Project, the Applicant could develop cumulatively up to 5,600 hotel rooms in the DRSP, including a combination of up to 5,600 hotel rooms in the new Theme Park District and up to 1,852 hotel rooms in the new Southeast District. As part of the Project, the Applicant is not seeking additional square footage for theme park uses or retail entertainment uses or additional hotel rooms within The Disneyland Resort. Instead, the Project would allow the Applicant to move the existing approvals to other areas governed by the DRSP and ARSP. The Project would not include any changes to District A, the Anaheim GardenWalk Overlay, or the C-R Overlay of the DRSP.

### **Anaheim Resort Specific Plan**

Master EIR No. 313 analyzed the environmental impacts of the ARSP and was certified by the City in 1994, along with the adoption of Mitigation Monitoring Program No. 85C. In December 2012, the Anaheim City Council certified Supplemental Environmental Impact Report No. 340 (SEIR No. 340) in support of the approval of the Amendment No. 14 to the ARSP Project. SEIR No. 340 reevaluated the environmental changes that had occurred in and around The Anaheim

Resort since certification of EIR No. 313 in September 1994. As appropriate, SEIR No. 340 incorporated the findings from EIR No. 313, particularly related to the loss of agricultural land, which was fully analyzed and identified a significant and unavoidable impact in EIR No. 313. Because a statement of overriding considerations was adopted for this impact associated with EIR No. 313, and no new or additional impacts were found to occur with the Amendment No. 14 to the ARSP Project, SEIR No. 340 incorporated the findings from EIR No. 313 for this topic, which is also reflected in this Initial Study. For all other topics, SEIR No. 340 superseded the analyses and related findings from EIR No. 313. SEIR No. 340 analyzed the cumulative impacts associated with the entire Anaheim Resort and surrounding area, including the full build-out of the three specific plans within the ARSP. As detailed in Table 1, the ARSP as amended allows development on Disney ARSP Properties of up to 75 or 50 hotel rooms per gross acre with approval of a Final Site Plan as indicated below:

- Up to 1,116 hotel rooms on 1515 S. Manchester Avenue (currently used as the Manchester Cast Member Lot), 1585 S. Manchester Avenue (currently used as an office building and the Manchester Cast Member Lot), and 1530 S. Harbor Boulevard (currently used as the Manchester Cast Member Lot);
- Up to 3,348 hotel rooms at 1900 S. Harbor Boulevard (currently used as the Toy Story Parking Lot);
- up to 534 hotel rooms at 333 W. Ball Road (currently used as the Harbor Cast Member Lot); and
- Up to 564 hotel rooms at 1717 S. Disneyland Drive (Paradise Pier Hotel).

Section 18.116.070 of the City of Anaheim Municipal Code also allows the development of theme parks, entertainment venues, and transportation facilities on these properties with approval of a conditional use permit. The Project would create a Theme Park East Overlay within the ARSP for the existing Toy Story Parking Lot and a Theme Park West Overlay within the ARSP for the existing Paradise Pier Hotel. The purpose of the Theme Park Overlay would be to allow the Applicant to develop theme park uses on these properties concurrently with the development of theme park uses on the expanded Theme Park District or the Southeast District of the DRSP. With the Project, the Applicant could develop up to 840,000 square feet of theme park uses within the Theme Park East Overlay and up to 80,000 square feet of theme park uses within the Theme Park West Overlay for a cumulative total of up to 920,000 square feet of theme park uses in these Overlays. The Project also would create a Parking Overlay within the ARSP for Disney ARSP Properties located at 1515 S. Manchester Avenue, 1585 S. Manchester Avenue, 1530 S. Harbor Boulevard, and 333 W. Ball Road. The Parking Overlay would permit development of the same type of parking and transportation facilities allowed under Section 18.114.080 for the East Parking Area of the Parking District of the DRSP, and the same type of back-of-house uses, limited retail, dining and entertainment uses, and hotel uses allowed under Section 18.114.060 for the Theme Park District of the DRSP.

### **General Plan Amendment**

The Project would require approval of an amendment to the Land Use Element of the City's General Plan to describe the Project's amended District names, new Overlays and associated density. Also, as discussed below, the Project would require approval of an amendment to the Circulation Element of the General Plan.

### **Transportation System Modifications**

The Project would require approval of amendments to the Circulation Element of the City's General Plan and the Orange County Master Plan of Arterial Highways (MPAH). The amendments include the following:

- Removal of the planned future extensions of Clementine Street between Katella Avenue and Orangewood Avenue and Gene Autry Way between Harbor Boulevard and Haster Street, which are planned through the Southeast District of the DRSP and the adjacent Theme Park East Overlay in the ARSP;
- Removal of the portion of Disneyland Drive between Ball Road and Katella Avenue as the Project would privatize the portion of Disneyland Drive between Magic Way and Katella Avenue; and
- Reclassification of Disney Way between Anaheim Boulevard and Harbor Boulevard from a six-lane Major Arterial to a four-lane Primary Arterial (with no change to the width of the ultimate public right-of-way).

The Project would also require approval of amendments to the Circulation Element, Existing and Planned Bicycle Facilities Map, and Amendments to Figures 6 and 13 and Tables 7 and 10 of the Bicycle Master Plan to shift the planned bike path between Anaheim Boulevard and Harbor Boulevard from the Southern California Edison easement to Disney Way.

In addition, the Project also would also require approval of the abandonment of public right-of-way in Magic Way between Walnut Street and Disneyland Drive, in Disneyland Drive between Magic Way and Katella Avenue, and in Clementine Street between Katella Avenue and the southern property line of the proposed Southeast District of the DRSP, previously dedicated by Disney to the City. The Project would also identify opportunities for additional pedestrian bridges over Harbor Boulevard and Disneyland Drive. Any future pedestrian bridges over Harbor Boulevard would require an encroachment agreement. The Project would also make the above changes in the DRSP and ARSP.

### **Future Streamlined Review**

The Project would allow future streamlined review by the City of the Applicant's projects in the DRSP and at properties within the ARSP owned or controlled by the Applicant or other subsidiaries of The Walt Disney Company. Upon approval of the Project, the property owner could submit building plans for projects proposed by the Applicant in the DRSP or at Disney ARSP Properties to the Planning and Building Department for review by the Planning Services Division for conformance with the applicable specific plans and associated zoning standards prior to issuance of building permits. If the plans are in conformance with the objective standards of the applicable specific plan, no discretionary review by the Planning Director, Planning Commission or City Council would be required.

The Project would require the project actions listed above and in Section 1.6, Project Approval and Permits, among others, from the City of Anaheim.

## **1.4 SUBSEQUENT ENVIRONMENTAL IMPACT REPORT**

The potential environmental impacts of the Project will be reviewed in a Subsequent Environmental Impact Report (SEIR) to EIR No. 311 (The Disneyland Resort) and SEIR No. 340 (The Anaheim Resort Specific Plan), including impacts from EIR No. 313 which were assumed in

SEIR No. 340. The review will be limited to the impacts of the Project’s proposed changes as discussed in Section 1.3, Project Description.

Mitigation measures mentioned herein for the DRSP are from Modified Mitigation Monitoring Program 0067, which the City adopted in conjunction with the 1996 Addendum to EIR No. 311. Mitigation measures mentioned for the ARSP are from Mitigation Monitoring Program 85C, which the City adopted in conjunction with SEIR No. 340.

**1.5 PROJECT PHASING**

The Applicant would implement the Project in multiple phases over the next 30 years or more. The time frame for future development of the Project site would be controlled by market forces and determined by the Applicant and third-party owners of the parcels within the Project site.

**1.6 PROJECT APPROVAL AND PERMITS**

The City of Anaheim is the lead agency under CEQA and has the principal approval authority over the Project. A responsible agency is a public agency other than the lead agency that has responsibility for carrying out or approving a project (CEQA Guidelines § 15381 and PRC § 21069). The following discretionary actions will be required to implement the Project.

**TABLE 3  
ANTICIPATED DISCRETIONARY ACTIONS**

Agency	Action
City of Anaheim	Certification of a Subsequent Environmental Impact Report to EIR No. 311 and SEIR No. 340 and adoption of a Mitigation Monitoring Program
	Approval of an amendment to the Land Use Element of the City of Anaheim General Plan to describe the amended District names and new Overlays and associated density
	Approval of an amendment to the Circulation Element of the City of Anaheim General Plan to (1) remove the planned future extensions of Clementine Street between Katella Avenue and Orangewood Avenue and Gene Autry Way between Harbor Boulevard and Haster Street, and (2) to remove the portion of Disneyland Drive between Ball Road and Katella Avenue as the Project would privatize the portion of Disneyland Drive between Magic Way and Katella Avenue, and (3) to reclassify Disney Way between Anaheim Boulevard and Harbor Boulevard from a six-lane Major Arterial to a four-lane Primary Arterial (with no change to the width of the ultimate public right-of-way)
	Approval of an amendment to the Circulation Element of the City of Anaheim General Plan, Existing and Planned Bicycle Facilities Map and Amendments to Figures 6 and 13 and Tables 7 and 10 of the Bicycle Masterplan to shift the planned bike path between Anaheim Boulevard and Harbor Boulevard from the Southern California Edison easement to Disney Way
	Approval of an amendment to the DRSP and the DRSP Zoning and Development Standards



**TABLE 3  
ANTICIPATED DISCRETIONARY ACTIONS**

Agency	Action
	<p>Approval of an amendment to the ARSP and the ARSP Zoning and Development Standards, including approval of The Anaheim Resort Theme Park East Overlay, The Anaheim Resort Theme Park West Overlay, and The Anaheim Resort Parking District Overlay</p> <p>Approval of amendments to the DRSP Maximum Structural Height Map and the Anaheim Commercial Recreation Area Maximum Permitted Structural Height Map</p> <p>Approval of amendments to the Anaheim Resort Public Realm Landscape Program and Anaheim Resort Identity Program</p> <p>Approval of the abandonment of the public right-of-way in Magic Way between Walnut Street and Disneyland Drive, in Disneyland Drive between Magic Way and Katella Avenue, and in Clementine Street between Katella Avenue and the southern property line of the proposed Southeast District of the DRSP, previously dedicated by Disney to the City</p> <p>Approval of an encroachment agreement for a pedestrian bridge(s) over Harbor Boulevard and termination of existing encroachment agreements for pedestrian bridges over Magic Way and Disneyland Drive</p> <p>Approval of an amendment to the 1996 Development Agreement between Walt Disney World Co. (renamed Walt Disney Parks and Resorts U.S., Inc. in 2009) and the City</p> <p>Approval of an amendment to the Anaheim Resort Maintenance District (ARMD)</p>
Orange County Transportation Authority	<p>Approval of an amendment to the Orange County Master Plan of Arterial Highways (MPAH) to (1) to remove the planned extensions of Gene Autry Way between Harbor Boulevard and Haster Street and of Clementine Street between Katella Avenue and Orangewood Avenue, which are planned through the Southeast District of the DRSP and the adjacent existing Toy Story Parking Lot in the ARSP; (2) to remove the portion of Disneyland Drive between Ball Road and Katella Avenue as the Project would privatize the portion of Disneyland Drive between Magic Way and Katella Avenue; and (3) to reclassify Disney Way between Anaheim Boulevard and Harbor Boulevard from a six-lane Major Arterial to a four lane Primary Arterial</p>

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## SECTION 2.0 ENVIRONMENTAL CHECKLIST

### 2.1 BACKGROUND

1. **Project Title:** DisneylandForward

2. **Lead Agency Name and Address:**

City of Anaheim, 200 S. Anaheim Boulevard, Suite 162, Anaheim, California 92805

3. **Contact Person:**

Elaine Thienprasiddhi, AICP  
Senior Planner  
Anaheim Planning and Building Department  
714-765-4568  
EThien@anaheim.net

4. **Project Location:**

See Section 1.1, Project Location. A Regional Location Map, Local Vicinity Map, and Aerial Photograph of the Project site are shown in Figures 1 through 3, respectively.

5. **Project Sponsor's Name and Address:**

Walt Disney Parks and Resorts U.S., Inc.  
500 S. Buena Vista Street  
Burbank, California 91105  
Attention: Deanna Detchemendy, Esq.

6. **General Plan Designation:**

Commercial Recreation

7. **Zoning:**

SP 92-1; Disneyland Resort Specific Plan (DRSP)

SP 92-2; Anaheim Resort Specific Plan (ARSP)

8. **Description of Project:**

See Section 1.3, Project Description.

9. **Surrounding Land Uses and Setting:**

See Section 1.2, Environmental Setting, and Figure 3, Aerial Photograph.

**10. Other Public Agencies Whose Approval is Required:**

- Orange County Sanitation District
- Orange County Transportation Authority
- Regional Water Quality Control Board
- South Coast Air Quality Management District

## 2.2 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Aesthetics                    | <input checked="" type="checkbox"/> Land Use/Planning         |
| <input type="checkbox"/> Agricultural & Forestry Resources        | <input type="checkbox"/> Mineral Resources                    |
| <input checked="" type="checkbox"/> Air Quality                   | <input checked="" type="checkbox"/> Noise                     |
| <input checked="" type="checkbox"/> Biological Resources          | <input checked="" type="checkbox"/> Population/Housing        |
| <input checked="" type="checkbox"/> Cultural Resources            | <input checked="" type="checkbox"/> Public Services           |
| <input checked="" type="checkbox"/> Energy                        | <input checked="" type="checkbox"/> Recreation                |
| <input checked="" type="checkbox"/> Geology/Soils                 | <input checked="" type="checkbox"/> Transportation            |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions      | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Utilities/Service Systems |
| <input checked="" type="checkbox"/> Hydrology/Water Quality       | <input type="checkbox"/> Wildfire                             |

## 2.3 DETERMINATION:

On the basis of this initial evaluation:

- I find that the Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the 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.
- I find that the Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the 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.
- I find that although the 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 Project, nothing further is required.



\_\_\_\_\_  
Signature of City of Anaheim Representative

Elaine Thienprasiddhi, AICP, Senior Planner  
Printed Name/Title

10/18/2021  
Date

714-765-4568  
Phone No.

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## 2.4 **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,” as described in (5) below, may be cross-referenced).
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

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<b>I. AESTHETICS</b> – Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway or local scenic expressway, scenic highway, or eligible scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<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"/>
<b>II. AGRICULTURE AND FORESTRY RESOURCES</b> -- 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:				
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 type="checkbox"/>	<input checked="" 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 conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<b>III. AIR QUALITY</b> -- Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
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) 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>IV. BIOLOGICAL RESOURCES</b> -- Would the project:				
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<b>V. CULTURAL RESOURCES -- Would the project:</b>				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to in §15064.5 of the CEQA Guidelines and/or identified on the Qualified Historic Structures list of the Anaheim Colony Historic District Preservation Plan (April 15, 2010)?	<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 of the CEQA Guidelines?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>VI. ENERGY -- Would the project:</b>				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>VI. GEOLOGY AND SOILS -- Would the project:</b>				
a) Directly or indirectly cause 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2010), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>VII. GREENHOUSE GAS EMISSIONS – Would the project:</b>				
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"/>
<b>VIII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:</b>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" 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 result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>IX. HYDROLOGY AND WATER QUALITY -- Would the project:</b>				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
(i) result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>X. LAND USE AND PLANNING -- Would the project:</b>				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>XI. MINERAL RESOURCES -- Would the project:</b>				
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"/>
<b>XII. NOISE -- Would the project result in:</b>				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project 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) Generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or 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"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<b>XIV. POPULATION AND HOUSING -- Would the project:</b>				
a) Induce substantial unplanned 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>XV. PUBLIC SERVICES -- Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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:</b>				
Fire protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>XVI. RECREATION</b>				
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>XVII. TRANSPORTATION -- Would the project:</b>				
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<b>XVIII. TRIBAL CULTURAL RESOURCES</b>				
<p>a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section §21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</p> <p>(i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section §5020.1(k), or</p> <p>(ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section §5024.1. In applying criteria set forth in subdivision (c) of Public Resources Code Section §5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.</p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<b>XIX. UTILITIES AND SERVICE SYSTEMS -- Would the project:</b>				
<p>a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?</p> <p>b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years (including large-scale developments as defined by Public Resources Code Section 21151.9 and described in Question No. 20 of the Environmental Information Form)?</p> <p>c) 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?</p> <p>d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?</p> <p>e) Comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?</p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<b>XX. WILDFIRE</b> -- If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>XXI. MANDATORY FINDINGS OF SIGNIFICANCE</b>				
a) Does the project have the potential to substantially 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, substantially 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"/>

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## SECTION 3.0 ENVIRONMENTAL ANALYSIS

### 3.1 AESTHETICS

Except as provided in Public Resources Code Section 21099:

**Question a: *Would the project have a substantial adverse effect on a scenic vista?***

**No Impact.** Section 3.12, Visual Resources, of EIR No. 311 determined that implementation of The Disneyland Resort Project would not impact a scenic vista. According to Section 5.1, Aesthetics, of SEIR No. 340, there are no scenic vistas visible from the Anaheim Resort area; therefore, no impact would occur. The Project site is developed and is not located in an area considered to contain a scenic resource or vista. The Anaheim General Plan Green Element identifies Anaheim's major scenic features, which are the Hill and Canyon Area, Santa Ana Mountains, Santa Ana River, and golf courses (City of Anaheim 2004a). These areas provide a scenic and recreational resource for the City and the region. The Project site is approximately 2.5 miles from Dad Miller Golf Course, 1.67 miles from the Santa Ana River, and over 7.5 miles from the Hill and Canyon Area. The Project site is generally flat in topography, and these visual features are not visible from the Project site. Implementation of the Project would not have a substantial adverse effect on any scenic vista. No impact would occur and no mitigation measures are required. No further analysis is necessary in the Draft SEIR.

**Question b: *Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway or local scenic expressway, scenic highway, or eligible scenic highway?***

**No Impact.** Section 3.12, Visual Resources, of EIR No. 311 determined that implementation of The Disneyland Resort Project would have beneficial impacts on the area as a result of the extensive landscaping and design features and would not result in significant impacts related to scenic resources. According to Section 5.1, Aesthetics, of SEIR No. 340, the ARSP area does not contain any scenic resources, nor are any scenic vistas visible from the ARSP area; therefore, no impact would occur. The nearest state-designated scenic highway to the Project site is SR-91 (Riverside Freeway) between SR-55 (Costa Mesa Freeway) and Weir Canyon Road (Caltrans 2021). This segment of SR-91 is approximately 5.15 miles to the northeast of the Project site, and the Project site is not visible from the highway. Moreover, the Project site is already developed, and no trees, rock outcroppings, or historic buildings within a state scenic highway would be damaged due to Project implementation. No impacts associated with state scenic highways would occur and no mitigation measures are required. No further analysis is necessary in the Draft SEIR.

**Question c: *In non-urbanized area, would the project substantially degrade the existing visual character or quality of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?***

**Potentially Significant Impact.** Section 3.12, Visual Resources, of EIR No. 311 determined that implementation of The Disneyland Resort Project would have beneficial impacts on the area as a result of the extensive landscaping and design features. However, unavoidable adverse visual impacts were anticipated for property owners immediately adjacent to the West Parking Area and hotel parking facilities along Walnut Street, and potentially the Future Expansion District, even with the implementation of project design features and mitigation. Additionally, short-term visual

impacts associated with site preparation and construction were identified as significant and unavoidable. According to Section 5.1, Aesthetics, of SEIR No. 340, future development and redevelopment associated with buildout of the ARSP area would change the existing visual character of individual areas; however, buildout of the ARSP area would create a more visually cohesive and appealing environment and impacts were identified as less than significant with implementation of mitigation. However, Section 4.3.1 of SEIR No. 340 also found that buildout of the C-R District could result in potential shade and shadow impacts on properties immediately adjacent to the ARSP area that would be considered significant and unavoidable.

The Project would allow for development of previously approved theme park uses within the existing Hotel District and Future Expansion District. Similarly, the Project would allow for development of approved hotel uses in the existing Theme Park District and Future Expansion District. Although the Project does not propose additional square footage for theme park, retail entertainment, or hotel uses, the Project would allow movement of previously approved theme park square footage and hotel rooms to other areas within the DRSP and ARSP. This movement of previously approved uses may result in development of land uses that differ from existing and currently permitted land uses in height, scale, mass, and character. The Draft SEIR will evaluate potential impacts related to this threshold in greater detail, and will identify mitigation measures as necessary.

**Question d:** *Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*

**Potentially Significant Impact.** According Section 3.12, Visual Resources, of EIR No. 311 and Section 5.1, Aesthetics, of SEIR No. 340, development within the Anaheim Resort would not result in significant impacts associated with light or glare. The area governed by the DRSP is already developed with a variety of uses, including Disneyland, Downtown Disney, California Adventure, Disney's Grand Californian Hotel, Disneyland Hotel, administration offices, parking lots/structures, and back-of-house uses owned and/or operated by Disney as well as hotels, motels, rental car, and convenience store uses owned and/or operated by third parties. The area governed by the ARSP similarly contains a variety of existing development, including the Anaheim Convention Center, as well as hotel, motel, retail, restaurant, service station, office, parking lot/structure, single-family residential, multi-family residential, rental car, event center/banquet hall, vacant, and RV park uses, and mobile home sites. The area governed by the ARSP also includes a post office, Orange Grove Elementary, and a vocational school. Existing sources of light include street lights, vehicle headlights, building and security lights, and parking lot lights. Implementation of the Project would potentially allow for intensification of existing land uses and new development with associated lighting that were not previously analyzed. Therefore, new sources of light and glare could increase levels of light and glare above existing conditions, potentially resulting in adverse impacts to day or nighttime views. The Draft SEIR will evaluate potential impacts related to this threshold in greater detail, and will identify mitigation measures as necessary.

### **3.2 AGRICULTURE AND FORESTRY 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.

**Question a:** *Would the project 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?*

**No Impact.** Agricultural Resources were addressed in Section 3.1, Land Use and Related Plan and Policies, of EIR No. 311. The loss of approximately 80 acres of land designated prime agricultural land was considered a significant and unavoidable adverse impact. This included approximately 24 acres located northwest of Disneyland Drive and Cerritos Avenue (in the Hotel and Parking (West Parking Area) Districts) and 56 acres located southeast of Harbor Boulevard and Katella Avenue. Prior to certification of EIR No. 311, the 56 acres located southeast of Harbor Boulevard and Katella Avenue were removed from the proposed Disneyland Resort Specific Plan and added to the proposed Anaheim Resort Specific Plan area. ARSP EIR No. 313 (Section 3.1, Land Use-Related Plans and Policies) also evaluated the loss of this approximately 56 acres of prime agricultural land and identified the impact as significant and unavoidable. Because the impact related to the loss of agricultural land was fully analyzed as part of EIR No. 313, Section 2.4.2, Effects Found Not to be Significant, of SEIR No. 340 identified that a new significant impact related to agricultural resources would not occur.

Project impacts related to the conversion of farmland identified in FMMP mapping were previously evaluated and disclosed as significant and unavoidable impacts in EIR No. 311, EIR No. 313, and SEIR No. 340. All farmland areas previously identified within the areas governed by the DRSP and ARSP have been developed. Accordingly, the Project would result in no impact to parcels designated as farmland in FMMP mapping. According to the latest FMMP mapping, there are no remaining FMMP-designated farmlands within the Project site (DOC 2021a). No impact would occur and no mitigation measures are required. No further analysis is necessary in the Draft SEIR.

**Question b:** *Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?*

**No Impact.** The loss of approximately 56 acres of agricultural land under a Williamson Act contract and located southeast of Harbor Boulevard and Katella Avenue was evaluated in Section 3.1, Land Use and Related Plan and Policies, of EIR No. 311 and Section 3.1, Land Use-Related Plans and Policies, of EIR No. 313. Both EIRs acknowledged that a non-renewal notice had been filed to allow the agricultural preserve contract to expire on March 1, 2000. After that date, the property would be eligible for development of nonagricultural uses. Neither specific plan proposed for development to occur until after expiration of the contract and a significant impact was not identified. This area has since been fully developed as the Toy Story Parking Lot and a hotel. According to Section 2.4.2, Effects Found Not to be Significant, of SEIR No. 340, there is no land within the ARSP boundaries currently under a Williamson Act contract; therefore, implementation of the ARSP would not conflict with a standing Williamson Act contract. Agricultural crops are permitted in the ARSP, C-R District; however, the Project site contains no parcels with agricultural uses and does not contain any parcels with an active Williamson Act contract (City of Anaheim 2021a). No impact would occur and no mitigation measures are required. No further analysis is necessary in the Draft SEIR.

**Question c:** *Would the project 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))?*

**No Impact.** This issue was not analyzed in EIR No. 311. Section 2.4.2, Effects Found Not to be Significant, of SEIR No. 340 found that the project evaluated in SEIR No. 340 would not result in the conversion of forest land or timberland. The Project site contains no parcels zoned for forestry use or containing forestry resources (City of Anaheim 2021a). No impact would occur and no mitigation measures are required. No further analysis is necessary in the Draft SEIR.

**Question d:** *Would the project result in the loss of forest land or conversion of forest land to non-forest use?*

**No Impact.** This issue was not analyzed in EIR No. 311. Section 2.4.2, Effects Found Not to be Significant, of SEIR No. 340, found that the project evaluated in SEIR No. 340 would not result in the conversion of forest land or timberland. The Project site is built-up urban land, and no forest land would be lost due to project implementation (City of Anaheim 2021). No impact would occur and no mitigation measures are required. No further analysis is necessary in the Draft SEIR.

**Question e:** *Would the project 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 conversion of forest land to non-forest use?*

**No Impact.** The loss of prime farmland previously was evaluated in Section 3.1, Land Use-Related Plans and Policies, of EIR 311, Section 3.1, Land Use-Related Plans and Policies, of EIR 313, and Section 2.4.2, Effects Found Not to be Significant, of SEIR 340 and was identified as a significant and unavoidable impact. These areas have since been fully developed. The Project site is currently developed and contains no agricultural or forestry uses (City of Anaheim 2021a). Therefore, the Project would not result in the conversion of farmland to nonagricultural or forest land to non-forest use. No impact would occur and no mitigation measures are required. No further analysis is necessary in the Draft SEIR.

### **3.3 AIR QUALITY**

**Question a:** *Would the project conflict with or obstruct implementation of the applicable air quality plan?*

**Potentially Significant Impact.** This issue was not analyzed in EIR No. 311. Section 5.2, Air Quality, of SEIR No. 340 concluded that the project analyzed in SEIR No. 340 would conflict with the applicable air quality plan; the impact would be significant and unavoidable. The Project is located in the South Coast Air Basin (SoCAB) and is subject to the air quality management plan (AQMP) prepared by the South Coast Air Quality Management District (SCAQMD). Construction activities of future development, revitalization, and/or redevelopment activities that would be accommodated by the Project would generate exhaust from construction equipment and vehicle trips, fugitive dust from demolition and ground-disturbing activities, and off-gas emissions from architectural coatings and paving. The air quality impacts of the construction of theme park square footage and hotel rooms already were analyzed in EIR No. 311 and SEIR No. 340. Implementation of the Project would allow development of a mix of uses in locations and densities different from what was analyzed in prior environmental documentation, which may result in an increase in criteria air pollutants. The Draft SEIR will evaluate potential impacts related to this threshold in greater detail, and will identify mitigation measures as necessary.

**Question b: *Would the project 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?***

**Potentially Significant Impact.** Section 3.4, Air Quality, of EIR No. 311 concluded that, with implementation of mitigation and adherence to project design features, increases in emissions resulting from construction-related activities related to implementation of the Disneyland Resort Project would not result in a significant adverse impact on a cumulative basis. Similarly, Section 4.13, Cumulative Impacts for Air Quality, of EIR No. 311 found stationary sources and utilities would not contribute to adverse impacts on a cumulative basis after offsetting pursuant to SCAQMD regulations. Section 5.2, Air Quality, of SEIR No. 340 concluded that buildout of the ARSP could result in a cumulatively considerable increase of nonattainment pollutants during both the construction and operational phases of the project. Mitigation would not reduce the impact to less than significant. Therefore, the impact would be significant and unavoidable. The SoCAB is designated nonattainment for O<sub>3</sub>, PM<sub>2.5</sub>, PM<sub>10</sub>, and nitrogen oxides (NO<sub>x</sub>) (California standard only). Implementation of the Project may increase existing levels of criteria pollutants and contribute to the nonattainment status for these criteria pollutants in the SoCAB. Air pollutant emissions associated with development that would be accommodated by the Project would include short-term site preparation and construction activities. In addition, emissions could result during long-term operation of the Project. The air quality impacts of the construction and operation of theme park square footage and hotel rooms already were analyzed in EIR No. 311 and SEIR No. 340. Implementation of the Project would allow development of a mix of uses in locations and densities different from what was analyzed in prior environmental documentation, which may result in a cumulatively considerable increase in criteria air pollutant emissions. Therefore, an air quality analysis will be prepared to determine if the Project would result in a cumulatively considerable net increase in any criteria air pollutant. The Draft SEIR will evaluate potential impacts related to this threshold in greater detail, and will identify mitigation measures as necessary.

**Question c: *Would the project expose sensitive receptors to substantial pollutant concentrations?***

**Potentially Significant Impact.** Section 3.4, Air Quality, of EIR No. 311 concluded that local air quality impacts would not result in a significant adverse local carbon monoxide (CO) impact on a project or cumulative basis. However, the increase in emissions from vehicle trips associated with the project, without mitigation, would contribute to a significant impact on a cumulative basis. Section 5.2, Air Quality, of SEIR No. 340 concluded that exposure of persons to local CO concentrations would be less than significant. Short-term exposure of persons to PM<sub>10</sub> and PM<sub>2.5</sub> concentrations exceeding the SCAQMD CEQA significance thresholds would occur during excavation near sensitive receptors; the impact would be significant and unavoidable. Exposure of persons to toxic air contaminants (TACs) would be less than significant. An air quality analysis will be prepared for the Project to determine if the potential mobile and stationary air emissions associated with the Project could result in exposure of sensitive receptors to significant concentrations of air pollutants beyond what was previously disclosed in prior environmental analysis in EIR No. 311 and SEIR No. 340. This evaluation will address potential impacts to sensitive receptors that would be exposed on a recurring basis to substantial air emissions associated with the Project. The Draft SEIR will evaluate potential impacts related to this threshold in greater detail, and will identify mitigation measures as necessary.

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**Question d: *Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?***

**Potentially Significant Impact.** This issue was not analyzed in EIR No. 311. Section 5.2, Air Quality, of SEIR No. 340 concluded that odor impacts would be less than significant. The Project has the potential to result in objectionable odors associated with construction and future operational activities at locations different than locations analyzed in previous environmental documentation. Therefore, given the variety of land uses proposed and their shift in location as well as the potential for construction odors, the Draft SEIR will evaluate potential impacts related to this threshold in greater detail, and will identify mitigation measures as necessary.

### **3.4 BIOLOGICAL RESOURCES**

**Question a: *Would the project 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?***

**No Impact.** Section 1.2.3, Potential Impacts Found to be Not Significant, of EIR No. 311 found that the DRSP area did not contain sensitive natural resources, including habitat to support endangered species, and no significant impacts were identified. Section 2.4.2, Effects Found Not to be Significant, of SEIR No. 340 found that while several endangered and special status plant and wildlife species have been reported from the region, none is expected to occur in the ARSP due to lack of habitat, and no significant impacts were identified. The Project site is located within an urbanized area of the City and is mostly developed with urban land uses with few remaining vacant properties. Any remaining vacant properties have been previously cleared of vegetation, and do not contain habitat for special status species. Special status species include those listed as endangered or threatened under the federal Endangered Species Act or California Endangered Species Act, species otherwise given certain designations by the California Department of Fish and Wildlife, and plant species listed as rare by the California Native Plant Society. According to a review of the United States Fish and Wildlife Service (USFWS) Environmental Conservation Online System (ECOS) web mapper, there is no critical habitat for federally-listed species within the Project site (USFWS 2021a). Also, no occurrences of special status species are recorded within the Project site according to the California Natural Diversity Database (CNDDDB), which is an inventory of the status and locations of rare plants and animals in California (CDFW 2021a). No impact would occur and no mitigation measures are required. No further analysis is necessary in the Draft SEIR.

**Question b: *Would the project 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 US Fish and Wildlife Service?***

**No Impact.** Section 1.2.3, Potential Impacts Found To Be Not Significant, of EIR No. 311 found that the DRSP area did not contain sensitive natural resources, such as riparian habitat and no significant impacts were identified. Section 2.4.2, Effects Found Not to be Significant, of SEIR No. 340 found that the ARSP lacks habitat to support biological resources, including riparian or other sensitive natural communities, and no significant impacts were identified. The Project site is fully developed and does not contain any riparian habitat or other sensitive natural community. Sensitive natural communities are natural communities that are considered rare in the region by regulatory agencies, that are known to provide habitat for sensitive animal or plant species or are known to be important wildlife corridors. Riparian habitats are those occurring along the banks of

rivers and streams. Given the developed nature of the Project site, there is no remaining native vegetation that would be considered a sensitive natural community by any applicable regulatory agency. CDFW has developed an online mapping platform called the Biogeographic Information and Observation System (BIOS), which contains information on known locations of natural communities collected through the Vegetation Classification and Mapping Program (VegCAMP) (CDFW 2021b). CDFW's available mapping shows no sensitive natural communities occur within or in the vicinity of the Project site. Also, stormwater in the vicinity is conveyed via the City's storm drain system so there is no riparian habitat within the Project site. According to a review of aerial imagery as well as the USFWS National Wetland Inventory, no wetlands are located in the Project site (USFWS 2021b). No impact would occur and no mitigation measures are required. No further analysis is necessary in the Draft SEIR.

**Question c:** *Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

**No Impact.** Section 1.2.3, Potential Impacts Found To Be Not Significant, of EIR No. 311 found that the DRSP area did not contain sensitive natural resources, including wetlands, and no significant impacts were identified. Section 2.4.2, Effects Found Not to be Significant, of SEIR No. 340 found that the ARSP lacks habitat to support biological resources, including wetlands, and no significant impacts were identified. Wetlands are defined under the federal Clean Water Act as land that is flooded or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that normally does support, a prevalence of vegetation adapted to life in saturated soils. Wetlands include areas such as swamps, marshes, and bogs. In addition to wetlands, other non-wetland jurisdictional features that are regulated include "waters of the U.S". and "waters of the State", which are described as relatively permanent, standing or continuously flowing bodies of water, such as streams, rivers, and lakes. The Project site is developed and there are no wetlands or areas defined as include "waters of the U.S". and "waters of the State" within or in the vicinity of the Project site. Furthermore, there are no records of any natural wetlands within the Project site in the Wetlands Mapper that is maintained by the United States Fish and Wildlife Service's National Wetland Inventory program. The only features shown in the NWI mapping include three separate water features, two within Disneyland and one within California Adventure, which were artificially constructed and are not associated with a natural drainage, and these areas do not contain wetland characteristics due to their frequent maintenance (USFWS 2021b). No impact would occur and no mitigation measures are required. No further analysis is necessary in the Draft SEIR.

**Question d:** *Would the project 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?*

**Less Than Significant With Mitigation.** Section 1.2.3, Potential Impacts Found To Be Not Significant, of EIR No. 311 and Section 2.4.2, Effects Found Not to be Significant, of SEIR No. 340 both found that the ARSP did not contain habitat to support native or special status wildlife species and no significant impacts were identified. Wildlife movement corridors facilitate movement of species between large patches of natural habitat. The Project site and its surrounding area are located in an urbanized setting that lacks suitable habitat for wildlife species and is not a native wildlife nursery site. The Notice of Preparation/Initial Study written for The Disneyland Resort Project (included as Appendix A of EIR No. 311) notes there were no significant biological resources within the DRSP area at the time of scoping and no mitigation was identified. However, consistent with the findings in SEIR No. 340, there are several trees and

other vegetation on the Project site that would be removed as part of the Project. This vegetation may be used for nesting by migratory birds, which are protected under the federal Migratory Bird Treaty Act (16 U.S.C. §§ 703–712). The MBTA governs the taking, killing, possession, transportation, and importation of migratory birds, their eggs, parts, and nests. It prohibits the take, possession, import, export, transport, sale, purchase, barter, or offering of these activities, except under a valid permit or as permitted in the implementing regulations. If removal of the vegetation occurs during nesting season (typically between February 1 and July 1), the project applicant is required to conduct nesting bird surveys in accordance with the California Department of Fish and Wildlife requirements. In addition, the potential loss of an active raptor nest, including common raptor species, would be considered a violation of the California Fish and Game Code Sections 3503, 3503.5, and 3513. Impacts on an active bird/raptor nests would be considered potentially significant. The Draft SEIR will evaluate potential impacts related to this threshold in greater detail, and will identify mitigation measures as necessary.

**Question e: *Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?***

**Less Than Significant Impact.** Section 1.2.3, Potential Impacts Found To Be Not Significant, of EIR No. 311 found that the DRSP area did not contain prominent or sensitive trees and would not conflict with local policies or ordinances protecting biological resources, and no significant impacts were identified. Section 2.4.2, Effects Found Not to be Significant, of SEIR No. 340 found that the Anaheim Resort is not located within the Scenic Corridor Overlay (which includes Specimen Tree preservation policies) and is not subject to any local policies or ordinances protecting biological resources and identified that a significant impact would not occur. Implementation of the Project would require removal of ornamental trees on the privately-owned land and may require the removal of street trees within the City's rights-of-way. The Anaheim Resort is maintained by the Anaheim Resort Maintenance District (ARMD) and the Project would be required to comply with all applicable ARMD requirements associated with the public realm landscaping throughout the DRSP and ARSP. There are no local policies protecting trees on private property within this portion of the City. Therefore, impacts associated with policies and ordinances protecting biological resources would be less than significant, and no mitigation measures are required. No further analysis is necessary in the Draft SEIR.

**Question f: *Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan?***

**No Impact.** This issue was not analyzed in EIR No. 311. Section 2.4.2, Effects Found Not to be Significant, of SEIR No. 340 found that the ARSP is not located within an area classified as sensitive community such as a Natural Community Conservation Plan/Habitat Conservation Plan (NCCP/HCP), therefore a significant impact was not identified. The Project site is not located within the Orange County's Central and Coastal NCCP/HCP area and does not contain any sites designated for nature reserves under the NCCP. According to the Anaheim General Plan Green Element, a portion of the City generally south of SR-91 and east of SR-55 is located within the NCCP; this area is over 11.75 miles northeast of the Project site (City of Anaheim 2004a). Implementation of the Project would not conflict with the provision of any adopted habitat conservation plan. No impact would occur and no mitigation measures are required. No further analysis is necessary in the Draft SEIR.



### 3.5 CULTURAL RESOURCES

**Question a:** *Would the project cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?*

**Potentially Significant Impact.** Section 3.13, Cultural Resources, of EIR No. 311 concluded that no impacts to historical resources were expected to occur from development of the DRSP. Section 5.4, Cultural Resources, of SEIR No. 340 determined that no designated historical resources exist within the ARSP; however, mitigation, which requires evidence that any structures aged 45 years or older are not eligible for historical designation, was identified to preclude any impacts to unknown historical resources. Section 15064.5 of the CEQA Guidelines defines historic resources as resources listed or determined to be eligible for listing by the State Historical Resources Commission in the California Register of Historical Resources (CRHR), listed in a local register of historical resources, or identified as historically significant by the lead agency. The criteria for listing resources in the CRHR were expressly developed in accordance with previously established criteria developed for listing in the National Register of Historic Places (per the criteria listed at 36 CFR 60.4) and include those listed below

- i. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- ii. Is associated with the lives of persons important in our past;
- iii. Embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- iv. Has yielded, or may be likely to yield, information important in prehistory or history.

According to the *Citywide Historic Preservation Plan*, there are no historical landmarks or historic districts in the Project site (City of Anaheim 2010). The nearest site identified in the *National Register of Historic Places* is the Truxaw-Gervais House located at 887 S. Anaheim Boulevard, approximately 0.25-mile northeast of the Project site (NPS 2021). Also, there are no nearby California Historical Landmarks (California State Parks 2021). However, given the passage of time, there is potential for historic resources to be located in the Project site, which may not have been previously evaluated or that may not have been of historic age (e.g., fifty years old) when previous historical resources identification efforts occurred. Therefore, potentially significant impacts may result and the Draft SEIR will evaluate the potential existence of historical resources in the Project site based on recent documentation as well as any potential impacts, and will identify mitigation measures as necessary.

**Question b:** *Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 of the CEQA Guidelines?*

**Less Than Significant With Mitigation.** Section 3.13, Cultural Resources, of EIR No. 311 concluded that no impacts to cultural, historic, or prehistoric resources were expected to occur from development of the DRSP; however, mitigation was identified requiring evidence that an archaeologist has been hired to identify and evaluate any unexpected discoveries of cultural resources during grading or development which reduced impacts to less than significant levels. Section 5.4, Cultural Resources, of SEIR No. 340 found that no resources are anticipated to be discovered in the ARSP; however, implementation of identified mitigation requiring evidence that an archaeologist has been hired for the Project would reduce impacts to less than significant

levels. The Project site is generally developed and the currently vacant parcels throughout the Project site have been developed previously.

The Project may result in development that would require excavation to depths greater than were disturbed by previous development within previously undisturbed soils. Therefore, there is the potential to encounter unknown archaeological resources associated with the Project. The Draft SEIR will evaluate potential impacts related to this threshold in greater detail, and will identify mitigation measures as necessary.

**Question c: *Would the project disturb any human remains, including those interred outside of dedicated cemeteries?***

**Less Than Significant Impact.** This issue was not analyzed in EIR No. 311. Section 5.4, Cultural Resources, of SEIR No. 340 concluded that grading and construction activities associated with buildout of the ARSP could disturb previously unknown human remains, including those interred outside of formal cemeteries, which would be considered a significant impact. However, compliance with standard requirements would reduce this impact to a level considered less than significant. As disclosed in EIR No. 311 and SEIR No. 340, the Project involves ground disturbance, which could potentially result in the inadvertent discovery of human remains. However, the Project site has been previously disturbed and the likelihood of finding human remains is low. As stated in SEIR No. 340, California Health and Safety Code Section 7050.5 requires that in the event that human remains are discovered during project activities, disturbance of the site shall halt until the coroner has conducted an investigation into the circumstances, manner, and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative. If the coroner determines that the remains are not subject to his or her authority and if the coroner has reason to believe the human remains are those of a Native American, he or she shall contact the Native American Heritage Commission by telephone within 24 hours. The Project would comply with existing laws, including Public Resources Code Section 5097.98, and potential impacts to human remains would be less than significant. No mitigation measures are required. No further analysis is necessary in the Draft SEIR.

### 3.6 **ENERGY**

**Question a: *Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?***

**Question b: *Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?***

**Less Than Significant With Mitigation.** EIR No. 311 and SEIR No. 340 did not directly address energy consumption related impacts, although they did provide analysis of electricity and natural gas demand. Section 3.14, Energy, of EIR No. 311 discussed energy demand and capacity, but did not address the 2019 CEQA Checklist questions as they relate to efficient use of energy resources. EIR No. 311 also found that energy consumption with mitigation would result in vehicular fuel consumption impacts and other energy usage impacts at a level not considered significant. SEIR No. 340 addressed adequacy of existing infrastructure in Sections 5.15 through 5.18, and the greenhouse gas emissions analysis provided in Section 5.6, Greenhouse Gas Emissions, included an evaluation of energy efficiency requirements applicable to the ARSP. Also, Section 5.17, Electricity, of SEIR No. 340 discussed energy demand and utility capacity, but did not fully address the 2019 CEQA Checklist questions as they relate to efficient use of energy

resources as they were not in effect at the time. The Project would consume energy during the construction and operations phases of the Project. The Project would be required to comply with the State of California's Title 24 Building Standards and the latest CEC building energy efficiency standards, which would minimize electrical energy usage associated with the Project. Impacts related to Energy were analyzed in EIR No. 311 and SEIR No. 340. Implementation of the Project would allow development of a mix of uses in locations and densities different from what was analyzed in prior environmental documentation, which may result in a considerable increase in energy impacts. The Draft SEIR will evaluate potential impacts related to this threshold in greater detail, and will identify mitigation measures as necessary.

### **3.7 GEOLOGY AND SOILS**

**Question a:** *Would the project directly or indirectly cause 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.*

*(ii) Strong seismic ground shaking?*

**Less Than Significant With Mitigation.** Section 4.6, Earth Resource, of EIR No. 311 determined that the Disneyland Resort Project would expose people to seismic risk typical of Southern California. Such a risk was considered less than significant with implementation of mitigation requiring the preparation of a soils and geological report; approval of foundation design information; submission of a report regarding foundation excavations; submission of plans showing analysis of earthquake loading; training with the Fire Department for hotel staff and cast members; and approval of an earthquake emergency response plan for hotels. Section 5.5, Geology and Soils, of SEIR No. 340 concluded that the project would be exposed to seismic ground shaking; however, with implementation of the proposed mitigation, impacts would be reduced to a less than significant level. The Project site is located in the highly seismic Southern California region in the influence area of several fault systems. Although the Project site does not lie within the boundaries of an Earthquake Fault Zone as defined by the State of California in the Alquist-Priolo Earthquake Fault Zoning Act (CGS 2021), the proximity of known faults may potentially cause substantial adverse effects related to rupture of a known earthquake fault or seismic ground shaking. The Draft SEIR will evaluate potential impacts related to this threshold in greater detail, and will identify mitigation measures as necessary.

**Question a:** *Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:*

*(iii) Seismic-related ground failure, including liquefaction?*

**Less Than Significant Impact.** Section 4.6, Earth Resources, of EIR No. 311 determined that the potential for liquefaction at The Disneyland Resort is very low. During preparation of the Initial Study for SEIR No. 340, the City of Anaheim determined that the project would not have a significant impact on seismic-related ground failure, including liquefaction and no further analysis of this issue was presented in SEIR No. 340. Liquefaction refers to loose, saturated sand or gravel deposits that lose their load supporting capability when subjected to intense shaking. Any buildings or structures on these sediments may float, sink, or tilt as if on a body of water. Liquefaction potential is based on three main factors: 1) cohesionless, granular soils with relatively low densities (usually of Holocene age); 2) shallow groundwater (generally less than 50 feet); and

3) moderate to high seismic ground shaking. Lateral spreading refers to lateral displacement of large, surficial blocks of soil as a result of pore pressure buildup or liquefaction in a subsurface layer. Based on a review of the liquefaction zone mapping maintained by the California Geological Survey (CGS), the Project site is not located within a liquefaction zone (CGS 2021a). A liquefaction zone is defined as an area where historical liquefaction or local geologic, geotechnical, and groundwater conditions indicate a potential for permanent ground displacements, such that mitigation would be required. Therefore, the Project site is not prone to liquefaction and a less than significant impact would occur with implementation of the Project, and no mitigation measures are required. No further analysis is necessary in the Draft SEIR.

**Question a: *Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:***

**(iv) *Landslides?***

**No Impact.** Section 4.6, Earth Resources, of EIR No. 311 determined that impacts related to geology and soils are based primarily on site-specific conditions. The exception to this is in instances where development of a project might affect the geology of the adjacent development areas (e.g., due to extensive erosion or landslides). The Disneyland Resort project area is not affected by any of the specific geologic conditions mentioned above as the effects relating to geology and soils can be mitigated. During preparation of the Initial Study for SEIR No. 340, the City of Anaheim determined that the project would not have a significant impact on landslides and no further analysis of this issue was presented in SEIR No. 340. Susceptibility of slopes to landslides and other forms of slope failure depend on several factors, which are usually present in combination—steep slopes, condition of rock and soil materials, presence of water, formational contacts, geologic shear zones, seismic activity, etc. According to the mapping maintained by CGS and consistent with the findings in EIR No. 311 and SEIR No. 340, the Project site is not located in a designated landslide hazard zone, nor is it located near an unstable slope (CGS 2021a). Therefore, the Project site and immediate surrounding areas are not susceptible to landslides and no impact would occur, and no mitigation measures are required. No further analysis is necessary in the Draft SEIR.

**Question b: *Would the project result in substantial soil erosion or the loss of topsoil?***

**Less Than Significant With Mitigation.** As stated previously, Section 4.6, Earth Resources, of EIR No. 311 concluded that soil erosion may occur along project boundaries during construction and in areas where temporary soil storage is required; however, due to the topography of the site, the potential for erosion is not significant. Section 5.5, Geology and Soils, of SEIR No. 340 concluded that future buildout of the Anaheim Resort would expose areas to erosion and loss of topsoil during demolition and/or construction activities. Adherence to standard requirements would ensure that this impact would be less than significant. The Project site is located in a relatively flat and developed area; however, Project construction would expose soils on the Project site and would potentially require the hauling of soil and demolition materials off-site, which could result in soil erosion and the loss of topsoil if not implemented consistent with regulatory requirements. The Draft SEIR will evaluate potential impacts related to this threshold in greater detail, and will identify mitigation measures as necessary.

**Question c:** *Would the project 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?*

**Less Than Significant Impact.** Section 4.6, Earth Resources, of EIR No. 311 determined that because the earth materials underlying the site are relatively dense, the potential for subsidence at the project site is minimal. During preparation of the Initial Study for SEIR No. 340, the City determined that the project would not have a significant impact 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 and no further analysis of this issue was presented in SEIR No. 340. Consistent with the findings of EIR No. 311 and SEIR No. 340, the Project site is not located on a geologic unit or soil that is unstable. As discussed in Threshold 3.7(a)(iv), the Project site is not located in an area subject to landslides. Lateral spreading, a phenomenon associated with liquefaction, is a function of ground-shaking and may occur during an earthquake. The potential for earthquake-induced lateral spreading of confined, discontinuous interbedded zones of liquefiable sandy soils underlying a relatively level surface is low. As discussed under the analysis of Threshold 3.7(a)(iii) above, impacts from seismic-related ground failure related to liquefaction for the Project are considered to be less than significant.

Land subsidence and collapse can occur due to the loss of surface elevation from the removal of subsurface support, usually due to the withdrawal of groundwater, oil, or natural gas. The Project would not involve activities that would remove subsurface support as noted above; therefore, less than significant impacts related to subsidence and collapse would occur. Therefore, the Project would result in a less than significant impact, and no mitigation measures are required. No further analysis is necessary in the Draft SEIR.

**Question d:** *Would the project be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2010), creating substantial direct or indirect risks to life or property?*

**Less Than Significant With Mitigation.** This issue was not analyzed in EIR No. 311. Section 5.5, Geology and Soils, of SEIR No. 340 concluded that expansive soils are known to exist within The Anaheim Resort; therefore, buildout of the ARSP may result in a significant impact related to expansive soil. Implementation of proposed mitigation would reduce impacts to less than significant levels. Expansive soils shrink or swell as the moisture content decreases or increases; the shrinking can shift, crack, or break structures built on such soils. As noted in SEIR No. 340, expansive soils are known to exist in The Anaheim Resort. The Draft SEIR will evaluate potential impacts related to this threshold in greater detail, and will identify mitigation measures as necessary.

**Question e:** *Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?*

**No Impact.** This issue was not analyzed in EIR No. 311. During preparation of the Initial Study for SEIR No. 340, the City determined that the project would not have a significant impact on soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems and no further analysis of this issue was presented in SEIR No. 340. The Project would not involve the use of septic tanks or alternative sewer disposal systems. Therefore, no impacts related to supporting septic tanks or alternative wastewater disposal systems would occur, and no mitigation measures are required. No further analysis is necessary in the Draft SEIR.

**Question f: *Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?***

**Less Than Significant With Mitigation.** Section 4.13, Cultural Resources, of EIR No. 311 and Section 5.4, Cultural Resources, of SEIR No. 340 concluded that unique paleontological resources are not expected to be present in the Project site. However, the Project may result in development that would require excavation to depths greater than were disturbed by previous development within previously undisturbed soils. Therefore, there is the potential to encounter unknown paleontological resources associated with the Project. The Draft SEIR will evaluate potential impacts related to this threshold in greater detail, and will identify mitigation measures as necessary.

### **3.8 GREENHOUSE GAS EMISSIONS**

**Question a: *Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?***

**Potentially Significant Impact.** EIR No. 311 did not directly address greenhouse gas emissions; however, an analysis of the Disneyland Resort Project's impacts related to energy was provided in Section 3.14, Energy. Section 5.6, Greenhouse Gas Emissions, of SEIR 340 included a full GHG analysis and concluded that although feasible mitigation measures would be incorporated into the Project, the magnitude of the increase in GHG emissions would remain cumulatively considerable and the impact of GHG emissions would be significant and unavoidable. Similar to the analysis prepared for SEIR No. 340, the Project is anticipated to generate GHG emissions from area sources, energy usage, mobile sources, waste disposal, water usage, and construction equipment. The Draft SEIR will evaluate potential impacts related to this threshold in greater detail, and will identify mitigation measures as necessary.

**Question b: *Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?***

**Potentially Significant Impact.** EIR No. 311 did not directly address greenhouse gas emissions; however, an analysis of the Disneyland Resort Project's impacts related to energy was provided in Section 3.14, Energy. Section 5.6, Greenhouse Gas Emissions, of SEIR 340 concluded that although the project would not conflict with applicable regulations and policies adopted for the purpose of reducing greenhouse gas (GHG) emissions, the magnitude of the increase in GHG emissions would remain cumulatively considerable and the impact to GHG emissions would be significant and unavoidable. Similar to the analysis prepared for SEIR No. 340, the Project is not expected to conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing GHG emissions. The applicable plans for the Project consist of the City of Anaheim's *Greenhouse Gas Reduction Plan* (GHG Reduction Plan), adopted May 2020, and the SCAQMD *Interim CEQA GHG Significance Threshold for Stationary Sources, Rules and Plans*. The Draft SEIR will evaluate potential impacts related to this threshold in greater detail, and will identify mitigation measures as necessary.

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### 3.9 HAZARDS AND HAZARDOUS MATERIALS

**Question a:** *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

**Less Than Significant With Mitigation.** Section 4.11, Hazardous Materials, of EIR No. 311 concluded that impacts associated with the potential release of hazardous materials would be reduced to a level considered less than significant with implementation of mitigation, which requires expansion of compliance efforts for the utilization of hazardous materials. During preparation of the Initial Study for SEIR No. 340, the City determined that the project would not have a significant impact on the routine transport, use, or disposal of hazardous materials and no further analysis of this issue was presented in SEIR No. 340. The Project would involve development of previously approved and entitled land uses in different areas throughout the DRSP and ARSP.

Project construction activities routinely involve the transport, use and handling, and disposal of limited volumes of commonly used hazardous materials, such as petroleum (fuel), paints, adhesives, and solvents. During construction, there is a limited risk of spills and/or accidental release of hazardous materials that are used for the operation and maintenance of construction equipment. The on-site temporary handling, storage, and usage of these materials would be subject to applicable local, State, and/or federal regulations, including Best Management Practices (BMPs) required by the City and California Occupational Safety and Health Administration (CalOSHA) requirements. Any hazardous materials used during construction would also be transported, used, stored, and disposed of according to any applicable local, State, and/or federal regulations. The Project would result in the on-site handling of materials that are common in similar urban developments, such as commercial cleansers, solvents and other janitorial or industrial-use materials; paints; and landscape fertilizers/pesticides. While many such common materials are technically labeled “hazardous”, the presence of such materials is common in a mixed-use urban environment and their transport. The Draft SEIR will evaluate potential impacts related to this threshold in greater detail, and will identify mitigation measures as necessary.

**Question b:** *Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*

**Less Than Significant With Mitigation.** Section 4.11, Hazardous Materials, of EIR No. 311 concluded that impacts associated with the potential release of hazardous materials would be reduced to a level considered less than significant with implementation of mitigation, which requires expansion of compliance efforts for the utilization of hazardous materials. During preparation of the Initial Study for SEIR No. 340, the City of Anaheim determined that the proposed project would not have a significant impact related to the release of hazardous materials into the environment and no further analysis of this issue was presented in SEIR No. 340.

Project construction activities routinely involve the use and handling of limited volumes of commonly used hazardous materials, such as petroleum (fuel), paints, adhesives, and solvents. During construction, there is a limited risk of spills and/or accidental release of hazardous materials that are used for the operation and maintenance of construction equipment. The on-site temporary handling, storage, and usage of these materials would be subject to applicable local, State, and/or federal regulations, including Best Management Practices (BMPs) required by the City and California Occupational Safety and Health Administration (CalOSHA) requirements. Any hazardous materials used during construction would also be transported, used, stored, and

disposed of according to any applicable local, State, and/or federal regulations. Compliance with standard State and local construction requirements would ensure the risk of any damage or injury from any potential spill hazards would be less than significant level.

Due to the nature of the Project site, there is a potential for discovery of unknown hazardous materials or waste, including previously unknown underground storage tanks. The discovery of these materials may result in a significant impact related to accidental release of hazardous materials into the environment.

Furthermore, given the age of the buildings on the Project site, asbestos-containing materials (ACMs) and lead-based paint (LBP) may be present within interior and/or exterior materials and surfaces. Demolition of the buildings could expose construction personnel to ACMs and LBP unless proper precautions are taken to minimize risk of exposure. The Draft SEIR will evaluate potential impacts related to this threshold in greater detail, and will identify mitigation measures as necessary.

**Question c:** *Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

**Less Than Significant Impact.** This issue was not analyzed in EIR No. 311. During preparation of the Initial Study for SEIR No. 340, the City determined that the project would not have a significant impact related to the emissions or handling of hazardous materials within one-quarter mile of an existing or proposed school and no further analysis of this issue was presented in SEIR No. 340.

The Project is located within a quarter-mile of existing schools, which include Parkview Elementary School (0.1-mile to the west), Paul Revere Elementary (0.12-mile to the east), and Earl Warren Elementary School (0.1-mile to the south). Also, Orange Grove Elementary School is located adjacent to the northern portion of the Project site within the boundaries of the ARSP (Google Earth 2021). However, as noted above, the Project would not involve the storage, handling, or transport of hazardous materials beyond those associated with typical construction and operational activities such as common cleaners and detergents. The handling and transport of these materials would be conducted in compliance with all applicable federal, State, and local laws and regulations regarding hazardous waste. Therefore, impacts would be less than significant, and no mitigation measures are required. No further analysis is necessary in the Draft SEIR.

**Question d:** *Would the project 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?*

**Less Than Significant With Mitigation.** Section 3.11, Hazardous Materials, of EIR No. 311 concluded that impacts associated with the potential release of hazardous materials would be reduced to a level considered less than significant with implementation of mitigation, based on review of available hazardous materials sites at that time. Mitigation included compliance with applicable local regulatory requirements as well as measures related to specific hazardous materials sites. SEIR No. 340 identified no active sites identified on the Cortese List compiled pursuant to Government Code Section 65962.5 within the boundaries of or adjacent to the ARSP. According to a review of the Department of Toxic Substance Control's EnviroStor mapper, there are no parcels within the Project site that are listed on the Cortese list compiled pursuant to



Government Code Section 65962.5 (DTSC 2021). Of the hazardous materials sites identified in the Project vicinity, none of the sites pose a hazard to the Project site.

Due to the nature of the Project site, there is a potential for discovery of unknown hazardous materials or waste, including previously unknown underground storage tanks. The discovery of these materials may result in a significant impact related to accidental release of hazardous materials into the environment. The Draft SEIR will evaluate potential impacts related to this threshold in greater detail, and will identify mitigation measures as necessary.

**Question 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 or excessive noise for people residing or working in the project area?*

**No Impact.** This issue was not analyzed in EIR No. 311. During preparation of the Initial Study for SEIR No. 340, the City determined that the project would not have a significant impact related to a safety hazard or excessive noise for people residing or working in the project area and no further analysis of this issue was presented in SEIR No. 340. The Project site is not within an adopted Airport Land Use Plan or located in the vicinity of a private airstrip, heliport, or helistop. No impact would occur, and no mitigation measures are required. No further analysis is necessary in the Draft SEIR.

**Question f:** *Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

**Less Than Significant Impact.** This issue was not analyzed in EIR No. 311. During preparation of the Initial Study for SEIR No. 340, the City of Anaheim determined that the proposed project would not have a significant impact on an adopted emergency response or evacuation plan and no further analysis of this issue was presented in SEIR No. 340. The Project site is located within a fully developed area of the City and any future modifications to the circulation system with the potential to impact emergency response or evacuation plans would be subject to review and approval by the City of Anaheim Planning Department, Fire Department, and Department of Public Works. Therefore, a less than significant impact would occur, and no mitigation measures are required. No further analysis is necessary in the Draft SEIR.

**Question g:** *Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?*

**No Impact.** The topic of wildfires was not analyzed in EIR No. 311 or SEIR No. 340. However, the Project site is located within an urban, developed area and would not be subject to wildland fire risks. No impact would occur, and no mitigation measures are required. No further analysis is necessary in the Draft SEIR.

### **3.10 HYDROLOGY AND WATER QUALITY**

**Question a:** *Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?*

**Less Than Significant With Mitigation.** This issue was not analyzed in EIR No. 311. SEIR No. 340 concluded that implementation of the project would result in short-term construction-related and long-term operational water quality impacts. These impacts would be mitigated to a level considered less than significant with implementation of proposed mitigation and compliance with

standard requirements. The Project would generate typical urban pollutants (e.g., sediment, petroleum hydrocarbons, pesticides, and cleaning agents) that could be discharged into the local and regional drainage systems. Also, the Project could result in short-term construction impacts to surface water quality from grading and other construction-related activities (e.g., erosion, sediment, spills and leaks from construction equipment). While EIR No. 311 and SEIR No. 340 analyzed hydrology and water quality impacts and required the implementation of mitigation measures, the Draft SEIR will describe current water quality conditions and provide an analysis of potential short-term and long-term water quality impacts associated with the project. The Draft SEIR will evaluate potential impacts related to this threshold in greater detail, and will identify mitigation measures as necessary.

**Question b: *Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?***

**Less Than Significant With Mitigation.** This issue was not analyzed in EIR No. 311. Section 5.8, Hydrology and Water Quality, of SEIR No. 340 concluded that excavation and grading activities for future development according to the ARSP would not result in direct impacts to the underlying groundwater resources. However, buildout within the C-R and PR Districts would result in an increase in long-term demand for domestic water, landscape irrigation, and maintenance activities. Implementation of proposed mitigation would reduce demand for groundwater resources, and potential impacts would be mitigated to a less than significant level. The City of Anaheim owns and operates a network of groundwater wells to supply potable water to their users (Anaheim 2004). The City receives approximately 75 percent of its water supply from groundwater and 25 percent from imported water. The Project could lead to an increased demand for water, which could lead to an increase in groundwater pumping. However, a replenishment assessment fee is levied on cities in accordance with the Orange County Water District Act for the amount of groundwater extracted, and this fee is used by Orange County Water District (OCWD) for various groundwater replenishment programs to ensure that no overdraft of local groundwater resources occurs. OCWD's groundwater is recharged primarily through artificial replenishment, not natural recharge. Implementation of the Project would shift the potential for development of land uses to new areas of the Project site and could lead to an increase in impervious surfaces. Development may also increase the number of residents and workers in the City, which would increase overall demand for groundwater supplies. EIR No. 311 and SEIR No. 340 analyzed hydrology and water quality impacts and required the implementation of mitigation measures, The Draft SEIR will evaluate potential impacts related to this threshold in greater detail, and will identify mitigation measures as necessary.

**Question c: *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:***

**(i) *result in substantial erosion or siltation on- or off-site?***

**Less Than Significant With Mitigation.** This issue was not analyzed in EIR No. 311. Section 5.8, Hydrology and Water Quality, of SEIR No. 340 concluded that implementation of the project would result in site specific changes to drainage patterns on development sites, but would not adversely impact regional hydrology or drainage flows in the surrounding area. Potential increases in impervious surfaces could increase runoff rates and volumes, while reducing potential for soil erosion. Implementation of proposed mitigation and compliance standard requirements would reduce impacts to a less than significant level. The Project site is in an urban setting and there are no natural streams or rivers within or near the Project site. Also, most of the Project site is covered with impervious surfaces and is relatively flat. Implementation of the Project would not

result in a substantial increase in the amount of impervious surface. The Project would convey storm water to existing storm drains that connect to regional flood control and runoff conveyance facilities. EIR No. 311 and SEIR No. 340 analyzed hydrology and water quality impacts and required the implementation of mitigation measures. The Draft SEIR will evaluate potential impacts related to this threshold in greater detail, and will identify mitigation measures as necessary.

**Question c:** *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:*

- (ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;*
- (iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or*

**Less Than Significant With Mitigation.** Section 3.7, Groundwater and Surface Hydrology, of EIR No. 311 determined that despite stormwater runoff increases related to the development of the DRSP, compliance with National Pollutant Discharge Elimination System (NPDES) permit requirements and implementation of best management practices (BMPs) would reduce any impacts to groundwater and surface hydrology to less than significant levels. Section 5.8, Hydrology and Water Quality, of SEIR No. 340 concluded that implementation of the project may increase runoff volumes and rates to exacerbate existing deficiencies, potentially leading to localized street flooding. Implementation of proposed mitigation and compliance with standard requirements would reduce impacts to a less than significant level. As noted above, buildout of the Project could increase the rate or amount of runoff when compared with existing conditions due to the potential increase of impervious surfaces. If increased, the additional runoff could exceed the capacity of existing or planned stormwater drainage systems in the Project site. EIR No. 311 and SEIR No. 340 analyzed hydrology and water quality impacts and required the implementation of mitigation measures. The Draft SEIR will evaluate potential impacts related to this threshold in greater detail, and will identify mitigation measures as necessary.

**Question c:** *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:*

- (iv) impede or redirect flood flows?*

**No Impact.** This issue was not analyzed in EIR No. 311. During preparation of the Initial Study for SEIR No. 340, the City determined that the project would not have a significant impact related to flood flows and no further analysis of these issues are presented in SEIR No. 340. Consistent with the analysis in Section 3.7, Groundwater and Surface Hydrology, of EIR No. 311 and as discussed in Section 5.8, Hydrology and Water Quality, of SEIR No. 340, the Project site is located within the 100-Year (with flooding below one foot) to 500-Year Flood Zone and within the general limits of the flood impact zones associated with a Prado Dam failure. Implementation of the Project may potentially expose more people and habitable structures to potential flooding. However, development of structures in compliance with local, State, and federal regulations, including compliance with the Cobey-Alquist Floodplain Management Act requirements and State of California Model Ordinance as set forth in the City of Anaheim General Plan, would ensure that significant impacts would not occur. Therefore, because the Project site is in the same location as previously analyzed in EIR No. 311 and SEIR No. 340 and because the flood conditions in the

area are unchanged, a new significant impact or a substantial increase in the severity of previously identified effects would not occur related to the 100-year flood hazard area from the Project. The impacts identified for the Project would not be greater than what was identified in EIR No. 311 and EIR No. 340 for the Project site; therefore, the Project would not create a new significant impact or a substantial increase in the severity of previously identified effects, and no mitigation measures are required. No further analysis is necessary in the Draft SEIR.

**Question d: *Would the project in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?***

**No Impact.** Section 3.7, Groundwater and Surface Hydrology, of EIR No. 311 determined that there is no potential for tsunami or seiche damage at the Disneyland Resort. During preparation of the Initial Study for SEIR No. 340, the City determined that the project would not have a significant impact related to flood hazards, tsunamis, or seiche zones, and no further analysis of these issues are presented in SEIR No. 340. Development of the Project would not result in any hazards arising from a seiche, tsunami, or mudflow.

- **Tsunami:** A tsunami is a large wave generated by an earthquake, landslide, or volcanic eruption. The Project site is approximately 10.65-miles from the Pacific Ocean and is outside of the tsunami inundation zone.
- **Seiche:** Seiches are waves that oscillate in enclosed water bodies, such as reservoirs, lakes, ponds, or semi enclosed bodies of water. Seiches may be triggered by moderate or large submarine earthquakes or sometimes by large onshore earthquakes. There are no large bodies of water in the immediate vicinity of the Project site, and no significant impacts from an earthquake-induced seiche would occur.
- **Mudflow:** Mud and debris flows are mass movements of dirt and debris that occur after intense rainfall, earthquakes, and severe wildfires. The speed of a slide depends on the amount of precipitation and steepness of the slope. The Project site is relatively flat and is outside of the impacted zones for earthquake-induced landslides. Therefore, there is no expectation of mudflows or debris slides to occur in the Project site.

No impact arising from a seiche, tsunami, or mudflow would occur, and no mitigation measures are required. No further analysis is necessary in the Draft SEIR.

**Question e: *Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?***

**Less Than Significant With Mitigation.** This issue was not analyzed in EIR No. 311 or SEIR No. 340. The Project has the potential to introduce sources of water pollutants that would have the potential to interfere with a water quality control plan or sustainable groundwater management plan. The Draft SEIR will evaluate potential impacts related to this threshold in greater detail, and will identify mitigation measures as necessary.

### **3.11 LAND USE AND PLANNING**

**Question a: *Would the project physically divide an established community?***

**Less Than Significant Impact.** This issue was not analyzed in EIR No. 311. Section 5.9, Land Use and Planning, of SEIR No. 340 concluded that implementation of the project has the potential to divide or eliminate the established community present at the two mobile home parks. However, pursuant to the Anaheim Municipal Code, impacts associated with the conversion of the mobile home parks to other uses would be mitigated. Therefore, impacts associated with the division of

an established community would be less than significant. The Project site is developed with a variety of land uses, with residential uses abutting the Project site at various locations. The Project would not convert existing residential uses to commercial uses. Although the Project would involve redevelopment of currently developed areas, all areas are under the ownership or control of the Applicant or related Disney entities and are currently developed with visitor-serving uses. Additionally, public access would be maintained around the Project site along public roadways. The Project includes the abandonment of the public right-of-way in Magic Way between Walnut Street and Disneyland Drive, in Disneyland Drive between Magic Way and Katella Avenue, and in Clementine Street between Katella Avenue and the southern property line of the proposed Southeast District of the DRSP, previously dedicated by Disney to the City. Alternative pedestrian through access as well as vehicular access to the Disneyland Hotel would be provided in the immediate area. Impacts would be less than significant. The Project includes the construction of pedestrian bridge(s) over Harbor Boulevard, which would not block or otherwise impair public circulation. The Project would have a less than significant impact, and no mitigation measures are required. No further analysis is necessary in the Draft SEIR.

**Question b:** *Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?*

**Less Than Significant With Mitigation** The analysis of the DRSP in Section 3.1, Land Use-Related Plans and Policies, and Section 3.2, Land Use Compatibility, of EIR No. 311 determined that the project would require an amendment to the Orange County Master Plan of Arterial Highways (MPAH) (OCTA 2021). This was not considered a significant impact. Additionally, the Project would be consistent with all other land use plans and policies. Section 5.9, Land Use and Planning, of SEIR No. 340 concluded that the project would be consistent with the respective goals and policies of local and regional regulatory and planning documents. No impacts would occur. The Project would continue development generally in accordance with the land use designations set forth in the DRSP and ARSP. The Draft SEIR will evaluate potential impacts related to this threshold in greater detail, and will identify mitigation measures as necessary.

### **3.12 MINERAL RESOURCES**

**Question a:** *Would the project 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?*

**No Impact.** This issue was not analyzed in EIR No. 311. According to SEIR No. 340, the ARSP area is not located in an area designated as a Mineral Resource Zone (MRZ) or Regionally Significant Aggregate Resources Area. Because no additional excavation beyond what was previously evaluated would occur, the project would not result in the loss of any mineral resource. The California Geological Survey Mineral Resources Project provides information about California's non-fuel mineral resources. The Mineral Resources Project classifies lands throughout the state that contain regionally significant mineral resources, as mandated by the Surface Mining and Reclamation Act (SMARA) of 1975. The Project site does not occur within any MRZs mapped by the California Geological Survey (DOC 2021b). No loss of availability of known resources would result from Project implementation, no impact would occur, and no mitigation measures are required. No further analysis is necessary in the Draft SEIR.

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**Question b:** *Would the project 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?*

**No Impact.** This issue was not analyzed in EIR No. 311. During preparation of the Initial Study for SEIR No. 340 the City determined that the ARSP area is not located in an area designated as a Mineral Resource Zone (MRZ) or Regionally Significant Aggregate Resources Area. Because no additional excavation beyond what was previously evaluated would occur, the project would not result in the loss of any mineral resource, and no further analysis of this issue was presented in SEIR No. 340. The Project site is not a locally important mineral resource recovery site delineated in the Anaheim General Plan (City of Anaheim 2004a). Therefore, implementation of the Project would not result in the loss of availability of a locally important mineral resource. No impact would occur, and no mitigation measures are required. No further analysis is necessary in the Draft SEIR.

### 3.13 NOISE

**Question a:** *Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*

**Potentially Significant Impact.** Section 3.5, Noise, of EIR No. 311 determined that implementation of mitigation would reduce any potential noise impacts from parking facilities, fireworks and the proposed amphitheater in the second theme park to a level considered less than significant. Traffic-related noise impacts were within the limits of the Noise Ordinance and therefore would be considered less than significant. Section 5.10, Noise, of SEIR No. 340 concluded that construction activities associated with future development within the ARSP area have the potential to significantly impact noise-sensitive receptors. Adherence to the standard requirements and implementation of the proposed mitigation would reduce potential impacts; however, these impacts may remain significant and unavoidable. The Project has the potential to increase noise levels in the vicinity of the Project site related to theme park attractions and outdoor activities, as well as operational sources such as vehicle noise and building equipment noise. In addition, Project-related demolition and construction activities could generate noise affecting nearby noise sensitive land uses. The Draft SEIR will evaluate potential impacts related to this threshold in greater detail, and will identify mitigation measures as necessary.

**Question b:** *Would the project result in generation of excessive groundborne vibration or groundborne noise levels?*

**Potentially Significant Impact.** Section 3.5, Noise, of EIR No. 311 determined that implementation of mitigation would reduce any potential noise impacts from parking facilities, fireworks and the proposed amphitheater in the second theme park to a level considered less than significant. Traffic-related noise impacts were within the limits of the Noise Ordinance and therefore would be considered less than significant. Section 5.10, Noise, of SEIR No. 340 concluded that construction activities related to future development projects within the ARSP area have the potential to generate vibration and groundbourne vibration impacts. Implementation of proposed mitigation would reduce these potential impacts to less than significant levels. Groundborne vibration or noise would primarily be associated with construction activities of future development projects that would be accommodated by the Project. These increased levels of vibration could impact vibration-sensitive land uses in and surrounding the Project site. The Draft SEIR will evaluate potential impacts related to this threshold in greater detail, and will identify mitigation measures as necessary.

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**Question c:** *For a project located within the vicinity of a private airstrip or 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?*

**No Impact.** This issue was not analyzed in EIR No. 311. During preparation of the Initial Study for SEIR No. 340, the City determined that the project would not have a significant adverse impact related to projects located within the vicinity of a private airstrip or an airport land use plan or, and no further analysis of these issues is presented in SEIR No. 340. The Project site is not located within the vicinity of a private airstrip or within an airport land use plan. The nearest airport to the Project site is Fullerton Municipal Airport, approximately 4.7 miles to the northwest (Airlines.com 2021). Future guests and cast members at the Project site would not be exposed to excessive noise levels from aircraft-related operations. No impact would occur, and no mitigation measures are required. No further analysis is necessary in the Draft SEIR.

### 3.14 POPULATION AND HOUSING

**Question a:** *Would the project induce substantial unplanned 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)?*

**Less Than Significant With Mitigation.** Section 3.9, Employment, Population, and Housing, of EIR No. 311 determined that the Disneyland Resort Project would result in minimal growth within the City, and would not create a significant impact to employment, population, or housing. According to Section 5.11, Population and Housing, of SEIR No. 340, buildout of the ARSP has the potential to increase population by approximately 9,099 residents and result in a demand for 2,757 housing units in the City of Anaheim. However, it was identified that the increases related to population and housing would be well within City of Anaheim projections and represent a less than significant impact. Additionally, the creation of 2,757 new households, was assumed in the Regional Housing Needs Assessment (RHNA) prepared by the Southern California Association of Governments (SCAG). The Draft SEIR will evaluate potential impacts on local and regional population, housing, and employment resulting from implementation of the Project, as well as consistency with local and regional planning programs. This analysis will provide a comparison between what was presented in EIR No. 311 and SEIR No. 340 and will focus analysis on any new impacts which were not previously addressed. The Draft SEIR will evaluate potential impacts related to this threshold in greater detail, and will identify mitigation measures as necessary.

**Question b:** *Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?*

**No Impact.** Section 3.9, Employment, Population, and Housing, of EIR No. 311 determined that the Disneyland Resort Project would result in minimal growth within the City, and would not create a significant impact to employment, population, or housing. Section 5.11, Population and Housing, of SEIR No. 340 concluded that implementation of the project has the potential to displace housing units and residents associated with the Mobile Home Park (MHP) overlay zone. However, assuming compliance with State law and the requirements of the Anaheim Municipal Code, impacts would be less than significant. The Project would not require the removal of housing units or displacement of residents. Although the Project would remove the current General Plan's planned extension of Gene Autry Way through an existing area zoned for and developed with residential uses, the modification would not displace any housing. No impact would occur, and no mitigation measures are required. No further analysis is necessary in the Draft SEIR.

### 3.15 PUBLIC SERVICES

**Question a:** *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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:*

#### ***Fire Protection?***

**Less Than Significant With Mitigation.** Section 3.10.1, Fire Protection, of EIR No. 311 concluded that the Disneyland Resort Project would increase the demand for fire protection services thus increasing response times, the number of service call responses, and the number of search, rescue, and disaster responses. However, this increased demand would be satisfied with implementation of mitigation to include an additional inspector and plan checker in combination with roadway and intersection improvements. According to Section 5.12, Public Services, of SEIR No. 340, buildout of the ARSP would create additional demand for fire and/or emergency rescue services, but potential impacts would be reduced to less than significant levels with mitigation. The Project site is served by the City of Anaheim Department of Fire & Rescue (AF&R) for fire protection services. Implementation of the Project may increase the demand for fire protection services. Consultation with AF&R will be conducted to estimate the level and type of demand associated with the changes the Project is proposing to the projects analyzed in EIR No. 311 and SEIR No. 340 and to evaluate site access. The Draft SEIR will evaluate potential impacts related to this threshold in greater detail, and will identify mitigation measures as necessary.

**Question a:** *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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:*

#### ***Police Protection?***

**Less Than Significant With Mitigation.** According to information contained in Section 3.10.2, Police Services, of EIR No. 311, development of the Disneyland Resort Project would increase the volume of calls for police services. However, implementation of mitigation measures would reduce impacts to a level considered less than significant. According to Section 5.12, Public Services, of EIR No. 340, buildout of the ARSP would create additional demand for police services, but potential impacts would be reduced to less than significant levels with mitigation. The Project site is served by the City of Anaheim Police Department (APD). APD is responsible for patrol, investigations, traffic enforcement, traffic control, vice and narcotics enforcement, airborne patrol, crime suppression, community policing, tourist-oriented policing, and detention facilities. Implementation of the Project may increase the demand for police protection services. Consultation with APD will be conducted to estimate the level and type of demand associated with the changes the Project is proposing to the projects analyzed in EIR No. 311 and SEIR No. 340 and to evaluate site access. The Draft SEIR will evaluate potential impacts related to this threshold in greater detail, and will identify mitigation measures as necessary.



**Question a:** *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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:*

**Schools?**

**Less Than Significant With Mitigation.** Section 3.10.5, Schools, of EIR No. 311 determined that development of the Disneyland Resort Project would not create any direct impacts to local schools because the DRSP does not allow for the construction of new dwelling units. However, school-aged children of project employees would create a potential indirect impact from development of the project that would be mitigated through payment of state-mandated Development Fees. Although not required under State law, Disney entered into an agreement with the Anaheim Elementary School District, formerly known as the Anaheim City School District, for early payment of the fees for buildout of the Disneyland Resort Project. Also, a DRSP project design feature (PDF 3.10.5-1) requires that the Applicant continue to provide educational programs in cooperation with the local community that are designed to enhance and complement the other existing educational opportunities and experiences within the community. Thus, the potential impacts would be reduced to a level considered less than significant.

According to Section 5.12, Public Services, of SEIR No. 340, buildout of the ARSP would generate new school-aged students. Potential impacts would be reduced to less than significant with mitigation, which includes payment of state-mandated Development Fees and the City working cooperatively with school districts to identify opportunities for new schools and school expansion.

The Project does not involve the construction of new dwelling units. Therefore, direct impacts on the Anaheim City School District (ACSD) or the Anaheim Union High School District (AUHSD) are not expected to occur as a result of the Project. However, development of the Project could produce an indirect impact, generating a population increase in the City related to new workers and jobs created by the Project. The Draft SEIR will evaluate potential impacts related to this threshold in greater detail, and will identify mitigation measures as necessary.

**Question a:** *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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:*

**Parks?**

**Less Than Significant With Mitigation.** Section 3.10.4, Parks, of EIR No. 311 determined that development of the Disneyland Resort Project would result in increased use of ball fields by project cast members (employees). Implementation of mitigation would reduce this impact to a level considered less than significant. According to Section 5.12, Public Services, of SEIR No. 340, full buildout or implementation of the ARSP would indirectly increase population by approximately 9,099 residents (8,264 associated with buildout of the C-R District and 835 associated with the convention center expansion within the PR District). Because this increase was identified to take place over the next 20 years and because the ARSP area is not located in a designated Park Deficiency Area, impacts related to the construction or expansion of recreational uses were identified as less than significant. Additionally, SEIR No. 340 concluded

that any residential development project within the Residential Overlay Zone would be subject to the Quimby Act, which requires the provision of parkland and/or the payment of fees, thereby ensuring that a significant impact would not occur. Further, Disney's compliance with MM 3.10.4-2 adopted in connection with EIR No 311 and requiring funding of night lighting of two ballfields and upgrades to two City parks would ensure no impact would occur. Consistent with the findings of EIR No. 311 and SEIR No. 340, no direct increase in demand for City park lands or recreational facilities is expected to result from Project implementation because the Project would function primarily as a visitor-serving use. Additionally, while the Project has the potential to indirectly increase the residential base of the City, the number of potential new residents associated with the increase in employment positions is expected to be minor. The Draft SEIR will evaluate potential impacts related to this threshold in greater detail, and will identify mitigation measures as necessary.

**Question a:** *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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:*

***Other Public Facilities?***

**Less Than Significant With Mitigation.** This issue was not analyzed in EIR No. 311. According to Section 5.12, Public Services, of SEIR No. 340, buildout of the ARSP would introduce new borrowers to the Anaheim Public Library service area. Potential impacts would be reduced to less than significant levels with mitigation. Local public services include libraries, post offices, and hospitals. The Project would result in an incrementally higher demand for such services. The Draft SEIR will evaluate potential impacts related to this threshold in greater detail, and will identify mitigation measures as necessary.

**3.16 RECREATION**

**Question 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?*

**Question 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?*

**Less Than Significant With Mitigation.** EIR No. 311 did not specifically address recreation; however, it did address impacts to parks. Section 3.10.4, Parks, of EIR No. 311 determined that development of the Disneyland Resort Project would result in increased use of ball fields by project cast (employees). Implementation of mitigation would reduce this impact to a level considered less than significant. According to Section 5.13, Recreation, of SEIR No. 340, full buildout or implementation of the ARSP would indirectly increase population by approximately 9,099 residents (8,264 associated with buildout of the C-R District and 835 associated with the convention center expansion within the PR District). Because this increase was identified to take place over the next 20 years and because the ARSP area is not located in a designated Park Deficiency Area, impacts related to the construction or expansion of recreational uses were identified as less than significant. Additionally, Section 5.13, Recreation, of SEIR No. 340 concluded that any residential development project within the Residential Overlay Zone would be subject to the Quimby Act, which requires the provision of parkland and/or the payment of fees,

thereby ensuring that a significant impact would not occur. As discussed previously in Section 3.14, no direct increase in demand for City parklands or recreational facilities would result from project implementation because the project would function primarily as a visitor-serving use. While the Project has the potential to indirectly increase the residential base of the City, the number of potential new residents associated with the increase in employment positions would be so minor that related impacts to recreational facilities would be less than significant. Further, it is impossible to determine where, within the City, the new residents would choose to locate. The Project would not create a new significant impact or a substantial increase in the severity of previously identified effects than those analyzed in EIR No. 311 and SEIR No. 340. Although a significant impact would not occur, adherence to requiring compliance with the *Anaheim Municipal Code*, Section 17.08.250, which requires the provision of parkland and/or the payment of fees, consistent with the Quimby Act and Disney's compliance with MM 3.10.4-2 adopted in connection with EIR No. 311 and requiring funding of night lighting of two ballfields and upgrades to two City parks (described in Section 3.15, Parks) would ensure no impact would occur, and no mitigation measures are required. No further analysis is necessary in the Draft SEIR.

### 3.17 TRANSPORTATION

**Question a:** *Would the project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?*

**Potentially Significant Impact.** In 2013, Governor Brown signed SB 743 into law to better align with State policies that promote public health, infill development, multimodal transportation networks (pedestrian, bicycle, and transit), and the reduction of greenhouse gas emissions. The purpose of SB 743 is to more effectively analyze and disclose a proposed project's transportation-related impacts on the environment as part of the CEQA review process before a decision on a project is made. As amended in December 2018, State CEQA Guidelines Section 15064.3 specifies that vehicle miles traveled (VMT) shall be the most appropriate measure of transportation impacts. VMT refers to the amount and distance of automobile travel attributable to a project. A project's effect on automobile delay and roadway congestion, previously measured by level of service (LOS), will no longer constitute an environmental impact. Although LOS can no longer be used to determine significant impacts under CEQA, LOS analysis may still be included as part of the Project's review for policy consistency outside of and in addition to the CEQA process.

The Draft SEIR will evaluate the Project's consistency with programs, plans, ordinances, and policies related to transit, roadway, bicycle, and pedestrian facilities. The Draft SEIR will evaluate the Project's consistency with the Circulation Element of the City's General Plan and the City's Bicycle Master Plan (Anaheim 2004a and 2017). Impacts related to compliance with plans and policies that establish measures of effective performance of the circulation system could be potentially significant. Therefore, the Draft SEIR will evaluate potential impacts related to this threshold in greater detail, and will identify mitigation measures as necessary.

**Question b:** *Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?*

**Potentially Significant Impact.** This issue was not analyzed in EIR No. 311 or SEIR No. 340. An analysis of vehicle miles traveled (VMT) will be prepared for the Project to evaluate consistency with CEQA Guidelines Section 15064.3, subdivision (b). The Draft SEIR will evaluate potential impacts related to this threshold in greater detail, and will identify mitigation measures as necessary.

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**Question c:** *Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses?*

**Potentially Significant Impact.** This issue was not analyzed in EIR No. 311. During preparation of the Initial Study for SEIR No. 340, the City determined that the project would not have a significant impact on increased hazards due to a geometric design feature or incompatible uses and no further analysis of these issues are presented in SEIR No. 340. The Project would not introduce incompatible uses to area roadways. However, design features would be introduced to the Project site as a part of the Project and the Draft SEIR will analyze their potential to create hazardous conditions (e.g., modifications to existing roadways and intersections, new driveway approaches). The Draft SEIR will evaluate potential impacts related to this threshold in greater detail, and will identify mitigation measures as necessary.

**Question d:** *Would the project result in inadequate emergency access?*

**Potentially Significant Impact.** This issue was not analyzed in EIR No. 311. During preparation of the Initial Study for SEIR No. 340, the City determined that the project would not have a significant impact on emergency access and no further analysis of these issues are presented in SEIR No. 340. The Project would not result in substantial changes to the existing circulation patterns and would not change the circulation system of emergency access routes. As discussed in the Project Description, the Project would involve the abandonment of the public right-of-way in Magic Way between Walnut Avenue and Disneyland Drive, in Disneyland Drive south of Magic Way to Katella Avenue, and in the portion of the proposed extension of Clementine Street between Katella Avenue and the southern boundary of the new Southeast District, previously dedicated by Disney to the City, and the subsequent privatization of Disneyland Drive between Magic Way and Katella Avenue. These modifications would require review and approval by the City and adequate alternative access routes would be identified internal to the DRSP area and the Disney ARSP properties. Additionally, during the building plan check and development review process, the City would coordinate with AF&R and APD to ensure that the necessary fire prevention and emergency response features are incorporated into the Project, and that adequate circulation and access (e.g., adequate turning radii for fire trucks) is provided in the traffic and circulation components of the Project. The Draft SEIR will evaluate potential impacts related to this threshold in greater detail, and will identify mitigation measures as necessary.

### **3.18 TRIBAL CULTURAL RESOURCES**

**Question a:** *Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:*

- i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k).*
- ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.*

**Less Than Significant With Mitigation.** EIR No. 311 and SEIR No. 340 did not directly address impacts to tribal cultural resources. However, Section 3.13, Cultural Resources, of EIR No. 311 concluded no impacts to cultural resources were expected to occur from development of the Disneyland Resort Project. According to Section 5.4, Cultural Resources, of SEIR No. 340, no archaeological resources are anticipated to be discovered in the ARSP area. Both EIR No. 311 and SEIR No. 340 required the hiring of an archaeologist for project development to ensure that if any cultural resources were unexpectedly discovered during grading or development of the project, potential impacts would be mitigated to a level considered less than significant. Section 5.4, Cultural Resources, of SEIR No. 340 also concluded that there is no evidence of Native American human remains in the ARSP area and that adherence to Section 5097.98 of the California Public Resources Code and California Health and Safety Code Section 7050.5 of the California Health and Safety Code would ensure that a significant impact would not occur. While impacts associated with tribal cultural resources are anticipated to be less than significant with mitigation given the prior disturbance of the Project site and prior analysis in EIR No. 311 and SEIR No. 340, tribal consultation will be conducted for the Project pursuant to applicable State laws including Assembly Bill 52 (AB 52) and Senate Bill 18 (SB 18). The Draft SEIR will evaluate potential impacts related to this threshold in greater detail, and will identify mitigation measures as necessary.

### **3.19 UTILITIES AND SERVICE SYSTEMS**

**Question a:** *Would the project require or result in the construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?*

**Less Than Significant With Mitigation.**

#### **Water**

The analysis of water service impacts in Section 3.10.6, Water Service, of EIR No. 311 concluded the capacity of the existing water supply system would be exceeded, resulting in a significant impact. With implementation of mitigation, this impact would be reduced to a level considered less than significant. Section 5.15, Water Supply and Infrastructure, of SEIR No. 340 identified that buildout of the ARSP would exceed capacities of existing water facilities; however, this impact would be mitigated to less than significant level. Further, the projected water demand associated with buildout of the ARSP would be accommodated through existing and projected supplies. Implementation of mitigation would ensure water conservation measures would be incorporated into future development to ensure that water supplies remain reliable into the future.

#### **Sewer/Wastewater**

Section 3.10.7, Wastewater/Sewer Service, of EIR No. 311 reported that the existing sewer facilities in the area were at capacity and local improvements would be required to accommodate project-related volume increases. Implementation of the recommended improvements in the City's South-Central Area Sewer Deficiency Study also would be required to accommodate the development of The Disneyland Resort Project in the future. However, the County Sanitation District of Orange County was determined to have adequate treatment plant capacity to serve the project. Implementation of mitigation outlined in EIR No. 311 would reduce all impacts to a level considered less than significant. According to Section 5.16, Sewer, of SEIR No. 340, the sewer treatment requirements of the Santa Ana Regional Water Quality Control Board (RWQCB) would not be exceeded by buildout of the ARSP. SEIR No. 340 identified that buildout of the ARSP would increase sewage flows in existing sewer lines and trunks serving the area, resulting in

several sewer lines becoming deficient; however, this impact would be mitigated to a less than significant level. Additionally, it was determined that buildout of the ARSP evaluated in SEIR No. 340 would increase sewage flows by approximately 323,656 gallons per day (gpd) in the PR District and 2.1 million gallons per day (mgd) in the C-R District and that these increases in sewage flow would be accommodated by available capacity at Orange County Sanitation District (OCSD) Treatment Plant No. 1.

### **Stormwater**

Section 3.10.8, Storm Drains, of EIR No. 311 concluded storm drain facilities within the Project site would not be sufficient to handle increased drainage runoff flows. Implementation of mitigation and project design features outlined in EIR No. 311 would reduce impacts to storm drain facilities to a level considered less than significant. According to Section 5.18, Storm Water, of SEIR No. 340, buildout of the ARSP has the potential to worsen several existing deficiencies in the City's storm drain system. However, participation in the City's Master Plan of Storm Drains and related Infrastructure Improvement (Fee) Program would assist in mitigating existing and future storm drainage system deficiencies. Additionally, implementation of mitigation would ensure that impacts to regional flood control facilities associated with buildout of the ARSP would be reduced to less than significant levels. As discussed in Section 5.18, Storm Water, of SEIR No. 340, although all new growth within the ARSP area would occur in compliance with identified mitigation, the City has no control over the growth and storm water contributions of areas outside of its jurisdiction. It was determined that any addition of storm water to the regional storm water system may be cumulatively considerable when combined with potential storm water flow increases from surrounding jurisdictions and the potential cumulative impact could be significant and unavoidable if development in the surrounding jurisdictions occurs without upgrades to the storm water infrastructure.

### **Electricity**

Section 3.10.9, Electricity, of EIR No. 311 determined that existing electrical facilities were inadequate to accommodate the increased demand for electricity that development of The Disneyland Resort Project would generate. In addition to implementation of mitigation, a new substation would be required to reduce impacts to a level considered less than significant. In 2020, a new substation was constructed on Katella Avenue. Additionally, EIR No. 311 determined the project would contribute to a cumulative impact related to electricity consumption. According to Section 5.17, Electricity, of SEIR No. 340, buildout of the ARSP area would result in an increased demand for electricity. Compliance with the standard requirements and implementation of mitigation would reduce anticipated demand through conservation efforts. It is expected that the existing electrical distribution system and future planned improvements would adequately accommodate the anticipated demand, thus resulting in a less than significant impact with mitigation.

### **Natural Gas**

According to Section 3.10.10, Natural Gas Service, of EIR No. 311, Southern California Gas Company (SCGC) would be able to meet the demand for natural gas created by The Disneyland Resort Project. Implementation of mitigation would reduce impacts to less than significant levels. Additionally, EIR No. 311 determined the project would contribute to a cumulative impact related to natural gas consumption. According to Section 5.19, Other Utilities, of SEIR No. 340, SCGC indicated that natural gas service to the ARSP can be provided from an existing gas main that is accessible from various locations in the ARSP area. The service would be provided in accordance with the SCGC's policies and extension rules on file with the California Public Utilities

Commission. Therefore, the ARSP would be served by existing facilities, and no new systems or substantial alterations would be required.

### **Telecommunications Facilities**

Sections 3.10.11 and 3.10.12, Telephone and Television Service, of EIR No. 311 indicated that Pacific Bell would accommodate all increased demand for telephone services associated with development of The Disneyland Resort Project without disrupting existing service. Implementation of mitigation would reduce impacts to less than significant levels. EIR No. 311 also indicated cable television service would be accommodated without creating a significant impact. Television reception of residents and businesses without cable television might be impacted by construction of projects within the DRSP. However, implementation of mitigation would reduce potential impacts to less than significant. AT&T would serve the DRSP area. According to Section 5.19, Other Utilities, of SEIR No. 340, it was determined that AT&T can provide telephone, digital cable, and high-speed internet services and that the ARSP area can be served by Time Warner Cable with the existing cable resources available to the site. The infrastructure capacity for telephone service typically expands with new development. Facilities needed to connect the Project to the existing telephone system may include new conduit, fiber and copper facilities. These improvements would be implemented in accordance with applicable State and local regulations. According to SEIR No. 340, the impact related to additional demand for telephone service is less than significant.

The Project has the potential to require new or expanded water, wastewater treatment, storm water drainage, electric power, natural gas, and telecommunications infrastructure. The Draft SEIR will evaluate potential impacts related to this threshold in greater detail, and will identify mitigation measures as necessary.

**Question b:** *Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years (including large-scale developments as defined by Public Resources Code Section 21151.9 and described in Question No. 20 of the Environmental Information Form)?*

**Less Than Significant With Mitigation.** Section 3.10.6, Water Service, of EIR No. 311 determined that because the existing capacity of the water supply system would be exceeded by the maximum day domestic water peak demand of The Disneyland Resort Project, it was considered a significant impact. However, implementation of project design features and mitigation would reduce the impact on the water supply system to a level not considered significant. Section 5.15, Water Supply and Infrastructure, of SEIR No. 340 concluded that project water demand associated with the project would exceed capacities of existing water facilities. Adherence to the proposed mitigation would reduce impacts to less than significant. The Draft SEIR will evaluate impacts associated with implementation of the Project, to confirm sufficient water supplies would be available to serve the Project. As part of the Draft SEIR, coordination will occur with the City to evaluate the existing water supply and future projected demands as compared to the analysis and mitigation measures identified in EIR No. 311 and SEIR No. 340. The Draft SEIR will evaluate potential impacts related to this threshold in greater detail, and will identify mitigation measures as necessary.

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**Question c:** *Would the project 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?*

**Less Than Significant With Mitigation.** Section 3.10.7, Wastewater/Sewer Service, of EIR No. 311 determined that County Sanitation Districts of Orange County had adequate treatment plant capacity to serve The Disneyland Resort Project. Section 5.16, Sewer, of SEIR No. 340 concluded that implementation of the project would increase sewage flows by approximately 323,656 gallons per day (gpd) in the PR District and 2.1 million gallons per day (mgd) in the C-R District. These increases in sewage flow would be accommodated by available capacity at Orange County Sanitation District (OCSD) Treatment Plant No. 1; impacts would be less than significant. Additionally, adherence to the standard requirements would ensure payment of required fees. This issue was analyzed and mitigation measures were identified in EIR No. 311, EIR No. 313 and SEIR No. 340. Mitigation measures, including the significant expansion of sewer capacity, were implemented as part of The Disneyland Resort Project analyzed in EIR No. 311 to mitigate for impacts from the full buildout of The Disneyland Resort Project. Nevertheless, as part of the Draft SEIR, the Project's potential volume of wastewater will be estimated and compared to existing and planned off-site sewer capacities, to determine whether development of Project would exceed such capacities. Consultation with the City of Anaheim and the Orange County Sanitation District (OCSD) also will occur to determine whether provision of adequate sewer service to the Project would necessitate the construction or expansion of any major sewage treatment or collection facilities. The Draft SEIR will evaluate potential impacts related to this threshold in greater detail, and will identify mitigation measures as necessary.

**Question d:** *Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?*

**Less Than Significant With Mitigation.** In the analysis of impacts related to solid waste in Section 3.10.3, Solid Waste Disposal Service, EIR No. 311 identified that the Olinda-Alpha landfill had limited available capacity. For this reason, development of The Disneyland Resort Project would create a significant, unavoidable project and cumulative impact, even with implementation of mitigation. According to analysis contained in Section 5.19, Other Utilities, of SEIR No. 340, buildout of the ARSP would generate an estimated 109,514 pounds of solid waste per day or approximately 19,986 tons of solid waste annually. Buildout of the ARSP would add approximately 19,986 tons of solid waste annually to existing solid waste facilities and capacity, which would impact the landfill system. However, the buildout of the ARSP could be accommodated within the permitted capacity of the County's landfill capacity. In addition, once the Alpha Olinda Landfill closes in 2030, capacity would exist for buildout of the ARSP in the Frank R. Bowerman Landfill (OC Waste & Recycling 2021). No significant impacts would occur, and no new mitigation is required; however, implementation of mitigation would further ensure that adequate solid waste services are provided, and that solid waste generation would be minimized. The Project has the potential to generate solid waste, which will be evaluated in the Draft SEIR relative to existing and projected landfill capacities as well as solid waste goals. Information related to the existing condition of solid waste services provided in the area will be updated based on correspondence with the City of Anaheim (which maintains an exclusive contract with Republic Waste Services of Southern California LLC [Anaheim Disposal]) and OC Waste and Recycling (which provides the landfill resource for Orange County). The Draft SEIR will evaluate potential impacts related to this threshold in greater detail, and will identify mitigation measures as necessary.



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**Question e: *Would the project comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?***

**Less Than Significant With Mitigation.** In the analysis of impacts related to solid waste, Section 3.10.3, Solid Waste Disposal Service, of EIR No. 311 identified that the Olinda-Alpha landfill had limited available capacity. For this reason, development of The Disneyland Resort Project would create a significant, unavoidable project and cumulative impact, even with implementation of mitigation. Section 5.19, Other Utilities, of SEIR No. 340 concluded that no significant impact would occur related to provision of solid waste service to future projects within the ARSP area; however, implementation of the proposed mitigation would further ensure that adequate solid waste services are provided and that solid waste generation would be minimized. The Project would be required to comply with all federal, state, and local agency regulations regarding solid waste. Under AB 939, the Integrated Waste Management Act of 1989, the City is required to develop source reduction, reuse, recycling, and composting programs to reduce the amount of solid waste entering landfills. Local jurisdictions are mandated to divert at least 50 percent of their solid waste generation to recycling. The City implements municipal codes and ordinances that help to reduce the waste source and increase the diversion rate. The City program, Recycle Anaheim, consists of an automated trash collection program and a broader recycling and yard waste collection system. In collaboration with Republic Services, the City's franchise contractor, the City provides an automated curbside recycling program for solid waste disposal, which uses the three-can automated collection system for trash, commingled recyclable materials, and yard waste. The Draft SEIR will evaluate potential impacts related to this threshold in greater detail, and will identify mitigation measures as necessary.

### **3.20 WILDFIRE**

***If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:***

**Question a: *Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?***

**No Impact.** The topic of wildfires was not addressed in EIR No. 311 and SEIR No. 340. The Project site is located in an urbanized location that is not exposed to wildland fires and is entirely outside of a VHFHSZ as identified in the California Fire Hazard Severity Zone Viewer using data provided by CALFIRE (2021). Therefore, no impact related to substantial impairment of an adopted emergency response plan or emergency evacuation plan would occur, and no mitigation measures are required. No further analysis is necessary in the Draft SEIR.

**Question b: *Would the project due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?***

**No Impact.** The topic of wildfires was not addressed in EIR No. 311 and SEIR No. 340. The Project site is located in an urbanized location that is not exposed to wildland fires and is entirely outside of a VHFHSZ as identified in the California Fire Hazard Severity Zone Viewer using data provided by CALFIRE (2021). Therefore, no impact related to exposing project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire would occur, and no mitigation measures are required. No further analysis is necessary in the Draft SEIR.

**Question c:** *Would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?*

**No Impact.** The topic of wildfires was not addressed in EIR No. 311 and SEIR No. 340. The Project site is located in an urbanized location that is not exposed to wildland fires and is entirely outside of a VHFHSZ as identified in the California Fire Hazard Severity Zone Viewer using data provided by CALFIRE (2021). Therefore, no impact related to increased fire risk from installation or maintenance of associated infrastructure would occur, and no mitigation measures are required. No further analysis is necessary in the Draft SEIR.

**Question d:** *Would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?*

**No Impact.** The topic of wildfires was not addressed in EIR No. 311 and SEIR No. 340. The Project site is located in an urbanized location that is not exposed to wildland fires and is entirely outside of a VHFHSZ as identified in the California Fire Hazard Severity Zone Viewer using data provided by CALFIRE (2021). Therefore, no impact related to increased risk of downslope or downstream flooding or landslides as a result of runoff, post-fire slope instability, or drainage changes would occur, and no mitigation measures are required. No further analysis is necessary in the Draft SEIR.

### **3.21 MANDATORY FINDINGS OF SIGNIFICANCE**

**Question a:** *Does the project have the potential to substantially 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, substantially 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?*

**Potentially Significant Impact.** The Project has the potential for significant impacts related to biological, cultural, paleontological, and tribal cultural resources. Therefore, the Draft SEIR will evaluate potential impacts related to these thresholds in greater detail, and will identify mitigation measures as necessary.

**Question 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)?*

**Potentially Significant Impact.** Implementation of the Project has the potential to contribute to cumulatively considerable impacts. The Draft SEIR will evaluate potential impacts related to this threshold in greater detail, and will identify mitigation measures as necessary.

**Question c: Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?**

**Potentially Significant Impact.** The Project has the potential for significant impacts related to air quality, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, recreation, transportation, and utilities and service systems. Therefore, the Draft SEIR will evaluate potential impacts related to these thresholds in greater detail, and will identify mitigation measures as necessary.

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## SECTION 4.0 PREPARERS

### City of Anaheim, Planning and Building Department

Susan Kim, AICP ..... Principal Planner  
Elaine Thienprasiddhi, AICP ..... Senior Planner  
Linda R. Johnson ..... Principal Planner

### Psomas (Environmental Document Preparation)

Jennifer Marks ..... Principal-in-Charge  
Sean Noonan, AICP ..... Project Manager  
Tin Cheung ..... Air Quality/Energy/Noise/Greenhouse Gas Emissions  
Charles Cisneros ..... Cultural/Paleontological/Tribal Cultural Resources  
Mike Deseo ..... GIS/Graphics  
Danaé Overman ..... Technical Editor  
Sheryl Kristal ..... Word Processor

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