

**Appendix H:
Public Services Supporting Information**

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From: [Hauck, Leticia](#)
To: [Stephanie Shepard](#)
Cc: [Patricia Neely](#); [Jamie Lungren](#)
Subject: Request for info about school impacts
Date: Tuesday, May 3, 2022 2:09:25 PM
Attachments: [00550089 Anaheim Ball Mixed Use - High School \(1\).pdf](#)

You don't often get email from hauck_l@auhsd.us. [Learn why this is important](#)

As per your request, please find the answered service questions, your proposed project, and the potential impacts within the Anaheim Union High School District.

Regards,

Leticia Hauck,
Senior Administrative Assistant
Facilities Planning, Design & Construction
Anaheim Union High School District
(714) 999-5454 | (714) 520-5741 | hauck_l@auhsd.us

**Information on Developer fees can be found here, please
visit: <https://auhsd.us/District/Department/14195-Facilities>**

April 20, 2022

Michael Matsuda, Superintendent
Anaheim Union High School District
501 North Crescent Way
Anaheim, CA 92805

Sent via email to matsuda_m@auhsd.us

Subject: Anaheim Ball Mixed Use Project Initial Study/Mitigated Negative Declaration - School Services

Dear Mr. Matsuda:

FirstCarbon Solutions (FCS) is preparing an Initial Study/Mitigated Negative Declaration (IS/MND), as required under the California Environmental Quality Act (CEQA), for the proposed Anaheim Ball Mixed Use Project. As part of the environmental review process, we are consulting with service providers to determine potential project impacts on their ability to deliver public services. We are contacting you to request information related to provision of public school services.

The proposed project is located at the southeast corner of the intersection of South Anaheim Boulevard and East Ball Road on Assessor's Parcel Number (APN) 082-461-23, -24, -25, -31, -34, -35, and -39. The project site comprises 10.1 acres and currently contains approximately 85,400 square feet of existing commercial and industrial buildings that would be demolished as part of the proposed project.

The Applicant is proposing to demolish all existing buildings and parking areas on-site and develop a 4,500-square-foot retail building and 249 for-sale residential flats and townhomes (Attachment A: Site Plan). The residential component of the proposed project would consist of 3 four-story buildings and 30 three-story buildings.

The proposed project would provide private roadways and parking, pedestrian walkways, common space and amenity areas throughout the project site, landscaping, and a recreational amenity area in the center of the project site. Density on the project site would not exceed the maximum density of the Mixed-Use Medium land use designation of 36 dwelling units per acre.

Vehicles would access the project site via four driveways, including one entry from East Ball Road at the north side of the project site, two entries from South Anaheim Boulevard on the west side of the project site, and one entry from South Claudina Street on the northeast side of the project site. An internal private roadway system would provide two-way access to the

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Irvine, CA 92602

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Suite 380
Walnut Creek, CA 94597

Central Valley
7726 N. First Street
#413
Fresno, CA 93720

Inland Empire
967 Kendall Drive
#A-537
San Bernardino, CA 92407

Sacramento Valley
2351 Sunset Boulevard
Suite 170-301
Rocklin, CA 95765

Utah
2901 Bluegrass Boulevard
Suite 200-62
Lehi, UT 84043

Connecticut
2 Corporate Drive
Suite 450
Shelton, CT 06484

New York
10 Monument Street
Deposit, NY 13754

56 Broome Corporate Parkway
Conklin, NY 13748

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surface parking lots and to the parking garages. The proposed project would meet the parking requirements for retail and residential.

The City of Anaheim General Plan currently designates the project site for General Commercial land use. The proposed project would require a General Plan Amendment (GPA) to change the land use designation from Commercial to Mixed-Use Medium (36 du/ac). The majority of the project site is currently within the C-G Zone, with the exception of APN 082-461-39, which is within the "I" Industrial Zone. The proposed project would require a Reclassification (RCL) to change the zoning on APN 082-461-39 from the "I" Industrial Zone to the "C-G" (General Commercial) and to add the Mixed-Use Overlay Zone to all parcels within the project site, so that the entire project site would be within the C-G Zone and the Mixed-Use Overlay Zone.

Potential impacts to public services are an important element of our study, and our analysis strongly relies on your assistance in identifying potentially significant impacts to police services that may occur as a result of the project, as well as any mitigation measure(s) that may reduce or eliminate these impacts. Any assistance that you can provide with addressing the following questions would be greatly appreciated.

Service Questions SEE ATTACHED (LAST PAGE)

1. Please identify the current enrollment and capacity of the District as a whole. Please also identify the District's area of enrollment.
2. Based on the residential/commercial development potential of the proposed project, please provide an estimated number of students generated by the proposed project.
3. Please also provide the current standard student generation factors used by the District.
4. Please list the school(s) that may be affected by the proposed project and their current capacity/enrollment ratio.
5. Please identify the ability to accommodate the schools demand of the proposed project as part of the existing facilities.
6. Please provide information about the residential and non-residential development fee schedule currently assessed by/on behalf of the District.
7. Please define any potential challenges that the proposed project may present to the District. Please describe any measures that you would recommend to reduce potential concerns/challenges.

Thank you for your assistance in responding to these questions. Your responses will help us ensure that our analysis is accurate and complete. To ensure a timely completion of our analysis, please provide your response via e-mail by Wednesday, May 4, 2022. If you have any questions, please contact me at (304) 692-1697, or by email at sshepard@fcs-intl.com.

Sincerely,



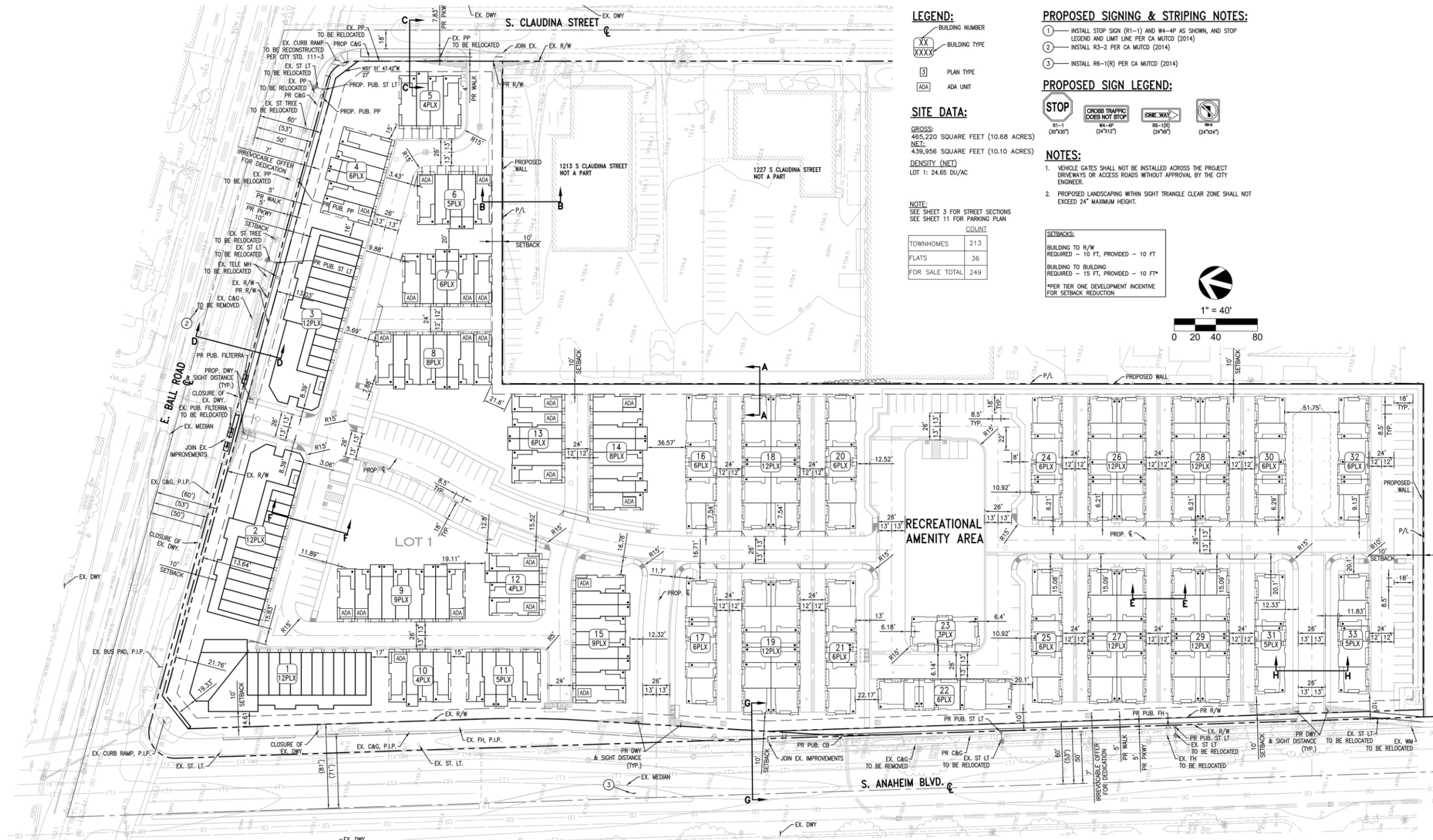
Stephanie Shepard, Environmental Services Analyst

FirstCarbon Solutions

967 Kendall Drive #A-537

San Bernardino, CA 92407

Enc: Attachment A: Site Plan.



Source: C&V Consulting, Inc. Civil Engineering, 03/28/2022.

1. Please identify the current enrollment and capacity of the District as a whole. Please also identify the District's area of enrollment.

DISTRICT = 28,404

2. Based on the residential/commercial development potential of the proposed project, please provide an estimated number of students generated by the proposed project.

JHS (.0806) SGF X 249 DWELLINGS = 20 STUDENTS

HS (.1548) SGF X 249 DWELLINGS = 38 STUDENTS

TOTAL = 58 STUDENTS

3. Please also provide the current standard student generation factors used by the District.

JHS (.0806)

HS (.1548) SGF

4. Please list the school(s) that may be affected by the proposed project and their current capacity/enrollment ratio.

**Katella HS
South JH**

5. Please identify the ability to accommodate the schools demand of the proposed project as part of the existing facilities.

Based on a loading standard of 27 students per classroom, the project will result in the need for (1) additional JHS classroom and (2) HS classrooms. South's current enrollment is 1329 with a capacity of 1300, resulting in a need of (2) classrooms for proposed project. Katella currently lacks the square footage needed for support spaces, utilizing classrooms for the necessary space. Current master planning shows need for (8) additional classrooms, the project would result in the need of (1) additional classroom.

6. Please provide information about the residential and non-residential development fee schedule currently assessed by/on behalf of the District.

**Current Fees as of 4/25/22: Residential = \$4.08/sq.'
Commercial = \$.66/sq'**

7. Please define any potential challenges that the proposed project may present to the District. Please describe any measures that you would recommend to reduce potential concerns/challenges.

Increased traffic, campaigning for mass transit or walking would help alleviate the already busy traffic flow.

From: [Thomas Edelblute](#)
To: [Stephanie Shepard](#)
Cc: [Cecilia So](#); [Andy Uk](#)
Subject: RE: [EXTERNAL] Request for info about library impacts
Date: Friday, April 22, 2022 4:39:06 PM

The Anaheim library system includes a central library and six branch libraries along with the Anaheim Heritage Center, Founders Park, Books on the Go! (self-service kiosk at Anaheim Regional Transportation Intermodal Center), and a mobile library.

The Central Library is the closest library to the Project Site. It is located at 500 W. Broadway, approximately 1.5 miles south of the Project Site. The Central Library is the largest library in the Anaheim Public Library system. The Anaheim Public Library system has 308,223 library card holders with 1.3 million annual visits in FY 18/19. Central Library has 106,266 card holders with 317,668 annual visits during FY18/19 which translates to 1,108 visitors per day at the Central Library alone.

Population growth affects online resources because the basis for licensing fees for these databases, eBooks, and other digital resources are generally the population of the library's service area. With additional residents to serve, the Proposed Project would reduce the overall availability per capita of books, media, computers, and library public service space. Therefore, in order to maintain current per capita levels and licensing agreements, the City would need to provide additional physical and virtual resources to the Anaheim library system.

The threshold for determining impacts pursuant to CEQA is based upon whether the project would 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. The impacts to the overall availability per capita of books, media, computers, and library public service space would not create significant physical or environmental impacts. Therefore, project-related impacts to library facilities would be less than significant and no mitigation measures are required.

From: Stephanie Shepard <sshepard@fcs-intl.com>
Sent: Friday, April 22, 2022 3:57 PM
To: Thomas Edelblute <TEdelblute@anaheim.net>
Cc: Cecilia So <cso@fcs-intl.com>; Andy Uk <AUK@anaheim.net>
Subject: [EXTERNAL] Request for info about library impacts

Warning: This email originated from outside the City of Anaheim. Do not click links or open attachments unless you recognize the sender and are expecting the message.

Dear Mr. Edelblute,

I am contacting you regarding an Initial Study/Mitigated Negative Declaration being prepared for a proposed mixed use project in the City of Anaheim. As part of the environmental review being conducted by FirstCarbon Solutions, we are consulting with service providers to determine the project's impacts on public services. Your feedback regarding library services would be valuable to our analysis of the project's impacts.

I have attached a letter containing questions related to the provision of public services as well as information about the project. Please respond to the questionnaire in the attached letter, or forward this letter to the appropriate person who can provide the information we need to complete our environmental analysis. Please let me know if you have any questions. I look forward to hearing from you.

Thank you,

Stephanie Shepard
Assistant Project Manager, Environmental Services

FirstCarbon Solutions (FCS)
An ADEC Innovation

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From: [Jesus Chavarria](#)
To: [Stephanie Shepard](#)
Cc: [Christopher Downing](#); [Chantal Moreno](#)
Subject: Response to Request for Information on School Impacts
Date: Thursday, May 5, 2022 11:15:26 AM
Attachments: [220504 Letter re Anaheim Ball Mixed Use Project Initial Study Mitigated Negative Declaration – School Services - RESPONSE TO SERVICE QUESTIONS.pdf](#)

Hi Stephanie,

Attached you will find the responses to your questions about the proposed mixed use project in the City of Anaheim and the possible impact to our schools.

Any questions let me know.

--

Jesse Chavarria

Assistant Superintendent, Administrative Services
Anaheim Elementary School District
1001 S. East St., Anaheim, CA 92805

Office (714) 517-7537
Extension 4200



SUPERINTENDENT

Christopher Downing, Ed.D.

Board of Education

Juan Gabriel Álvarez

Jackie Filbeck

Mark A. Lopez

Jose Paolo Magcalas, Ph.D.

Ryan A. Ruelas

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May 4, 2022

First Carbon Solutions
Stephanie Shepard,
Environmental Services Analyst
967 Kendall Drive #A-537
San Bernardino, CA. 92407

Subject: Anaheim Ball Mixed Use Project Initial Study/Mitigated Negative Declaration – School Services - RESPONSE TO SERVICE QUESTIONS

Dear Ms. Shepard:

In accordance with your letter dated April 20, 2022, with regards to the above referenced subject matter, please find below, the District's responses to your questions:

- 1. Please identify the current enrollment and capacity of the District as a whole. Please also identify the District's area of enrollment**
District enrollment is currently 15,000 students for the 2021-2022 school year and our capacity is approximately 17,000. See attached District Boundary Map.
- 2. Based on the residential/commercial development potential of the proposed project, please provide an estimated number of students generated by the proposed project.**
Using a student generation ratio of 0.2319 for multi-family attached units, the proposed development could generate approximately 58 students. However, the listing price of units tend to impact student generation rates.
- 3. Please also provide the current standard student generation factors used by the District**
Single Family Detached Units - 0.2589
Multi-Family Attached Units – 0.2319
- 4. Please list the school(s) that may be affected by the proposed project and their current capacity/enrollment ratio.**
Revere Elementary
2021-2022 School Year - Capacity (807)/Enrollment (723)
2022-2023 School Year – Capacity (807)/Enrollment (835*)
2023-2024 School Year – Capacity (807)/Enrollment (985*)
*Future enrollment is based on student enrollment projections

5. Please identify the ability to accommodate the schools demand of the proposed project as part of the existing facilities.

Existing facilities will need to be expanded to accommodate future growth.

6. Please provide information about the residential and non-residential development fee schedule currently assessed by/on behalf of the District

Residential Development/\$2.40 sq. ft.

Retail and Services/\$0.349 sq. ft.

Office/\$0.390 sq. ft.

Research and Development/\$0.390 sq. ft.

Industrial/Warehouse/Manufacturing/\$0.390 sq. ft.

Hotel/Motel/\$0.177 sq. ft.

Self-Storage/\$0.010

7. Please define any potential challenges that the proposed project may present to the District. Please describe any measures that you would recommend to reduce potential concerns/challenges.

Traffic studies should be conducted for pedestrian and vehicular traffic routes between the proposed development and Revere Elementary.

If you should have any questions or require additional information, please do not hesitate to contact Isela Vazquez, Sr. Director of Facilities Planning & Construction, at (714)517-7549 or via email at ivazquez@aesd.org.

Sincerely,



Jesus "Jesse" Chavarria
Assistant Superintendent, Administrative Services

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