



CITY OF ANAHEIM NEGATIVE DECLARATION

PROJECT IDENTIFICATION:

Miraloma Park and Community Center

PROJECT LOCATION:

2600 E. Miraloma Way, Anaheim, CA 92806

PROJECT DESCRIPTION: The City of Anaheim is proposing to develop a park and community center on a 2-acre site in northeast Anaheim. The project will repurpose an existing 4,312-square-foot building to create a Silver-level, LEED-certified community center with a multi-purpose room, classrooms, counseling offices, a kitchen and restrooms, a computer center, and a lounge. The project will also include a perimeter loop trail, a sloping skate plaza, an outdoor classroom plaza, a picnic and BBQ area, multi-court/events plaza, an interactive water feature, a variety of play areas, native gardens, a vertical garden wall, storm swales, solar canopies and a parking area.

PROPERTY OWNER/APPLICANT:

City of Anaheim Attn: Pamela Galera, Principal Project Planner

PHONE:

(714)765-4463

ADDRESS:

200 S. Anaheim Blvd. #433 Anaheim, CA 92805

The Initial Study, as attached and made part of this Negative Declaration, indicates that the above project will have no significant individual or cumulative adverse impact on the environment.

- The mitigation measures identified in Mitigation Monitoring Plan No. ___ have been included in the project to avoid potentially significant effects.
- No mitigation measures have been identified for this project.

Therefore, the above project is recommended for exemption from the requirement to prepare an Environmental Impact Report pursuant to the provisions of the California Environmental Quality Act.


Authorized Signature – Planning Department

12-9-10
Date

1.0 INTRODUCTION

1.1 PURPOSE OF ENVIRONMENTAL REVIEW

Pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code, Section 21000 et seq.), this Initial Study has been prepared in accordance with State CEQA Guidelines and the City of Anaheim Local CEQA Environmental Procedures. This Initial Study has been prepared to identify and evaluate short-term construction related impacts and long-term operational impacts associated with the implementation of the Miraloma Park and Community Center project. CEQA requires that all State and local government agencies consider the environmental consequences of projects over which they have discretionary authority before taking action on those projects. Pursuant to Section 15367 of the State CEQA guidelines, the City of Anaheim is the Lead Agency and has the principal responsibility of approving and implementing the proposed project.

Per Section 15063 of the State CEQA guidelines, the Initial Study would provide the Lead Agency, the City of Anaheim, with information to use as basis for deciding whether to prepare an Environmental Impact Report (EIR), Negative Declaration or Mitigated Negative Declaration (MND) for the project. If the Lead Agency finds that there is no evidence that the project, either as proposed or as modified to include the mitigation measures identified in the Initial Study, may cause a significant effect on the environment, the Lead Agency shall prepare a Negative Declaration or Mitigated Negative Declaration for the project. CEQA Guidelines Section 15382 defines a “significant effect on the environment” as a substantial, or potentially substantial adverse change in any of the physical conditions within the area affected by the project including land, air, water, mineral, flora, fauna, ambient noise, and object of historic or aesthetic significance.

1.2 STATUTORY AUTHORITY AND REQUIREMENTS

Section 15063 of the CEQA Guidelines identifies specific disclosure requirements for inclusion in an Initial Study. Pursuant to these requirements, an Initial Study shall include:

- Identification of the environmental setting;
- A description of the proposed project;
- Identification of environmental effects by use of a checklist, matrix, or other method, provided that entries on a checklist or other form are briefly explained to indicate that there is some evidence to support the entries;
- Discussion of ways to mitigate significant effects identified, if any;
- Examination of whether the project is compatible with existing zoning, plans, and other applicable land use controls; and
- The name of the person who prepared or participated in the preparation of the Initial Study.

1.3 ENVIRONMENTAL ANALYSIS

The environmental analysis for the proposed project is based on the Environmental Checklist (as modified by the City of Anaheim) provided in Appendix G of the State CEQA Guidelines. In accordance with Section 15150 of the CEQA Guidelines, an EIR or Negative Declaration may incorporate by reference all or portions of another document which is a matter of public record or is generally available to the public. The following environmental document has been incorporated by reference into the Initial Study prepared for the Miraloma Park and Community Center:

- Anaheim General Plan Final Program EIR No. 330: City of Anaheim, 200 S. Anaheim Boulevard, California (Certified May 25, 2004).

1.4 TECHNICAL STUDIES

The following technical studies have been prepared for the proposed project and have been summarized and incorporated into the Initial Study. The reports in their entirety are available upon request:

- Miraloma Park Noise Impacts Analysis, HUD Noise Assessment Worksheets: LSA Associates, Inc. (July 2009)
- Air Quality and Basin Attainment Information: LSA Associates, Inc. (July 2009)
- California Natural Diversity Database report for the project site: LSA Associates, Inc. (July 2009)
- California Native Plant Society Inventory of Rare and Endangered Plants: LSA Associates, Inc. (July 2009)
- Acceptable Separation Distance Analysis: LSA Associates, Inc. (August 2009)
- Miraloma Park Trip Generation Analysis: LSA Associates, Inc. (July 2009)
- Phase I and Limited Phase II Environmental Site Assessment for 2600 E. Miraloma Way: Ninyo & Moore (September 2009)
- Asbestos-Containing Materials and Lead-Based Paint Survey, 2600 East Miraloma Avenue: Advanced GeoEnvironmental, Inc. (August 2009)

1.5 PERMITS AND APPROVALS

The Initial Study prepared for the Miraloma Park and Community Center would be used as the supporting documentation for the anticipated project approval and permits from the City of Anaheim.



CITY OF ANAHEIM ENVIRONMENTAL CHECKLIST FORM

Form Revision Date: 1/20/2010

CASE NO.: Miraloma Park and Community Center SITE ADDRESS: 2600 E. Miraloma Way
Anaheim, CA 92608

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetic/Visual | <input type="checkbox"/> Agricultural & Forestry | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION: (To be completed by the City)

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

J. E. Borrego
Signature of City of Anaheim Representative

Jonathan E. Borrego
Printed Name/Title Principal Planner

12-9-10
Date

(714) 765-5616
Phone No.

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) All answers must take account of the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 2) A list of “Supporting Information Sources” must be attached and other sources used or individuals contacted should be cited in the Narrative Summary for each section.
- 3) Response Column Heading Definitions:
 - a) **Potentially Significant Impact** is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
 - b) **Potentially Significant Unless Mitigation Incorporated** applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact”. The mitigation measures must be described, along with a brief explanation of how they reduce the effect to a less than significant level.
 - c) **Less Than Significant Impact** applies where the project creates no significant impacts, only Less Than Significant impacts.
 - d) **No Impact** applies where a project does not create an impact in that category. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one proposed (e.g., the project falls outside of a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 4) Earlier analyses may be used where, pursuant to a tiering, program EIR, Master EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (Section 15062(c)(3)(D)). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated”, describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 5) Incorporate into the checklist any references to information sources for potential impacts (e.g., the General Plan, zoning ordinance). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 6) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significant.

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
I. AESTHETICS -- Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway or local scenic expressway, scenic highway, or eligible scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Narrative Summary:</u>				
<p>Sections a - c: No Impact. The Anaheim General Plan does not designate this location as a scenic vista. The project site is not located within or along a City of Anaheim designated scenic highway or expressway. The nearest designated scenic highway within the vicinity of the project site is a segment of State Route 91, east of State Route 55. The nearest scenic expressway, as designated by the Anaheim General Plan, is a segment of Santa Ana Canyon Road between Lakeview Avenue and Imperial Highway. Neither of these scenic roadways are visible from the project site and are nearly five miles away. Therefore, implementation of the proposed project would not have any impact on scenic highways or expressways.</p> <p>The proposed project would generally be a visual enhancement to the project site and surrounding land uses along East Miraloma Way and North Sunshine Way, including the commercial and low- to medium-rise residential uses west and north of the project site and in the area. In addition, the project will update the visual appearance of the building and the vacant land, which would be beneficial for the aesthetic appearance of the project site. The proposed project improvements will generally enhance the visual characteristics of the site and surrounding neighborhood.</p> <p>Section d: Less Than Significant Impact. External lighting for the park facility will slightly increase from the existing lighting. New security lighting will be installed along the perimeter of the project site with general illumination levels anticipated to be at 1 foot candle. As a design feature of the project, new outdoor lighting will utilize house shields to reduce/prevent light spill on the adjacent properties. All lighting will incorporate "dark sky practices" and be directed downward. The park facility will comply with existing Community Services Department energy conservation measures requiring new building lights to be turned off when not in use. The project does not include lighted ball fields or a lighted playground.</p>				
<p>II. AGRICULTURE & FOREST RESOURCES -- In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</p>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Narrative Summary:</u>				
<p>Section a: No Impact. This project site is not designated as being Prime Farmland, as per the Orange County Important Farmland 2008 map published by the State of California, Department of Conservation. In addition, the map shows that the project site is categorized as Urban and Built Up. There are no active agricultural uses on the project site. The site has been previously developed and supports existing asphalt-paved areas and building, and landscaped areas adjacent to the building and parking lot.</p>				
<p>Section b: No Impact. The project site's zoning and existing/future land uses do not conflict with "zoning for agricultural use" or "Williamson Act contracts" because neither agricultural uses nor said contracts exist at the project site.</p>				
<p>Section c-e: No Impact. The project site's zoning and existing/future land uses do not conflict with, or cause the rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)).</p>				
<p>The project could not result in the conversion of Farmland or in the loss of forest land or conversion of forest land to non-forest use because the project site is not designated as being Prime Farmland or forest land.</p>				
<p>III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:</p>				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Narrative Summary:

Sections a- e: Less Than Significant Impact.

Air Quality/Global Warming Analysis:

Recent State legislation, such as AB32 and SB375, have set statewide goals for decreasing greenhouse gas (GHG) emissions thereby necessitating a discussion of this project's potential impacts to global climate change and GHG emissions. SB97 requires the California Office of Planning and Research (OPR) to amend the CEQA Guidelines to address impacts and provide guidelines for the mitigation of GHGs and then submit these to the California Resources Agency for adoption. OPR has prepared these guidelines and is currently reviewing comments received from the public. In the interim, OPR has released a Technical Advisory to assist in the analysis of GHG in CEQA documents. In response to these new regulations, also see Section VII regarding Greenhouse Gas Emissions.

Per AB332 and SB375, an association between the combustion of fossil fuels, which results in CO₂, and an increase in global warming, has been identified. CO₂ is the major contributor of GHGs; other GHGs include fluorocarbons, methane, and nitrous oxide. OPR's Guidelines state that "such emissions from CEQA projects must be disclosed and mitigated to the extent feasible whenever the lead agency determines that the project contributes to a significant, cumulative climate change impact."

The South Coast Air Basin is under nonattainment status for ozone, particulate matter less than 10 microns in diameter (PM₁₀), and particulate matter less than 2.5 microns in diameter (PM_{2.5}). Operation of the proposed project, including associated vehicle trips, would not substantially affect air quality.

Impact Summary:

Short-term Construction—Short-term impacts refer to emission generated during construction because they occur on a short-term basis. Construction emissions can vary substantially from day to day, depending on the level of activity, the specific type of operation, and prevailing weather conditions. Construction emissions result from onsite and offsite activities. Onsite emissions principally consist of exhaust emissions (NO_x, SO_x, CO, VOC, PM₁₀, and PM_{2.5}) from heavy-duty construction equipment, motor vehicle operation, and fugitive dust (mainly PM₁₀) from disturbed soil. Offsite emissions are caused by motor vehicle exhaust from delivery vehicles, worker traffic, and road dust (PM₁₀ and PM_{2.5}). Construction related activities include the following:

- Demolition of existing paved driveway and parking area;
- Grading and excavation of ground for new parking lot, play areas and walkways;
- Paving of parking lot, play areas and walkways; and
- Renovation of existing building.

The nearest sensitive receptors are the residential neighborhoods located immediately north of the project site. Construction-related dust and gaseous emissions will occur on a short-term basis. This could result in objectionable dust emissions on adjacent uses located downwind. These temporary emissions would not be a significant impact. The contractor, prior to issuance of a grading permit or commencement of construction, whichever occurs first, will submit a dust control plan that is consistent with the City's existing dust control and grading policies/standards, for review and approval by the Public Works Department. The Plan shall be implemented ongoing during demolition, grading, and construction. As part of this plan, the contractor shall conduct dust suppression actions that meet the City of Anaheim's existing construction standards and policies, including, but not limited to, frequent watering of the site, street sweeping, covering dirt stockpiles, etc.

Long-term Operational Impacts—The project does not conflict with or obstruct implementation of any regional air quality plans and will not violate any air quality regulation, nor significantly contribute to an existing or projected air quality violation, or significantly expose sensitive receptors to pollutant concentrations. Once the park is operational, there will be no significant emissions other than from vehicles used by park patrons (see Section XV regarding Traffic) and daily visits from City maintenance crews and park rangers. While one 12-stall parking lot is proposed, it is anticipated that most users of the park will walk or ride bikes to the site. Greenhouse gas emissions will be reduced because the project is anticipated to be LEED (Leadership in Energy and Environmental Design) Certified. Design features include:

- Green Power Agreement with City of Anaheim Public Utilities;
- Public transit access and minimal parking capacity;
- Energy efficiency upgrades to existing building, including upgrades to the insulation and central air system;
- On site renewable energy in the form of solar panels;
- No use of refrigerants or HVAC equipment that contribute emissions;
- Water efficient landscaping;
- Water efficient fixtures;
- Construction waste recycling; and
- 10 % recycled content on overall project materials.

Because the project's short-term and long-term impacts do not trigger any SQAQMD thresholds that require permits, the project does not conflict with or obstruct implementation of any regional air quality plans. With the implementation of a dust control plan that is consistent with the City's existing dust control and grading standards, the project will not violate any air quality regulations, nor significantly contribute to an existing or projected air quality violation, or significantly expose sensitive receptors to pollutant concentrations.

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES -- Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Narrative Summary:</u>				
<p><u>Sections a - e: Less Than Significant Impact.</u> The project site and surrounding area is completely urbanized with buildings, paving, and ornamental landscaping. There are no known special species or federally protected flora, fauna, or wetlands within or in the immediate vicinity of the project site. There are no natural water sources on the project site that could create soils meeting the wetlands criteria. There would be no adverse effect on any riparian habitat, sensitive natural community, or established wildlife corridors. EIR No. 330 for Anaheim General Plan Update did not identify any special species or State/federally protected biological resources on the project site, surrounding properties, or the vicinity (see Section 5.3 of the Final EIR). The project site is completely urbanized and developed with a 4,312 sq. ft. concrete masonry units (CMU) industrial building, parking area and landscaping such as turf, shrubs, and trees. The proposed demolition, grading, and paving of the new parking lot, play areas and walkways will occur in areas already urbanized/disturbed by the existing building and associated improvements.</p> <p><u>Section f: No Impact.</u> As indicated in Figure 5.3-1 of the Final EIR, the project site is not located within the "Central and Coastal Natural Community Conservation Plan" (NCCP) that was adopted on April 16, 1996. No impacts are anticipated and no mitigation measures proposed.</p>				
V. CULTURAL RESOURCES -- Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the CEQA Guidelines and/or identified on the Qualified Historic Structures list of the Anaheim Colony Historic District Preservation Plan (July 20, 1999)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Narrative Summary:

Section a: No Impact. A records search was conducted in July 2009 to review recorded historic and prehistoric archaeological sites within a half-mile radius of the project site. The results of the search indicated that there were no previously recorded cultural resources in the project area. The project site is not identified on the Qualified Historic Structures list of the Anaheim Colony Historic District Preservation Plan dated July 20, 1999. The existing building is 34 years old and would not be eligible for listing on any National, State or local historic Register. There are no other features or structures on the site that could be considered a cultural facility.

Sections b, c, & d: Less Than Significant Impact. Impacts analyzed in EIR No. 330/No New Impacts. Refer to EIR No. 330, Section 5.4. EIR No. 330 did not identify any unique archaeological, paleontological and subsurface historic resources at the project site or vicinity. There are no undisturbed areas at the project site where subsurface archeological-paleontological geologic resources would likely occur. The project site is urbanized and no unique geologic topography/features exist. Therefore, implementation of the proposed project would not destroy a unique topographic geologic feature. The proposed project would not disturb any human remains, including those interred outside formal cemeteries. In the event that any cultural, paleontological, or unique geological resources are found during grading operations, work would be halted and a qualified archeologist-paleontologist-geologist would be contacted to assess the situation and make appropriate recommendations. This requirement will be placed on the cover of the grading plans and within the contract with the contractor.

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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VI. GEOLOGY AND SOILS -- Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Narrative Summary:

Section a (i & ii): No Impact/Less Than Significant Impact. The proposed project site is not located upon any known active earthquake faults, as delineated by the Alquist-Priolo Earthquake Fault Zoning Maps.

Section a (iii) and c: Less Than Significant Impact. The project site is not located with a designated seismic "liquefaction zone" according to the State of California Seismic Hazard Map (Anaheim General Plan Safety Element, Page S-11, 2004). The project will be constructed to the standards prescribed by the California Building Code, as amended by the City of Anaheim.

Section a (iv): Less Than Significant Impact. The proposed project site is not located on or at the base of an "earthquake induced landslide" area, according to the State of California Seismic Hazard Map (Anaheim General Plan Safety Element, Page S-7, 2004). Though the hillside will be altered to accommodate a new parking lot, ramp and stairs, slopes will be engineered with retaining walls where required and the project will be constructed to the standards prescribed by the California Building Code, as amended by the City of Anaheim.

Section b: Less Than Significant Impact. As most grading will occur on relatively flat ground, there will not be substantial soil erosion or loss of topsoil. All grading will comply with City of Anaheim's existing grading ordinances and policies. In addition, all graded topsoil will be utilized within the project.

Section d: Less Than Significant Impact. Grading will occur on the project site to build the project's parking lot, play areas, walkways, ramp, stairs, and other ancillary improvements. There is no evidence of expansive soils on this site; however, prior to construction, the City's contractor shall submit a soils report to the Public Works Department for review and approval. Said report will include soil testing to determine if expansiveness properties exist and if necessary, provide appropriate measures to minimize any expansive soil hazards. This requirement will be placed in the contract and on the cover of the grading and building plans.

Section e: No Impact. There is no risk of soil being incapable of adequately supporting wastewater disposal, as the proposed project will not utilize septic tanks or any alternative waste water disposal systems. The proposed restroom facilities will be connected to the existing sewer line in East Miraloma Way.

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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VII. GREENHOUSE GAS EMISSIONS – Would the project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Narrative Summary:

Section a: Less Than Significant Impact. The project is anticipated to be LEED (Leadership in Energy and Environmental Design) Certified. The City regularly reviews new development for opportunities to install energy-saving devices and design for conservation and green development. As part of the plan review, compliance with current State construction codes will be required as well as energy-efficient design standards prescribed by LEED. To implement the City's Green Element, the City has a number of programs, including the Energy Star program, and other water and energy conservation programs, to provide high efficiency and reduced energy and water consumption programs. Proposed design features include:

- Green Power Agreement with City of Anaheim Public Utilities;
- Public transit access and minimal parking capacity;
- Reduced Heat Island Effect through site and roof design;
- Energy efficiency upgrades to existing building, including upgrades to the insulation and central air system;
- On site renewable energy in the form of solar panels;
- No use of refrigerants or HVAC equipment that contribute emissions;
- Water efficient landscaping;
- Water efficient fixtures;
- Storm water recycling;
- Construction waste recycling; and
- 10 % recycled content on overall project materials.

Section b: No Impact. The project does not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
VIII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan (Los Alamitos Armed Forces Reserve Center or Fullerton Municipal Airport), would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, heliport or helistop, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Narrative Summary:

Sections a & b: Less Than Significant Impact.

Historic Use/Grading

Based on historic aerial photographs and building department permits, the site was agricultural (orchards) and vacant land from at least 1938 through 1968. The on-site building was constructed in approximately 1975 and used for light industrial operations through early 2009. The project site is not listed on any local or state hazardous materials database. However, in the remote chance that any hazardous materials are unearthed during grading, grading will immediately cease, and the City will utilize appropriate existing local, county, and state codes and standards to remove and dispose of such materials/soil.

Phase I and Limited Phase II Environmental Assessment

Ninyo & Moore performed a Phase I and Limited Phase II Environmental Site Assessment for the project site in September 2009. Six soil borings were sampled for petroleum-based chemicals, and no environmental release was detected.

Asbestos-Containing Materials and Lead-Based Paint Survey Report

In August 2009, sixteen samples from the existing building were collected and analyzed for lead-based paint. All of the collected samples contained lead but were at concentrations well below the regulated levels to be considered a hazard to public health. Therefore, specific procedures for addressing lead when conducting demolition are not required.

Also in August 2009, asbestos-containing materials were detected in building materials. However, the identified materials will be abated or removed prior to demolition by a certified abatement contractor. This requirement will be placed on the cover of the building construction plans, grading plans, and within the approved work contract.

Short-term Construction Impacts - Routine construction activities associated with the proposed project could result in minor sediment and turbidity impacts on water quality. Construction-related activities primarily responsible for sediment releases are related to exposing soils to potential mobilization by rainfall, runoff, and wind. These activities include minor clearing and grading, both of which involve minor earth disturbance. These temporary emissions would not pose a significant impact on the environment. The contractor, prior to issuance of a grading permit or commencement of construction, whichever occurs first, will submit a dust control plan that is consistent with the City's existing dust control and grading policies/standards, for review and approval by the Public Works Department. The Plan shall be implemented ongoing during demolition, grading, and construction. As part of this plan, the contractor shall conduct dust suppression actions that meet the City of Anaheim's existing construction standards and policies, including, but not limited to, frequent watering of the site, street sweeping, covering dirt stockpiles, etc.

Long-term Operational Impacts - The long-term operation of the proposed project would not emit hazardous emissions or involve the handling of acutely hazardous materials. The project site will not have material storage, vehicle/equipment fueling, vehicle or equipment maintenance, equipment washing, waste handling, hazardous materials handling, storage, loading docks, or other outdoor work areas. A discharge of pollutants is not expected and therefore, will not jeopardize the beneficial uses of the receiving waters. A significant increase in storm water runoff volume is not expected nor is any environmental harm related to runoff.

Section c: Less Than Significant Impact. The nearest schools to the project site include:

- Sunkist Elementary School located approximately 2,800 feet south at 500 N. Sunkist Street; and
- Melrose Elementary School located approximately 2,800 feet northeast 974 S. Melrose Street in the City of Placentia.

The long-term operation of the proposed project would not emit hazardous emissions or involve the handling of acutely hazardous materials. During construction operations, the handling of hazardous materials would be in compliance with local, state and federal laws and regulations and any potential impacts to school facilities would be less than significant. No mitigation measures are required.

Section d: No Impact. Per the Phase I and Limited Phase II Environmental Site Assessment, the project site is not listed on any local or state hazardous materials database and there are no known hazardous materials contained within the soils that would create a significant hazard to the public or the environment, pursuant to Government Code §65962.5.

Sections e & f: No Impact. The proposed project site is not located within the boundaries of an adopted Airport Land Use Plan, private airstrip, heliport or helistop.

Section g: No Impact. Any adopted emergency evacuation plan or emergency response plan will not be negatively impacted as a result of the proposed project.

Section h: No Impact. The project site is not situated in the vicinity of any wildlands, therefore eliminating the threat of loss, injury, or death from wildland fires.

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
IX. HYDROLOGY AND WATER QUALITY -- Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
k) Substantially degrade water quality by contributing pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling, or storage, delivery areas, loading docks or other outdoor work areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
l) Substantially degrade water quality by discharge which affects the beneficial uses (i.e., swimming, fishing, etc.) of the receiving or downstream waters?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Narrative Summary:

Section a: Less Than Significant Impact. Since the proposed project will grade more than one acre of surface area, the City will be required to obtain coverage under the General Permit for discharges of storm water associated with construction activity. However, as a design feature of the project to contain disturbed soils, the contractor will submit a Storm Water Pollution Prevention Plan, dust suppression, and erosion/sediment control plan to the Public Works Department for review and approval prior to issuance of a grading or construction permit, whichever occurs first. This plan will be consistent with the City's existing policies and standards regarding discharges of storm water associated with construction activity and erosion/sediment control. This requirement will be placed on the cover of the grading and building plans.

One small public restroom and one small staff restroom will be constructed inside the existing building as part of the proposed project. This could result in additional effluent into an existing sewer line in East Miraloma Way. However, based on a review conducted by Anaheim Public Works, there is sufficient capacity in the sewer line to accommodate the proposed restrooms, and thus, potential spills do not pose a serious environmental risk.

Section b: Less Than Significant Impact. The proposed project will not lead to a depletion of groundwater supply because it does not involve the direct use of groundwater. As a design feature, the project will incorporate water conservation measures such as pervious pavers and planting infiltration areas that will contribute to treating and storing storm water on site.

Sections c - f: No Impact/Less Than Significant Impact. The re-grading of the existing hillside to accommodate access to the site will be enhanced with bio-swales to capture storm water and direct it to rain gardens on flatter portions of the site. Other storm water infiltration and storage design features will be incorporated into the site to enhance existing site drainage. Site plan design and construction will be required to comply with the City's National Pollutant Discharge Elimination System (NPDES) Permit, with the inclusion of best management practices (BMPs) to reduce the amount of urban pollutants in storm water runoff into local drains, resulting in an overall benefit in the finished condition to water quality from the existing condition which has no BMPs.

Sections g - i: No Impact. According to the Federal Emergency Management Agency (FEMA) FIRM, the project site is not located in a Special Flood Hazard Area (Zone X in an area of 0.2 percent). The project site is not located within a 100-year floodplain (Map Number: 06059C0133J; Panel Number: 133H). Therefore, the site is at extremely low risk of flood damage.

Section j: No Impact. The project site does not have any surface waters, such as lakes, streams, rivers, etc. and therefore would not be subject to seiches during violent ground shaking.

Sections k & l: No Impact/Less Than Significant Impact. The project construction process may affect the storm water runoff; however, it is not expected to have any negative impact on the drainage and runoff. Furthermore, the project site is not and will not become a site for long-term material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling, or storage, delivery areas, loading docks or other outdoor work areas. A discharge of pollutants is not expected and therefore, will not jeopardize the beneficial uses of the receiving waters. Increased storm water runoff volume is not expected nor is any environmental harm related to runoff.

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
X. LAND USE AND PLANNING -- Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Narrative Summary:</u>				
<u>Section a: No Impact.</u> The project generally involves the improvement of an existing site and building. Physical improvements of the existing building and site will not serve to physically divide the community.				
<u>Section b: Less Than Significant Impact.</u> The project does not conflict with any regulation of any agency having jurisdiction over the area. The project is also consistent with various goals and policies contained within the Green Element of the General Plan. Such policies encourage the development of park facilities within walking distance of existing neighborhoods, encourage the City to acquire additional parkland as it becomes available and encourages a variety of recreational amenities to serve the City's diverse needs. The project site is located in an area previously designated as being park deficient, so a change in land use and zoning would be consistent with the General Plan Green Element and would not impact or be out of character with the residential land use adjacent to the site.				
<u>Section c: No Impact.</u> As indicated in Figure 5.3-1 of the Final EIR 330, the project site is not located within the "Central and Coastal Natural Community Conservation Plan" (NCCP) that was adopted on April 16, 1996. No impacts are anticipated and no mitigation measures proposed.				
XI. MINERAL RESOURCES -- Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Narrative Summary:</u>				
<u>Sections a & b: No Impact.</u> As indicated on the "Mineral Resource Map of the Anaheim General Plan (Figure G-3), the project site is not designated as a Mineral Resource Zone that contains significant mineral deposits.				

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
XII. NOISE -- Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan (Los Alamitos Armed Forces Reserve Center or Fullerton Municipal Airport), would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, heliport or helistop, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Narrative Summary:</u>				
Sections a - d: Less Than Significant Impact.				
<p><u>Short-term Construction Impacts</u> – Construction noise represents a short-term increase in ambient noise levels. Noise impacts associated with the construction of the proposed project would result from the noise generated by construction equipment, equipment location, the sensitivity of nearby land uses, and the timing and duration of the construction activities. Chapter 6.70 Sound Pressure Levels of the Anaheim Municipal Code limits sound levels for stationary sources of noise radiated for extended periods from any premises in excess of 60 dB at the property line; however, sound created by construction within the City is exempt from the requirements of the Municipal Code if it is conducted between the hours of 7:00 a.m. to 7:00 p.m. As a result, construction noise would not expose persons to or generate noise levels in excess of standards. As a design feature of the project, all construction will be conducted between 7:00 a.m. to 5:00 p.m. Monday through Friday. It is estimated that construction will take approximately 35 weeks to complete.</p>				
<p><u>Long-term Operational Impacts</u> – Long-term ambient noise levels will slightly increase with the development of the proposed park since it is a new use for the site and the number of daily visitors is anticipated to increase. However, the proposed park use would not contribute additional noise that would exceed City or federal standards. Park land uses do not tend to generate loud noise, and the site will be subject to the City’s Noise Ordinance limiting noise generation on site.</p>				
<p>A new parking lot at the eastern perimeter of the project site is expected to slightly increase noise levels. However, to minimize long-term noise impacts, signs will be posted to prohibit cars from parking overnight and people from congregating in the parking lot after hours. The hours of operation for the community center will generally be 9am to 5pm (with the exception of a few night classes) and dawn to dusk for the park. The enforcement of the proposed park’s rules and hours of access will be by the City of Anaheim Park Rangers and the Police Department.</p>				
<p>Sections e & f: No Impact. The proposed project site is not within an airport land use plan or in the vicinity of any private or public airport, heliport, or helistop and therefore will not expose people residing/working in the area to excessive noise levels.</p>				
XIII. POPULATION AND HOUSING -- Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Narrative Summary:

Section a: Less Than Significant Impact. Although the proposed project includes the refurbishment of the existing building to convert it into a community center, it is intended to serve the existing adjacent neighborhood. While one 12-stall parking lot is proposed, it is anticipated that most users of the park will walk or ride bikes to the site. Additionally, the project is meant to fill the need in a previously designated park deficient area. Therefore, it is not inducing growth, but fulfilling the needs of the existing population.

Sections b&c: No Impact. The existing building is vacant and no homes exist on the site, therefore, no housing or people will be displaced as a result of the proposed project.

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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XIV. PUBLIC SERVICES -- Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Narrative Summary:

No Impact/Less Than Significant Impact. This project will add a new recreational resource, which will reduce impacts on other recreational facilities by spreading out use patterns. The project will not have a significant impact associated with the provision or need for new fire protection or police services.

XV. RECREATION -- Would the project:

a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Narrative Summary:

Section a: No Impact. The proposed project will add a new recreational resource, which will reduce impacts on other recreational facilities by spreading out use patterns. It will also serve the needs of a community that is presently underserved in terms of open space and recreational facilities. The area adjacent to the project site is considered by the City as a park deficient area. The nearest parks to the project site are:

- Pioneer Park (15.3 acres) located approximately 0.9 miles away;
- Edison Park(7.5 acres) located approximately 1.5 miles away; and
- Rio Vista Park (12.8 acres) located approximately 1.5 miles away.

Section b: No Impact. As discussed in previous sections of this document, there is no evidence that implementation of the project will have an adverse physical effect on the environment.

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
XVI. TRANSPORTATION/TRAFFIC -- Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Narrative Summary:

Sections a&b: No Impact/Less Than Significant Impact.

The proposed project does not conflict with any applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system. Traffic levels are not expected to increase significantly as the proposed park and community center are neighborhood oriented facilities and are intended for use primarily by residents of the adjacent neighborhood who will walk or ride bikes to the site. Additionally, the proposed park does not include active sports fields that would generate extensive trips.

Short-term Construction Impacts - During the approximately 35 weeks of construction, a slight increase in local traffic may occur due to temporary construction work at the project site. Construction deliveries, construction equipment, and the construction crew's personal vehicles will be totally contained within the project site. As a design feature of the project, the contractor shall prepare and submit a Traffic Control Plan to the Public Works Department, Traffic Engineering Division, for review and approval. The Traffic Control Plan shall be consistent with the City of Anaheim's existing traffic codes and policies. This requirement will be placed on the cover of the grading, demolition, and building plans.

Long-term Operational Impacts - Long-term ambient traffic levels are not expected to significantly increase with the development of the proposed park. While a new parking lot at the eastern perimeter of the project is expected to slightly increase traffic volumes on East Miraloma Way, this increase will be partially off-set with the posting of signs to prohibit cars from parking overnight. The enforcement of the proposed park's rules and hours of access will be by the City of Anaheim Park Rangers and the Police Department.

Section c: No Impact. The proposed project will not have any impact on air traffic patterns.

Section d: No Impact. As a design feature of the proposed project, at least two new crosswalks will be installed along with several speed humps to serve as traffic calming devices. This will serve to decrease traffic hazards.

Section e: No Impact. Development plans will be reviewed by the Police and Fire Departments to ensure that emergency access is not affected.

Section g: No Impact. The project will not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. As a design feature of the proposed project, at least two new crosswalks will be installed along with several speed humps to serve as traffic calming devices. This will serve to increase pedestrian and bicyclist safety.

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
XVII. UTILITIES AND SERVICE SYSTEMS -- Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities (including sewer (waste water) collection facilities) or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project (including large-scale developments as defined by Public Resources Code Section 21151.9 and described in Question No. 20 of the Environmental Information Form) from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with Federal, State, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in a need for new systems or supplies, or substantial alterations related to electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Result in a need for new systems or supplies, or substantial alterations related to natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Result in a need for new systems or supplies, or substantial alterations related to telephone service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
k) Result in a need for new systems or supplies, or substantial alterations related to television service/reception?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Narrative Summary:

Section a: Less Than Significant Impact. Since the proposed project will grade more than one acre of surface area, the City will be required to obtain coverage under the General Permit for discharges of storm water associated with construction activity. However, as a design feature of the project, the contractor will submit a Storm Water Pollution Prevention Plan to the Public Works Department for review and approval prior to issuance of a grading or construction permit, whichever occurs first. This plan will be consistent with the City's existing policies and standards regarding discharges of storm water associated with construction activity. This requirement will be placed on the cover of the grading and building plans.

Section b & d: No Impact. The proposed project is not a "large-scale development" as defined by the Public Resources Code Section 21151 and would not significantly increase the demand for water. The existing water supply is sufficient to serve the proposed uses and no new water or wastewater treatment facilities are required.

Section c: Less Than Significant Impact. The proposed project will not significantly modify the site's existing surface drainage or surrounding drainage facilities so the construction of new storm water drainage facilities or expansion of existing facilities is not necessary.

Section e: Less Than Significant Impact. One small public restroom and one small staff restroom will be constructed inside the existing building as part of the proposed project. This could result in additional effluent into an existing sewer line in East Miraloma Way. However, based on a review conducted by Anaheim Public Utilities, there is sufficient capacity in the sewer line to accommodate the proposed restrooms. As such, the proposed project would not require or result in the construction or expansion of wastewater treatment facilities or new sewer lines.

Sections f & g: Less Than Significant Impact. The long-term operation of the proposed project would not significantly increase the demands for solid waste disposal beyond the previous level demand generated from the industrial use, and would therefore not create an impact to the City's solid waste services. The nearest landfill to the project is the Olinda-Alpha Landfill. The majority of the City of Anaheim's wastes are taken to this landfill, and it is permitted to be open until 2013. Municipal waste services will continue at the project site as currently contracted by the City. No impact to these services is expected with the development of the project.

A significant portion of the grading for the project would be balanced onsite with limited removal of the asphalt/concrete driveway and parking area. In order to minimize the flow of waste into local landfills, the City has a standard provision in all demolition contracts that nonhazardous demolished building materials would be recycled through the County's various construction material recycling programs to the extent practicable.

Sections h - k: No Impact/Less Than Significant Impact. The proposed project will utilize minimal amounts of electricity and will access existing power lines at the site. The proposed project will not require alterations or impact existing telephone service, television service/reception, power lines or natural gas systems that surround the project site.

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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XVIII. MANDATORY FINDINGS OF SIGNIFICANCE --

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Narrative Summary:

Section a: Less Than Significant Impact. As discussed in Sections IV and V, no rare or endangered flora or fauna exists within the project area. There is no known candidate, sensitive or special status species within the project site.

Section b: Less Than Significant Impact. The project site does not contain any historical resources and no known archaeological, paleontological or unique geologic features exist on the site. Any surface archaeological or paleontological resources, which may have existed at one time, have likely been previously unearthed or disturbed when the site was graded for the installation of the existing commercial building. Although there is a possibility that archaeological or paleontological resources exist at deep levels, the uncovering of such resources would be remote. Therefore, development of the proposed project would not eliminate important examples of major periods of California history or prehistory. The proposed project would not disturb any human remains, including those interred outside formal cemeteries. In the event that any cultural, paleontological, or unique geological resources are found during grading operations, work would be halted and a qualified archeologist-paleontologist-geologist would be contacted to assess the situation and make appropriate recommendations. This requirement will be placed on the cover of the grading plans and within the contract for the contractor.

Section c: Less Than Significant Impact. The proposed project would not have any substantial effects on human beings. The proposed project will comply with local and regional planning programs, applicable codes and ordinances, State and federal laws and regulations and project specific mitigation measures to ensure that long term operational activities and short term construction activities of the project will not result in direct or indirect adverse impacts to human beings. No mitigation measures are required.

Fish and Game Determination

(Per Section 21089(b) of the Public Resources Code, all project applicants and public agencies subject to the California Environmental Quality Act shall pay a Fish and Game filing fee for each proposed project that would adversely affect wildlife resources.)*

Based on the responses contained in this Environmental Checklist, there is no evidence that the project has a potential for a change that would adversely affect wildlife resources or the habitat upon which the wildlife depends. Has the presumption of adverse effect set forth in 14 CCR 753.5 (d) been rebutted by substantial evidence?

Yes (Certificate of Fee Exemption and County Administrative fee required)

No (Pay fee)

***Note:** Fish and Game Code Section 711.4(c)(2)(A) states that projects that are Categorical Exempt from CEQA are also exempt from filing fee.