

Appendices

Appendix I: Public Services Correspondence



Appendices

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Platinum Triangle Master Land Use Plan EIR

Library Questionnaire

1. What public library(s) would serve the project site

The Platinum Triangle population is in the service area of the Sunkist Branch Library at 901 S. Sunkist. In addition, the Central Library, a 65,000 sq. ft. facility at Harbor and Broadway provides extensive resources to all Anaheim residents.

2. Is the existing amount of library space and number of volumes of books considered adequate for the existing population within the affected library service area? If not, what is the estimated deficit of space and/or volumes?

The Sunkist branch library is a 10,000 sq. ft. facility built in 1976. It provides library service 6 days a week to a local population of 47,530 residents. Sunkist has a collection of 55,317 items including print, video and audio materials. In FY2003/04, 11,790 borrowers borrowed over 190,000 items. The outlet has seating for 106, including seating for 16 public access computer workstations.

This facility provides good library services but is undersized. Currently, library service indicators are:

Factor	National Library Norms (HALPR's Index)	Anaheim Library System - Sunkist Branch
Square Feet per capita	.3 - .5 Sq. Ft.	.2 Sq. Ft.
Volumes per square feet owned pre capita	4.0-6.2 volumes	4.5 volumes
Circulation per capita	4.5	4.04
Electronic Resource Use per capita	.9	1.1
Information Assistance per capita	1.1	.79

3. What factors are used to determine the amount of library space and number of volumes to serve a given population?

Factors determining the service levels of a public library include: 1) Total population; 2) Youth population 3) Student population 4) Language of households 5) Income level of households 6) Educational level of households

4. What impact would development of the proposed project have on existing and planned library facilities?

The increase of population will increase demand for library collections, staff, space and services from this area of Anaheim. Currently, 1 in 3 Anaheim residents has a library card and uses the public library. This would add a potential of 4,750 new borrowers to the Sunkist Branch service area. The local school district has identified 750 new students in the planned population. Student use will expand demand on existing collections, staff, computers, programming and seating. The prospective demographic indicates residents who are computer literate. This population is most likely to utilize remote electronic library resources. The growth in population will increase licensing costs for electronic resources.

5. What measures are required or recommended to reduce or offset the impacts of this project or the cumulative impacts of this project and other anticipated growth.

Additional funds to support increased demand for library services are required to maintain the current level of community support. Initially, service will be provided by the Sunkist Branch Library which will require additional materials, collections, and computers for the 14,250 residents in the Platinum Triangle area. As usage expands, space in the immediate area may be identified for focused service to the residents. A per unit fee of \$144.39 is recommended to offset the costs for library services.

6. Please add any other comments you may wish to make regarding this project. .

None.

**Platinum Triangle Master Land Use Plan EIR
Parks and Recreation Facilities Questionnaire**

1. Please indicate the existing parks and recreation facilities in the project vicinity, their location and equipment.

- Ponderosa Park – 2100 S. Haster. Facility is 9.0 acres and includes lighted softball, open play area, children's play area, barbeque facilities, volleyball, football/soccer, basketball, and restrooms.
- Juarez Park – 841 S. Sunkist. Facility is 9.5 acres and includes unlighted softball, open play area, children's play area, barbeque facilities, football/soccer, basketball, and restrooms.
- Boysen Park – 951 S. State College. Facility is 24.6 acres and includes lighted baseball, lighted softball, unlighted softball, open play area, children's play area, barbeque facilities, volleyball, football/soccer, lighted tennis, and restrooms.

2. Assess the impact the proposed project will make on existing parks and recreation facilities.

The proposed project will significantly increase usage at existing parks and recreation facilities. The general vicinity around the project area is already considered deficient in terms of park and recreation opportunities. Currently, these facilities are scheduled to capacity by existing recreation organizations which means that no new users can be scheduled to hold organized activity at them. It is estimated that the project development will bring in up to 15,000 new residents to the area which the above facilities serve, thereby drastically increasing use at each park.

To accommodate the demand for parks by the residents within the Platinum Triangle, developers of residential units in this area are required to pay higher park in lieu fees than required citywide, due to the higher land values in the Platinum Triangle. In addition, development on parcels eight acres or larger are required to provide and construct an on-site privately maintained public park, at a minimum size of forty-four square feet per unit. This requirement is in addition to the payment of park in lieu fees; however, the value of the parkland dedication is credited against overall park in lieu fees paid for the project. This credit is given for park land dedication only. No credit is given for improvements to the park.

3. Are the existing parks and recreation facilities able to accommodate the proposed project? If not, what additional facilities would be needed?

As mentioned, the project area is already considered deficient in terms of park and recreation facilities with respect to the current population. According to City standards, there should exist at least 2 acres of park land per 1,000 residents. In addition, the existing facilities are scheduled to capacity currently rendering all existing facilities unavailable for new scheduled uses. Given the fact that up to 15,000 residents are expected to move to this area as a result of the Platinum Triangle development, we would ideally expect to develop nearly 30 acres of new park land to accommodate the increased population. It is recommended that as close to 30 acres as possible of park and recreation space be developed for public use in the project area in order to adhere to City standards and meet the demands of new residents. To accommodate this demand, higher park in lieu fees are required to off-set the higher land values within the Platinum Triangle to provide the funding necessary for the development of future parks as residential uses are introduced into this area. In addition, development on parcels eight acres

**Platinum Triangle Master Land Use Plan EIR
Parks and Recreation Facilities Questionnaire**

or larger are required to provide and construct an on-site privately maintained public park, at a minimum size of forty-four square feet per unit. This requirement will ensure that small parks are distributed throughout the residentially developed portions of the Platinum Triangle.

4. What impact will the proposed project, in combination with all the other development projects in the area, have on your ability to provide parks and recreation facilities in the project area?

With the concept of the Platinum Triangle being so attractive to developers, property has been purchased extremely quickly in this area since the announcement of plans for the project area. With little available land remaining and the demand still so high, property value has increased to the point that it is becoming cost prohibitive for the Community Services Department to acquire and develop land for park and recreation purposes in this area. This means that the Department risks not being able to provide adequate facilities to residents of this newly developed area or to meet the City's standard of 2 acres of park land per 1,000 residents based on the current citywide park in lieu fee requirement. Therefore, within this area a higher park-in-lieu fee is required to off-set higher land costs. In addition, development on parcels eight acres or larger are required to provide and construct an on-site privately maintained public park, at a minimum size of forty-four square feet per unit. This requirement will ensure that small parks are distributed throughout the residentially developed portions of the Platinum Triangle.

5. What mitigation measures, if any would you recommend for the proposed project?

The Department of Community Services believes that the dedication of property to the City for park and recreation facilities on small parcels of land as well as their development and maintenance by the developer or HOA, the payment of enhanced park-in-lieu fees applicable to the Platinum Triangle by developers and/or creative proposals for dedicating and developing parks on larger tracts of land will adequately address the provision of park land and recreational facilities in the area. No mitigation measures are recommended.

6. Please add any other comments you may wish to make regarding this project.

None.

**Platinum Triangle Master Land Use Plan EIR
Parks and Recreation Facilities Questionnaire**

Response Prepared By:

Richard Mayer

Park Planner

Name	Title
Community Services Dept., City of Anaheim	1/20/05

Agency	Date
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**Platinum Triangle Master Land Use Plan EIR
School Questionnaire**

1. Please list the names and locations of the school campuses that would serve the Platinum Triangle area, their approximate distance the Platinum Triangle, and the level of service at which they are presently operating (student capacity compared to current enrollment).

The Platinum Triangle is currently within the attendance boundaries of Paul Revere Elementary School and James Guinn Elementary School. However, the District is experiencing severe overcrowding on a district-wide level. Accordingly, students from the Platinum Triangle will be assigned to a District school that is deemed most well equipped to accommodate said students.

2. Are there any existing shortages in the amount of classroom, athletic, recreational or other facilities available to serve the current number of students?

As stated above, the District is currently operating in severely overcrowded conditions. To deal with this overcrowding, the District has implemented programs such as multi-track year round education and double sessions at selected grade levels.

3. Please indicate your student generation rates and project the number of elementary school students that will be generated by the proposed project.

As documented in the Fee Justification Study for the Anaheim City School District dated April 14, 2004, the student yield ratio for the District is 0.397. Based on the maximum number of residential units authorized by the Platinum Triangle Master Land Use Plan, this would result in the generation of 3,772 students, which would necessitate the construction of three (3) to five (5) elementary schools to serve this area.

4. What school impact fees, if any, do you currently charge?

Currently a developer fee of \$2.24 for residential development and \$0.36 for commercial/industrial development is collected and shared by the District and the Anaheim Union High School District. Please note that builders will be required to pay the maximum developer fee justified by law that can be imposed at the time building permits are obtained.

**Platinum Triangle Master Land Use Plan EIR
School Questionnaire**

5. Will the proposed project create a need for the expansion of or changes in staffing or facilities, including classrooms, athletic equipment, athletic fields, library space, pools or other educational or recreational facilities? Would this project necessitate an adjustment to existing attendance area boundaries? If so, please give a brief description.

As stated above, if students are generated at the district-wide average rate, the District will need to construct multiple facilities to adequately house students from the Platinum Triangle. Attendance boundaries would need to be adjusted for the multiple schools.

6. What problem, if any, do you foresee in providing adequate educational, athletic and recreational services and facilities to the Platinum Triangle area? What cumulative impacts to the adequacy of school services and facilities do you anticipate as a result of the combined growth for this project and other projects in the same attendance areas?

The availability and cost of land would by far be the largest obstacle to providing adequate school facilities in the Platinum Triangle. The current developer fee would be inadequate to cover this expense, making the construction cost prohibitive.

Response Prepared By:

Tom Rizzuti	Facilities Planner
Name	Title
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Anaheim City School District	February 10, 2005
Agency	Date