Appendix G
Utilities Analysis

Disneyland Resort Environmental Impact Report Addendum

Utility Section

Prepared for:

City of Anaheim

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OC-D09-300-01

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Utility Section

Introduction

This letter report is part of an addendum for the utility and right-of-way portions of the Disneyland Resort Environmental Impact Report (EIR). The EIR volumes that were reviewed and analyzed for this effort were Volumes I, III, V, VI a and c, and Appendix C2. Listed separately, by facility, are the previously analyzed utility demands that were based on the original phase construction schedule outlined in the EIR. We have compared the previously determined demands with those associated with the new Disneyland Resort phasing program.

Assumptions:

The new Disneyland Resort phasing plan was utilized to determine the revised utility demands. Since Phase II is a subset of the previously approved WESTCOT, the project's revised demand for Phase II was based upon the percentages of the full buildout demand. The mitigation measures were evaluated on this revised data set and with the knowledge that the project's buildout development, equivalent to the approved WESTCOT project, is to be maintained.

A table showing the percentage of buildout to be assumed for the new Phase II construction versus the ultimate buildout demand is shown on page 2.

It appears that Phase II of the new buildout scenario does not affect the previously impacted properties east of Harbor Boulevard, except for properties fronting Freedman Way. Therefore, other than storm drain improvements on Freedman Way (based on the outcome of an ongoing study being performed by other consultant), no other utility increases will be required beyond that identified in the previous WESTCOT buildout now known as Phase III. Additionally, for Phase II there would be no utility or right-of-way upgrades or modifications required to Clementine Street.

Element	Phase II	Phase III (buildout)
Disneyland: ++		
• Theme Park	85%	100%
• Back-of-House	85%	100%
• Administration Building	100%	100%
⇒ Cafeteria	100%	100%
⇒ Health Club	0%	100%
Second Theme Park:		
• Theme Park	85%	100%
• Retail (350,000 sf)	100%	100%
Hotels:		
• Rooms	2,800	5,600
• Retail/Restaurants (sf)	258,000	300,000
• Meeting Space (sf)	200,000	200,000
• Restaurants	All noted in WESTCOT except south restaurant	WESTCOT

++ New Disneyland Expansion, existing not shown.

IMPACTED UTILITIES:

- **Telephone:**

  Note: *Pacific Bell previously indicated that the additional demand for service in the expansion area (full buildout) should not be a problem.* Therefore, a reduction in service is not an issue. Refer to Mitigation Monitoring Program, Volume 6C, Section 5, of the Disneyland Resort EIR.

- **Storm Drains:**

  There is less development proposed in Phase II, due to the deferral of the east parking area. Thus, the demand or flow quantity under Phase II would not be as great as it would under the approved ultimate buildout conditions. The mitigation measures for this development were based on a shared participation of upgrade that were part of the improvements in the city's master plan of drainage. There will be no additional storm drain upgrades required as previously outlined in the previous EIR for Phase II.

- **Domestic Water (without fire) — Million Gallons Per Day (mgd)**

Land Use Type	Phase III	Phase II % of Phase III	Phase II
Disneyland: ++			
• Theme park	0.049 mgd	85%	0.041 mgd
• Back-of-House	0.038 mgd	85%	0.03 mgd
• TDA*	0.11 mgd	100%	0.11 mgd
⇒ Cafeteria	0.009 mgd	100%	0.009 mgd
Sub Total =	**0.21 mgd**		**0.19 mgd**
Second Theme Park:			
• Theme park	1.15 mgd	85%	0.98 mgd
• Retail (350,000±)	0.75 mgd	100%	0.75 mgd
Sub Total =	**1.9 mgd**		**1.73 mgd**
Hotels:			
• Rooms (2,800)	0.843 mgd	50%	0.413 mgd
• Retail/restaurant[(a)] (sf) (300,000)	0.30 mgd	86%	0.26 mgd
• Meeting space (sf) (200,000)[(b)]	0.017 mgd	100%	0.017 mgd
Sub Total =	**1.16 mgd**		**0.69 mgd**
Parking Structures:[(c)]	0.11 mgd	60%	0.066 mgd
Grand Subtotal =	**3.38 mgd**		**2.68 mgd**
Credit =	<0.49 mgd>		<0.39>mgd
PROJECT TOTAL	**2.89 mgd**		**2.29 mgd**

The new demand for water in Phase II theme park is approximately 85 percent of buildout, hotel development is 54 percent of buildout.

Impacts:

The proposed water improvements identified in the DISNEYLAND RESORT EIR remains unchanged, except for those improvements specifically designated for the east parking structure area. These could be delayed until Phase III is implemented.

Mitigation:

Mitigation measures specific to the east parking facility may be delayed. All other mitigation measures identified in the final EIR should be implemented. Refer to Mitigation Monitoring Program, Volume 6C, Section 5 of the Disneyland Resort EIR.

Unavoidable Impacts:

There appears to be no significant impacts on the water service either in Phase II or ultimate buildout after implementation of all required mitigation measures. Mitigation measures requiring additional analysis will be performed to verify and determine specific upgrades or modifications to the system.

* Includes parking.

(a) The square foot for Phase II is 258,000.

(b) Meeting space water demand is estimated to be 2 percent of the total hotel room demand.

(c) It is estimated the water demand for the east and west parking areas are 60 percent and 40 percent, respectively. It is estimated that activities associated with surface lots under Phase II will have a water demand that is half of the east parking area. The combined water demand for Phase II is estimated to be 60 percent of that associated with Phase III.

++ Proposed new Disneyland development, existing Disneyland not shown.

Electricity: — Kilowatt Hours Per Year (kwh/yr)

Land Use Type	Phase III	Phase II % of Phase III	Phase II
Disneyland: ++			
• Theme park	4,880,000 kwh/yr	85%	4,148,000 kwh/yr
• Back-of-House	4,375,000 kwh/yr	85%	3,718,750 kwh/yr
• TDA*	9,305,000 kwh/yr	100%	9,305,000 kwh/yr
⇒ Cafeteria	305,000 kwh/yr	100%	305,000 kwh/yr
Sub Total =	**18,865,000 kwh/yr**		**17,476,750 kwh/yr**
Second Theme Park:			
• Theme park	182,900,214 kwh/yr	85%	155,465,182 kwh/yr
• Retail (350,000±)	23,984,786 kwh/yr	100%	23,984,786 kwh/yr
Sub Total =	**206,885,000 kwh/yr**		**179,449,968 kwh/yr**
Hotels:			
• Rooms (2,800)	42,943,110 kwh/yr	50%	21,471,555 kwh/yr
• Retail/restaurant[(a)] (sf) (300,000)	5,970,500 kwh/yr	86%	5,134,630 kwh/yr
• Meeting space (sf) (200,000)[(b)]	876,390 kwh/yr	100%	876,390 kwh/yr
Sub Total =	**49,790,000 kwh/yr**		**27,482,575 kwh/yr**
Parking Structures:[(c)]	34,059,000 kwh/yr	60%	20,435,400 kwh/yr
Grand Subtotal =	**309,559,000 kwh/yr**		**244,844,693 kwh/yr**
Credit =	<19,412,000 kwh/yr>		<15,354,892 kwh/yr>
PROJECT TOTAL	**290,187,000 kwh/yr**		**229,489,801 kwh/yr**

The new demand for electricity in Phase II theme park is approximately 85 percent of buildout.

Impacts:

The proposed electrical improvements identified in the DISNEYLAND RESORT EIR remains unchanged, except for those improvements specifically designated for the EAST PARKING STRUCTURE area. These could be delayed until Phase III is implemented. Additionally, the previously anticipated new 100 MVA substation will not be necessary until the demand of the existing and new Disneyland Resort Project exceeds 45 MVA. Phase II may not exceed the capacity of the City's existing substations.

Mitigation:

Mitigation measures specific to the east parking facility may be delayed. All other mitigation measures identified in the Final EIR should be implemented, however, Mitigation Measure No. 3.10.9-3 should be revised such that the new substation would be required when warranted by actual demand. Refer to Mitigation Monitoring Program, Volume 6C, Section 5 of the Disneyland Resort EIR.

Unavoidable Impacts:

There appears to be no significant impacts to the electrical system after mitigated upgrades are in place. Mitigation measures requiring additional analysis will be performed to verify and determine specific upgrades or modifications to the system.

* Includes parking.

(a) The square foot for Phase II is 258,000.

(b) Meeting space electrical demand is estimated to be 2 percent of the total hotel room demand.

(c) It is estimated the electrical demand for the east and west parking areas are 60 percent and 40 percent, respectively. It is estimated that activities associated with surface lots under Phase II will have a electricity demand that is half of the east parking area. The combined electrical demand for Phase II is estimated to be 60 percent of that associated with Phase III.

(d) The number of rooms for Phase II is 1,800.

++ Proposed new Disneyland development; existing Disneyland not shown.

Natural Gas: — Million British Thermal Units Per Year (mbtu/yr)

Land Use Type	Phase III	Phase II % of Phase III	Phase II
Disneyland: ++			
• Theme park	15,840 mbtu/yr	85%	13,464 mbtu/yr
• Back-of-House	19,800 mbtu/yr	85%	16,830 mbtu/yr
• TDA*	10,800 mbtu/yr	100%	10,800 mbtu/yr
⇒ Cafeteria	1,440 mbtu/yr	100%	1,440 mbtu/yr
Sub Total =	**47,880 mbtu/yr**		**42,534 mbtu/yr**
Second Theme Park:			
• Theme park	176,500 mbtu/yr	85%	150,025 mbtu/yr
• Retail (350,000±)	9,205 mbtu/yr	100%	9,205 mbtu/yr
Sub Total =	**185,706 mbtu**		**159,230 mbtu/yr**
Hotels:			
• Rooms (2,800)	188,894 mbtu/yr	50%	94,447 mbtu/yr
• Retail/restaurant[(a)] (sf) (300,000)	3,010 mbtu/yr	86%	2,559 mbtu/yr
• Meeting space (sf) (200,000)[(b)]	3,778 mbtu/yr	100%	3,778 mbtu/yr
Sub Total =	**195,682 mbtu/yr**		**100,784 mbtu/yr**
Parking Structures:	N/A		N/A
Grand Subtotal =	**429,268 mbtu/yr**		**302,548 mbtu/yr**
Credit =	<59,932 mbtu/yr >		<42,552 mbtu/yr>
PROJECT TOTAL	**369,336 mbtu/yr**		**259,996 mbtu/yr**

The current capacity of the natural gas system is adequate for Phase II and ultimate buildout. The demand for Phase II is approximately 85 percent of buildout.

Impacts:

The proposed natural gas improvements identified in the DISNEYLAND RESORT EIR remains unchanged, except for those improvements specifically designated for the east parking structure area. These could be delayed until Phase III is implemented.

Mitigation:

Mitigation measures specific to the east parking facility may be delayed. All other mitigation measures identified in the Final EIR should be implemented. Refer to Mitigation Monitoring Program, Volume 6C, Section 5 of the Disneyland Resort EIR.

Unavoidable Impacts:

There appears to be no significant impacts to the natural gas system after mitigated upgrades are in place. Mitigation measures requiring additional analysis will be performed to verify and determine specific upgrades or modifications to the system.

* Includes parking.

(a) The square foot for Phase II is 258,000.

(b) Meeting space natural gas demand is estimated to be 2 percent of the total hotel room demand.

++ Proposed new Disneyland development; existing Disneyland not shown.

Sanitary Sewers: — Million Gallons Per Day (mgd)

Land Use Type	Phase III	Phase II % of Phase III	Phase II
Disneyland: [++]			
• Theme park	0.04 mgd	85%	0.033 mgd
• Back-of-House	0.03 mgd	85%	0.026 mgd
• TDA	0.09 mgd	100%	0.09 mgd
⇒ Cafeteria	0.01 mgd	100%	0.01 mgd
Sub Total =	**0.17 mgd**		**0.16 mgd**
Second Theme Park:			
• Theme park	.50 mgd	85%	0.43 mgd
• Retail (350,000±)	0.59 mgd	100%	0.59 mgd
Sub Total =	**1.09 mgd**		**1.02 mgd**
Hotels:			
• Rooms (2,800)	0.67 mgd	50%	0.34 mgd
• Retail/restaurant[(a)] (sf) (300,000)	0.25 mgd	86%	0.22 mgd
• Meeting space (sf) (200,000)[(b)]	0.01 mgd	100%	0.01 mgd
Sub Total =	**0.93 mgd**		**0.57 mgd**
Parking Structures:	N/A		N/A
Grand Subtotal =	**2.19 mgd**		**1.75 mgd**
Credit =	<0.42 mgd>		<0.34 mgd>
PROJECT TOTAL	**1.77 mgd**		**1.41 mgd**

The new demand for Sanitary Sewers for Phase II theme park is approximately 85 percent of buildout, however, all proposed facility upgrades will be installed at the ultimate size.

Impacts:

The proposed sewer system improvements identified in the DISNEYLAND RESORT EIR remains unchanged.

Mitigation:

Mitigation measures specific to the east parking facility may be delayed. All other mitigation measures identified in the Final EIR should be implemented. Refer to Mitigation Monitoring Program, Volume 6C, Section 5 of the Disneyland Resort EIR.

Unavoidable Impacts:

There appears to be no significant impacts to the sanitary sewer system after ultimate mitigated upgrades are in place. Mitigation measures requiring additional analysis will be performed to verify and determine specific upgrades or modifications to the system.

(a) The square foot for Phase II is 258,000.

(b) Meeting space sewer demand is estimated to be 2 percent of the total hotel room demand.

[++] Proposed new Disneyland development; existing Disneyland not shown.

Solid Waste: — Tons Per Year (tons/yr)

Land Use Type	Phase III	Phase II % of Phase III	Phase II
Disneyland:++			
• Theme park	1,737 tons/yr	85%	1,476 tons/yr
• Back-of-House	2,171 tons/yr	85%	1,845 tons/yr
• TDA	493 tons/yr	100%	493 tons/yr
⇒ Cafeteria	164 tons/yr	100%	164 tons/yr
Sub Total =	**4,565 tons/yr**		**3,978 tons/yr**
Second Theme Park:			
• Theme park	11,388 tons/yr	85%	9,680 tons/yr
• Retail (350,000±)	4,273 tons/yr	100%	4,273 tons/yr
Sub Total =	**15,661 tons/yr**		**13,953 tons/yr**
Hotels:			
• Rooms (2,800)	1,596 tons/yr	50%	798 tons/yr
• Retail/restaurant[(a)] (sf) (300,000)	1,831 tons/yr	86%	1,575 tons/yr
• Meeting space (sf) (200,000)[(b)]	33 tons/yr	100%	33 tons/yr
Sub Total =	**3,460 tons/yr**		**2,406 tons/yr**
Parking Structures:	N/A		N/A
Grand Subtotal =	**23,686 tons/yr**		**20,337 tons/yr**
Credit =	<1,172 tons/yr>		<1,008 tons/yr>
Credit SubTotal =	**22,514 tons/yr**		**19,329 tons/yr**
25% Reduction	<5,629 tons/yr>		<4,832 tons/yr>
PROJECT TOTAL	**16,886 tons/yr**		**14,497 ton/yr**

The new demand for solid waste for Phase II theme park is approximately 85 percent of buildout.

Impacts:

The proposed solid waste improvements identified in the DISNEYLAND RESORT EIR remains unchanged, except for those improvements specifically designated for the east parking structure area. These could be delayed until Phase III is implemented.

Mitigation:

Mitigation measures specific to the east parking facility may be delayed. All other mitigation measures identified in the Final EIR should be implemented. Refer to Mitigation Monitoring Program, Volume 6C, Section 5 of the Disneyland Resort EIR.

Unavoidable Impacts:

After implementation of all mitigated upgrades, there will still be significant impacts due to limited landfill capacity. Mitigation measures requiring additional analysis will be performed to verify and determine specific upgrades or modifications to the problems as part of the required mitigation measures.

(a) The square foot for Phase II is 258,000.

(b) Meeting space solid waste generation demand is estimated to be 2 percent of the total hotel room generation.

++ Proposed new Disneyland development; existing Disneyland not shown.

Appendix H
Schools Analysis

HR&A

HAMILTON, RABINOVITZ & ALSCHULER, INC.
Policy, Financial & Management Consultants

MEMORANDUM FOR: Joel Fick,
City of Anaheim

MEMORANDUM FROM: Paul J. Silvern

SUBJECT: Assessment of the Enrollment and Facilities Impacts of a Revised Phasing Plan for WESTCOT Center on the Anaheim City School District and the Anaheim Union High School District

DATE: July 23, 1996

Hamilton, Rabinovitz & Alschuler, Inc. (HR&A) has conducted an assessment of whether a revised phasing plan proposed for The Disneyland Resort presents any new significant adverse enrollment or facilities impacts on the Anaheim City School District (ACSD) or the Anaheim Union High School District (AUHSD), as compared with the conclusions of the certified Final Environmental Impact Report ("Final EIR") on The Disneyland Resort, or whether there have been any significant changes in the underlying environmental setting since certification of the Final EIR that would change the conclusions of the Final EIR with respect to enrollment and facilities impacts on ACSD and AUHSD. This memorandum presents our conclusions and describes the analysis that led to our conclusions. The memo begins with an overview of the phasing plan as we understand it, summarizes our analysis approach, presents a summary of our conclusions, and then provides an explanation of the analysis we undertook that resulted in our conclusions. The purpose of this analysis is to assist the City of Anaheim to determine what amendments to the Final EIR, if any, may be needed to provide adequate documentation of potential effects that the new phasing proposal may have on the environment, pursuant to the California Environmental Quality Act (CEQA).

I. OVERVIEW OF THE PHASING PLAN

On June 29, 1993, the City of Anaheim approved The Disneyland Resort Specific Plan as proposed by The Walt Disney Company, and certified a Final EIR. The Disneyland Resort is intended to create an international, multi-day vacation destination, which integrates the existing Disneyland theme park and hotels with future additional theme parks, hotels and other visitor-serving attractions. As analyzed in the Final EIR, one component of The Disneyland Resort, referred to as WESTCOT Center, was projected to be completed by the year 2000. This

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component included, among other features, a new theme park, new retail/entertainment venues, a total of 5,600 hotel rooms (including the existing Disneyland Hotel), and new parking facilities. At completion the theme parks were projected to result in a total of 24.5 million visitors annually (including visitors to the existing Disneyland) upon completion in the year 2000.

The Walt Disney Company now proposes to construct the improvements associated with the WESTCOT Center component of The Disneyland Resort under a somewhat different timetable, extending to the year 2010. The proposed new phases are as follows:

- *Phase I -- Existing Disneyland Theme Park.* This Phase, which is already complete, includes upgrades and improvements to Disneyland, the first phase of the Disneyland Administration Building and associated parking.

- *Phase II -- Resort Expansion.* This Phase includes the remainder of the Disneyland Administration Building and construction of most of the component formerly known as WESTCOT Center. Specifically, this Phase includes about 85% of a new theme park (including associated retail, dining and entertainment uses), a new retail entertainment center, 1,800 new hotel rooms (in a addition to the existing Disneyland Hotel), and parking facilities. This Phase is projected to be completed by 2001.[1]

- *Phase III -- Resort Expansion Buildout.* This Phase consists of the final increment of the Resort Expansion, including the completion of the second theme park, another 2,800 hotel rooms, and additional parking supply. Completion of Phase III is projected for the year 2010.

Table 1, on the following page, compares the elements of this new phasing and the former WESTCOT Center component of The Disneyland Resort that are used in assessing net new employment, housing and population impacts, and hence impacts on the Anaheim schools. The analysis in this memorandum assesses the school enrollment and facilities impacts that could indirectly result from employment associated with Phase II and complete buildout of the Resort Expansion (Phase III).[2] (Referred to hereinafter as "Revised Phasing Plan") The employment and housing impacts of the Revised Phasing Plan are discussed in a separate HR&A memorandum.

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[1] For purposes of this analysis, the year 2000 is used for the completion of this Phase for ease of comparison with published figures for the Southern California Association of Governments' (SCAG) regional growth forecast and the County of Orange's growth forecast. This difference of one year does not have any substantive effect on the analysis or conclusions contained herein.

[2] As discussed in the Final EIR for The Disneyland Resort, the Administration Building represents a consolidation of existing jobs into a new building, and no new jobs will be added as a result of its construction.

Table 1
COMPARISON OF REVISED PHASING PLAN AND WESTCOT CENTER ELEMENTS USED IN THE ANALYSIS OF SCHOOL ENROLLMENT AND FACILITIES IMPACTS

Project Elements	WESTCOT Center As Approved	Revised Phasing Plan	
		Phase II Resort Expansion Year 2000	Phase III Resort Buildout Year 2010 (including Phase III)
Theme Park, Second Gate (total annual attendance, including Disneyland)	24.5 million	20.3 million	24.5 million
Retail/Entertainment Center (gross square feet)	350,000	350,000	350,000
Hotel Rooms (including Disneyland Hotel)	5,600	2,800	5,600

Source: The Walt Disney Company; HR&A

II. OVERVIEW OF THE SCHOOL ENROLLMENT IMPACTS ANALYSIS

HR&A's review of the employment, housing and population impacts of the Revised Phasing Plan included the following activities:

- *Review of the Final EIR documentation.* HR&A reviewed all volumes of the Final EIR,[3] including applicable technical reports. In particular, this included the public schools section of the Final EIR,[4] the technical report on school enrollment impacts,[5] HR&A's 1991 survey of the Disneyland labor force, or "cast," that was used in the technical report, and the comments and responses to comments on school enrollment impacts.[6]

- *Review of the 1994 regional growth forecast and the 1992 Orange County projection.* We also reviewed the employment, housing and population growth forecasts prepared by the Southern California Association of Governments[7] and the County of Orange[8] subsequent to the certification of the Final EIR.

- *Review of other data on local public school enrollment.* We also reviewed the schools section of a recently certified EIR for the Anaheim Sports Center,[9] which

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[3] Michael Brandman Associates, *The Disneyland Resort Final Environmental Impact Report*, Volumes I through VI, prepared for the City of Anaheim, June, 1993.

[4] *Id.*, Section 3.10.5, at pp. 3-313 through 3-332.

[5] Hamilton, Rabinovitz & Alschuler, Inc., *An Assessment of the Impacts of The Disneyland Resort Project on the Anaheim City School District and the Anaheim Union High School District. Id.*, Volume V, Appendix J.

[6] *Id.*, Volume VI.

[7] Southern California Association of Governments, *Regional Comprehensive Plan and Guide, Chapter 3: Growth Management.*, adopted June, 1994. A version of the regional forecast has been disaggregated to the level of the census tract, called the Small Area Forecast, was also reviewed by HR&A.

[8] Orange County Administrative Office, *Orange County Projections 1992*, adopted by the Orange County Board of Supervisors on June 23, 1992 (hereinafter referred to as "OCP-92"). A modified employment forecast was adopted by the Board of Supervisors on September 14, 1993, which accounts for slower than expected employment growth during the 1990s resulting from the recession. The modified employment forecast is referred to herein as "OCP-92 Modified."

[9] Michael Brandman Associates, *Anaheim Sports Center Draft Environmental Impact Report*, prepared for

(continued...)

contains more recent information from the school districts than was used in our 1992-93 analyses for The Disneyland Resort. Due to the confidential circumstances under which this analysis was undertaken, HR&A did not directly request copies of data and studies from the school districts.

- *Recalculation of all phasing plan impacts using the estimation techniques in the Final EIR.* HR&A prepared estimates of the indirect school enrollment impacts associated with the Revised Phasing Plan, using the same approaches to making such calculations as were used in the Final EIR. HR&A's calculations of the impacts of the Revised Phasing Plan, like the calculations in the Final EIR, focus on those members of The Disneyland Resort labor force who are projected to work full-time and part-time schedules, who are also the primary wage earners in their respective households, and whose household is most likely to relocate from some other location into the boundaries of the two school districts as a direct consequence of becoming a cast project-related member.

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[9](...continued)
the City of Anaheim, January, 1996, Section 5.8.5 at pp. 5.8-19 through 5.8-37.

III. SUMMARY OF CONCLUSIONS

Based on the results of the above research and analysis, we have reached the following conclusions:

A. Enrollment Impacts of the Revised Phasing Plan on the Anaheim City School District (ACSD)

1. No Change in the Scale of Indirect Enrollment or Facilities Impacts at Buildout

Like the approved WESTCOT Center, the Revised Phasing Plan will not have any direct enrollment impacts on the ACSD, because the project does not include the demolition of existing housing, nor the construction of new housing. To the extent that project-related cast relocate their households into the boundaries of the ACSD as a consequence of project employment, the project may cause indirect enrollment impacts.

Inasmuch as the Revised Phasing Plan includes the same amount of new development as the WESTCOT Center that was analyzed in the Final EIR, buildout under the Revised Phasing Plan will result in the same number of direct, net new employees as was analyzed in the Final EIR. Assuming the same propensity of project-related cast households to move into the ACSD as was the case for the cast in 1991, the impacts of the Revised Phasing Plan on local school enrollment and facilities will be the same as was analyzed in the Final EIR. Because the Final EIR concluded that the number of such households, and the students they might generate was not significant, the Revised Phasing Plan will not, at buildout, result in any new significant enrollment or facilities impacts on ACSD which were not previously identified in the Final EIR.

The Final EIR concluded that direct, net new employment at WESTCOT Center could result in an indirect demand for 460 housing units in the City of Anaheim, whose boundaries were determined to be a reasonable proxy for the boundaries of ACSD. Using a student generation rate of 0.307, the Final EIR estimated that WESTCOT Center could result in an enrollment impact on ACSD of 141 students in the year 2000. Using reasonable assumptions about how ACSD might choose to accommodate this number of project-related students, the Final EIR estimated that it would cost about $1.5 million in capital costs to provide school facilities for this number of students. Under then-applicable State law allowing local school districts to assess facility impact fees against new development projects, WESTCOT Center would be required to pay ACSD approximately $1.1 million in facility fees. The Final EIR also noted that the District would collect school fees from developers of any new housing into which cast households might move, or about $0.5 million in additional fees if all cast households did so. These fees, together with a number of youth education programs operated

by The Walt Disney Company and Disneyland, were determined in the Final EIR to be adequate mitigation for any project impacts on school enrollment and facilities.

Buildout of the WESTCOT Center under the Revised Phasing Plan will result in the same number and distribution of cast, because the amounts of new construction are identical and, according to The Walt Disney Company, the basic characteristics of the cast have not changed since they were surveyed by HR&A in 1991. With the delay in buildout of WESTCOT Center to the year 2010, compared with the year 2000 as analyzed in the Final EIR, the Project's proportion of future enrollment growth will be smaller than the share documented in the Final EIR.

Using the same calculation factors, it is estimated that Phase II of the revised phasing plan will indirectly result in a demand for 228 housing units in Anaheim, or 70 K-6 students at ACSD schools in the year 2000. Applying the facility cost factors used in the Final EIR implies a facilities cost of $733,040 to accommodate these students, compared with a school fee of between $682,857 and $928,139, using the fee amounts in effect at the time the Final EIR was certified. The measures recommended in the Final EIR (i.e., a combination of required school impact fees and continuation of The Walt Disney Company's youth education programs) will be adequate to mitigate any adverse impacts of Phase II on school enrollment and facilities in the ACSD.

2. No Substantial Changes in the Background School Enrollment or Facilities Setting

Since the Final EIR was certified there have been no substantial changes in the enrollment or facilities situation in ACSD which would lead to a new conclusion about whether the WESTCOT Center, as analyzed in the Final EIR, or as now envisioned in the Revised Phasing Plan, would result in new or substantially more severe adverse employment impacts.

Data contained in a recent EIR prepared for the Anaheim Sports Center indicates that the demand for student seating capacity may be lower than was assumed in the Final EIR, and that the supply of seating capacity may be greater. Thus, the conclusion of the Final EIR that students generated indirectly by WESTCOT Center would not cause a substantial increase in the need for new school facilities remains appropriate, despite some minor changes in the underlying background setting. Similarly, the new background setting situation is not significantly different from the setting assumed in the Final EIR. Therefore, students generated indirectly by Revised Phasing Plan would not result in impacts that are more severe than would be the case under the assumptions used in the Final EIR.

B. Enrollment Impacts of the Revised Phasing Plan on the Anaheim Union High School District (AUHSD)

1. No Change in the Scale of Indirect Enrollment or Facilities Impacts at Buildout

Like the approved WESTCOT Center, the Revised Phasing Plan will not have any direct enrollment impacts on the AUHSD, because the project does not include the demolition of existing housing, nor the construction of new housing. To the extent that project-related cast relocate their households into the boundaries of the AUHSD, the project may cause indirect enrollment impacts.

Because the Revised Phasing Plan includes the same amount of new development as the WESTCOT Center that was analyzed in the Final EIR, buildout under the Revised Phasing Plan will result in the same number of direct, net new employees as was analyzed in the Final EIR. Assuming the same propensity of project-related cast households to move into the AUHSD as was the case for the cast in 1991, the impacts of the Revised Phasing Plan on local school enrollment and facilities will be the same as was analyzed in the Final EIR. Because the Final EIR concluded that the number of such households, and the students they might generate was not significant, the Revised Phasing Plan will not, at buildout, result in any new significant enrollment or facilities impacts on AUHSD which were not previously identified in the Final EIR.

The Final EIR concluded that direct, net new employees of WESTCOT Center could result in an indirect demand for 486 housing units in the cities of Anaheim, Buena Park and Cypress, the combination of which was determined to be a reasonable proxy for the boundaries of AUHSD. Using an average student generation rate of 0.248, the Final EIR estimated that WESTCOT Center could result in an enrollment impact on AUHSD of 122 students in the year 2000. Using reasonable assumptions about how AUHSD might choose to accommodate this number of project-related students, the Final EIR estimated that it would cost about $1.2 million in capital costs to provide school facilities for this number of students. Under then-applicable State law allowing local school districts to assess facility impact fees against new development projects, WESTCOT Center would be required to pay AUHSD approximately $1.1 million in facility fees. The Final EIR also noted that the District would collect school fees from developers of any new housing into which cast households might move, or about $0.6 million in additional fees if all project cast households did so. These fees, together with continuation of a number of youth education programs operated by The Walt Disney Company and Disneyland, were determined in the Final EIR to be adequate mitigation for any project impacts on school enrollment and facilities.

Buildout of the WESTCOT Center under the Revised Phasing Plan will result in the same number and distribution of cast, because the amounts of new construction are identical and, according to The Walt Disney Company, the basic characteristics of the cast have not changed since they were surveyed by HR&A in 1991. With the delay in buildout of WESTCOT Center to the year 2010, compared with the year 2000 as analyzed in the Final EIR, the Project's proportion of future enrollment growth will be smaller than the share documented in the Final EIR

Using the same calculation factors, it is estimated that Phase II of the revised phasing plan will indirectly result in a demand for 250 housing units in Anaheim, Buena Park and Cypress, or 62 students at AUHSD schools in the year 2000. Applying the facility cost factors used in the Final EIR implies a facilities cost of $612,311 to accommodate these students, compared with a school fee of between $682,857 and $964,182, using the fee amounts in effect at the time the Final EIR was certified. The measures recommended in the Final EIR (i.e., a combination of required school impact fees and continuation of The Walt Disney Company's youth education programs) will be adequate to mitigate any adverse impacts of Phase II on school enrollment and facilities in the AUHSD.

2. No Substantial Changes in the Background Enrollment or Facilities Setting

Since the Final EIR was certified there have been no substantial changes in the enrollment or facilities situation in AUHSD which would lead to a new conclusion about whether the WESTCOT Center, as analyzed in the Final EIR, or as now envisioned in the Revised Phasing Plan, would result in new or substantially more severe adverse employment impacts.

Data contained in a recent EIR prepared for the Anaheim Sports Center indicates that the demand for student seating capacity may be lower than was assumed in the Final EIR, although enrollment is still expected to exceed seating capacity in FY 2010-11. As was the case under the Final EIR analysis, the WESTCOT Center and the Revised Phasing Plan would make a small, but insignificant contribution to this situation under the revised enrollment projection. Therefore, students generated indirectly by the Revised Phasing Plan would not result in impacts that are more severe than would be the case under the assumptions used in the Final EIR.

IV. ANALYSIS OF IMPACTS ON THE ANAHEIM CITY SCHOOL DISTRICT

This section summarizes, first, how enrollment and facilities impacts of the WESTCOT Center on the Anaheim City School District (ACSD) were estimated in the Final EIR, and what the impacts would be if the same estimation approach used in the Final EIR was also applied to the Revised Phasing Plan. The second part of this section describes how the school facilities applicable under State law were calculated for the WESTCOT Center, and the amount applicable to the Revised Phasing Plan, again using the same calculation factors as those used in the Final EIR. The facilities costs to ACSD and the amount of fees required are compared. The third part of this section reviews the impacts of the approved WESTCOT Center and the Revised Phasing Plan based on some changes in the underlying conditions in the ACSD that occurred since certification of the Final EIR.

A. Revised Phasing Plan Impacts and Mitigation Compared With Impacts and Mitigation in the Final EIR

As with the WESTCOT Center analyzed in the Final EIR, the Revised Phasing Plan will cause no direct impacts on ACSD school enrollment or facilities, but it may cause indirect impacts, depending upon the decisions project cast households make about where to reside, and the degree to which the residential location decision is linked to the decision to become a member of the project cast. The Final EIR included a series of calculations that provided a reasonable basis for estimating the number of net new students in ACSD that could result from these relationships. The calculations considered the number of net new jobs resulting from WESTCOT Center, the number of these jobs that would be held by full-time and part-time cast members who were also the primary wage earner in their household, the propensity of such households to relocate into the boundaries of the ACSD after the employee joins the cast, the average number of students per household generated in the ACSD, and the cost of accommodating project-related new students in ACSD facilities.

Table 2 compares the key factors in the estimate of project-related ACSD students as presented in the Final EIR for the WESTCOT Center, with an estimate for Phases II and III of the Revised Phasing Plan, using the same calculation methods utilized in the Final EIR. The estimate shows that the number of ACSD students generated by Phase III (buildout) is identical to the estimate for the WESTCOT Center, as stated in the Final EIR. Phase II represents 50% of this total, or 70 students. Whereas WESTCOT Center's enrollment impact of 141 students in the year 2000 was equal to 0.6% of ACSD's projected enrollment in that school year, the enrollment that could result from Phase II of the Revised Phasing Plan would be equal to 0.3% of projected enrollment in the 2000/2001 school year. ACSD enrollment associated with buildout of the Revised Phasing Plan, which would yield the same enrollment impact as the approved WESTCOT Center, but ten years later than assumed in the Final EIR, would be

equal to 0.6% of ACSD's projected enrollment for the 2010/2011 school year.

Table 2
ESTIMATE OF STUDENTS GENERATED IN THE ANAHEIM CITY SCHOOL DISTRICT, BY PROJECT PHASE, FOR THE APPROVED PROJECT AND THE REVISED PHASING PLAN

Impact Calculation Factor	Approved WESTCOT Project 2000	Revised Phasing Plan	
		Phase II Resort Expansion 2000	Phase III Buildout 2010
Direct, Net New Cast	11,848	6,726	11,848
Full-time Equivalent Direct, Net New Cast	4,258	2,245	4,258
Percent Likely to Move Into ACSD Boundaries as a Result of Taking a Job at the Project	10.8%	10.2%	10.8%
In-Moving Households	460	228	460
Student Generation Rate Per Household	0.307	0.307	0.307
ACSD Students Generated by the Project	141	70	141
Project Impact as Percent of Projected Enrollment	0.6%	0.3%	0.6%

Sources: Final EIR, Volume 1, Section 3.10.5; Final EIR, Volume V, Appendix J; HR&A memorandum on employment, housing and population impacts of the Revised Phasing Plan.

The analysis of the WESTCOT Center's impacts on ACSD school facilities was based on a set of reasonable assumptions about how the project-generated demand for new students would be accommodated by the District,[10] but recognized the fact the at the ultimate decision about how this would be done is entirely in the hands of the ACSD and cannot be predicted

[10] Among the options available to the ACSD, as stated in the Final EIR are utilizing all available existing school building space (i.e., converting meeting rooms to classrooms); making more extensive use of multi-track, year-round school calendars; increasing class size; shifting attendance boundaries; reconfiguring grade at schools; adding portable classrooms; busing; creating magnet schools; and building new permanent classrooms. See, Final EIR, Appendix J, at pp. 54-55.

with certainty. The Final EIR estimated that 10% of the project-generated student demand would be accommodated in portable classrooms and 90% in newly constructed schools. The Final EIR then also assumed reasonably that any such new schools would operate on a year-round school calendar capable of increasing capacity to 133% of the capacity of a school operating on a traditional school calendar, and that any such new schools would be constructed on five-acre sites. The combination of these factors resulted in estimated facilities costs of $4,343 for each student accommodated in portable classrooms and $11,153 for each student accommodated in new permanent classrooms.

Table 3 compares the facilities costs of accommodating students generated by the WESTCOT Center, as analyzed in the Final EIR, with the costs attributable to Phases II and III of the Revised Phasing Plan, using the same facility cost factors utilized in the Final EIR. The comparison shows that the cost of accommodating students in the approved WESTCOT Center is identical to the cost of accommodating students generated by the buildout of the Revised Phasing Plan, and that Phase II would cost about $733,000, or about 50% of the buildout-related cost.

Table 3
ESTIMATE OF FACILITIES COST TO ACCOMMODATE STUDENTS GENERATED IN THE ANAHEIM CITY SCHOOL DISTRICT, BY PROJECT PHASE, FOR THE APPROVED PROJECT AND THE REVISED PHASING PLAN

Impact Calculation Factor	Approved WESTCOT Project 2000	Revised Phasing Plan	
		Phase II Resort Expansion 2000	Phase III Buildout 2010
ACSD Students Generated	141	70	141
Percent in Portable	10%	10%	10%
Percent in Newly Constructed Classrooms	90%	90%	90%
Number of Project-Generated Students in Portables	14	7	14
Number of Project-Generated Students in New Classrooms	127	63	127
Cost of Portables Per Student (1992 $)	$4,343	$4,343	$4,343
Cost of New Classrooms Per Student (1992 $)	$11,153	$11,153	$11,153
Total Cost of Portables (1992 $)	$60,802[a]	$30,401	$60,802
Total Cost of New Classrooms (1992 $)	$1,416,431[b]	$702,639	$1,416,431
Total Facilities Cost to ACSD (1992 $)	$1,477,233[c]	$733,040	$1,477,233

[a] The value in the Final EIR was $61,239. Due to a minor calculation error, the correct value should have been $60,802.
[b] This value differs very slightly from the value in the Final EIR ($1,416,416) due to internal calculation rounding.
[c] This value differs very slightly from the value in the Final EIR ($1,477,655) due to internal calculation rounding.

Sources: Final EIR, Volume 1, Section 3.10.5; Final EIR, Volume V, Appendix J.

B. State School Fees and Other Mitigation for Project Impacts

The Final EIR also estimates that WESTCOT Center would be obligated to pay a school facilities fee to ACSD of about $1.1 million, based on a fee of one-half[11] of $0.27 per square foot of non-residential floor area to be constructed under applicable State law. The Final EIR further estimates that if WESTCOT Center cast households relocating into the ACSD occupy newly constructed homes, the developers of those homes will also pay school fees to ACSD.[12] If all 460 in-moving households did so, the ACSD would receive additional fees of about $0.5 million. Thus the combination of school fees paid directly by The Walt Disney Company plus fees paid by developers of housing that might accommodate cast households would total about $1.6 million, or about $127,000 more than the Final EIR's estimate of what it would cost ACSD to accommodate WESTCOT Center-related students under the assumptions used in the facilities cost calculation.

Applying the same statutory school fee calculation approach as was used in the Final EIR to the Revised Phasing Plan shows that buildout of the Revised Phasing Plan would produce the same amount of fees and the same cost-fee relationship as WESTCOT Center. Phase II would yield total fees of about $0.93 million, compared with an estimated cost to ACSD of $0.68 million. These relationships are shown in Table 4.

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[11] As noted in the Final EIR, the ACSD and the AUHSD each collect one-half of the then-applicable State school facilities fee of $0.27 per square foot.

[12] Here again, the then-applicable fee of $1.25 per square foot of new residential space is divided evenly between ACSD and AUHSD.

Table 4

ESTIMATE OF STATUTORY SCHOOL FEES TO THE ANAHEIM CITY SCHOOL DISTRICT, BY PROJECT PHASE, FOR THE APPROVED PROJECT AND THE REVISED PHASING PLAN

Impact Calculation Factor	Approved WESTCOT Project 2000	Revised Phasing Plan	
		Phase II Resort Expansion 2000	Phase III Buildout 2010
ACSD Students Generated	141	70	141
Total Facilities Cost to ACSD (1992 $)	$1,477,233	$733,040	$1,477,233
Project Floor Area (square feet)	8,215,000	5,058,200	8,215,000
Fee per Square Foot (1992 $)	$0.135	$0.135	$0.135
Total Fee from Project Floor Area	$1,109,025	$682,857	$1,109,025
Housing Units in ACSD	460	228	460
Average Floor Area per Unit	1,304	1,304	1,304
Fee per Square Foot (1992 $)	$0.825	$0.825	$0.825
Total Fee from Project Housing Units (1992 $)	$494,868	$245,282	$494,868
Total Fees from Project (1992 $)	$1,603,893	$928,139	$1,603,893
Surplus (Deficit) of Fees Over ACSD Costs (1992 $)	$126,660	$195,099	$126,660
Sources: Final EIR, Volume 1, Section 3.10.5; Final EIR, Volume V, Appendix J.			

In addition to the payment of required fees, the Final EIR noted that The Walt Disney Company operates and participates in a number of youth education programs, most of which were expected to continue with the implementation of WESTCOT Center. Appendix A contains an updated list of these programs, which are expected to continue under the Revised Phasing Plan.

C. WESTCOT Center and Revised Phasing Plan Impacts Considered in Light of Subsequent Changes in District Facilities Impact Parameters

Since the Final EIR was certified, there have been certain changes in the ACSD's enrollment and facilities situation, and the amount of the State school fees have increased in proportion to inflation in school construction costs. This section summarizes these changes and discusses whether the changes alter the conclusions of the Final EIR with respect to the severity of enrollment and facilities impacts, or whether any new significant impacts would result from the Revised Phasing Plan as a result of these changes in the background setting.

Information on the post-certification situation at ACSD was derived from the Anaheim Sports Center EIR, which refers to more recent data about ACSD than was available at the time the Final EIR on WESTCOT Center was certified.

1. Changes in Current Enrollment, Enrollment Projections and Student Generation Rate

The analysis of school enrollment and facilities impacts in the Final EIR relied, in part, on projections of future enrollment prepared by the ACSD. These projections predicted that district-wide enrollment would increase from about 15,800 students in FY 1991-92 to about 24,000 in FY 2000-01, and about 21,700 in FY 2010-11. Another set of projections produced by the ACSD during the course of the public hearings on The Disneyland Resort suggested the FY 2000-01 enrollment would be about 22,200. Actual enrollment data between FY 1991-92 and 1994-95 suggest that both ACSD projections anticipated too many students, at least in the near term, as shown in Table 5.

Table 5.
Comparison of Regular[1] Enrollment Projections and Actual Regular Average Daily Attendance (ADA) in the ACSD, FY 1991-92 to FY 2010-11

Data Source	FY 1991-92	FY 1992-93	FY 1993-94	FY 1994-95	FY 2000-01	FY 2010-11
ACSD Projection, 1992[2]	15,874	16,805	17,761	18,823	24,006	21,708
ACSD Projection, 1993[3]	15,665	16,384	17,066	17,759	22,200	NA
Actual ADA[4]	15,586	15,939	16,522	17,161	NA	NA

[1] "Regular" enrollment includes K-6 and special education students.
[2] Based on an unpublished, year-by-year projection referred to in Recht Hausrath & Associates, *Comprehensive Study of the Impact of Development on the Anaheim School District and Fee Program Justification*, prepared for the ACSD, March, 1992. ("RHA Study")
[3] School Planning Services, Development Fee Justification Analysis for Residential Development, Commercial/Industrial Development and Senior Housing, prepared for the ACSD, April, 1993, at pp. 55-56. ("SPS Study")
[4] Orange County Department of Education, *Financial Data for School Districts of Orange County, 1994-95 and Selected Information for 1995-96*, at p. 114.

Further evidence that enrollment may not increase as much as ACSD projected at the time the Final EIR was certified can be drawn from revised projections of the number of housing units within ACSD's boundaries, compared with projections relied on by ACSD at the time the Final EIR was being considered for certification. Table 6 shows that ACSD's 1992 assumption about housing stock growth to the year 2000 exceeds the official County forecast, OCP-92, as recently adjusted by the City of Anaheim.

Table 6.
Comparison Between ACSD and Orange County Projections of Housing within ACSD Boundaries, FY 1992-93 to FY 2010-11

Data Source	FY 1992-93	FY 2000-01	FY 2010-11
ACSD Projection, 1992[1]			
Households	51,780	56,230	61,200
Units[2]	54,505	59,190	64,421
ACSD Projection, 1993[3]	51,452	54,742 to 55,244	NA
OCP-92	52,090	53,927[4]	57,970

[1] RHA Study; unpublished annual projection data.
[2] Housing units figures are HR&A estimates based on a 5% average residential unit vacancy rate, which converts households (i.e., occupied housing units) to total housing units.
[3] SPS Study, Table 7, at p. 29.
[4] OCP-92 projection of 54,767 reduced by 840 units to reflect City of Anaheim's estimate of the impact on the projection of actual residential building permit activity between 1990 and 1995, per Anaheim Sports Center Draft EIR, at p. 5.8-27.

The Final EIR analysis relied on an average Student Generation Rate (SGR) of 0.307, based on ACSD's FY 1991-92 enrollment and its estimate of the housing stock. In 1993, ACSD adopted a new study which suggested an SGR of 0.310 to 0.420 for new housing. The Anaheim Sports Center EIR concludes that the current SGR for the ACSD is 0.311, based on the relationship between FY 1992-93 ACSD attendance and OCP-92's estimate of housing units. If this latter estimate were to be used instead of the SGR relied on in the Final EIR, it would imply that one more student would be generated indirectly by WESTCOT Center cast households, and hence, by Phase III cast households. This would add another $11,153 to the ACSD's costs to accommodate this additional student, assuming he/she is housed in newly constructed space. This difference from the Final EIR would not result in a significant new impact within the meaning of CEQA, because it does not imply a substantially greater need for school facilities than was analyzed in the Final EIR. Inasmuch as the total fees that will be assessed against the project and builders of new homes into which project cast households may move was estimated in the Final EIR to exceed ACSD's costs by about $127,000, the additional cost to accommodate one more student under the alternative SGR would not alter the conclusion about the adequacy of the fees.

2. Changes in ACSD's Facilities and Seating Capacity Situation

On the supply side of the ledger, the ACSD has moved three more schools to year-round, multi-track school calendars than was assumed when the Final EIR was certified. Nevertheless,

the total *existing* seating capacity of the District is reported to be unchanged from the analysis in the Final EIR. If the current SGR is applied to the OCP-92 projection of housing units to project year 2000 and 2010 enrollment, as was done in the Anaheim Sports Center EIR, there would be a *surplus* of 2,133 seats in 2000 and a *surplus* of 1,130 seats in 2010, assuming no increase in future seating capacity. According to a 1993 ACSD study,[13] however, ACSD has a facilities plan for new construction that envisions six new elementary schools with a planned seating capacity of 4,108 students, though it remains unknown when these schools may be constructed.

3. Changes in the Regulatory and Judicial Environments

In January, 1996, the State Allocation Board approved an increase in the amount of the State school facilities fees, to $0.30 per square foot for non-residential development and $1.84 per square foot for residential development. School Districts must now prepare new fee justification studies before they can collect the new fee amounts. This increase is tied to the change in Class B construction over the past two years. The inflationary effect on the construction costs assumed in the Final EIR analysis are therefore directly matched by the inflationary effect of the school fee, such that the relative relationships between facility costs to ACSD and fees that will be required from The Walt Disney Company will be the same as was analyzed in the Final EIR.[14]

In July, 1995, the California Court of Appeal held in *Goleta Union School District v. Regents of the University of California*,[15] that increased school enrollment can cause a significant impact on the environment under CEQA only where a change in physical conditions, such as classroom construction, will necessarily result. The court interpreted overcrowding of public facilities, an example of a "significant" impact mentioned in the CEQA Guidelines, as applying only where severe overcrowding would necessarily lead to new construction of new school facilities. In other words, enrollment increases caused by a development project are not, *per se*, a

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[13] SPS Study, at pp. 58-59.

[14] In 1994, subsequent to the Final EIR, the fees were increases from $0.27 per square foot to $0.28 per square foot for non-residential development. Under the latest fee schedule, assuming the ACSD adopts a new fee justification study and assuming the same assessable floor areas noted above, the fee due on Phase II of the Revised Phasing Plan would be $1,517,460, and for Phase III the fee would total $2,464,500, were each fee amount to be paid in one lump sum in 1996.

[15] 95 C.D.O.S. 6461(opinion on rehearing); requests for an order directing depublication denied, January 24, 1996. This case involved an analysis of the public school enrollment impacts implied by the University of California, Santa Barbara's 1990 Long-Range Development Plan on the Goleta Union School District, located immediately adjacent to the university campus. The District initially succeeded in obtaining a writ of mandate compelling the University to prepare a more thorough analysis of impacts than was included in the project's certified EIR. A Supplemental EIR was then prepared, certified by the Regents and filed with the court, which ruled that the SEIR was responsive to the writ and complied with CEQA. The District appealed the trial court's decision and then sought, unsuccessfully, depublication of the Court of Appeal's ruling in the University's favor.

significant effect on the environment. Inasmuch as the student enrollment impacts of the WESTCOT Center, as approved and as now planned under the Revised Phasing Plan, would not cause a need for substantial new school construction, this recent decision supports the Final EIR's conclusion that the project's enrollment impacts are not significant within the meaning of CEQA.

4. Conclusion Regarding Changes in ACSD Background Setting

Thus, under the most recent set of assumptions relied on by the City of Anaheim, there should be more than enough ACSD seating capacity to accommodate WESTCOT Center and Phase III buildout enrollment impacts. Under the Final EIR's estimate of project-related enrollment, or an alternative estimate based on a more recent SGR, neither WESTCOT Center nor the Revised Phasing Plan would result in the need for a substantial expansion of school facilities. Therefore, there are no new circumstances in the background setting which suggest either new significant impacts of the WESTCOT Center that were not known at the time the Final EIR was certified, nor is there any evidence that the Revised Phasing Plan would lead to any new significant impacts on school enrollment and facilities than were analyzed in the Final EIR.

IV. ANALYSIS OF IMPACTS ON THE ANAHEIM UNION HIGH SCHOOL DISTRICT

This section presents analysis comparable to that presented above for the ACSD, but for possible enrollment and facilities impacts of the Revised Phasing Plan on the Anaheim Union High School District (AUHSD).

A. Revised Phasing Plan Impacts and Mitigation Compared With Impacts and Mitigation in the Final EIR

As with the WESTCOT Center analyzed in the Final EIR, the Revised Phasing Plan will cause no direct impacts on AUHSD school enrollment or facilities, but it may cause indirect impacts, depending upon the decisions project cast households make about where to reside, and the degree to which the residential location decision is linked to the decision to become a member of the project cast. The Final EIR included a series of calculations that provided a reasonable basis for estimating the number of net new students in AUHSD that could result from these relationships. The calculations considered the number of net new jobs resulting from WESTCOT Center, the number of these jobs that would be held by full-time and part-time cast members who were also the primary wage earner in their household, the propensity of such households to relocate into the boundaries of the AUHSD after the employee joins the cast, the average number of students per household generated in the AUHSD, and the cost of accommodating project-related new students in AUHSD facilities.

Table 7 compares the key factors in the estimate of project-related AUHSD students as presented in the Final EIR for the WESTCOT Center, with an estimate for Phases II and III of the Revised Phasing Plan, using the same calculation methods utilized in the Final EIR. The estimate shows that the number of AUHSD students generated by Phase III (buildout) is identical to the estimate for the WESTCOT Center, as stated in the Final EIR. Phase II represents 51% of this total, or 62 students. Whereas WESTCOT Center's enrollment impact of 122 students in the year 2000 was equal to 0.4% of AUHSD's projected enrollment in that school year, the enrollment that could result from Phase II of the Revised Phasing Plan would be equal to 0.2% of projected enrollment in the 2000/2001 school year. AUHSD enrollment associated with buildout of the Revised Phasing Plan, which would yield the same enrollment impact as the approved WESTCOT Center, but ten years later than assumed in the Final EIR, would be equal to 0.4% of AUHSD's projected enrollment for the 2010/2011 school year.

Table 7.
ESTIMATE OF STUDENTS GENERATED IN THE ANAHEIM UNION HIGH SCHOOL DISTRICT, BY PROJECT PHASE, FOR THE APPROVED PROJECT AND THE REVISED PHASING PLAN

Impact Calculation Factor	Approved WESTCOT Project 2000	Revised Phasing Plan	
		Phase II Resort Expansion 2000	Phase III Buildout 2010
Direct, Net New Cast	11,848	6,726	11,848
Full-time Equivalent Direct, Net New Cast	4,258	2,245	4,258
Percent Likely to Move Into AUHSD Boundaries as a Result of Taking a Job at the Project	11.4%	11.1%	11.4%
In-Moving Households	486	250	486
Student Generation Rate Per Household	0.249	0.249	0.249
AUHSD Students Generated by the Project	122	62	122
Project Impact as Percent of Projected Enrollment	0.4%	0.2%	0.4%

Sources: Final EIR, Volume 1, Section 3.10.5; Final EIR, Volume V, Appendix J; HR&A memorandum on employment, housing and population impacts of the Revised Phasing Plan.

The analysis of the WESTCOT Center's impacts on AUHSD school facilities was based on a set of reasonable assumptions about how the project-generated demand for new students would be accommodated by the District but, as with ACSD, recognized the fact that the ultimate decision about how this would be done is entirely in the hands of the AUHSD and cannot be predicted with certainty. The Final EIR estimated that project impacts would be accommodated by classroom additions to existing schools, and that senior high school classrooms and miscellaneous programs would operate on year-round, multi-track calendars. The combination of these factors resulted in estimated facilities costs of $10,833 for each additional junior high school student generated by the project, $9,459 for each additional senior high school student and $9,559 for each additional student generated for miscellaneous AUHSD programs.

Table 8 compares the facilities costs of accommodating students generated by the WESTCOT Center, as analyzed in the Final EIR, with the costs attributable to Phases II and III of the revised Phasing Plan, using the same facility cost factors utilized in the Final EIR. The comparison shows that the cost of accommodating students in the approved WESTCOT Center is identical to the cost of accommodating students generated by the buildout of the Revised Phasing Plan, and that Phase II would cost about $612,000, or about 51% of the buildout-related cost.

Table 8.
ESTIMATE OF FACILITIES COST TO ACCOMMODATE STUDENTS GENERATED IN THE ANAHEIM UNION HIGH SCHOOL DISTRICT, BY PROJECT PHASE, FOR THE APPROVED PROJECT AND THE REVISED PHASING PLAN

Impact Calculation Factor	Approved WESTCOT Project 2000	Revised Phasing Plan	
		Phase II Resort Expansion 2000	Phase III Buildout 2010
AUHSD Students Generated	122	62	122
Number of Junior High Students	35	18	35
Number of Senior High Students	65	33	65
Number of Students in Other AUHSD Programs	22	11	22
Cost per Junior High Student (1992 $)	$10,833	$10,833	$10,833
Cost per Senior High Student (1992 $)	$9,459	$9,459	$9,459
Cost per Student in Miscellaneous Programs (1992 $)	$9,559	$9,559	$9,559
Total Facilities Cost to AUHSD (1992 $)	$1,204,330	$612,311	$1,204,330

Sources: Final EIR, Volume 1, Section 3.10.5; Final EIR, Volume V, Appendix J.

B. State School Fees and Other Mitigation for Project Impacts

The Final EIR also estimates that WESTCOT Center would be obligated to pay a school facilities fee to AUHSD of about $1.1 million, based on a fee of one-half of $0.27 per square foot of non-residential floor area to be constructed under applicable State law. The Final EIR further estimates that if WESTCOT Center cast households relocating into the AUHSD occupy newly constructed homes, the developers of those homes will also pay school fees to AUHSD.[16] If all 486 in-moving households did so, the AUHSD would receive additional fees of about $0.6 million. Thus the combination of school fees paid directly by The Walt Disney Company plus fees paid by developers of housing that might accommodate cast households would total about $1.7 million, or $451,591 more than the Final EIR's estimate of what it would cost AUHSD to accommodate WESTCOT Center-related students under the assumptions used in the facilities cost calculation.

Applying the same statutory school fee calculation approach as was used in the Final EIR to the Revised Phasing Plan shows that buildout of the Revised Phasing Plan would produce the same amount of fees and the same cost-fee relationship as WESTCOT Center. Phase II would yield total fees of about $0.96 million, compared with an estimated cost to AUHSD of $0.68 million. These relationships are shown in Table 9.

[16] Here again, the then-applicable fee of $1.25 per square foot of new residential space is divided evenly between AUHSD and ACSD.

Table 9.
ESTIMATE OF STATUTORY SCHOOL FEES TO THE ANAHEIM UNION HIGH SCHOOL DISTRICT, BY PROJECT PHASE, FOR THE APPROVED PROJECT AND THE REVISED PHASING PLAN

Impact Calculation Factor	Approved WESTCOT Project 2000	Revised Phasing Plan	
		Phase II Resort Expansion 2000	Phase III Buildout 2010
AUHSD Students Generated	122	62	122
Total Facilities Cost to AUHSD (1992 $)	$1,204,330	$612,311	$1,204,330
Project Floor Area (square feet)	8,215,000	5,058,200	8,215,000
Fee per Square Foot (1992 $)	$0.135	$0.135	$0.135
Total Fee from Project Floor Area	$1,109,025	$682,857	$1,109,025
Housing Units in AUHSD	486	250	486
Average Floor Area per Unit	1,364	1,364	1,364
Fee per Square Foot (1992 $)	$0.825	$0.825	$0.825
Total Fee from Project Housing Units (1992 $)	$546,896	$281,325	$546,896
Total Fees from Project (1992 $)	$1,655,921	$964,182	$1,655,921
Surplus (Deficit) of Fees Over AUHSD Costs (1992 $)	$451,591	$351,871	$451,591
Sources: Final EIR, Volume 1, Section 3.10.5; Final EIR, Volume V, Appendix J.			

As noted above, in addition to the payment of required fees, the Final EIR noted that The Walt Disney Company operates and participates in a number of youth education programs, most of which were expected to continue with the implementation of WESTCOT Center. Appendix A contains an updated list of these programs, which are expected to continue under the revised Phasing Plan.

C. WESTCOT Center and Revised Phasing Plan Impacts Considered in Light of Subsequent Changes in District Facilities Impact Parameters

Since the Final EIR was certified, there have been certain changes in the AUHSD's enrollment and facilities situation, and the amount of the State school fees have increased in proportion to inflation in school construction costs. This section summarizes these changes and analyzes whether the changes alter the conclusions of the Final EIR with respect to the severity of enrollment and facilities impacts, or whether any new significant impacts would result from the Revised Phasing plan as a result of these changes in the background setting.

Information on the post-certification situation at AUHSD was derived from the Anaheim Sports Center EIR, which refers to more recent data about AUHSD than was available at the time the Final EIR on WESTCOT Center was certified.

1. Changes in Current Enrollment, Enrollment Projections and Student Generation Rate

The analysis of school enrollment and facilities impacts in the Final EIR relied, in part, on projections of future enrollment prepared by the AUHSD. Recent data supplied by the AUHSD to the City of Anaheim suggests that these earlier projections were too high, as shown in Table 10.

Table 10.
Comparison Between 1992 Regular[1] Enrollment Projections, Actual Regular Average Daily Attendance (ADA), and Revised Regular Enrollment Projections, for the AUHSD, FY 1991-92 to FY 2010-11

Data Source	FY 1991-92	FY 1992-93	FY 1993-94	FY 1994-95	FY 1995-96	FY 1996-97	FY 2000-01	FY 2010-11
AUHSD Projection, 1992[2]	21,758	22,105	22,782	23,565	24,802	25,895	30,419	32,859
Actual ADA[3]	22,065	22,563	22,359	22,756	NA	NA	NA	NA
Revised AUHSD Projection[4]	21,758	24,770	NA	22,305	22,845	22,468	NA	29,512

[1] "Regular" enrollment includes grades 7-12, Continuation High School, special education and certain other programs, but not ROP, adult education and independent study for older persons.
[2] Based on an unpublished, year-by-year projection referred to in Recht Hausrath & Associates, *Comprehensive Study of the Impact of Development on the Anaheim Union High School District and Fee Program Justification*, prepared for the AUHSD, March, 1992. ("RHA-2 Study") Includes regular Jr. and Sr. High students, but not special education and other programs.
[3] Actual per *Financial Data for School Districts of Orange County*, op. cit.
[4] Anaheim Sports Center Draft EIR, Section 5.8.5, at pp. 5.8-21 to 5.8-22.

No information is currently available to HR&A that would suggest a different Student Generation Rate than that assumed in the Final EIR (i.e., 0.248 for all AUHSD programs).

2. Changes in AUHSD's Facilities and Seating Capacity Situation

On the supply side of the ledger, data supplied by AUHSD to the City of Anaheim suggests a somewhat different relationship between enrollment demand and seating capacity than was assumed in the Final EIR. As shown in Table 11, the new data suggest that although the AUHSD will have a capacity deficit by 2010-11, it will be substantially smaller than was assumed in the Final EIR. Still, as the Final EIR notes, a capacity of this magnitude means that the AUHSD will need to adopt one or more strategies to accommodate future enrollment, whether or not the WESTCOT Center or the Revised Phasing Plan is implemented.

Table 11.
Assumptions About Enrollment and Capacity in the Final EIR Compared With More Recent Data from the AUHSD

Analysis Factor	FY 1991-92		FY 2000-01		FY 2010-11	
	Final EIR	New Data	Final EIR	New Data[1]	Final EIR	New Data[1]
Seating Capacity	26,708	NA	26,708	25,798	26,708	25,798
Enrollment	21,758	NA	30,419	NA	32,859	29,512
Surplus (Deficit)	4,950	NA	(3,711)	NA	(6,151)	(3,714)

[1] Anaheim Sports Center Draft EIR, at pp. 5.8-21 to 5.8-25, corrected for calculation errors.

As noted above, the State Allocation Board approved an increase in the amount of the State school facilities fees, to $0.30 per square foot for non-residential development and $1.84 per square foot for residential development. Here again, the inflationary effect on the construction costs assumed in the Final EIR analysis are therefore directly matched by the inflationary effect of the school fee, such that the relative reltionships between facility costs to AUHSD and fees that will be required from The Walt Disney Company will be the same as was analyzed in the Final EIR.[17]

3. Conclusion Regarding Changes in AUHSD Background Setting

Under the revised data provided to the City of Anaheim, the WESTCOT Center, and the Revised Phasing Plan, would make a small incremental, but insignificant, contribution to the projected future enrollment-capacity imbalance in the AUHSD. Unless a new strategy has been adopted by the District since the Final EIR was certified, it remains unknown how this shortfall will be addressed, and what capacity will be available for project-generated students. Nevertheless, because the Final EIR anticipated an even bigger problem than now appears to be the case, the analysis assumed that the District would construct additions to existing schools. As noted above, the fees to be paid by The Walt Disney Company will be approximately equal to the cost of providing these facilities, based on the calculation assumptions in the final EIR. The sum of Disney-paid fees and fees paid be developers of new

[17] Under the latest fee schedule, assuming the AUHSD adopts a new fee justification study, and assuming same assessable floor areas noted above, the fee due on Phase II of the Revised Phasing Plan would be $1,517,460, and for Phase III it would total $2,464,500, were they to be paid in one lump sum in 1996. Once again, school fees are currently divided evenly between AUHSD and ACSD.

housing that project cast may move into are estimated to exceed the facilities cost, for both the WESTCOT Center and the Revised Phasing Plan.

APPENDIX A

Current List of School Support Programs Operated by
The Walt Disney Company and Disneyland

Disneyland has developed and/or has engaged in a series of educational programs in cooperation with the local community and regional agencies and organizations that are designed to enhance and complement the educational opportunities and experiences of youth. The following current programs are proposed to continue as part of project under the Revised Phasing Plan:

- The Disneyland Creativity Challenge Awards Program. Disneyland, through the cooperation of the Orange County Department of Education, sponsors the Creativity Challenge Awards Program. Every student in every school in Orange County from grades 7-12 is eligible. There are a total of eleven categories of creativity, such as "Dance," "Solo Vocal," "Creative Writing." Winners in each category attend the Disneyland Creativity Challenge Awards and are invited to participate in a work-exposure experience at Disneyland. The purpose of this is to enable students to obtain first-hand knowledge of career options, skill requirements as well as the application of creative talents.

- Disney Arts Partnership Program. Disneyland supports the State's Visual and Performing Arts Framework for Public Education through programs and activities that support the Framework's encouragement of direct involvement in the expressive modes of the arts and using the arts to acquire cultural literacy. The Company's activities include support for cultural assemblies, grants to arts teachers, a program of art lessons developed for classroom use, the Young Americans Workshops in voice, dance and performance, and the Music Instructors Workshop Series. These programs are targeted to students and teachers in six primary and secondary school districts immediately surrounding Disneyland.

- Disneyland Band Concert Series. These concerts were first introduced in 1984 to more than 12,000 second grade students in a pilot program. Since then, more than 40,000 students have participated in the Young Listeners Concerts program each year. These concerts are presented by the musicians of the Disneyland Band in cooperation with the Orange County Music Administrators and the Orange County Philharmonic Society. "Disneyland Salutes the American Band" is a concert for second-graders and provides them with an exposure to various types of band music. The program is also designed to introduce these children to the band instruments. Prior to the concert, instructional materials are distributed. These serve to acquaint these young listeners with the presentation and help them gain more from the experience. A guest appearance by Mickey Mouse is part of these concerts.

- Junior Achievement ("JA"). The nation's oldest economic educational program for youth, Junior Achievement teaches high school students the principles of the free enterprise system by having then run their own companies. For more than 20 years, Disneyland has participated in the JA program. During the 12 week course, the students observe and learn from the theme park's professional staff and gain exposure to fundamentals of successful businesses.

- Disney Magic Music Days. Walt Disney developed the original concept for this program in 1955, when local high school bands were showcased marching down the existing Disneyland theme park's Main Street, U.S.A. This program was then expanded to provide performance opportunities to a wide variety of groups in the performing arts. For 36 years, the program has grown considerably in scope and scale. In 1990, this daily program was responsible for showcasing more than 700 guest performances at Disneyland. Additionally, as part of Disney Magic Music Days, Disneyland began a seminar series in 1989 to provide credible educational experiences for its guest performers. This series of educational, hands-on workshops is geared toward instruction in entertainment. In its first year, more than 100 performing groups experienced this "Excellence in Entertainment Workshop."

- Job Search Strategy Class. The Casting Department teaches a "Job Search Strategy Class" on high school and college campuses which supports the Southern California education system by helping prepare students for the job market.

- Job Training Opportunities. The cast of the existing Disneyland theme park has been involved in numerous job fairs, and even offered career counseling sessions. Job training opportunities and interview skills are shared with students through involvement with Youth Employment Services organization in various cities. Working with the Regional Occupation Programs of both North and South Orange County, this involvement has given job opportunities to hundreds of young people, including some developmentally-handicapped students.

- School Support Programs. Disneyland supports school programs by donating merchandise and entry passports for fundraising events during each school year.

Appendix I
Electric and Magnetic Fields (EMF) Analysis

TECHNICAL REPORT

PROPOSED OVERHEAD TRANSMISSION LINE RELOCATION ON THE DISNEYLAND RESORT PROPERTY

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JULY 5 , 1996

Introduction

This Technical Report contains an evaluation of the proposed relocation of the existing Southern California Edison (SCE) overhead transmission lines that extend across the Disneyland parking lot in Anaheim, California. This relocation has been requested by and will be paid for by Disney. The City of Anaheim has already approved the relocation and undergrounding of these lines as part of The Disneyland Resort. As previously approved, Disney proposes to relocate the existing lines to the southern perimeter of The Disneyland Resort property; however, the 220 kV transmission lines may be kept in an aerial alignment. This report examines the EMF levels associated with the proposed aerial alignment of the 220 kV transmission lines.

220 kV Transmission Lines

The proposed relocation involves an overhead 220 kV transmission line (lower voltage 66 kV lines will be placed underground). Transmission lines in the 220/230 kV voltage classification have been in service for almost 75 years- since about 1922, when a 287 kV transmission line was constructed into California from Hoover Dam. Today, there are a variety of transmission line voltages in service in the United States as shown in the following Table 1.

TABLE 1

U.S. Transmission Line Circuit Miles

Voltage Classification	Miles in service
115-161 kV	188,901
220/230 kV	72,723
345 kV	48,860
500 kV	24,391
765 kV	2,426

Site Description

Three sets of Southern California Edison (SCE) lattice steel towers traverse the Disneyland parking lot in an east-west direction (south of the Disneyland park) between Walnut St. and Harbor Blvd., along the right-of-way (ROW) depicted in Figure 1. The existing SCE transmission lines consist of a double circuit 220 kV line; a single circuit 66 kV line (installed on a double circuit tower); and a double circuit 66 kV line (see Figure 2). These transmission lines are parallel to each other and are located within an existing 175 ft wide ROW as shown in Figure 3. It is these 66 kV and 220 kV transmission lines that are proposed to be relocated at Disney's expense within a new SCE easement in the Disneyland Resort to accommodate SCE's design requirements.

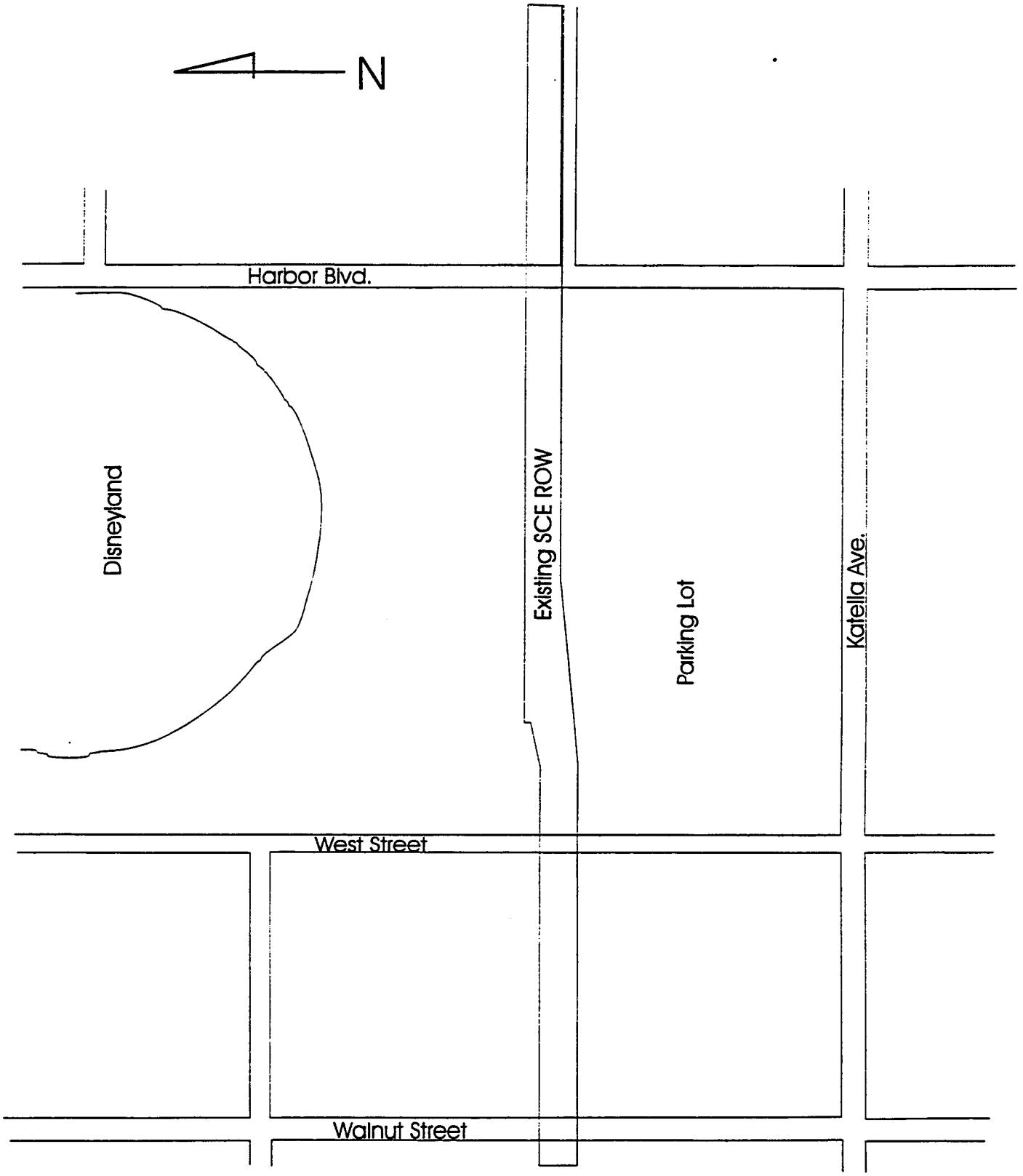
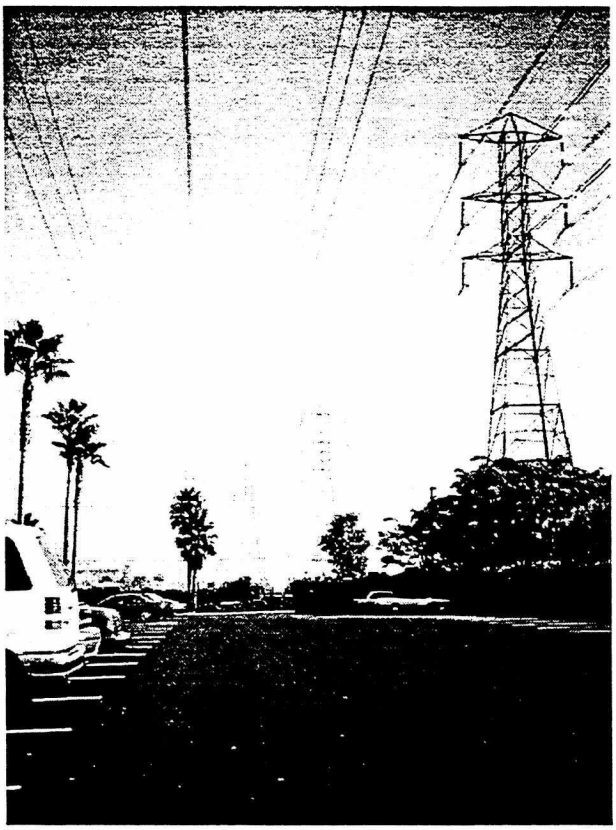


Figure 1. Existing SCE Transmission Line Alignment on Disneyland Property



Existing SCE 66 kV/220 kV Transmission Lines -
Across Disneyland Parking Lot (Looking East)

Existing SCE 66 kV/220 kV Transmission Lines -
Crossing Walnut Street (Looking North)

Figure 2. Existing SCE 66 kV and 220 kV Transmission Lines

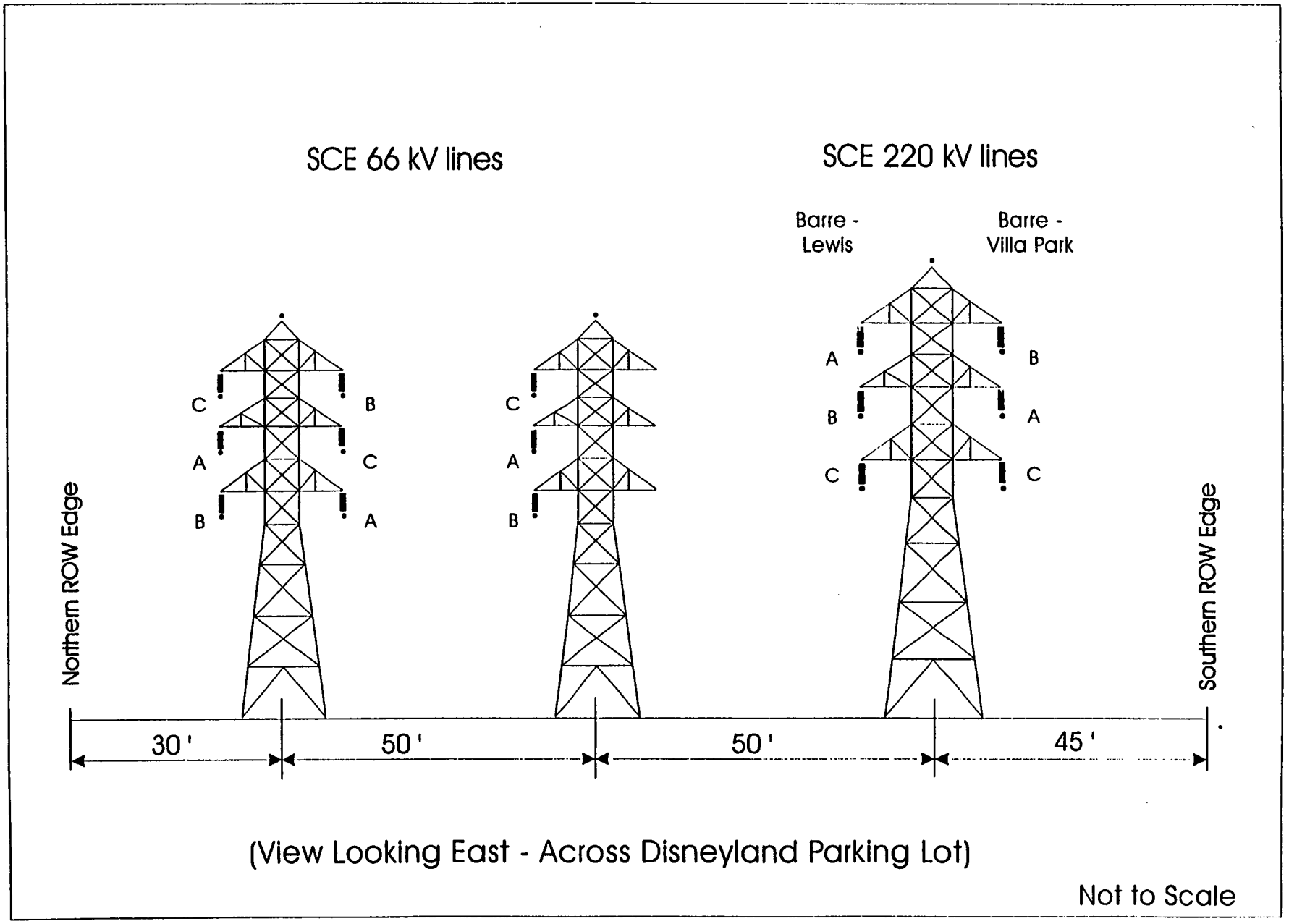


Figure 3. Layout of 66 kV and 220 kV Transmission Lines on Existing ROW

A number of other lower voltage powerlines are located along the streets that bound the Disney property (these powerlines are mostly city-owned distribution lines). Along Walnut Street, a 4 kV line is on the west side and a 12 kV line is on the east side (see Figure 4). Along Katella Ave, both 66 kV and 4 kV (or 12 kV) lines are on the north side and a 12 kV line is on the south side (see Figure 5). A 12 kV line is located along West Street, and along Harbor Blvd, a 12 kV line exists (see Figure 6). These other powerlines will be placed underground as part of the City of Anaheim program to underground lower voltage distribution lines or, as in the case of Walnut Street, the undergrounding will be funded by Disney.

The Relocation

The proposed transmission line relocation will move the existing SCE 66 kV and 220 kV lines from their present alignment across the Disney property (Figure 1) to a new alignment, also within Disney property, and shown in Figure 7. The proposed relocation will involve a route extending south (after the existing crossing of Walnut Street), to the near corner of Walnut and Katella; then turning and continuing to the east (parallel to the north side of Katella Ave.); and then turning toward the north and east (around some privately- owned commercial properties) to continue north along the west side of Harbor Blvd; and finally rejoining the existing SCE easement prior to crossing Harbor Blvd. (near Freedman Way). The length of this relocation is approximately 1.2 miles. For this relocation, it is proposed that the existing lower voltage 66 kV circuits be placed underground (using cables within concrete ducts) and that the existing 220 kV circuits be placed overhead on new tubular steel poles as depicted in Figure 8. The proposed alignment will consist of property owned by SCE to the east of Harbor Blvd. and easements to the west of Harbor Blvd. The width of SCE's right-of-way will be narrower than the existing right-of-way. Nevertheless, because the existing 66kV circuits will be removed or placed underground, the future right-of-way will be sufficient to accommodate the existing SCE 220 kV line, a double circuit consisting of the Barre-Lewis and Barre-Villa Park circuits. Additionally, the proposed right-of-way will allow the same potential for future utility facilities as could be accomplished in the existing SCE right-of-way. It is noted that potential future circuits were not addressed in this environmental analysis due to the uncertainly of development of future electrical circuits and unknown loading. Because the analysis of such circuits would be highly speculative at this time and because the relocation does not affect such development, no further analysis is appropriate at this time.

Introduction to EMF

The term EMF refers to Electric and Magnetic Fields (although the term is often used only to describe the magnetic field). Electric and magnetic fields occur from a variety of energy sources that are electrical in nature. These energy sources and their associated electric and magnetic fields have characteristics related to frequency. The frequency of an electric or magnetic field is expressed in Hertz (HZ). Frequency describes the number of times per second that an energy source or field goes back and forth, or "alternates". In the United States electric power alternates at a rate of 60 cycles per second, or 60 Hz. There is a wide range of EMF frequencies that are described by the frequency spectrum. (See the electromagnetic frequency chart attached as Appendix- A). This spectrum of frequency ranges from a static field of zero Hertz (like the

earth's field) up through radio and TV frequencies, visible light, and gamma rays. The EMF discussed in this Technical Report will only be that associated with 60 Hz electric power, which lies at the extremely low end of the frequency spectrum. In this report, both the electric and magnetic field are evaluated for the existing transmission lines and the rerouted lines. There are presently no standards in California for EMF from powerlines and other sources. Nevertheless, an EMF evaluation has been performed for the proposed 220 kV transmission line relocation. This evaluation includes: measurements of EMF levels due to other lower voltage powerlines in the vicinity of the relocation, and computer modeling of EMF due to the relocated overhead lines.

Electric Fields

Electric fields are caused by the voltage (electrical pressure) on an object. Any object with an electric charge on it has a voltage (potential) at its surface. The voltage effect is not limited to the surface of the object but exists in the space surrounding the object. Electric fields can exert a force on other charges. The change in voltage over distance is known as the electric field. The units describing an electric field are volts per meter (V/m) or kilovolts (1,000 volts) per meter (kV/m). This means that a difference in electrical potential or voltage exists between two points one meter apart. A higher voltage can create a higher electric field. The electric field becomes stronger near a charged object and decreases with distance away from the object.

Almost all devices that operate on electricity create electric fields. The electric field caused by the voltage on an appliance decreases rapidly with distance from the device. The field caused by point-source (small-dimension) household appliances generally attenuates more rapidly with distance than do line-source fields such as power lines. Appliances need not be in operation to create an electric field, but just plugged into an electrical outlet. Typical values measured 1 ft away from some common appliances are shown in Table 2.

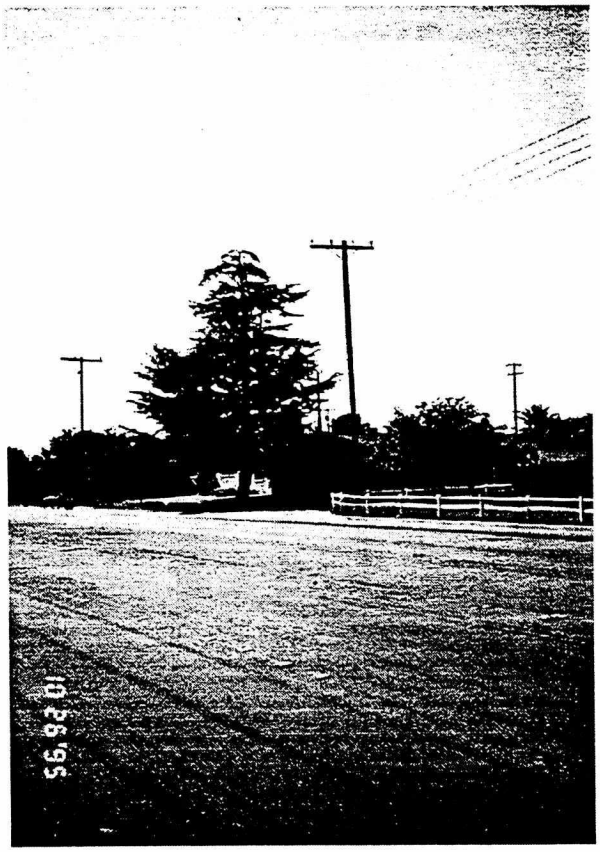
TABLE 2

Typical Electric Field Values for Appliances (at 12 Inches)

Appliance	Electric field (kV/m)
Electric blanket	0.25*
Broiler	0.13
Stereo	0.09
Refrigerator	0.06
Iron	0.06
Hand Mixer	0.05
Phonograph	0.04
Coffee Pot	0.03

*(1 to 10 kV/m next to blanket wires.)

The electric field is easily shielded (reduced) by many common objects, such as trees and buildings. For electric transmission lines, the maximum electric field occurs in a relatively small portion of a right-of-way near midspan, and underneath the line, near the location where the conductors sag closest to the ground. Transmission line electric fields can be reduced by design changes such as raising the line or changing the configuration of the phase conductors.



Walnut Street - West Side (Looking South)

Walnut Street - East Side (Looking North)

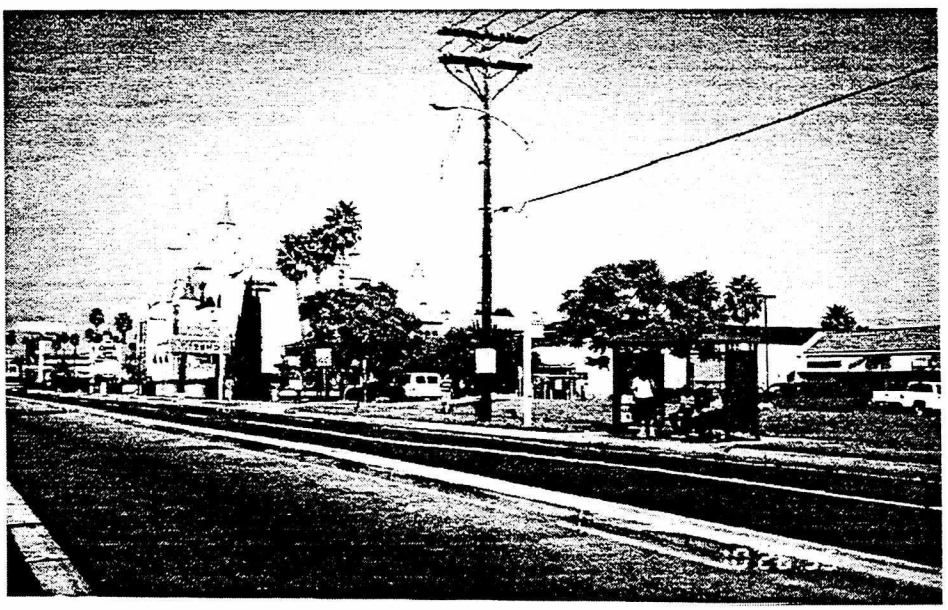
Figure 4. Existing Powerlines Along Walnut Street

Katella Avenue - North Side (Looking West)

Katella Avenue - South Side (Looking West)

Figure 5. Existing Powerlines Along Katella Avenue

West Street (Looking South)



Harbor Boulevard - East Side (Looking North)

Figure 6. Existing Powerlines Along West Street and Harbor Boulevard

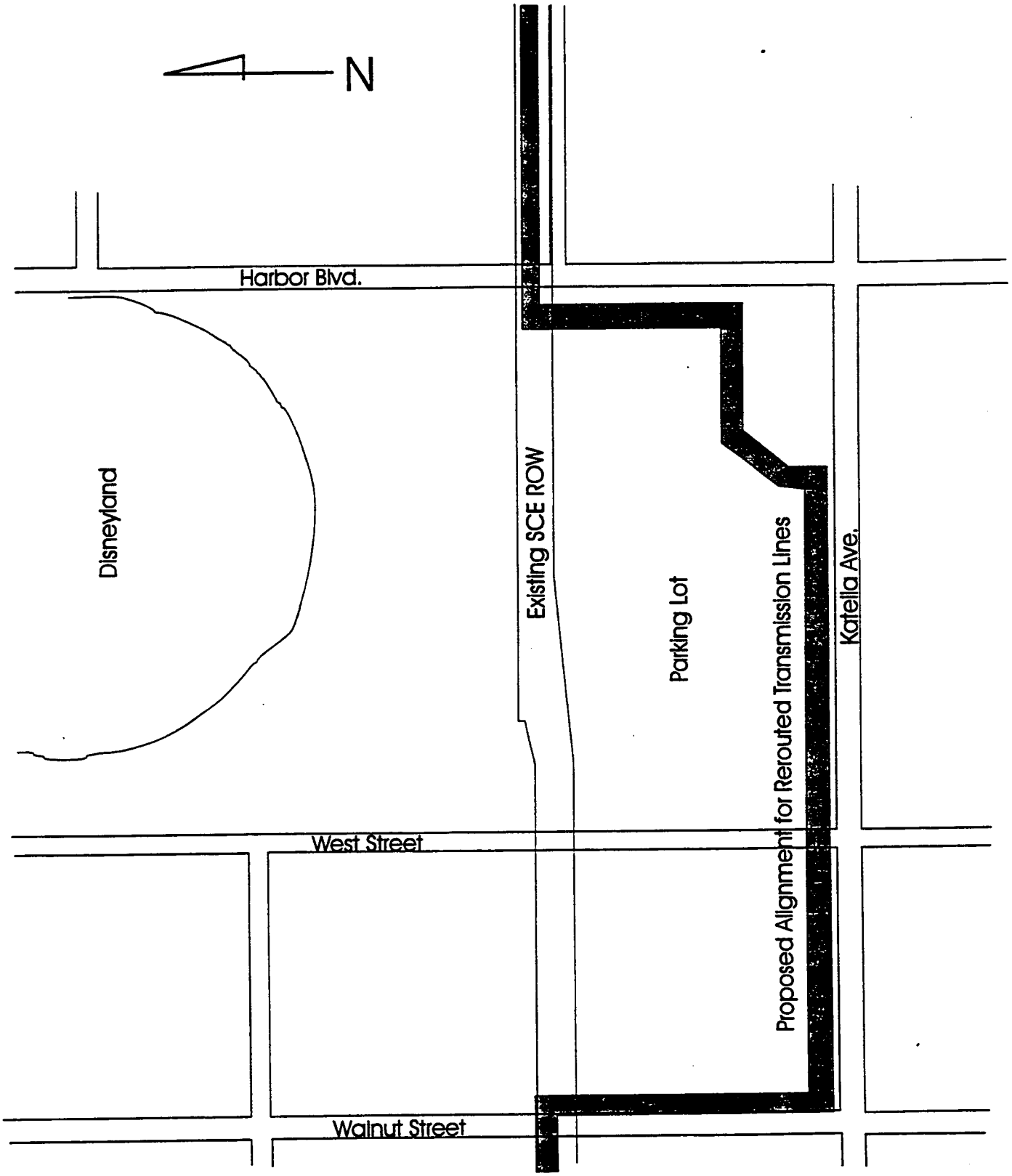


Figure 7. Proposed Relocation Alignment on Disneyland Property

Cross-Sectional View
Relocated 220 kV Transmission Line

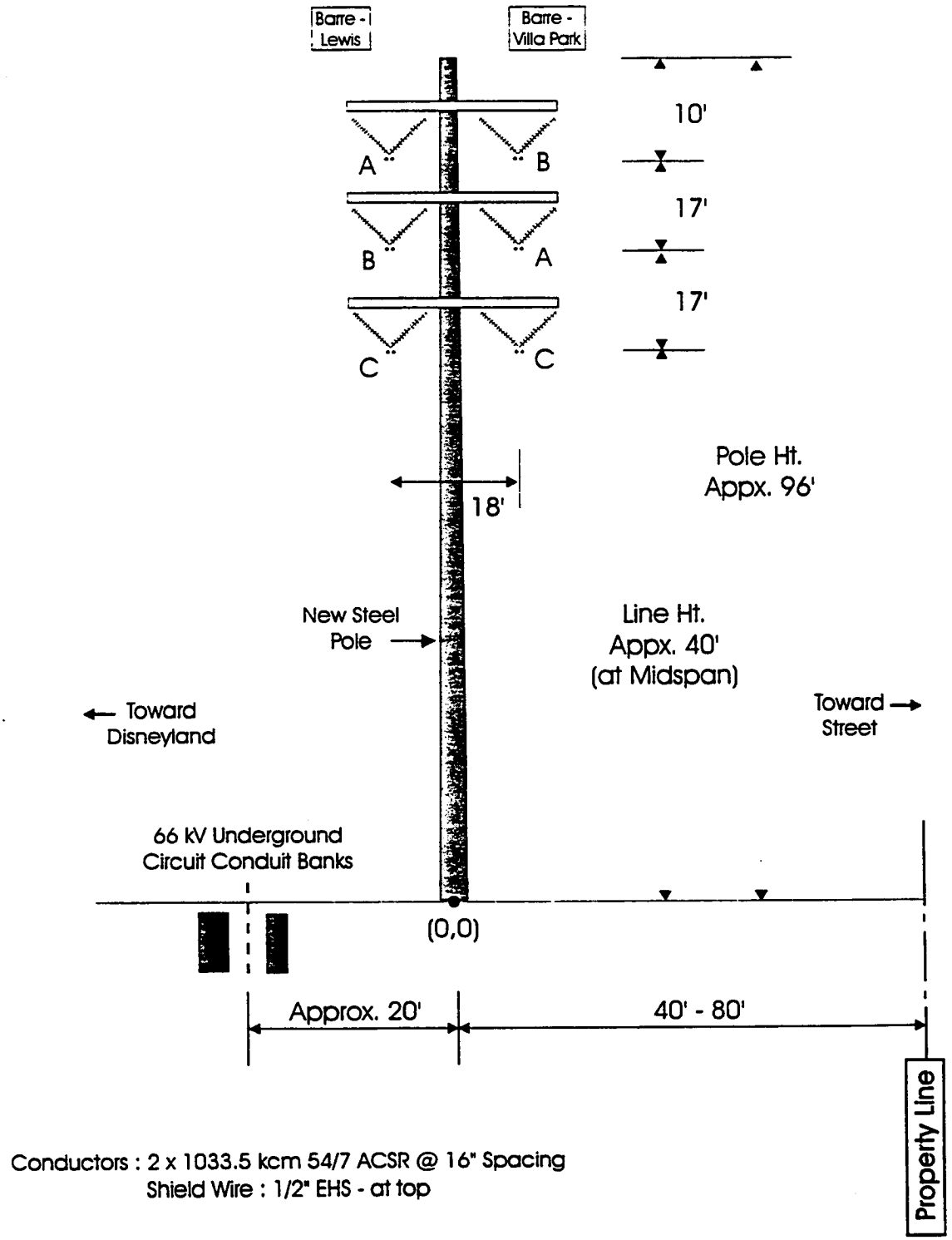


Figure 8. Cross-Section View of Relocated SCE Transmission Lines

Magnetic Fields

The use of electricity causes electric charges to flow as electric current. An electric current flowing in any conductor (electric equipment, household appliance, transmission line, etc.) creates a magnetic field. The most commonly used magnetic field intensity unit is the Gauss (usually for convenience the smaller unit of milligauss, or mG, is used which is one thousandth of a Gauss). The earth has a natural static magnetic field of about 0.52 Gauss, or 520 mG, in southern California. However, as described earlier, the magnetic fields from transmission lines and appliances differ from static (0 Hz) fields like the earth because transmission line fields oscillate with the frequency of the powerline currents (60 Hz).

The attenuation (reduction with distance away) of magnetic fields is different depending on the source of the field. The physical size, amount of electric current, and configuration of wires that carry electric currents can all affect both the magnetic field magnitude and attenuation characteristics. A magnetic field near an appliance decreases rapidly with distance away from the small device. The magnetic field also decreases with distance away from line sources, such as power lines, but not as rapidly as it does with appliances. The maximum magnetic field of a transmission line occurs in a relatively small portion of a right-of-way, near midspan, and underneath the location where the conductors sag closest to the ground.

The magnetic field of a large number of typical household appliances was measured by the Illinois Institute of Technology Research (IITRI) and by Enertech Consultants. Typical values for appliances are presented in Table 3. Another EMF study by Enertech Consultants, performed nationwide in about 1,000 homes, found that mean resultant magnetic fields for all rooms in residential homes was about 0.9 mG (at about 1 meter above ground level in the room centers). About 50% of homes have at least one room with 1.1 mG and a small percentage have rooms with fields above 10 mG.

TABLE 3

Magnetic Fields from Typical Appliances

Appliance	Magnetic Field - mG 12" Away	Maximum
Electric Range	3 to 30	100 to 1,200
Electric Oven	2 to 5	10 to 50
Garbage Disposal	10 to 20	850 to 1,250
Refrigerator	0.3 to 3	4 to 15
Clothes Washer	2 to 30	10 to 400
Clothes Dryer	1 to 3	3 to 80
Coffee Maker	0.8 to 1	15 to 250
Toaster	0.6 to 8	70 to 150
Crock Pot	0.8 to 1	15 to 80
Iron	1 to 3	90 to 300
Can Opener	35 to 250	10,000 to 20,000
Mixer	6 to 100	500 to 7,000
Blender, Popper, Processor	6 to 20	250 to 1,050
Vacuum Cleaner	20 to 200	2,000 to 8,000
Portable Heater	1 to 40	100 to 1,100
Fans/blowers	0.4 to 40	20 to 300
Hair Dryer	1 to 70	60 to 20,000
Electric Shaver	1 to 100	150 to 15,000
Color TV	9 to 20	150 to 500
Fluorescent Fixture	2 to 40	140 to 2,000
Fluorescent Desk Lamp	6 to 20	400 to 3,500
Circular Saws	10 to 250	2,000 to 10,000
Electric Drill	25 to 35	4,000 to 8,000

Measurement Instrumentation

EMF measurements were taken to evaluate EMF levels due to the existing lower voltage distribution lines located along city streets in the vicinity of the relocation. An EMDEX II Magnetic Field Digital Exposure Meter was used to record the magnetic field levels near the Disneyland site. The EMDEX is a computer-controlled, three-axis, magnetic field meter. Each of the three-axis sensors were used to measure the magnetic field and the on-board computer stores a resultant field value. The data was stored in the computer's memory and downloaded to a personal computer for analysis following the measurement session. The EMDEX II meter has a measurement range from 0.1 mG to 3,000 mG (3 Gauss). Typical accuracy of the EMDEX II meter is $\pm 2\%$.

An Electric Field Measurements Company Model 113 free-body type electric field meter was used to measure the electric field. The meter is held on an insulating handle and electric field values (in kV/m) are read on the unit's analog display. Typical accuracy of this instrument is ±2%.

Instrumentation Calibration

All magnetic field instruments were calibrated before and after the measurements using a 91 cm diameter Helmholtz coil in the Enertech research laboratory in accordance with IEEE/ANSI Standards. The electric field meter was previously calibrated at the National Bureau of Standards (now called NIST) and re-checked in Enertech's 1m parallel plate calibration facility in accordance with IEEE/ANSI Standards.

Measurement Protocol

Electric and Magnetic Field measurements were performed for the nearby existing distribution powerlines previously described (Figures 4,5,6). The measurements were taken in several locations on October 26, 1995 between 10:00 AM and 2:00 PM (with some brief follow-up survey measurements on the afternoon of February 22, 1996 along Walnut St. and on April 10, 1996 for the commercial properties near the corner of Katella Ave. and Harbor Blvd.). All of the measurements were performed to determine the existing EMF levels present at various locations along city sidewalks and in the general vicinity of the proposed relocation. Magnetic fields were continuously recorded (at a 1.5 second sample rate) using an EMDEX II meter that was worn while walking along all the sidewalks that bound The Disneyland Resort property.

Continuous magnetic field-recordings were made while walking along the following sidewalks: Walnut Street (both sides-between Katella and the existing 220 kV/66kV corridor crossing); Katella Avenue (both sides-between Harbor Blvd. and Walnut Street); and Harbor Blvd. (both sides between the existing 220 kV/66kV corridor crossing and Katella). A survey of electric field values was taken at only a few locations, also along city sidewalks. The measurements are summarized in Table 4 for Electric Field and Table 5 for Magnetic Field.

TABLE 4

Existing Electric Field Measurement Results

Location	Electric Field
Corner of West St. and Katella Ave	0.12 kV/m
North Sidewalk on Katella Ave.	0.15 kV/m
Katella and Harbor Blvd. : Corner	0.70 kV/m
: Property Lines	0.1-0.3 kV/m
Walnut Street (on West Side)	0.13 kV/m

TABLE 5

Existing Magnetic Field Measurement Results

Location	Magnetic Field-mG		
	Avg.	Min.	Max
Walnut Street - East Side	9.0	8.2	9.9
Walnut Street - West Side	4.0	2.9	8.5
Walnut Street - West Side (2/22/96)	3.3	2.8	4.4
Katella Ave - North Side	2.8	1.6	5.6
Katella Ave - South Side	3.8	0.3	12.6
Harbor Blvd. - East Side	2.6	0.8	11.1
Harbor Blvd. - West Side	5.3	1.5	19.3

Note: Survey measurements made for the commercial properties bounded by Harbor Blvd., Katella Ave, and the Disneyland Resort were in the range of less than 1 mG to 12 mG.

It is important to note that most of the magnetic field measurements were taken mid-day during moderate weather in late October. Typical distribution lines have higher magnetic field levels in early morning and in the evening. Also, summertime loads will significantly increase most distribution line magnetic field levels. Levels in the evening can typically be 2-3 times higher than the day time and summertime values can be even higher due to air conditioning loading. Therefore, the existing magnetic fields that were measured and reported in Table 5 would likely be significantly higher during other seasons and at night.

In summary, measured existing electric fields are in the 0.12 - 0.70 kV/m range, for the existing distribution lines. Magnetic fields (during mid-day for moderate weather) were measured for the existing distribution powerlines and were a few milligauss (2.6 - 9.0 mG), values that typically would be higher at night and during warm weather.

EMF Computer Modeling for Existing 220 kV Line

The strength of electric and magnetic fields at various distances away from transmission line facilities can be calculated. The methods used to compute both electric and magnetic fields are well-known and reliable. The use of computer programs can expedite the performance of calculations for electric and magnetic fields at different distances away from transmission lines. The computer program ***FIELDS*** was developed by Southern California Edison to model EMF. This program has been tested and found to yield reliable EMF calculations. It was used to perform all EMF calculations reported in this document.

Electric and Magnetic Field calculations were performed for the existing double circuit 220 kV line along the proposed reroute using typical SCE design parameters. The existing phasing and typical SCE phase conductor spacings were utilized. The effects of the 66 kV underground lines were not considered because their placement in the underground cable ducts (and use of cross-phasing) will have essentially no magnetic field beyond about 20 - 30 feet away (which is within the Disneyland property) and zero electric field due to shielding by the earth. Also, the effect of

nearby distribution powerlines on adjacent city streets was neglected because these lines will be placed underground.

The following average historic circuit loading values were supplied by Southern California Edison as representative of the existing 220 kV loading for use in the EMF computer modeling.

TABLE 6

220 kV Transmission Line Circuit Loading

	Loading Case		
Circuit Name	Light (L_{90})	Median (L_{50})	Heavy (L_{10})
Barre - Lewis	465 Amps	732 Amps	1061 Amps
Barre - Villa Park	433 Amps	650 Amps	905 Amps

These circuit loading values for Light, Median, Heavy correspond to the SCE L_{90}, L_{50}, L_{10} percentile values respectively. The L_{90} load (Light) means that this load current is rather low and can be exceeded 90% of the time. The L_{50} load (Median) means that this is the median or middle value of the historic load currents. The L_{10} load (Heavy) means that this load current is rather high and is exceeded by only 10% of the historical data. Calculations of the existing EMF levels were performed using this load data supplied by SCE, typical SCE dimensions for line geometry, and an operating voltage of 230 kV. As previously mentioned, the ***FIELDS*** computer program was used to perform the calculations. These calculated values are based on the existing phasing and a cross-phasing configuration. Results are reported as the maximum value of the electric and magnetic fields. This is the maximum value reached by the field at any instant in time (engineers also call this the value of the semi-major axis of the field ellipse).

Design Options

A very comprehensive document has been prepared by Southern California Edison to address EMF design guidelines. The title of this 1994 document is: "EMF Design Guidelines for New Electrical Facilities: Transmission, Substation, Distribution". This SCE document was reviewed to evaluate various EMF mitigation measures described in terms of the SCE design guidelines. As a result of this review, design options were selected to minimize EMF levels in the areas surrounding the proposed relocation route for the SCE 220 kV transmission lines. The design options considered in this analysis are consistent with the EMF Design Guidelines prepared in by SCE for the California Public Utilities Commission. The transmission line design options considered by Disney were: **Conductor Height, Conductor Configuration, and Phase Arrangement.**

Conductor Height:

The height of transmission line conductors above the ground can be increased to reduce EMF levels directly under (and relatively near) the transmission line. This reduction in EMF is less with distance away from the transmission line. For the proposed relocation, a minimum midspan height of about 40 ft above ground was considered (See Figure 8).

Conductor Configuration:

Generally, conductors in a vertical configuration will have lower EMF levels than those in a horizontal configuration. The existing 220 kV circuits are already in a vertical configuration and this configuration would be maintained for the proposed relocation (See Figure 8).

Phase Arrangement:

The electrical phases of a double circuit transmission line can be arranged in such a way as to reduce EMF levels. The juxtaposition of opposite electrical phases from adjacent circuits (called cross-phasing or unlike phasing) is shown in Figure 9. Cross- phasing facilitates a rather dramatic reduction in EMF. The extent of this reduction (due to cancellation effects caused by the influence on EMF due to one circuit by another circuit) is a function of the relative direction of current flow in each circuit and the extent to which current magnitudes are equal (maximum reduction occurs when current magnitudes and direction of flow are the same). The existing 220 kV double circuit line presently does not have an optimum phasing configuration for EMF reduction (see Figure 3).

For the relocation, it is proposed that the electrical phases of the Villa Park 220 kV circuit be repositioned on the new structures (by reconnecting them at each of the nearest terminal substations) to produce a cross-phase arrangement like that depicted in Figure 9. The magnitude of current is not identical in each circuit, but it is relatively equivalent (See Table 6). To some degree this is offset by the fact that the circuit with the lower current (and hence lower magnetic field) is to be positioned on the side of the easement facing away from The Disneyland Resort property and nearest the street. The more heavily loaded 220 kV circuit is to be placed on the side toward The Disneyland Resort property (as would be any future 220 kV circuits).

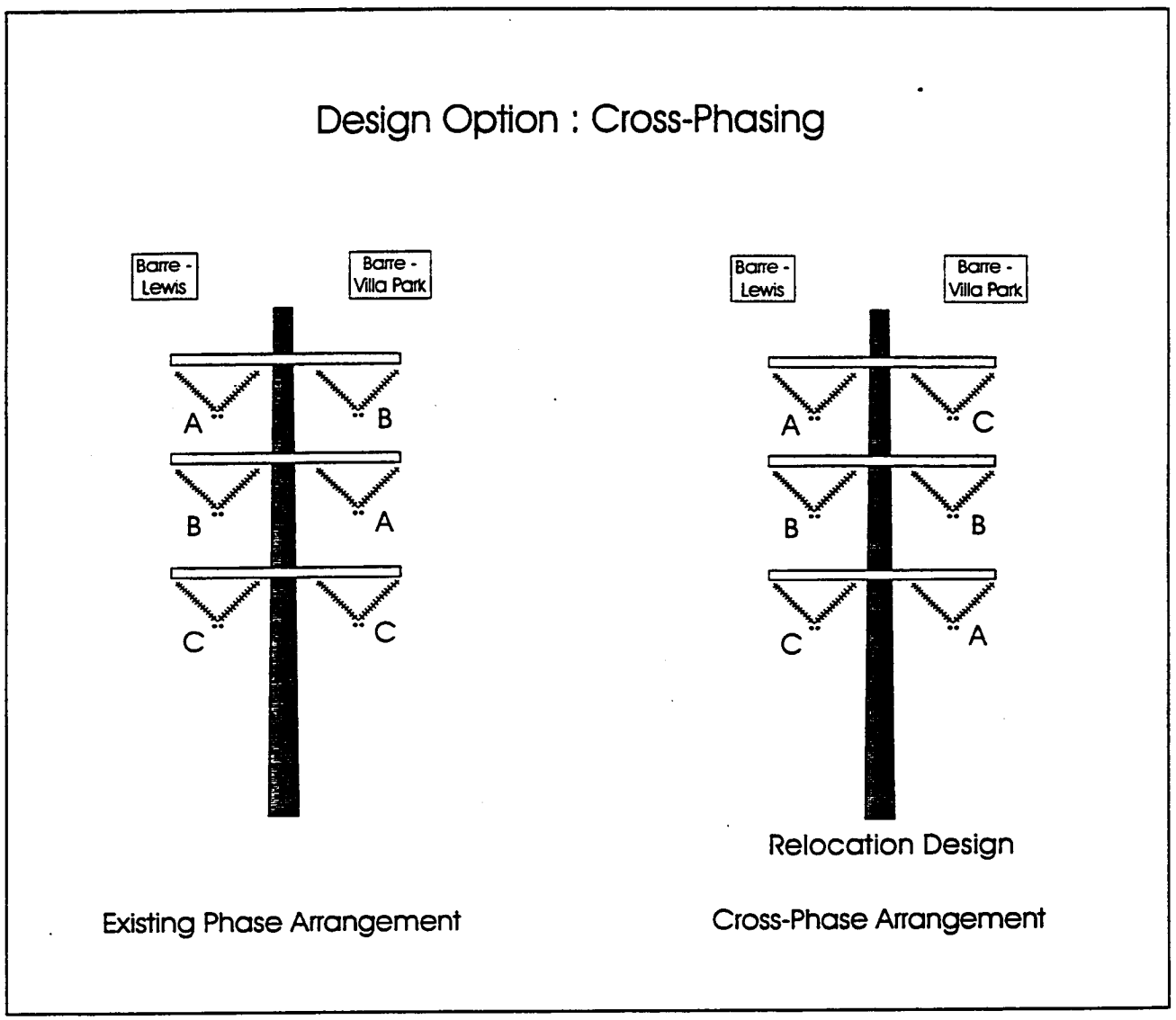


Figure 9. Design Option : Cross-Phasing for Relocation Design

The approach used in the design analysis was to calculate EMF levels (using the historic load data) for the existing phasing using a typical design (see Figure 8) and for the application of cross-phasing, which is proposed for the relocation design. The results can be seen in Figure 10 for electric field and Figure 11 for the magnetic field. Cross-phasing can achieve a significant reduction in EMF levels for the proposed relocation. SCE has indicated that cross-phasing will reduce EMF levels on the other portions of the line route outside the Disneyland Resort. (Personal communication with Mr. Judy on 4/12/96). The following table summarizes the calculated maximum field values for various distances in the direction away from the Disney property and toward the streets that bound the property. All distances are referenced to the center of the 220 kV transmission line (see Figure 8).

TABLE 7

Calculated Maximum Values for Relocated 220 kV Line with Cross-Phasing

Location	Electric Field-kV/m*	Magnetic Field-mG		
		Light	Median	Heavy
ROW Edge (40 ft from Line)	0.73	9.8	14.4	19.8
50 ft. from Line	0.45	7.2	10.3	14.0
60 ft. from Line	0.26	5.2	7.4	10.0
70 ft. from Line	0.15	3.9	5.4	7.3
80 ft. from Line	0.08	2.9	4.0	5.4
90 ft. from Line	0.05	2.2	3.0	4.0
100 ft. from Line	0.04	1.7	2.3	3.1
125 ft. from Line	0.04	0.9	1.2	1.7
150 ft. from Line	0.04	0.5	0.7	1.0
175 ft. from Line	0.03	0.3	0.5	0.7
200 ft. from Line	0.03	0.2	0.3	0.5

** Actual Electric field values will often be much lower due to shielding by existing trees and steel poles*

EMF Levels

The EMF levels associated with the proposed transmission line relocation can be evaluated for representative locations adjacent to The Disneyland Resort property. These representative locations, in the direction away from The Disneyland Resort property, include: residential property on the west side of Walnut Street, commercial properties on the South side of Katella Ave., and commercial properties bounded by the West side of Harbor, North side of Katella, and the Disneyland Resort. The following Table 8 summarizes the calculated Median load case EMF levels (for cross-phasing) for representative areas adjacent to the proposed 220 kV transmission line relocation and compares these values to levels in the same general areas that exist now due to the distribution lines previously described (Figures 4,5,6) and other existing EMF sources.

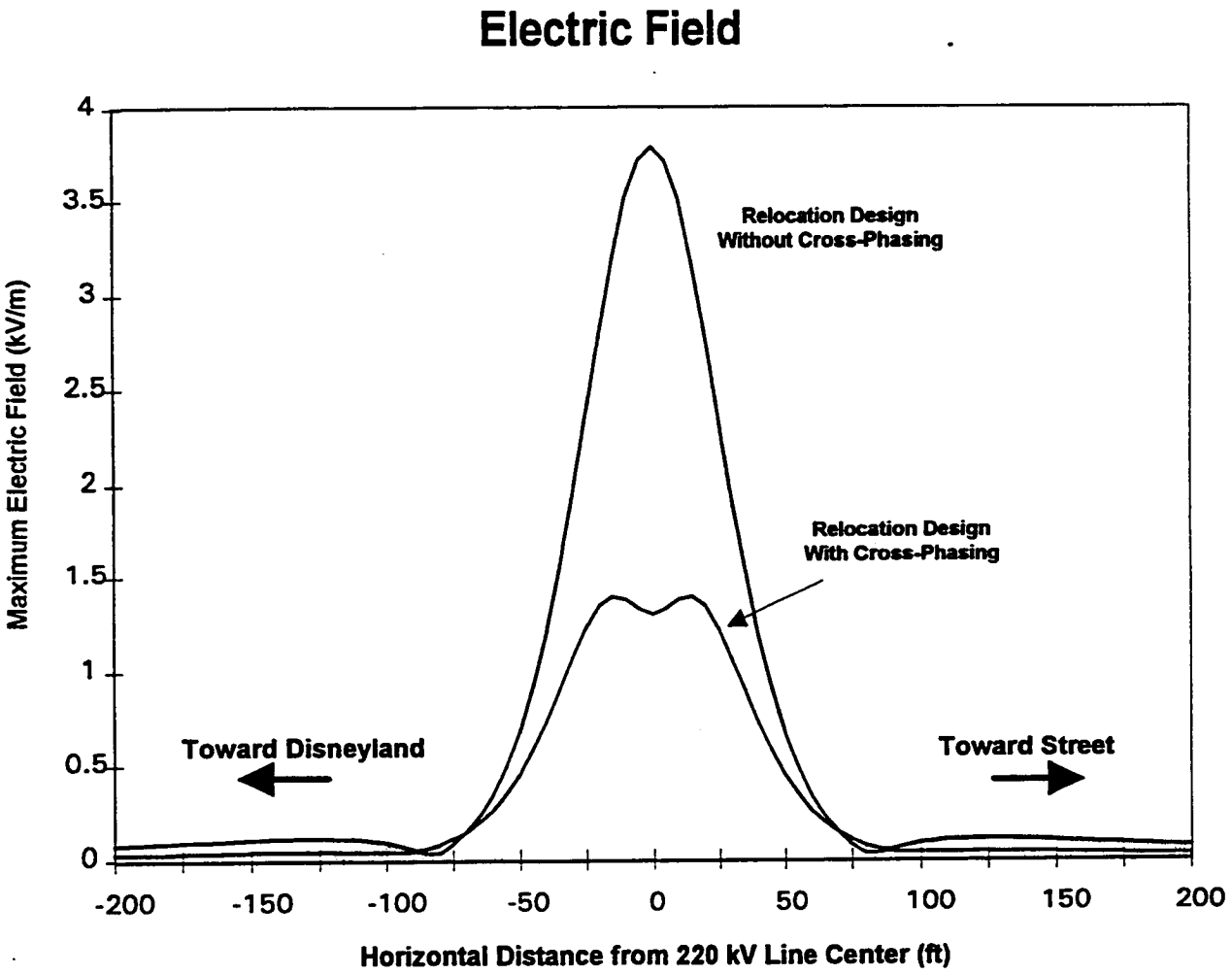


Figure 10. Electric Field-Lateral Profiles: Relocation Designs with and without Cross-Phasing

Magnetic Field

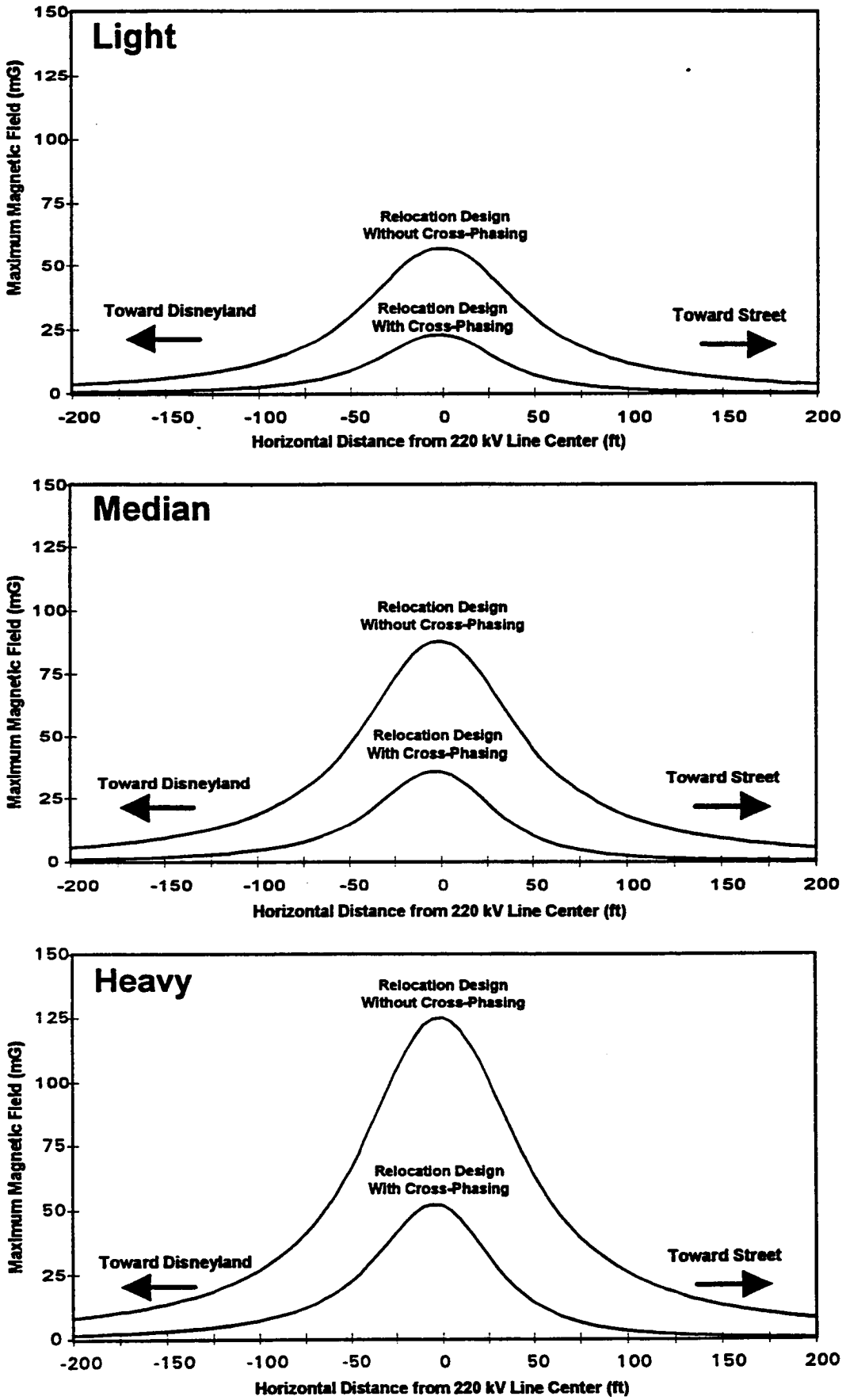


Figure 11. Magnetic Field-Lateral Profiles: Relocation Designs with and without Cross-Phasing

Since these existing distribution lines will be placed underground, the calculated values for the relocated 220 kV line does not include their influence. However, there will be a magnetic field directly above these underground distribution lines. This field will attenuate very quickly (within about 20-30 ft. on either side of the underground line). Directly over any of the future underground 12 kV lines, the magnetic field will be a combination of the fields due to the underground 12 kV line and relocated overhead 220 kV line. It is important to note that the "Existing" field values in Table 8 are measured values due to the existing overhead distribution lines (and other EMF sources); and the "Relocated" field values of Table 8 are calculated values due only to the overhead 220 kV line. As previously mentioned, when the underground lines are installed, there will be a magnetic field associated with them that will add to the 220 kV field in the region very near the underground distribution lines.

TABLE 8

EMF Levels at Representative Locations Away from the Disneyland Site: Measured Existing Values and Calculated Values for Median Loading with Cross-Phasing

	Electric Field		Magnetic Field	
Description	Existing*	Relocated	Existing**	Relocated
Residential: Curb on West Side Walnut	0.13 kV/m	0.05 kV/m	3-4 mG	1.4 mG
Commercial: Curb on South Side Katella	0.12 kV/m	0.04 kV/m	3-4 mG	0.7 mG
Commercial: Properties (bounded by N. side Katella, W. side Harbor/Disneyland Resort)	0.1-.3 kV/m	0.08 kV/m	~1-12 mG	~1-14 mG

** Some existing Electric Field Values reach 0.70 kV/m at Corner of Harbor and Katella*

*** These Existing Magnetic Field Values for daytime/moderate weather would generally be higher at night and in warm weather seasons.*

EMF Standards

There are no EMF standards for the state of California. The state of California has considered this subject but did not find a basis for setting numerical standards or guidelines. After a careful review of research on EMF, the California Public Utility Commission (CPUC) stated in its conclusion of law (CPUC Decision 93-11-013): "It is not appropriate to adopt any specific numerical standard in association with EMFs until we have a firm scientific basis for adopting any particular value". SCE has developed information to address EMF based on the CPUC interim decision mentioned above. Attached in Appendix- B is information provided by SCE that includes a discussion of SCE's policy and criteria for "no cost and low cost" measures to reduce EMF. The proposed project design features of the Disneyland Resort overhead line relocation (see Design Options Section), funded privately by Disney, are consistent with the measures noted in this policy.

Radio and Television Reception

Radio and television reception should not be impacted by the proposed 220 kV overhead relocation. The potential for interference to reception due to conductor surface corona activity (during foul weather) is extremely low due to the use of larger diameter and bundled twin conductors in the engineering design of the line. The conductor electrical surface gradients will be at low levels, and are very unlikely to have an impact. In addition, reception problems due to signal interference and reradiation because of the physical presence of the steel poles is also unlikely. This is because the proposed single shaft steel poles have a small cross section.

Conclusions

1. The proposed design for the 220 kV transmission line for this project is typical of transmission lines in this voltage classification that have been in service in the U. S. for almost 75 years. There is nothing unusual or unique about the relocated transmission line.

2. The area around The Disneyland Resort property has a wide variety of existing EMF sources.

3. The EMF levels for the proposed 220 kV relocation would be substantially less than the EMF levels within the existing transmission line corridor due to application of the cross-phase design option to the relocated line.

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Prepared by
Enertech Consultants of Santa Clara County, Inc.
Campbell, California

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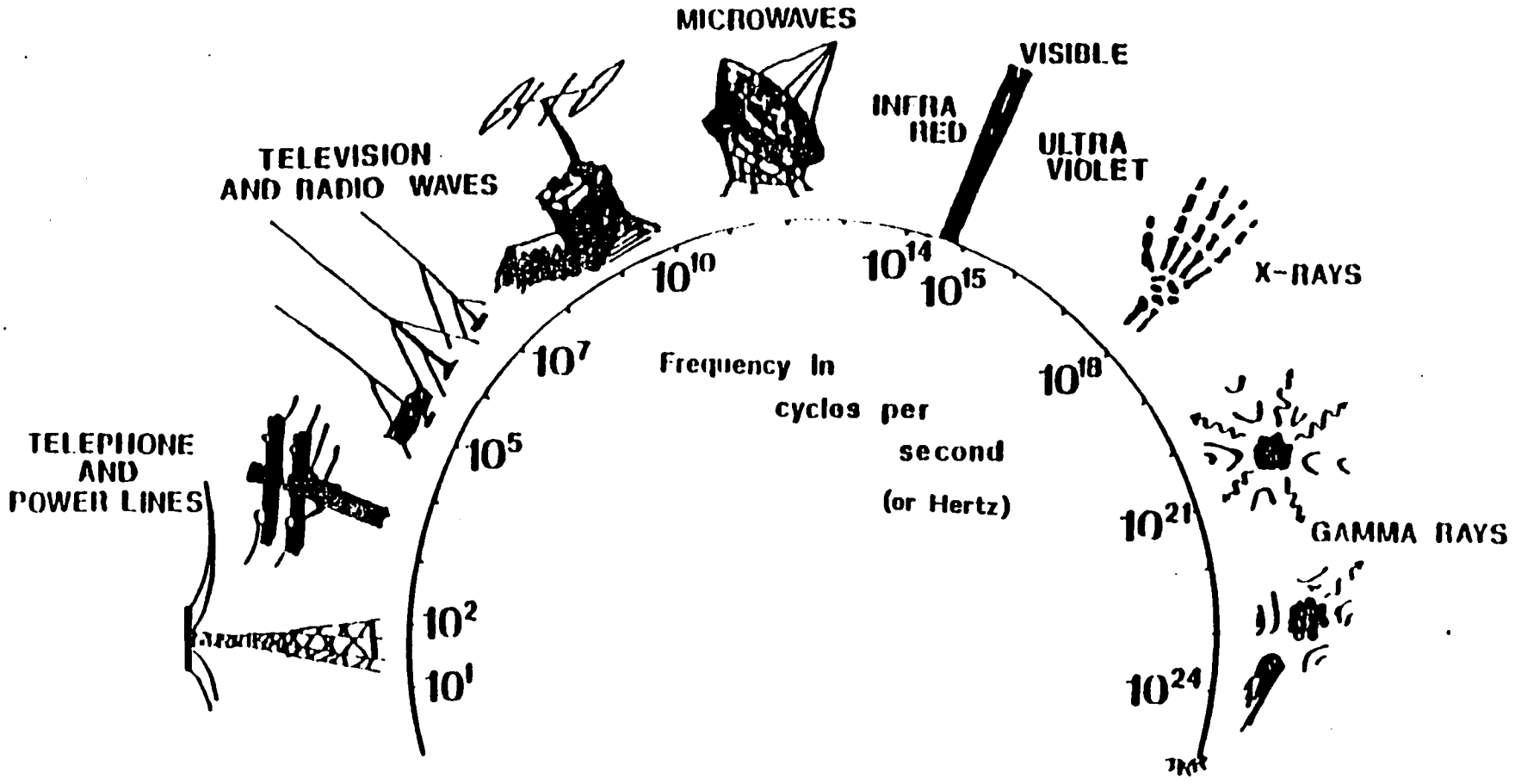
Prepared by
Enertech Consultants of Santa Clara County, Inc.
Campbell, California

THE ELECTROMAGNETIC SPECTRUM



APPENDIX-A

APPENDIX- B

SCE Field Management Information

V. EMF Design Considerations

The strength of fields at various distances from powerline facilities can be calculated. The use of computer programs can expedite the performance of calculations needed to estimate the value of the electric and magnetic fields at any given point within or around a substation, transmission system, or distribution system. Edison developed two computer programs to model fields. The *FIELDS* program models EMF from overhead and underground lines. *3-D Fields* models EMF from three dimensional components such as substations. The *Fields* program was used to assess fields from this proposed project. By utilizing these programs, designers can determine the best phasing and construction configuration for reducing EMF at no and low-cost.

The methods described here to reduce magnetic fields may lower electric fields as well. The focus of the design considerations implemented for this project is on methods to reduce the magnetic field.

Edison identified methods to reduce magnetic fields unique to our facilities and incorporated these techniques into the "EMF Design Guidelines for New Electrical Facilities: Transmission, Substation, Distribution" manual[8]. Using these guidelines, no and low-cost measures to reduce fields will be implemented wherever available and practical in accordance with CPUC decision 93-11-013. The criteria will be based on the following recommendations and assumptions:

- Determine the number and size of the areas that need to be considered for EMF reduction.
- Prioritize these areas starting with schools/day-care centers as top priority.
- Cost of reduction technique(s) incorporated in the design will determine the number of areas that can be mitigated along the route of the project.
- Total cost of mitigation should not exceed 4 percent of the total cost of the project.

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[7]California Public Utilities Commission, Interim EMF Opinion Decision 93-11-013.
[8]EMF Design Guidelines for New Electrical Facilities: Transmission, Substation, Distribution, Southern California Edison Company, Spring 1994.

- The solution selected should not jeopardize the reliability nor downgrade the operating characteristics of the system. It should not create a hazard to maintenance personnel nor to the public in general.

- The research department should be contacted periodically for the latest advancements in methods of reducing EMF.

If it is not possible to route/reroute around areas of EMF concern, then the following steps should be considered:

- Selection of the proper phasing arrangement is usually the most effective way to reduce fields for two circuits on the same structure or two or more circuits on the same right-of-way, for practically no, or minimal, cost.

- The split-phase or bundling of additional conductors is a technique that can explored if only one circuit exists on the route.

- The phasing arrangement selected should be reviewed by System Operations to determine impact of net-through unbalance on the system when dealing with bulk-power circuits.

If only one or two areas of a transmission line project need to be mitigated, other effective methods may be considered to reduce EMF provided that costs do not exceed 4 percent of the overall cost.

- These methods would include: a) Raising the height of the line for several spans b) Buying additional right-of-way to increase width of side boards c) Selecting a more compact, balanced-type configuration.

- For a wood-pole subtransmission project, the most cost-effective procedure may be raising the pole height or selecting a compact, balanced configuration.

The selection of a particular poletop configuration for new lines and rebuilds should be based on which configuration offers the most economy and still meets the necessary requirements. In addition, existing conditions and future system requirements must also be considered.

When installing electrical facilities which involve both Distribution (< 50kV) and Transmission (> 50kV), the following guidelines should be followed:

- When overbuilding (or underbuilding) existing facilities, determine the phasing on the existing circuits and then phase the new circuit or circuits accordingly. In most cases this proves to be a very satisfactory method for minimizing fields.

- New construction involving both Distribution and Transmission facilities requires that they get together and agree on the phasing and construction configuration. The same considerations shall apply when joint construction is used between different utilities.

- Where new or reworked subtransmission facilities are being considered on the same structures with distribution circuits, the most effective field reduction measures may be those applied to the distribution circuits. Where common structures are involved, the 4-percent cost for field-reduction measures may be applied to any of the involved circuits.

Appendix J
Cumulative Analysis

APPENDIX J
CUMULATIVE IMPACT ASSESSMENT

The following Table 1 is a master list of all related projects for The Disneyland Resort cumulative analysis. The master related projects area is that area which is bounded by Lincoln Avenue on the north, Chapman Avenue on the south, Euclid Street to the west and the Santa Ana River to the east. Table 1 updates the related projects within this area based upon 1996 project information from the City of Anaheim and the adjacent Cities of Orange and Garden Grove. This list is limited to commercial projects over 10,000 square feet, residential projects over 50 units and hotel/motel projects over 75 units. These related projects are further depicted on Exhibit J-1 on page 16. Refer to Section 4.0, Cumulative Impacts, of this Addendum for a discussion of related projects impacts.

Table 1

LIST OF PROJECTS ASSUMED FOR CUMULATIVE IMPACTS YEAR 2000 OF FINAL EIR AND CURRENT RELATED PROJECTS

Project Name/Year	Office (sq.ft.)	Retail (sq.ft.)	Hotel (rooms)	Residential (units)	Miscellaneous (sq.ft.)	Miscellaneous (units)	Miscellaneous (seats)	Miscellaneous (beds)	Comments
1. Koll Anaheim Center									
1991	420,000	16,800	200				2,500		Theater
1996	0	0	0				0		
Difference	-420,000	-16,800	-200				-2,500		
2. Midway Trailer Park									
1991						18			R.V. spaces
1996						0			
Difference						-18			
3. Western Medical Center									
1991					16,500				
1996					0				
Difference					-16,500				

Table 1 (continued)

LIST OF PROJECTS ASSUMED FOR CUMULATIVE IMPACTS
YEAR 2000 OF FINAL EIR AND CURRENT RELATED PROJECTS

Project Name/Year	Office (sq.ft.)	Retail (sq.ft.)	Hotel (rooms)	Residential (units)	Miscellaneous (sq.ft.)	Miscellaneous (units)	Miscellaneous (seats)	Miscellaneous (beds)	Comments
4. Captains Quarters Motel									
1991			78						
1996			0						
Difference			-78						
5. Willowbrook Condominiums									
1991				170					
1996				0					
Difference				-170					
6. Anaheim Discount Department Store									
1991		133,200							
1996		0							
Difference		-133,20 0							
7. Phoenix Club									
1991					44,931				
1996					0				
Difference					-44,931				

Table 1 (continued)

LIST OF PROJECTS ASSUMED FOR CUMULATIVE IMPACTS
YEAR 2000 OF FINAL EIR AND CURRENT RELATED PROJECTS

Project Name/Year	Office (sq.ft.)	Retail (sq.ft.)	Hotel (rooms)	Residential (units)	Miscellaneous (sq.ft.)	Miscellaneous (units)	Miscellaneous (seats)	Miscellaneous (beds)	Comments
8. Full Service Car Wash									
1991					10,250				
1996					0				
Difference					-10,250				
9. Harbor Inn Travelodge									
1991			60						
1996			0						
Difference			-60						
10. Katella Avenue Hotel									
1991			384						Part of Hotel Circle
1996	*		250	*					Phase I;* accessory retail and miscellaneous uses included - square footage not identified.
Difference			-134						

Table 1 (continued)

LIST OF PROJECTS ASSUMED FOR CUMULATIVE IMPACTS
YEAR 2000 OF FINAL EIR AND CURRENT RELATED PROJECTS

Project Name/Year	Office (sq.ft.)	Retail (sq.ft.)	Hotel (rooms)	Residential (units)	Miscellaneous (sq.ft.)	Miscellaneous (units)	Miscellaneous (seats)	Miscellaneous (beds)	Comments
11. Holiday Inn at the Park									
1991			76						
1996			0						
Difference			-76						
12. Anaheim Hotel Complex									
1991			750						
1996			0						
Difference			-750						
13. Coral Reef Resort									
1991			159						
1996			0						
Difference			-159						
14. King Henry's Feast									
1991					26,105		750		Dinner Theater
1996					26,105		750		
Difference					0		0		

Table 1 (continued)

LIST OF PROJECTS ASSUMED FOR CUMULATIVE IMPACTS
YEAR 2000 OF FINAL EIR AND CURRENT RELATED PROJECTS

Project Name/Year	Office (sq.ft.)	Retail (sq.ft.)	Hotel (rooms)	Residential (units)	Miscellaneous (sq.ft.)	Miscellaneous (units)	Miscellaneous (seats)	Miscellaneous (beds)	Comments
15. Stadium Business Park									
1991	1,519,200	41,900	400		40,000				Health club
1996	0	0	0		0				
Difference	-1,519,200	-41,900	-400		-40,000				
16. State College Plaza									
1991	467,536								
1996	593,536								
Difference	126,000								
17. IDM Business Center									
1991	384,667	7,000							
1996	0	0							
Difference	-384,667	-7,000							

Table 1 (continued)

LIST OF PROJECTS ASSUMED FOR CUMULATIVE IMPACTS
YEAR 2000 OF FINAL EIR AND CURRENT RELATED PROJECTS

Project Name/Year	Office (sq.ft.)	Retail (sq.ft.)	Hotel (rooms)	Residential (units)	Miscellaneous (sq.ft.)	Miscellaneous (units)	Miscellaneous (seats)	Miscellaneous (beds)	Comments
18. Central Park Towers									
1991	578,000	6,000	134		10,000				Restaurant
1996	0	0	0		0				
Difference	-578,000	-6,000	-134		-10,000				
19. Stadium Towers Plaza									
1991	270,000	21,395			17,030				Restaurant
1996	270,000	21,395			9,280				
Difference	0	0			-7,750				
20. Anaheim Stadium Center									
1991	2,118,480								
1996	0								
Difference	-2,118,480								

Table 1 (continued)

LIST OF PROJECTS ASSUMED FOR CUMULATIVE IMPACTS
YEAR 2000 OF FINAL EIR AND CURRENT RELATED PROJECTS

Project Name/Year	Office (sq.ft.)	Retail (sq.ft.)	Hotel (rooms)	Residential (units)	Miscellaneous (sq.ft.)	Miscellaneous (units)	Miscellaneous (seats)	Miscellaneous (beds)	Comments
21. Metrocenter (Phase 3)									
1991	24,430								
1996	24,430								
Difference	0								
22. Anaheim Sports Arena									
1991							20,000		
1996							20,000		
Difference							0		
23. Orange County Jail Site									
1991								1,581	
1996								0	
Difference								-1,581	

Table 1 (continued)

LIST OF PROJECTS ASSUMED FOR CUMULATIVE IMPACTS
YEAR 2000 OF FINAL EIR AND CURRENT RELATED PROJECTS

Project Name/Year	Office (sq.ft.)	Retail (sq.ft.)	Hotel (rooms)	Residential (units)	Miscellaneous (sq.ft.)	Miscellaneous (units)	Miscellaneous (seats)	Miscellaneous (beds)	Comments
24. Hanover/Katella Office Park									
1991	1,179,395	56,000							
1996	1,235,375	56,000							
Difference	55,980	0							
25. Koll Center - Phase II									
1991	1,021,111								
1996	0								
Difference	-1,021,111								
26. IDM Business Center (Phase I & II)									
1991	1,283,334								Phases I and II
1996	0								
Difference	-1,283,334								

Table 1 (continued)

LIST OF PROJECTS ASSUMED FOR CUMULATIVE IMPACTS YEAR 2000 OF FINAL EIR AND CURRENT RELATED PROJECTS

Project Name/Year	Office (sq.ft.)	Retail (sq.ft.)	Hotel (rooms)	Residential (units)	Miscellaneous (sq.ft.)	Miscellaneous (units)	Miscellaneous (seats)	Miscellaneous (beds)	Comments
28. Hotel Circle Specific Plan									
1991			1,349		49,000*				1991: Phases I, II, & III.* Figure includes 35,000 sq.ft. of meeting/ banquet space and 7,000 sq.ft. of retail.
1996			450		**				1996: Phases II & III;** Accessory retail and miscellaneous uses included, no square footage identified.
Difference		0*	-899		-49,000**				

Table 1 (continued)

LIST OF PROJECTS ASSUMED FOR CUMULATIVE IMPACTS
YEAR 2000 OF FINAL EIR AND CURRENT RELATED PROJECTS

Project Name/Year	Office (sq.ft.)	Retail (sq.ft.)	Hotel (rooms)	Residential (units)	Miscellaneous (sq.ft.)	Miscellaneous (units)	Miscellaneous (seats)	Miscellaneous (beds)	Comments
29. Stadium Park West SRO									
1991				208					
1996				0					
Difference				-208					
30. Walnut Street Condominium Complex									
1991				112					
1996				0					
Difference				-112					
31. Club Rack & Roll									
1991					12,000				
1996					0				
Difference					-12,000				
32. Mack Truck									
1991					17,200				
1996					0				
Difference					-17,200				

Table 1 (continued)

LIST OF PROJECTS ASSUMED FOR CUMULATIVE IMPACTS
YEAR 2000 OF FINAL EIR AND CURRENT RELATED PROJECTS

Project Name/Year	Office (sq.ft.)	Retail (sq.ft.)	Hotel (rooms)	Residential (units)	Miscellaneous (sq.ft.)	Miscellaneous (units)	Miscellaneous (seats)	Miscellaneous (beds)	Comments
33. Unitarian Church/SRO									
1991				107					
1996				0					
Difference				-107					
34. Ascot Go-Kart Facility									
1991					17,782				
1996					17,782				
Difference					0				
35. City Promenade									
1991				102					
1996				102					
Difference				0					
36. Shell Service Station									
1991					2,200				
1996					2,200				
Difference					0				

Table 1 (continued)

LIST OF PROJECTS ASSUMED FOR CUMULATIVE IMPACTS
YEAR 2000 OF FINAL EIR AND CURRENT RELATED PROJECTS

Project Name/Year	Office (sq.ft.)	Retail (sq.ft.)	Hotel (rooms)	Residential (units)	Miscellaneous (sq.ft.)	Miscellaneous (units)	Miscellaneous (seats)	Miscellaneous (beds)	Comments
37. Desert Inn Motel									
1991			18						
1996			18						
Difference			0						
38. Hardin Honda									
1991					37,643				
1996					37,643				
Difference					0				
39. Los Angeles Freightliner									
1991					43,889				
1996					43,889				
Difference					0				
40. Convention Center Expansion									
1991					0				Convention space
1996					248,800				
Difference					248,800				

Table 1 (continued)

LIST OF PROJECTS ASSUMED FOR CUMULATIVE IMPACTS
YEAR 2000 OF FINAL EIR AND CURRENT RELATED PROJECTS

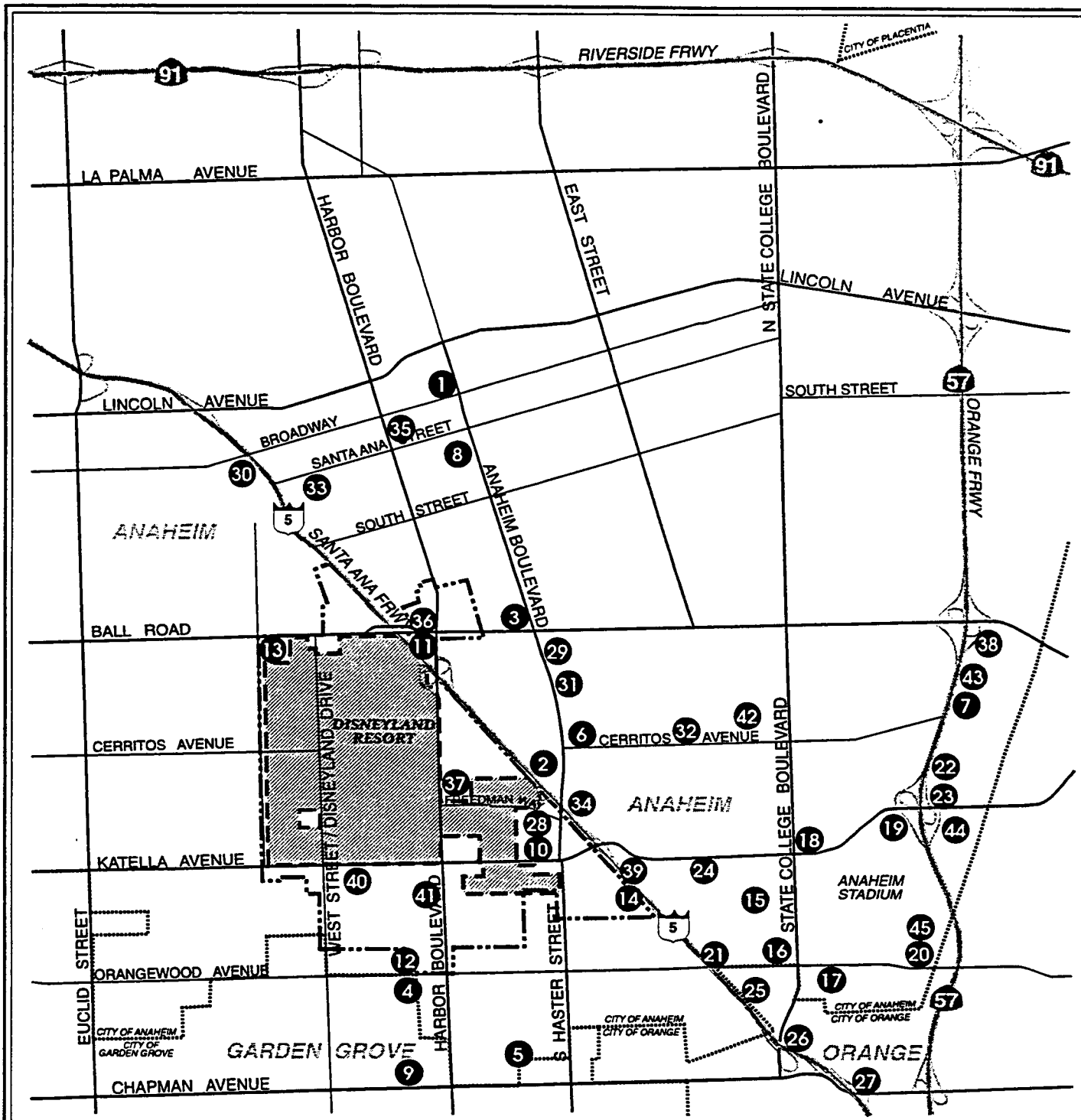
Project Name/Year	Office (sq.ft.)	Retail (sq.ft.)	Hotel (rooms)	Residential (units)	Miscellaneous (sq.ft.)	Miscellaneous (units)	Miscellaneous (seats)	Miscellaneous (beds)	Comments
41. Convention Center Inn & Suites									
1991			0		0				
1996			112		1,976				Restaurant
Difference			112		1,976				
42. Homestead House									
1991	0	0			0				
1996	17,750	244,250			-160,000				Warehouse (less square footage than is currently at facility)
Difference	17,750	244,250			-160,000				
43. Anaheim Auto Center									
1991		0							
1996		67,500							
Difference		67,500							

Table 1 (continued)

LIST OF PROJECTS ASSUMED FOR CUMULATIVE IMPACTS
YEAR 2000 OF FINAL EIR AND CURRENT RELATED PROJECTS

Project Name/Year	Office (sq.ft.)	Retail (sq.ft.)	Hotel (rooms)	Residential (units)	Miscellaneous (sq.ft.)	Miscellaneous (units)	Miscellaneous (seats)	Miscellaneous (beds)	Comments
44. Arena Restaurant and Micro Brewery									
1991		0			0				
1996		19,816			10,684				Restaurant
Difference		19,816			10,684				
45. Anaheim Sports Center									
1991	0	0	0				0		
1996	900,000	750,000	500				45,750		
Difference	900,000	750,000	500				45,750		
TOTAL									
1991	9,266,153	282,295	3,608	699	356,878[a]	18	24,183	1,581	
1996	3,041,091	1,158,961	1,330	102	250,707	0	67,433	0	
Difference	**-6,225,062**	**876,666**	**-2,278**	**-597**	**-106,171**	**-18**	**43,250**	**-1,581**	

[a] *FEIR document incorrectly noted 490,078 square feet.*



LEGEND

- Anaheim Resort Specific Plan Boundary
- Disneyland Resort Specific Plan Boundary
- (#) Location of Related Project

Note: No Related Projects are within The Disneyland Resort Specific Plan Area

Source: City of Anaheim, June 1996

PCR
Planning Consultants Research

N

0 1 Mile

Exhibit J-1
Related Projects Map