

2. Introduction

2.1 PURPOSE OF THE ENVIRONMENTAL IMPACT REPORT

The California Environmental Quality Act (CEQA) requires that all state and local governmental agencies consider the environmental consequences of projects over which they have discretionary authority prior to taking action on those projects. This Subsequent Environmental Impact Report (SEIR) has been prepared to satisfy CEQA, as set forth in the Public Resources Code Section 21000, et seq., and the State CEQA Guidelines, Title 14 California Code of Regulations (CCR), Section 15000, et seq. The SEIR is the public document designed to provide decision makers and the public with an analysis of the environmental effects of the Proposed Project, to indicate possible ways to reduce or avoid environmental damage, and to identify alternatives to the project. The SEIR must also disclose significant environmental impacts that cannot be avoided; growth inducing impacts; effects not found to be significant; and significant cumulative impacts of all past, present, and reasonably foreseeable future projects.

Pursuant to CEQA Section 21067, the lead agency is “the public agency which has the principal responsibility for carrying out or approving a project which may have a significant effect upon the environment.” The City of Anaheim has the principal responsibility for approval of the Platinum Triangle project. For this reason, the City of Anaheim is the CEQA lead agency for this project.

The intent of the SEIR is to provide sufficient information on the potential environmental impacts of the proposed Platinum Triangle Expansion Project to allow the City of Anaheim to make an informed decision regarding approval of the project. Specific discretionary actions to be reviewed by the City are described in Section 3.4, *Intended Uses of this Subsequent EIR*.

This SEIR has been prepared in accordance with requirements of the:

- California Environmental Quality Act (CEQA) of 1970, as amended (Public Resources Code Section 21000 et seq.)
- State Guidelines for the Implementation of the CEQA of 1970 (herein referenced as CEQA Guidelines), as amended (14 CCR Sections 15000 et seq.)

The overall purpose of this SEIR is to inform the lead agency, responsible agencies, decision makers, and the general public of the environmental effects of the development and operation of the Proposed Project. This SEIR addresses the potential environmental effects of the project, including effects that may be significant and adverse, evaluates a number of alternatives to the project, and identifies mitigation measures to reduce or avoid adverse effects.



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2.2 NOTICE OF PREPARATION AND INITIAL STUDY

The City of Anaheim issued a Notice of Preparation (NOP) and Initial Study on December 11, 2008 (See Appendix A). Comments received during the public review period, which extended from December 11, 2008, to January 9, 2009, are contained in Appendix B.

The NOP process is used to help determine the scope of the environmental issues to be addressed in the SEIR. Based on this process and the Initial Study for the project, certain environmental categories were identified as having the potential to result in significant impacts. Issues considered Potentially Significant are addressed in this SEIR. Issues identified as Less Than Significant or No Impact are not addressed beyond the discussion contained in the Initial Study. Refer to the Initial Study in Appendix A for discussion of how these initial determinations have been made.

**Table 2-1
NOP Responses**

Agency or Interested Party	Comment	EIR Section Where Comment Is Addressed
Transportation Corridor Agencies	No comment.	Not applicable.
City of Santa Ana	No comment.	Not applicable.
City of Orange	The City of Orange requests a list of intersections located in Orange to be included in the EIR and the EIR to consider relevant cumulative projects, including the City's Comprehensive General Plan Update. The City of Orange and the City of Anaheim are proposing intensifications of land uses in the same area, the cumulative effect on traffic infrastructure should be analyzed and coordinated.	See Section 5.9, <i>Transportation and Traffic</i> .
State of California Public Utilities Commission	Potential safety impact due to increased traffic on street and at Cerritos Avenue (DOT# 026651M) and State College Boulevard (DOT# 026652U) crossings. This includes considering pedestrian circulation patterns/destinations with respect to Metrolink's Orange County Line right-of-way.	See Section 5.9, <i>Transportation and Traffic</i> .
State of California Native American Heritage Commission	Potential impacts to cultural resources. The SEIR should comply with CEQA Guidelines §15064.5(b)(c).	Issues pertaining to cultural resources were determined as less than significant in the NOP/IS. See Appendix A.
Department of Toxic Substances Control	This letter states that most of the comments sent by DTSC to the City of Anaheim have been addressed by the FSEIR No. 332 and there is no additional comment.	DTSC-related issues were determined as less than significant in the NOP/IS and are not addressed in this document. See Appendix A.
State of California Department of Transportation	Comments concerning an encroachment permit if any work occurs in the vicinity of the DOT's rights-of-way. Comments on the traffic impact study methodology and the list of intersections and ramps to be analyzed.	See Section 5.9, <i>Transportation and Traffic</i> .

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NOP Responses**

Agency or Interested Party	Comment	EIR Section Where Comment Is Addressed
OCTA	Comment notifies the City that Metrolink service will be increased to high frequency service by the year 2010 and recommends that bus turnouts be placed at all existing OCTA stops in the project area.	See Section 5.9, <i>Transportation and Traffic</i> and Section 5.2, <i>Air Quality</i> .
Airport Land Use Commission	Recommended that the SEIR discuss Federal Aviation Regulation Part 77 Section 77.13 requirements and various helicopter training operations.	See Section 5.9, <i>Transportation and Traffic</i> .
The Kennedy Commission	Comments on broader community outreach, quality affordable childcare, neighborhood schools, community parks, water quality and water conservation measures, adequate public safety (police), universal design, job training and local hiring, and jobs/housing balance.	See Sections 5.3, <i>Hydrology and Water Quality</i> , 5.6, <i>Population and Housing</i> , and 5.7 <i>Public Services</i> .
Orange County Communities Organized for Responsible Development	Comments on broader community outreach, quality affordable childcare, neighborhood schools, community parks, water quality and water conservation measures, adequate public safety (police), universal design, job training and local hiring, and jobs/housing imbalance.	See Sections 5.2 <i>Air Quality</i> , 5.3, <i>Hydrology and Water Quality</i> , 5.6, <i>Population and Housing</i> , 5.7 <i>Public Services</i> , and 5.9 <i>Transportation and Traffic</i> .
Public Law Center	Comments on balanced development, child care and schools, mixed-income strategy, compliance with SB 375, properties surrounding the Angels' Stadium, and inclusive development.	See Sections 5.4 <i>Land Use and Planning</i> and 5.6 <i>Population and Housing</i> , and 5.7 <i>Public Services</i> .
Ersoylu Consulting Inc.	Comments on neighborhood schools, community parks, and adequate public safety.	Sections 5.7 <i>Public Services</i> and 5.8 <i>Recreation</i> .
OC Public Works	Comments on water quality and flood control.	Section 5.3 <i>Hydrology and Water Quality</i> .
Clergy and Laity United for Economic Justice of Orange County	Comments on jobs/housing imbalance and local hiring and training.	Section 5.6 <i>Population and Housing</i> .
Latino Health Access	Comments on safe open space and adequate schools.	Sections 5.8 <i>Recreation</i> and 5.7 <i>Public Services</i> .
UNITE HERE Local 11	Comments on types of jobs and housing created in the project area and jobs/housing imbalance.	Section 5.6 <i>Population and Housing</i> .



2.3 SCOPE OF THIS SEIR

Based upon the Initial Study and Environmental Checklist Form, the City of Anaheim staff determined that a SEIR should be prepared for the Proposed Project. The scope of the SEIR was determined based upon the City's Initial Study, comments received in response to the NOP, and comments received at the scoping meeting conducted by the City of Anaheim. Pursuant to Sections 15126.2 and 15126.4 of the State CEQA Guidelines, the EIR should identify any potentially significant adverse impacts and recommend mitigation that would reduce or eliminate these impacts to levels of insignificance.

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The information contained in Chapter 3, *Project Description*, establishes the basis for analyzing future project-related environmental impacts. However, further environmental review by the City may be required as more detailed information and plans are submitted on a project-by-project basis.

2.3.1 Impacts Considered Less Than Significant

Six environmental impact categories are identified here as not being significantly affected by, or affecting the Proposed Project and are therefore not discussed in detail in this SEIR. This determination was made by the City of Anaheim in its preparation of the Initial Study. The following topical issues are not addressed in the SEIR:

- Agricultural Resources
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Mineral Resources

2.3.2 Potentially Significant Adverse Impacts

Eleven environmental factors have been identified as potentially significant impacts if the Proposed Project is implemented:

- Aesthetics
- Air Quality
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation and Traffic
- Utilities and Service Systems
- Greenhouse Gas Emissions

These environmental factors are discussed in detail in Chapter 5, *Environmental Analysis*, of this SEIR.

2.3.3 Unavoidable Significant Adverse Impacts

This SEIR identifies five significant and unavoidable adverse impact areas, as defined by CEQA, that would result from implementation of the Proposed Project. Unavoidable adverse impacts may be considered significant on a project-specific basis, cumulatively significant, and/or potentially significant. Potentially significant impacts are those that fall within the responsibility of another agency and implementation of the mitigation measures cannot feasibly be assured by the City of Anaheim. If the City, as the lead agency, determines that unavoidable significant adverse impacts would result from the project, the City must prepare a Statement of Overriding Considerations before it can approve the project. A Statement of Overriding Considerations states that the decision-making body has balanced the benefits of the Proposed Project against its unavoidable significant environmental effects and has determined that the benefits of the project outweigh the adverse effects and, therefore, the adverse

effects are considered to be acceptable. The impact areas that were found to be significant and unavoidable are:

- Air Quality
- Land Use and Planning
- Noise
- Traffic and Transportation
- Greenhouse Gas Emissions

2.4 INCORPORATION BY REFERENCE

The following documents are incorporated by reference in this SEIR, consistent with Section 15150 of the State CEQA Guidelines, and are available for review at the City of Anaheim's Planning Department.

- *City of Anaheim General Plan*: A comprehensive, long-term plan that is a blueprint for the City of Anaheim's growth and development. It covers issues ranging from the physical development of the jurisdiction, such as general locations, and extent of land uses and supporting infrastructure, to social concerns. It is organized into ten Elements (Land Use, Circulation, Green, Public Services and Facilities, Growth Management, Safety, Noise, Economic Development, Housing, and Community Design Elements) that address a wide range of subjects and provide goals and policies.
- *City of Anaheim General Plan and Zoning Code Update Final EIR No. 330, State Clearinghouse Number 2003041105, May 2004, The Planning Center*: A document that addressed the environmental effects associated with the implementation of the City of Anaheim General Plan and Zoning Code Update. It provided information pertaining to existing and future environmental settings within the City's jurisdiction.
- *The Platinum Triangle Master Land Use Plan, August 2004, EDAW, Inc., as amended*: A plan that serves as the blueprint for development within the Platinum Triangle. It establishes planning principles, applicable land use policies, allowable development intensities, and design guidelines.
- *The Platinum Triangle Subsequent EIR No. 332, State Clearinghouse No. 2004121045, 2005, The Planning Center*: A document that addressed the environmental effects associated with adopting the Platinum Triangle Master Land Use Plan. It provided information pertaining to existing and future environmental settings within the City's jurisdiction.
- *Anaheim Stadium Area Master Land Use Plan Final EIR No. 321, State Clearinghouse Number 9611041, January 1999, Michael Brandman Associates*: This document evaluated environmental effects of adopting the Anaheim Stadium Area Master Land Use Plan, which provided a plan for office, sport, entertainment, and retail uses around stadium area. Development within the Anaheim Stadium Area was implemented through the Sports Entertainment (SE) Overlay Zone, which was projected to result in a net loss of 491,303 square feet of industrial space and increases of 1,871,285 square feet of new office space, 452,026 square feet of new retail space, and 991,603 square feet of new hotel space. Projects that were developed under the SE Overlay Zone included the Ayers Hotel, the Arena Corporate Center, and the Westwood School of Technology. The boundaries for the Stadium Area Master Land Use Plan were generally the same as those for the Platinum Triangle and the Platinum Triangle Master Land Use Plan replaced the Anaheim Stadium Area Master Land Use Plan.



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- *Anaheim Sports Center Final EIR No. 320*, May 1996, Michael Brandman Associates: This document evaluated environmental effects of adopting Area Development Plan No. 120 for the portion of the Stadium property associated with the Sportstown Development. Area Development Plan No. 120 entitled a total of 119,543 seats for new and/or renovated stadiums, 750,000 square feet of urban entertainment/retail uses, a 500-room hotel (550,000 square feet), a 150,000-square-foot exhibition center, 250,000 square feet of office development and 15,570 on-site parking spaces.

The City of Anaheim General Plan, Final EIR No. 330, The Platinum Triangle Master Land Use Plan and Final SEIR No. 332 are also available on the City's website, www.anaheim.net (go to the Planning Department and click on the link to the Platinum Triangle).

2.5 FINAL EIR CERTIFICATION

This SEIR is being circulated for public review for a period of 45 days. Interested agencies and members of the public are invited to provide written comments on the SEIR to the City of Anaheim address shown on the title page of this document. Upon completion of the 45-day review period, the City of Anaheim will review all written comments received and prepare written responses for each comment. A Final SEIR (FSEIR) will then be prepared incorporating all of the comments received, responses to the comments, and any changes to the SEIR that result from the comments received. This FSEIR will be presented to the Anaheim City Council for potential certification as the environmental document for the project. All persons who commented on the SEIR will be notified of the availability of the FSEIR and the date of the public hearing before the City.

The SEIR is available to the general public for review at the following locations:

- City of Anaheim, Planning Department
200 South Anaheim Boulevard
Anaheim, CA 92805
- Anaheim Public Library
500 West Broadway
Anaheim, CA 92805
- Sunkist Public Library
901 South Sunkist Avenue
Anaheim, CA 92806
- Planning Department's website
www.anaheim.net/planning
(click on the link to Environmental Documents)

2.6 MITIGATION MONITORING

Public Resources Code Section 21081.6 requires that agencies adopt a monitoring or reporting program for any project for which it has made findings pursuant to Public Resources Code 21081 or adopted a Negative Declaration pursuant to 21080(c). Such a program is intended to ensure the implementation of all mitigation measures adopted through the preparation of an EIR or Negative Declaration.

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Mitigation Monitoring Program (MMP) No.106 was adopted for the Anaheim Stadium Area Master Land Use Plan Final EIR No. 321. Final Subsequent EIR No. 332, which was prepared for the General Plan and Zoning Code Update and associated actions, included an Updated and Modified MMP No. 106A for the Platinum Triangle. Updated and Modified MMP No. 106A will be revised to reflect the mitigation measures described in this SEIR based on the analysis and findings contained herein and will be identified as Updated and Modified MMP No. 106C. Any refinements to the mitigation measures set forth in the Final SEIR shall also be incorporated into the MMP No. 106C prior to consideration of the project by the Planning Commission and City Council.



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