

## ENVIRONMENTAL ASSESSMENT

### OVERVIEW

- **What:** assessment of environmental impacts of development proposed as part of the master site plan for 152 acres including and around Angel Stadium of Anaheim
- **Assessment summary:** proposed development does not create new impacts beyond those studied and anticipated in existing city planning and environmental reviews
- **Environmental assessment released:** July 30, 2020
- **Public comment period:** through Aug. 31, 2020
- **Review type:** Sustainable Communities Environmental Assessment, or SCEA
- **What it is:**
  - Streamlined environmental assessment for transit-priority projects under the California Environmental Quality Act and the California Public Resources Code
  - For projects with up to 50 percent housing and within a half-mile of a major transit stop or corridor — in this case Anaheim Regional Transportation Intermodal Center, or ARTIC, as well as the major corridors of State College Boulevard and Katella Avenue
  - Part of The Sustainable Communities and Climate Protection Act of 2008, also known as California Senate Bill 375

### AREAS OF REVIEW

- **Partial list of areas of review:**
  - Land use
  - Population and housing
  - Transportation
  - Air quality
  - Greenhouse gas
  - Geology, soils
  - Hydrology
  - Energy
  - Utilities
  - Noise
  - Recreation
  - Public services
  - Biological resources
  - Aesthetic impacts



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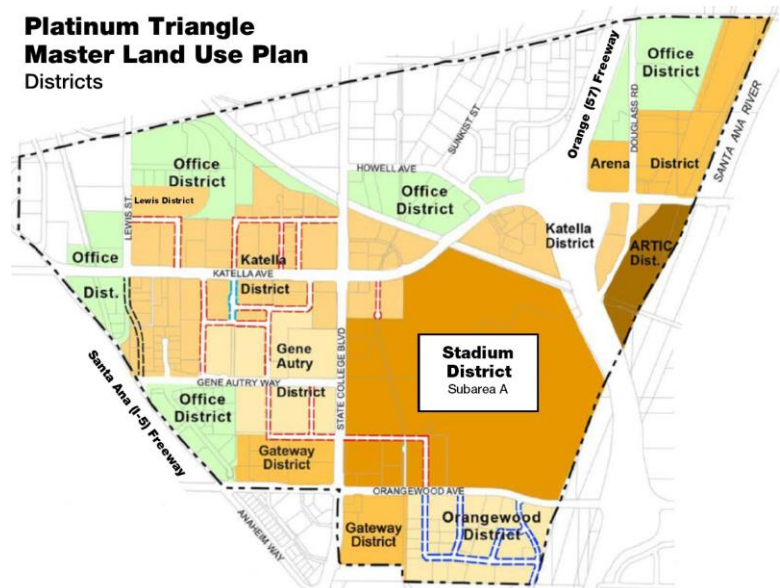
### CITY PLANS, REPORT

- **What:** City plans and environmental review for the Platinum Triangle that are the basis for the master site plan environmental assessment
  - **Platinum Triangle Master Land Use Plan:** adopted in 2004, guides development of 820-acre area around and including the stadium, allowing for transition from largely industrial to homes, offices, dining, shops and other uses
  - **Platinum Triangle Mixed Use Overlay Zone:** adopted in 2004, outlines locations and development standards for homes, offices, dining, shops and other uses
  - **Environmental Impact Report No. 339:** 2010 environmental review reflecting updates to the 2004 Platinum Triangle plans

### PLATINUM TRIANGLE

- **What:** 820-acre area including Angel Stadium of Anaheim, Honda Center, City National Grove of Anaheim, ARTIC, apartments and condominiums, restaurants, shops, offices and a hotel

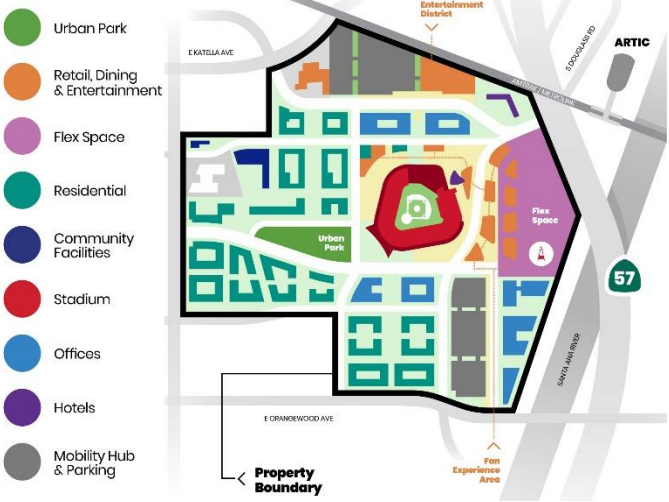
- **Allowable Platinum Triangle development:**
  - 13.5 million square feet of office
  - 4.8 million square feet of commercial, retail and hotel space
  - 17,500 apartments and condominiums
- **Remaining development:**
  - 11.5 million square feet of office
  - 3.4 million square feet of commercial, retail and hotel space
  - 10,000 apartments and condominiums



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### PROJECT

- **What:** master site plan for 152-acre stadium site submitted by SRB Management Co., made of Angels Baseball LP owner Arte Moreno and family
  - **Housing:** 5,175 apartments and condominiums, with affordable apartments spread throughout
  - **Office:** 2.7 million square feet
  - **Commercial:** 1.75 million square feet of retail, restaurants, hotels
  - **Hotels:** 943 rooms
  - **Parks:** 5- to 8-acre urban park, plus 5.2 acres of community park space; city park requirement is 5.2 acres
  - **Stadium:** renovated, or new stadium on flex space
  - **Parking:** 12,500 spaces in structures, surface and underground



### PROPOSAL, ALLOWABLE DEVELOPMENT

- **What:** proposed master site plan is in the largest part of the Platinum Triangle’s Stadium District, known as subarea A, including Angel Stadium of Anaheim, the City National Grove of Anaheim theater and the Stadium Gateway office building
- **Allowable development:**

	Master Site Plan	Platinum Triangle Plan
Office	2.7 million square feet	3.1 million
Commercial	1.75 million	2.8 million
Stadium	45,000 seats	119,543 seats, two stadiums
Housing	5,175 units	5,175 units
Parks	5- to 8-acre city park, plus 5.2 acres of community park space	5.2 acres based on proposed development