

Appendix H:
Public Service Letters

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H.1 - Public Service Letters

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December 20, 2023

Lindsey Young, Fire Marshal
Anaheim Fire & Rescue
201 South Anaheim Boulevard, 3rd floor
Anaheim, CA 92805

Sent via email to LYoung@anaheim.net

Subject: The Mill Townhomes Project (DEV2023-00042) Initial Study/Mitigated Negative Declaration – Fire and Emergency Services

Dear Lindsey Young:

FirstCarbon Solutions (FCS) is preparing an Initial Study/Mitigated Negative Declaration (IS/MND) for the City of Anaheim, as required under the California Environmental Quality Act (CEQA), for the proposed The Mill Townhomes 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 fire and emergency services.

The proposed project is located at 275 to 375 East Santa Ana Street on Assessor's Parcel Number (APN) 037-024-11, -29, and -30. The project site comprises 2.05 acres and currently contains existing buildings that are used as valet parking and storage for trolleys associated with adjacent retail use.

The Applicant is proposing to demolish all existing buildings and parking areas on-site and develop a new residential infill community which consists of 56 for-sale three story condominium townhomes ranging in size from approximately 1,200 to 1,800 square feet (Attachment A: Site Plan).

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 within the project site. Density on the project site would be 27.3 dwelling units per acre (du/ac) and would not exceed the maximum density of the Medium Density Residential land use designation of 36 du/ac.

Vehicles would access the project site via the alleyway on the northern boundary of the project site. The proposed project would have 56 two-car garages, 18 surface parking spaces, and

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2 ADA parking spaces for a total of 132 parking spaces. The proposed parking would meet the code requirement.

The City of Anaheim General Plan currently designates the project site for Low Medium Density Residential land use. The proposed project would require a General Plan Amendment (GPA) to change the land use designation from Low Medium Density Residential to Medium Density Residential (36 du/ac). The project site is currently within the Industrial (I) zone and would require approval of a Residential Opportunity (RO) 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 fire and emergency 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

1. Which station(s) would provide services to the project site?
2. What are the existing staffing levels, by type (department-wide and at the station(s) that would serve the project site)? What is the current number of firefighters, EMT personnel, engines, hook and ladder trucks, etc.?
3. Please provide the current average response times for emergency calls for service as a whole and for the station(s) located nearest to the project site.
4. Can you please provide an estimate of the annual number of calls for service the proposed project would be expected to generate? If possible, please provide an estimate by type of call (e.g., EMS, fire, etc.)
5. What is the ability of the fire department to accommodate the demand of the proposed project as part of the existing facilities?
6. Are there any existing or planned mutual aid agreements with other agencies?
7. Please provide information about the residential and non-residential development fee schedule. What are the current rates? What is the estimate rate for the proposed project?
8. Do you foresee any potential challenges that the proposed project may present to the department? This includes concerns related to response times, staffing, apparatus, fire stations, etc. Please describe any measures that you would recommend to reduce potential concerns/challenges.
9. Would the development of the proposed project impair the fire departments' ability to maintain established response time standards with current staff and equipment levels?

10. Would the fire department need to construct new facilities or expand existing ones in order to serve the proposed project and the fire protection needs of the surrounding community?
11. Do you have any other comments about the potential impacts of this project on the fire department? Please provide any other recommendations or special concerns that may assist us in avoiding or reducing the occurrence of potential impacts to fire services associated with the project.

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 Tuesday, January 9, 2024. If you have any questions, please contact me at (949) 975-9006, or by email at aortiz@fcs-intl.com.

Sincerely,



Alex Ortiz, Environmental Services Analyst
FirstCarbon Solutions
250 Commerce, Suite 210
Irvine, CA 92602

Enc: Attachment A: Site Plan.



Project Summary

Property Size: 2.05 Acres¹

No. of Units: 56 Three-Story Townhomes^{2,3}

- (8) Plan 1: 1215 SF, 2 bed., 2.5 baths, 2-car s/s gar.
- (16) Plan 2: 1268 SF, 2 bed., 2.5 bath, 2-car tandem gar.
- (16) Plan 3: 1496 SF, 3 bed., 3 baths, 2-car tandem gar.
- (16) Plan 4: 1773 SF, 3 bed., 3.5 baths, 2-car s/s gar.

Density: 27.3 du/ac

Proposed Setbacks⁴:

- Front (Santa Ana St.): 6.5' Minimum
- Street Sides: 11' Minimum
- Rear (alley): 5' Minimum

Bldg Coverage: 44,404 SF (49.7%)

Parking Required: 84 spaces⁵

- 2-3 Bed: 1.5 spaces x 56 homes = 84 spaces
- Guest: 0 spaces x 56 homes = 0 spaces

Parking Provided: 135 spaces

- Resident: 2-car garage per unit x 56 homes = 112 Spaces
- Head In: 18 spaces (8.5 x 18')
- ADA: 2 spaces (9' x 18' w/ 8' loading zone)

Open Space Required:

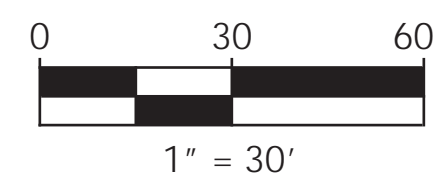
- Total: 200 SF per Unit x 56 = 11,200 SF
- Private Open Space minimum dimension of 7 feet
- At least 10% shall be Common = 1,120 SF

Open Space Provided:

- Total: 11,392 SF (203 SF per unit)
- Private OS (7' min): 1,840 SF
- Common Open Space (10' min): 9,552 SF

Notes:

1. Boundary per Title Report.
2. Type VB construction with NFPA 13D automatic sprinkler system.
3. 10% Affordable (6 Homes) at Moderate to be provided on site.
4. Setbacks reduced through Density Bonus waivers.
5. Parking ratios based section 18.52.100 for a Density Bonus Housing Development.
6. Existing General Plan: Residential Low Medium Density (0 - 18 du/ac)
7. Proposed General Plan: Residential Medium Density (0 - 36 du/ac)
8. Existing Zoning: Industrial - Residential Overlay
9. Proposed Zoning: Industrial - Residential Overlay
10. Assessor's Parcel Numbers: 037-024-011, 037-111-029, 037-111-030



Conceptual Site Plan

THE MILL
ANAHEIM, CA

December 20, 2023

Mark Berger
Anaheim Police Department
425 South Harbor Boulevard
Anaheim, CA 92805

Sent via email to MBerger@anaheim.net

Subject: The Mill Townhomes Project (DEV2023-00042) Initial Study/Mitigated Negative Declaration - Police Protection Services

Dear Mr. Berger:

FirstCarbon Solutions (FCS) is preparing an Initial Study/Mitigated Negative Declaration (IS/MND) for the City of Anaheim, as required under the California Environmental Quality Act (CEQA), for the proposed The Mill Townhomes 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 police protection services.

The proposed project is located at 275 to 375 East Santa Ana Street on Assessor's Parcel Number (APN) 037-024-11, -29, and -30. The project site comprises 2.05 acres and currently contains existing buildings that are used as valet parking and storage for trolleys associated with adjacent retail use.

The Applicant is proposing to demolish all existing buildings and parking areas on-site and develop a new residential infill community which consists of 56 for-sale three story condominium townhomes ranging in size from approximately 1,200 to 1,800 square feet (Attachment A: Site Plan).

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 within the project site. Density on the project site would be 27.3 dwelling units per acre (du/ac) and would not exceed the maximum density of the Medium Density Residential land use designation of 36 du/ac.

Vehicles would access the project site via the alleyway on the northern boundary of the project site. The proposed project would have 56 two-car garages, 18 surface parking spaces, and 2 ADA parking spaces for a total of 132 parking spaces. The proposed parking would meet the code requirement.

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The City of Anaheim General Plan currently designates the project site for Low Medium Density Residential land use. The proposed project would require a General Plan Amendment (GPA) to change the land use designation from Low Medium Density Residential to Medium Density Residential (36 du/ac). The project site is currently within the Industrial (I) zone and would require approval of a Residential Opportunity (RO) 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

1. Which station(s) would provide services to the project site?
2. Please describe the existing staffing levels that would serve the project site. Please include a description of number of officers, civilian personnel, active patrols at one time, etc.
3. Please provide the current average response times for emergency calls for service as a whole and for the station(s) located nearest to the project site.
4. Would the development of the proposed project impair the police department's ability to maintain established response time standards with current staff and equipment levels?
5. Please provide an estimate of the officers/1,000 residents and the target ratio that the department would like to achieve.
6. List any existing or planned mutual aid agreements with other agencies.
7. Please provide an estimate of the annual number of calls for service the proposed project would be expected to generate.
8. What are the current rates of the residential and non-residential development fees? What is the estimated rate for the proposed project?
9. Do you foresee any potential challenges that the proposed project may present to the department? (Including concerns related to response times, staffing, apparatus, stations, etc.) Please describe any measures you would recommend to reduce potential concerns/challenges.
10. Would the department need to construct new facilities or expand existing ones in order to serve the proposed project and the law enforcement needs of the City?
11. Do you have any other comments about the potential impacts of this project on the police department?

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 Tuesday, January 9, 2024. If you have any questions, please contact me at (949) 975-9006, or by email at aortiz@fcs-intl.com.

Sincerely,



Alex Ortiz, Environmental Services Analyst
FirstCarbon Solutions
250 Commerce, Suite 210
Irvine, CA 92602

Enc: Attachment A: Site Plan.



Project Summary

Property Size: 2.05 Acres¹

No. of Units: 56 Three-Story Townhomes^{2,3}

- (8) Plan 1: 1215 SF, 2 bed., 2.5 baths, 2-car s/s gar.
- (16) Plan 2: 1268 SF, 2 bed., 2.5 bath, 2-car tandem gar.
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- (16) Plan 4: 1773 SF, 3 bed., 3.5 baths, 2-car s/s gar.

Density: 27.3 du/ac

Proposed Setbacks⁴:

- Front (Santa Ana St.): 6.5' Minimum
- Street Sides: 11' Minimum
- Rear (alley): 5' Minimum

Bldg Coverage: 44,404 SF (49.7%)

Parking Required: 84 spaces⁵

- 2-3 Bed: 1.5 spaces x 56 homes = 84 spaces
- Guest: 0 spaces x 56 homes = 0 spaces

Parking Provided: 135 spaces

- Resident: 2-car garage per unit x 56 homes = 112 Spaces
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Open Space Required:

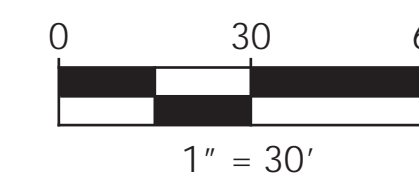
- Total: 200 SF per Unit x 56 = 11,200 SF
- Private Open Space minimum dimension of 7 feet
- At least 10% shall be Common = 1,120 SF

Open Space Provided:

- Total: 11,392 SF (203 SF per unit)
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Notes:

1. Boundary per Title Report.
2. Type VB construction with NFPA 13D automatic sprinkler system.
3. 10% Affordable (6 Homes) at Moderate to be provided on site.
4. Setbacks reduced through Density Bonus waivers.
5. Parking ratios based section 18.52.100 for a Density Bonus Housing Development.
6. Existing General Plan: Residential Low Medium Density (0 - 18 du/ac)
7. Proposed General Plan: Residential Medium Density (0 - 36 du/ac)
8. Existing Zoning: Industrial - Residential Overlay
9. Proposed Zoning: Industrial - Residential Overlay
10. Assessor's Parcel Numbers: 037-024-011, 037-111-029, 037-111-030



Conceptual Site Plan

THE MILL
ANAHEIM, CA

December 20, 2023

Christopher Downing, Ed.D, Superintendent
Anaheim City Elementary School District
1001 South East Street
Anaheim, CA 92805

Sent via email to cdowning@aesd.org

Subject: The Mill Townhomes Project (DEV2023-00042) Initial Study/Mitigated Negative Declaration – School Services

Dear Dr. Downing:

FirstCarbon Solutions (FCS) is preparing an Initial Study/Mitigated Negative Declaration (IS/MND) for the City of Anaheim, as required under the California Environmental Quality Act (CEQA), for the proposed The Mill Townhomes 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 school services.

The proposed project is located at 275 to 375 East Santa Ana Street on Assessor's Parcel Number (APN) 037-024-11, -29, and -30. The project site comprises 2.05 acres and currently contains existing buildings that are used as valet parking and storage for trolleys associated with adjacent retail use.

The Applicant is proposing to demolish all existing buildings and parking areas on-site and develop a new residential infill community which consists of 56 for-sale three story condominium townhomes ranging in size from approximately 1,200 to 1,800 square feet (Attachment A: Site Plan).

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 within the project site. Density on the project site would be 27.3 dwelling units per acre (du/ac) and would not exceed the maximum density of the Medium Density Residential land use designation of 36 du/ac.

Vehicles would access the project site via the alleyway on the northern boundary of the project site. The proposed project would have 56 two-car garages, 18 surface parking spaces, and 2 ADA parking spaces for a total of 132 parking spaces. The proposed parking would meet the code requirement.

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The City of Anaheim General Plan currently designates the project site for Low Medium Density Residential land use. The proposed project would require a General Plan Amendment (GPA) to change the land use designation from Low Medium Density Residential to Medium Density Residential (36 du/ac). The project site is currently within the Industrial (I) zone and would require approval of a Residential Opportunity (RO) 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 school 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

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 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 Tuesday, January 9, 2024. If you have any questions, please contact me at (949) 975-9006, or by email at aortiz@fcs-intl.com.

Sincerely,



Alex Ortiz, Environmental Services Analyst
FirstCarbon Solutions
250 Commerce, Suite 210
Irvine, CA 92602

Enc: Attachment A: Site Plan.

December 20, 2023

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

Sent via email to matsuda_m@auhsd.us

Subject: The Mill Townhomes Project (DEV2023-00042) Initial Study/Mitigated Negative Declaration - School Services

Dear Mr. Matsuda:

FirstCarbon Solutions (FCS) is preparing an Initial Study/Mitigated Negative Declaration (IS/MND) for the City of Anaheim, as required under the California Environmental Quality Act (CEQA), for the proposed The Mill Townhomes 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 school services.

The proposed project is located at 275 to 375 East Santa Ana Street on Assessor's Parcel Number (APN) 037-024-11, -29, and -30. The project site comprises 2.05 acres and currently contains existing buildings that are used as valet parking and storage for trolleys associated with adjacent retail use.

The Applicant is proposing to demolish all existing buildings and parking areas on-site and develop a new residential infill community which consists of 56 for-sale three story condominium townhomes ranging in size from approximately 1,200 to 1,800 square feet (Attachment A: Site Plan).

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Alex Ortiz, Environmental Services Analyst
FirstCarbon Solutions
250 Commerce, Suite 210
Irvine, CA 92602

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Project Summary

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- Front (Santa Ana St.): 6.5' Minimum
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Bldg Coverage: 44,404 SF (49.7%)

Parking Required: 84 spaces⁵

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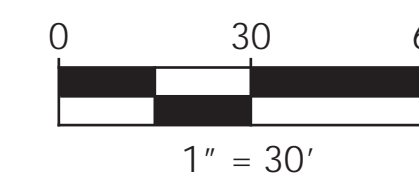
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Conceptual Site Plan

THE MILL
ANAHEIM, CA

December 20, 2023

JJ Jimenez
City of Anaheim Park Division
200 South Anaheim Boulevard
Anaheim, CA 92805

Sent via email to JJimenez@anaheim.net

Subject: The Mill Townhomes Project (DEV2023-00042) Initial Study/Mitigated Negative Declaration - Parks Services

Dear Mr. Jimenez:

FirstCarbon Solutions (FCS) is preparing an Initial Study/Mitigated Negative Declaration (IS/MND) for the City of Anaheim, as required under the California Environmental Quality Act (CEQA), for the proposed The Mill Townhomes 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 park services.

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1350 Treat Boulevard
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
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Rocklin, CA 95765

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Conklin, NY 13748

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MALAYSIA

SINGAPORE

The City of Anaheim General Plan currently designates the project site for Low Medium Density Residential land use. The proposed project would require a General Plan Amendment (GPA) to change the land use designation from Low Medium Density Residential to Medium Density Residential (36 du/ac). The project site is currently within the Industrial (I) zone and would require approval of a Residential Opportunity (RO) 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 parks 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

1. Which park(s) and recreation center(s) would provide services to the project site? Please describe the existing conditions of the park(s) and center(s).
2. Do you foresee any potential challenges that the proposed project may present to the park division? Please describe any measures that you would recommend to reduce potential concerns/challenges.
3. Identify the ability of the park service provider to accommodate the demand of the proposed project as part of the existing facilities.
4. Please provide an estimate of the park acres/1,000 residents and the target ratio that the department would like to achieve.
5. What are the current rates of the residential and non-residential development fee schedule? What is the estimated rate for the proposed project?
6. Please provide any recommendations or special concerns that may assist us in avoiding or reducing the occurrence of potential impacts to parks services associated with the project.

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 Tuesday, January 9, 2024. If you have any questions, please contact me at (949) 975-9006, or by email at aortiz@fcs-intl.com.

Sincerely,



Alex Ortiz, Environmental Services Analyst
FirstCarbon Solutions
250 Commerce, Suite 210
Irvine, CA 92602

Enc: Attachment A: Site Plan.



Project Summary

Property Size: 2.05 Acres¹

No. of Units: 56 Three-Story Townhomes^{2,3}

- (8) Plan 1: 1215 SF, 2 bed., 2.5 baths, 2-car s/s gar.
- (16) Plan 2: 1268 SF, 2 bed., 2.5 bath, 2-car tandem gar.
- (16) Plan 3: 1496 SF, 3 bed., 3 baths, 2-car tandem gar.
- (16) Plan 4: 1773 SF, 3 bed., 3.5 baths, 2-car s/s gar.

Density: 27.3 du/ac

Proposed Setbacks⁴:

- Front (Santa Ana St.): 6.5' Minimum
- Street Sides: 11' Minimum
- Rear (alley): 5' Minimum

Bldg Coverage: 44,404 SF (49.7%)

Parking Required: 84 spaces⁵

- 2-3 Bed: 1.5 spaces x 56 homes = 84 spaces
- Guest: 0 spaces x 56 homes = 0 spaces

Parking Provided: 135 spaces

- Resident: 2-car garage per unit x 56 homes = 112 Spaces
- Head In: 18 spaces (8.5 x 18')
- ADA: 2 spaces (9' x 18' w/ 8' loading zone)

Open Space Required:

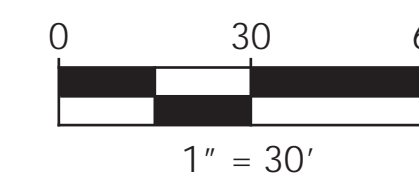
- Total: 200 SF per Unit x 56 = 11,200 SF
- Private Open Space minimum dimension of 7 feet
- At least 10% shall be Common = 1,120 SF

Open Space Provided:

- Total: 11,392 SF (203 SF per unit)
- Private OS (7' min): 1,840 SF
- Common Open Space (10' min): 9,552 SF

Notes:

1. Boundary per Title Report.
2. Type VB construction with NFPA 13D automatic sprinkler system.
3. 10% Affordable (6 Homes) at Moderate to be provided on site.
4. Setbacks reduced through Density Bonus waivers.
5. Parking ratios based section 18.52.100 for a Density Bonus Housing Development.
6. Existing General Plan: Residential Low Medium Density (0 - 18 du/ac)
7. Proposed General Plan: Residential Medium Density (0 - 36 du/ac)
8. Existing Zoning: Industrial - Residential Overlay
9. Proposed Zoning: Industrial - Residential Overlay
10. Assessor's Parcel Numbers: 037-024-011, 037-111-029, 037-111-030



Conceptual Site Plan

THE MILL
ANAHEIM, CA

December 20, 2023

Thomas Edelblute, Senior Library Services Manager
Anaheim Public Library
500 West Broadway
Anaheim, CA 92805

Sent via email to TEdelblute@anaheim.net

Subject: The Mill Townhomes Project (DEV2023-00042) Initial Study/Mitigated Negative Declaration - Library Services

Dear Mr. Edelblute:

FirstCarbon Solutions (FCS) is preparing an Initial Study/Mitigated Negative Declaration (IS/MND) for the City of Anaheim, as required under the California Environmental Quality Act (CEQA), for the proposed The Mill Townhomes 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 library services.

The proposed project is located at 275 to 375 East Santa Ana Street on Assessor's Parcel Number (APN) 037-024-11, -29, and -30. The project site comprises 2.05 acres and currently contains existing buildings that are used as valet parking and storage for trolleys associated with adjacent retail use.

The Applicant is proposing to demolish all existing buildings and parking areas on-site and develop a new residential infill community which consists of 56 for-sale three story condominium townhomes ranging in size from approximately 1,200 to 1,800 square feet (Attachment A: Site Plan).

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 within the project site. Density on the project site would be 27.3 dwelling units per acre (du/ac) and would not exceed the maximum density of the Medium Density Residential land use designation of 36 du/ac.

Vehicles would access the project site via the alleyway on the northern boundary of the project site. The proposed project would have 56 two-car garages, 18 surface parking spaces, and 2 ADA parking spaces for a total of 132 parking spaces. The proposed parking would meet the code requirement.

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The City of Anaheim General Plan currently designates the project site for Low Medium Density Residential land use. The proposed project would require a General Plan Amendment (GPA) to change the land use designation from Low Medium Density Residential to Medium Density Residential (36 du/ac). The project site is currently within the Industrial (I) zone and would require approval of a Residential Opportunity (RO) 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 library 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

1. What library(ies) would be affected by the proposed project? Please provide their current capacity/enrollment ratio.
2. Based on the residential development potential of the proposed project, please provide an estimated demand for library services generated by the proposed project.
3. Would the City need to construct new library facilities or expand existing ones in order to serve the proposed project as well as other existing and proposed developments in the area?
4. What is the ability of the library to accommodate the demand of the proposed project as part of the existing facilities?
5. What are the current standard library services demand rates used by the library?
6. Please identify the ability to accommodate the library demand of the proposed project as part of the existing facilities.
7. Do you have any other comments about the potential impacts of this project or its cumulative impacts on the Public Library?

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 Tuesday, January 9, 2024. If you have any questions, please contact me at (949) 975-9006, or by email at aortiz@fcs-intl.com.

Sincerely,



Alex Ortiz, Environmental Services Analyst
FirstCarbon Solutions
250 Commerce, Suite 210
Irvine, CA 92602

Enc: Attachment A: Site Plan.



Project Summary

Property Size: 2.05 Acres¹

No. of Units: 56 Three-Story Townhomes^{2,3}

- (8) Plan 1: 1215 SF, 2 bed., 2.5 baths, 2-car s/s gar.
- (16) Plan 2: 1268 SF, 2 bed., 2.5 bath, 2-car tandem gar.
- (16) Plan 3: 1496 SF, 3 bed., 3 baths, 2-car tandem gar.
- (16) Plan 4: 1773 SF, 3 bed., 3.5 baths, 2-car s/s gar.

Density: 27.3 du/ac

Proposed Setbacks⁴:

- Front (Santa Ana St.): 6.5' Minimum
- Street Sides: 11' Minimum
- Rear (alley): 5' Minimum

Bldg Coverage: 44,404 SF (49.7%)

Parking Required: 84 spaces⁵

- 2-3 Bed: 1.5 spaces x 56 homes = 84 spaces
- Guest: 0 spaces x 56 homes = 0 spaces

Parking Provided: 135 spaces

- Resident: 2-car garage per unit x 56 homes = 112 Spaces
- Head In: 18 spaces (8.5 x 18')
- ADA: 2 spaces (9' x 18' w/ 8' loading zone)

Open Space Required:

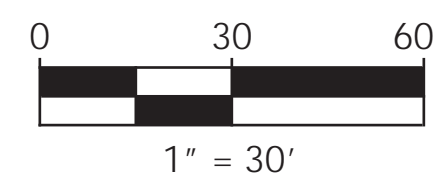
- Total: 200 SF per Unit x 56 = 11,200 SF
- Private Open Space minimum dimension of 7 feet
- At least 10% shall be Common = 1,120 SF

Open Space Provided:

- Total: 11,392 SF (203 SF per unit)
- Private OS (7' min): 1,840 SF
- Common Open Space (10' min): 9,552 SF

Notes:

1. Boundary per Title Report.
2. Type VB construction with NFPA 13D automatic sprinkler system.
3. 10% Affordable (6 Homes) at Moderate to be provided on site.
4. Setbacks reduced through Density Bonus waivers.
5. Parking ratios based section 18.52.100 for a Density Bonus Housing Development.
6. Existing General Plan: Residential Low Medium Density (0 - 18 du/ac)
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8. Existing Zoning: Industrial - Residential Overlay
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10. Assessor's Parcel Numbers: 037-024-011, 037-111-029, 037-111-030



Conceptual Site Plan

THE MILL
ANAHEIM, CA

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H.2 - Public Service Letter Responses

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December 20, 2023

Lindsey Young, Fire Marshal
Anaheim Fire & Rescue
201 South Anaheim Boulevard, 3rd floor
Anaheim, CA 92805

Sent via email to LYoung@anaheim.net

Subject: The Mill Townhomes Project (DEV2023-00042) Initial Study/Mitigated Negative Declaration – Fire and Emergency Services

Dear Lindsey Young:

FirstCarbon Solutions (FCS) is preparing an Initial Study/Mitigated Negative Declaration (IS/MND) for the City of Anaheim, as required under the California Environmental Quality Act (CEQA), for the proposed The Mill Townhomes 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 fire and emergency services.

The proposed project is located at 275 to 375 East Santa Ana Street on Assessor's Parcel Number (APN) 037-024-11, -29, and -30. The project site comprises 2.05 acres and currently contains existing buildings that are used as valet parking and storage for trolleys associated with adjacent retail use.

The Applicant is proposing to demolish all existing buildings and parking areas on-site and develop a new residential infill community which consists of 56 for-sale three story condominium townhomes ranging in size from approximately 1,200 to 1,800 square feet (Attachment A: Site Plan).

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 within the project site. Density on the project site would be 27.3 dwelling units per acre (du/ac) and would not exceed the maximum density of the Medium Density Residential land use designation of 36 du/ac.

Vehicles would access the project site via the alleyway on the northern boundary of the project site. The proposed project would have 56 two-car garages, 18 surface parking spaces, and

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2 ADA parking spaces for a total of 132 parking spaces. The proposed parking would meet the code requirement.

The City of Anaheim General Plan currently designates the project site for Low Medium Density Residential land use. The proposed project would require a General Plan Amendment (GPA) to change the land use designation from Low Medium Density Residential to Medium Density Residential (36 du/ac). The project site is currently within the Industrial (I) zone and would require approval of a Residential Opportunity (RO) 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 fire and emergency 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

1. Which station(s) would provide services to the project site? Fire Station 1,
2. What are the existing staffing levels, by type (department-wide and at the station(s) that would serve the project site)? What is the current number of firefighters, EMT personnel, engines, hook and ladder trucks, etc.? there is too much to include.
3. Please provide the current average response times for emergency calls for service as a whole and for the station(s) located nearest to the project site. I don't have that information
4. Can you please provide an estimate of the annual number of calls for service the proposed project would be expected to generate? If possible, please provide an estimate by type of call (e.g., EMS, fire, etc.) I'm not sure how I'm suppose to produce this data.
5. What is the ability of the fire department to accommodate the demand of the proposed project as part of the existing facilities? AFD can meet the demand of this project
6. Are there any existing or planned mutual aid agreements with other agencies? we have multiple automatic aids with surrounding cities. Fullerton, Orange, OCFA
7. Please provide information about the residential and non-residential development fee schedule. What are the current rates? What is the estimate rate for the proposed project? I'm not sure what you asking here. The development fee schedule comes from the planning department.
8. Do you foresee any potential challenges that the proposed project may present to the department? This includes concerns related to response times, staffing, apparatus, fire stations, etc. Please describe any measures that you would recommend to reduce potential concerns/challenges. No. The development plan was reviewed and all fire access and water supply requirements were answered.
9. Would the development of the proposed project impair the fire departments' ability to maintain established response time standards with current staff and equipment levels? No.

10. Would the fire department need to construct new facilities or expand existing ones in order to serve the proposed project and the fire protection needs of the surrounding community?

No.

11. Do you have any other comments about the potential impacts of this project on the fire department? Please provide any other recommendations or special concerns that may assist us in avoiding or reducing the occurrence of potential impacts to fire services associated with the project. None to provide.

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 Tuesday, January 9, 2024. If you have any questions, please contact me at (949) 975-9006, or by email at aortiz@fcs-intl.com.

Sincerely,



Alex Ortiz, Environmental Services Analyst
FirstCarbon Solutions
250 Commerce, Suite 210
Irvine, CA 92602

Enc: Attachment A: Site Plan.



Project Summary

Property Size: 2.05 Acres¹

No. of Units: 56 Three-Story Townhomes^{2,3}

- (8) Plan 1: 1215 SF, 2 bed., 2.5 baths, 2-car s/s gar.
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Density: 27.3 du/ac

Proposed Setbacks⁴:

- Front (Santa Ana St.): 6.5' Minimum
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Bldg Coverage: 44,404 SF (49.7%)

Parking Required: 84 spaces⁵

- 2-3 Bed: 1.5 spaces x 56 homes = 84 spaces
- Guest: 0 spaces x 56 homes = 0 spaces

Parking Provided: 135 spaces

- Resident: 2-car garage per unit x 56 homes = 112 Spaces
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Open Space Required:

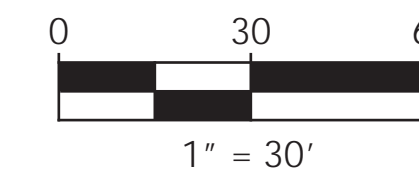
- Total: 200 SF per Unit x 56 = 11,200 SF
- Private Open Space minimum dimension of 7 feet
- At least 10% shall be Common = 1,120 SF

Open Space Provided:

- Total: 11,392 SF (203 SF per unit)
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Notes:

1. Boundary per Title Report.
2. Type VB construction with NFPA 13D automatic sprinkler system.
3. 10% Affordable (6 Homes) at Moderate to be provided on site.
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9. Proposed Zoning: Industrial - Residential Overlay
10. Assessor's Parcel Numbers: 037-024-011, 037-111-029, 037-111-030



Conceptual Site Plan

THE MILL
ANAHEIM, CA

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:*

Police Protection?

Less Than Significant Impact. Law enforcement and crime prevention services are provided by the Anaheim Police Department (APD). Officers operate out of four stations and patrol an area of 49.7 square miles, divided into four districts (West, Central, South, and East). The police stations are located as follows: Main Station, located at 425 S. Harbor Boulevard; East Station, located at 8201 E. Santa Ana Canyon Road; and, West Station, located at 320 S. Beach Blvd; South Station, located at 198 S. West Pl. Police services provided include patrol, investigations, traffic enforcement, traffic control, vice and narcotics enforcement, airborne patrol, crime suppression, community policing, tourist oriented policing, and detention facilities. The APD currently employs approximately 386 sworn officers and a support staff of over 170. The ratio of sworn police officers is approximately 2.59 officers per 1,000 population. Based on consultation with the APD, the Project would not generate demand for additional staffing. However, in the future if additional police staff are needed, funding for any new personnel needed to maintain acceptable service levels would come from the City of Anaheim's General Fund. Property taxes and other fees assessed for the property would contribute to the General Fund revenues. Existing Police Department facilities would be sufficient to serve the additional demand associated with the Project along with the existing demand of the area; therefore, a significant impact would not occur related to the construction of law enforcement facilities and no mitigation is required.

****Note: Spoke with Officer Mark Berger on January 18, 2024, at 8:38 a.m. He said that he did not have the information necessary to answer the questions in the letter sent to him. However, Officer Berger said that unless the project was massive, the example given was the Honda Center Project, there would be no impact to police services. Also, Officer Berger provided the information above but noted that it is not current but a close approximation.



Superintendent

Christopher Downing, Ed.D.

Board of Education

Ryan A. Ruelas

Dr. Jose Paolo Magcalas

Juan Gabriel Álvarez

Jackie Filbeck

Mark A. Lopez

January 11, 2024

Alex Ortiz
Environmental Services Analyst
FirstCarbon Solutions
250 Commerce, Suite 210
Irvine, CA 92602

Sent via email at aortiz@fcs-intl.com

Subject: The Mill Townhomes Project (DEV2023-00042) Initial Study/Mitigated Negative Declaration – School Services

Dear Mr. Ortiz:

Thank you for reaching out and providing the Anaheim Elementary School District (AESD) with the opportunity to contribute to your study on the potential impacts of the upcoming project referenced above on school services. I appreciate the thoroughness of your inquiry and I am pleased to assist with the requested information.

Attached, please find the responses to your questions. I trust that this information will be helpful for your study, and I look forward to the successful completion of your analysis. If there are any additional questions or if you require further assistance, please do not hesitate to contact Henry Castro, Planner, at (714)517-7549 or he can be reached via email at hcastro@aesd.org.

Thank you once again for considering AESD's input, and I appreciate the professional manner in which this collaboration is being conducted.

Best regards,

A handwritten signature in black ink, appearing to read "Isela Vazquez", with a long horizontal line extending to the right.

Isela Vazquez
Senior Director, Facilities Planning & Construction

cc: Alex Kang – AESD
Henry Castro - AESD

Mill Townhomes Project

1. Enrollment Data

- A. Regular Ed. – 14,595
- B. SDC – 596
- C. Total – 15,191
- D. Capacity – 17,600 (**Note: Capacity fluctuates year to year based upon contractual student loading standards and District programs*)
- E. See attached boundary map

2. Estimated Student Generation

- A. Student Generation Rate for Multi-Family Attached Housing - .2319
- B. Projected Student Generation – 13 Students

3. Student Generation Rates

- A. Single Family Detached - .2589
- B. Multi-Family Attached - .2319

4. Home School – Jefferson Elementary

- A. Enrollment – 507
- B. Capacity – 625

5. At this time, the school capacity has the ability to accommodate the projected students from the development. However, it is recommended that the capacity of Jefferson Elementary be re-evaluated once a completion date of the development is identified.

6. Current Developer Fees

- A. Residential Fees

**MAXIMUM JUSTIFIED STATUTORY RESIDENTIAL FEE
 PER SQUARE FOOT (2022\$)**

Item	Residential Fee per Square Foot
Single Family Detached	\$2.40
Multifamily Attached	\$2.40

- B. Commercial/Industrial Fees

**MAXIMUM JUSTIFIED STATUTORY CID FEE
 PER SQUARE FOOT (2022\$)**

CID Land Use Category	CID Fee per Square Foot
Retail and Services	\$0.349
Office	\$0.390
Research and Development	\$0.390
Industrial/Warehouse/Manufacturing	\$0.390
Hospital	\$0.390
Hotel/Motel	\$0.177
Self-Storage	\$0.010

7. Potential Challenges

The District respectfully request a vehicular and pedestrian analysis be conducted given its proximity to Jefferson School. Should mitigation measures be identified by a traffic engineer, the District would like the opportunity to review and comment.

December 20, 2023

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

Sent via email to matsuda_m@auhsd.us

Subject: The Mill Townhomes Project (DEV2023-00042) Initial Study/Mitigated Negative Declaration - School Services

Dear Mr. Matsuda:

FirstCarbon Solutions (FCS) is preparing an Initial Study/Mitigated Negative Declaration (IS/MND) for the City of Anaheim, as required under the California Environmental Quality Act (CEQA), for the proposed The Mill Townhomes 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 school services.

The proposed project is located at 275 to 375 East Santa Ana Street on Assessor's Parcel Number (APN) 037-024-11, -29, and -30. The project site comprises 2.05 acres and currently contains existing buildings that are used as valet parking and storage for trolleys associated with adjacent retail use.

The Applicant is proposing to demolish all existing buildings and parking areas on-site and develop a new residential infill community which consists of 56 for-sale three story condominium townhomes ranging in size from approximately 1,200 to 1,800 square feet (Attachment A: Site Plan).

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 within the project site. Density on the project site would be 27.3 dwelling units per acre (du/ac) and would not exceed the maximum density of the Medium Density Residential land use designation of 36 du/ac.

Vehicles would access the project site via the alleyway on the northern boundary of the project site. The proposed project would have 56 two-car garages, 18 surface parking spaces, and 2 ADA parking spaces for a total of 132 parking spaces. The proposed parking would meet the code requirement.

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The City of Anaheim General Plan currently designates the project site for Low Medium Density Residential land use. The proposed project would require a General Plan Amendment (GPA) to change the land use designation from Low Medium Density Residential to Medium Density Residential (36 du/ac). The project site is currently within the Industrial (I) zone and would require approval of a Residential Opportunity (RO) 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 school 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

1. Please identify the current enrollment and capacity of the District as a whole. Please also identify the District's area of enrollment.
[Per Month 5 reported enrollment, district total enrollment is 27,040 students.](#)
2. Based on the residential development potential of the proposed project, please provide an estimated number of students generated by the proposed project.
[Total students would be 13.](#)
3. Please also provide the current standard student generation factors used by the District.
[SGF is calculated at 0.2185 per the latest justification study. \$0.2185 \times 56 \text{ units} = 12.2\$](#)
4. Please list the school(s) that may be affected by the proposed project and their current capacity/enrollment ratio.
[South Junior High School - Enrollment 1211 / Katella High School - Enrollment 2513](#)
5. Please identify the ability to accommodate the schools demand of the proposed project as part of the existing facilities.
[As this time, campuses are full but can accommodate the anticipated student growth from this development.](#)
6. Please provide information about the residential and non-residential development fee schedule currently assessed by/on behalf of the District. [AUHSD collects fees on behalf of the feeder districts. Fees are as follows: Residential: AUHSD & AESD 2.395/SF \(TOTAL \\$4.79/SF\) Commercial: AUHSD & AESD .39/SF \(TOTAL \\$.78\)](#)
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.
[Verify safe routes for student pedestrian and bike travel from the new residential development to the school campuses.](#)

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 Tuesday, January 9, 2024. If you have any questions, please contact me at (949) 975-9006, or by email at aortiz@fcs-intl.com.

Sincerely,



Alex Ortiz, Environmental Services Analyst
FirstCarbon Solutions
250 Commerce, Suite 210
Irvine, CA 92602

Enc: Attachment A: Site Plan.



Project Summary

Property Size: 2.05 Acres¹

No. of Units: 56 Three-Story Townhomes^{2,3}

- (8) Plan 1: 1215 SF, 2 bed., 2.5 baths, 2-car s/s gar.
- (16) Plan 2: 1268 SF, 2 bed., 2.5 bath, 2-car tandem gar.
- (16) Plan 3: 1496 SF, 3 bed., 3 baths, 2-car tandem gar.
- (16) Plan 4: 1773 SF, 3 bed., 3.5 baths, 2-car s/s gar.

Density: 27.3 du/ac

Proposed Setbacks⁴:

- Front (Santa Ana St.): 6.5' Minimum
- Street Sides: 11' Minimum
- Rear (alley): 5' Minimum

Bldg Coverage: 44,404 SF (49.7%)

Parking Required: 84 spaces⁵

- 2-3 Bed: 1.5 spaces x 56 homes = 84 spaces
- Guest: 0 spaces x 56 homes = 0 spaces

Parking Provided: 135 spaces

- Resident: 2-car garage per unit x 56 homes = 112 Spaces
- Head In: 18 spaces (8.5 x 18')
- ADA: 2 spaces (9' x 18' w/ 8' loading zone)

Open Space Required:

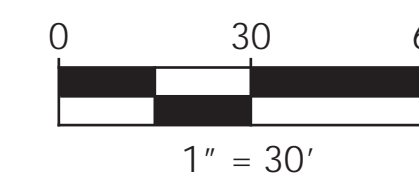
- Total: 200 SF per Unit x 56 = 11,200 SF
- Private Open Space minimum dimension of 7 feet
- At least 10% shall be Common = 1,120 SF

Open Space Provided:

- Total: 11,392 SF (203 SF per unit)
- Private OS (7' min): 1,840 SF
- Common Open Space (10' min): 9,552 SF

Notes:

1. Boundary per Title Report.
2. Type VB construction with NFPA 13D automatic sprinkler system.
3. 10% Affordable (6 Homes) at Moderate to be provided on site.
4. Setbacks reduced through Density Bonus waivers.
5. Parking ratios based section 18.52.100 for a Density Bonus Housing Development.
6. Existing General Plan: Residential Low Medium Density (0 - 18 du/ac)
7. Proposed General Plan: Residential Medium Density (0 - 36 du/ac)
8. Existing Zoning: Industrial - Residential Overlay
9. Proposed Zoning: Industrial - Residential Overlay
10. Assessor's Parcel Numbers: 037-024-011, 037-111-029, 037-111-030



Conceptual Site Plan

THE MILL
ANAHEIM, CA

Alex Ortiz

From: Thomas Edelblute <TEdelblute@anaheim.net>
Sent: Wednesday, January 31, 2024 11:29 AM
To: Alex Ortiz
Cc: Cecilia So; Thomas Gorham
Subject: RE: [EXTERNAL] RE: Request for info about library impacts

Caution: This is an external email and may contain suspicious subject or content. Please take care when clicking links or opening attachments. When in doubt, please contact your IT Department

Please see the following and see if it meets your needs.

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 mobile library services including a mobile library and STEAM Van.

Anaheim residents and visitors that use library services, whether from their personal residence or a hotel, affects the availability of online resources because of the limited number of licenses. Databases, eBooks, and other digital resources are generally priced based on the population of the library's service area. For in-library use we provide visitors with a visitor pass to use the library public computers. With additional users 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.

From: Alex Ortiz <aortiz@fcs-intl.com>
Sent: Wednesday, January 31, 2024 11:18 AM
To: Thomas Edelblute <TEdelblute@anaheim.net>
Cc: Cecilia So <cso@fcs-intl.com>; Thomas Gorham <TGorham@anaheim.net>
Subject: [EXTERNAL] RE: Request for info about library impacts

Some people who received this message don't often get email from aortiz@fcs-intl.com. [Learn why this is important](#)

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.**

Good morning Mr. Edelblute,

Just following up on my previous email. Thank you.

Respectfully,

Alex Ortiz
Environmental Services Analyst

Cell +1 949 975 9006

FirstCarbon Solutions (FCS)

An ADEC Innovation

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From: Alex Ortiz
Sent: Tuesday, January 16, 2024 8:08 AM
To: TEdelblute@anaheim.net
Cc: Cecilia So <cso@fcs-intl.com>; Thomas Gorham <TGorham@anaheim.net>
Subject: RE: Request for info about library impacts

Good Morning Mr. Edelblute,

I hope this email finds you well. I just wanted to follow up on my previous email. I look forward to hearing from you.

Respectfully,

Alex Ortiz
Environmental Services Analyst

Cell +1 949 975 9006

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From: Alex Ortiz
Sent: Wednesday, December 20, 2023 2:22 PM
To: TEdelblute@anaheim.net
Cc: Cecilia So <cso@fcs-intl.com>; Thomas Gorham <TGorham@anaheim.net>
Subject: Request for info about library impacts

Dear Mr. Edelblute,

I am contacting you regarding an Initial Study/Mitigated Negative Declaration being prepared for a proposed residential 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 Anaheim Public 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.

Thank you,

Alex Ortiz
Environmental Services Analyst

Cell +1 949 975 9006

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