

2. Introduction

2.1 PURPOSE OF THE ENVIRONMENTAL IMPACT REPORT

The California Environmental Quality Act 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 DSEIR has been prepared to satisfy CEQA, as set forth in the Public Resources Code Section 21000, et seq., and the State CEQA Guidelines, 14 California Code of Regulations, Section 15000, et seq. The EIR 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 EIR 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 means “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 Proposed Project. For this reason, the City of Anaheim is the CEQA Lead Agency for this project.

The intent of this DSEIR is to provide sufficient information on the potential environmental impacts of the Proposed Project to allow the City of Anaheim to make an informed decision regarding its approval. Specific discretionary actions to be reviewed by the City are described in Section 1.4 (Project Summary) and later in Sections 3.3.2 (Description of the Project) and 3.4 (Intended Uses of the Subsequent EIR).

This DSEIR 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 (California Code of Regulations Sections 15000 et seq.)



The overall purpose of this DSEIR 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 Platinum Triangle and the actions described above. This DSEIR 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.

2.2 NOTICE OF PREPARATION AND INITIAL STUDY

The City of Anaheim determined that an EIR would be required for this project and issued a Notice of Preparation (NOP) and Initial Study on December 10, 2004 (see Appendix A). Comments received during the public review period, which extended from December 10, 2004 to January 10, 2004, are contained in Appendix B and summarized in Table 2-1.

2. Introduction

**Table 2-1
The Platinum Triangle NOP Responses**

Agency or Interested Party	Comment	EIR Section Where Comment Addressed
Airport Land Use Commission for Orange County	Hazards related to heliports located within the project area	See Section 5.4, <i>Hazards and Hazardous Materials</i> .
City of Orange – Community Development Department	Traffic impacts on area roadways/Potential Noise Impacts	See Section 5.10, <i>Traffic and Circulation</i> , and Section 5.7, <i>Noise</i> .
Department of Transportation – Caltrans	Traffic impacts on area roadways/ Compliance with SWPPP in accordance with the NPDES	See Section 5.10, <i>Traffic and Circulation</i> , and Section 5.5, <i>Hydrology and Water Quality</i> .
Department of Toxic Substances Control – DTSC	Potentially contaminated sites/Hazardous Waste	See Section 5.4, <i>Hazards and Hazardous Materials</i> .
Bill R. Hall	Traffic impacts on area roadways	See Section 5.10, <i>Traffic and Circulation</i> .
Lennar	Request for Rezoning of Betmor Site	Not applicable to this project.
Metropolitan Transportation Authority	Impacts related to MTA Service within the Project Area	See Section 5.10, <i>Traffic and Circulation</i> .
Orange County Sanitation District	Sewer Service Capacity	See Section 5.12, <i>Wastewater Treatment and Collection</i> .
Planning and Development Services Department – County of Orange	No comments at this time	Not applicable.
South Coast Air Quality Management District	Potential Air Quality impacts related to the project	See Section 5.3, <i>Air Quality</i> .
Southern California Association of Governments	No comments at this time.	Not applicable.
Stone Age	Proposed railroad underpass on State College Boulevard.	Not applicable to this project.
T & B Planning Consultants	Potential Noise impacts/Air Quality impacts related to the construction of the Proposed Project	See Section 5.7, <i>Noise</i> , and Section 5.3, <i>Air Quality</i> .

The NOP process is used to help determine the scope of the environmental issues to be addressed in the EIR. 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 DSEIR. 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.

2.3 SCOPE OF THIS EIR

Based upon the Initial Study and Environmental Checklist Form, the City of Anaheim staff determined that an EIR should be prepared for the Proposed Project. The scope of this DSEIR was determined based upon the City's Initial Study, comments received in response to the NOP, and comments received at the scoping hearing conducted by the City. 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.

2. Introduction

The information contained in the Project Description forms the basis for analyzing project-related environmental impacts. When the impact analysis requires a degree of forecasting due to the project buildout time period, the environmental impact analysis has assumed the "worst-case" potential.

2.3.1 Impacts Considered Less Than Significant

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

- Agricultural Resources
- Biological Resources
- Cultural Resources
- Mineral Resources
- Recreation

Please note that Page 29 of the Notice of Preparation and Initial Study incorrectly identified Recreation as a Potentially Significant Impact. As discussed on Page 42 and 43 of the Initial Study, potential recreation impacts were not identified as being potentially significant because The Platinum Triangle Master Land Use Plan requires residential development on parcels larger than eight acres within the PTMU Overlay Zone to provide a mini-park based on the number of dwelling units developed on the parcel. In addition, development on parcels less than eight acres in size will pay park in lieu fees. The General Plan and The Platinum Triangle Urban Design Plan also identify a larger active neighborhood sports park in the vicinity of the southwestern portion of the Project Area to meet organized field sport needs. Therefore, no significant recreation impacts are anticipated.



2.3.2 Potentially Significant Adverse Impacts

Eleven environmental factors have been identified as potentially significant impacts if The Platinum Triangle Master Land Use Plan and associated actions are implemented. These factors are:

- Aesthetics
- Air Quality
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Transportation/Circulation
- Utilities and Service Systems

These environmental factors are discussed in detail in Chapter 5 (Environmental Impact Analysis) of the project DSEIR.

2. Introduction

2.3.3 Unavoidable Significant Adverse Impacts

The DSEIR identifies one unavoidable adverse impact, as defined by CEQA, that would result from implementation of The Platinum Triangle project. Unavoidable adverse impacts may be considered significant on a project-specific basis, cumulatively significant, and/or potentially significant. Potentially significant impacts may also be 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 will 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 one impact that was found in the DSEIR to be significant and unavoidable is Air Quality

2.4 INCORPORATION BY REFERENCE

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

- *City of Anaheim General Plan.*
- *City of Anaheim General Plan and Zoning Code Update Final EIR No. 330, State Clearinghouse Number 2003041105.* (May 2004; The Planning Center)
- *Anaheim Stadium Area Master Land Use Plan Final EIR No. 321, State Clearinghouse Number 9611041.* (January 1999; Michael Brandman Associates)
- *Anaheim Sports Center Draft EIR No. 320.* (January 1996, Michael Brandman Associates)
- *The Platinum Triangle Master Land Use Plan.* (August 2004; EDAW, Inc.)

The City of Anaheim General Plan, Final EIR No. 330, and The Platinum Triangle Master Land Use Plan 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 DSEIR 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 this DSEIR to the City 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 EIR will then be prepared incorporating all of the comments received, responses to the comments and any changes to the DSEIR that result from the comments received. This Final EIR will then be presented to the City of Anaheim City Council for potential certification as the environmental document for the project. All persons who commented on the DSEIR will be notified of the availability of the Final EIR and the date of the public hearing before the City Council.

2. *Introduction*

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.

Mitigation Monitoring Program (MMP) No.106 was adopted for the Anaheim Stadium Area Master Land Use Plan Final EIR No. 321. Final EIR No. 330, which was prepared for the General Plan and Zoning Code Update and associated actions, included an Updated and Modified MMP No. 106 for The Platinum Triangle. This MMP will be revised to reflect the mitigation measures described in this DSEIR based on the analysis and findings contained herein. Any refinements to the mitigation measures set forth in the Final EIR shall also be incorporated into the MMP prior to consideration of the project by the City Council.



2. *Introduction*

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