



City of Anaheim Planning Department

NOTICE OF AVAILABILITY BALL ROAD BASIN GENERAL PLAN AMENDMENT & ZONE CHANGE DRAFT ENVIRONMENTAL IMPACT REPORT

TENTATIVE NOTICE OF PLANNING COMMISSION PUBLIC HEARING ON SEPTEMBER 5, 2018
AT ANAHEIM CITY HALL, COUNCIL CHAMBERS, 1ST FLOOR
200 SOUTH ANAHEIM BOULEVARD, ANAHEIM CA

WHAT IS THE PROJECT?	<p>The Orange County Water District (OCWD) is proposing to amend the City of Anaheim’s General Plan and Zoning Map to allow commercial development of OCWD’s Ball Road Basin. The proposed project would change the City’s General Plan Land Use Designation for the Ball Road Basin from Open Space to General Commercial and the Zoning from Transitional (T) and Industrial (I) Zones to the General Commercial (C-G) Zone. In addition, the proposed project would amend the General Plan Circulation and Green Elements to add a Planned Class 1 Bike Path/Trail Study Area along the northern, eastern and southern edges of Ball Road Basin. The proposed project does not include a specific development plan for Ball Road Basin.</p>
WHERE IS BALL ROAD BASIN?	<p>Ball Road Basin is located in the south central portion of the City of Anaheim, southeast of the intersection of Ball Road and Phoenix Club Drive. Ball Road Basin is bound by the Santa Ana River Center Levee and the Santa Ana River to the east, Ball Road and the Burris Basin to the north, the Union Pacific Railroad to the south, and Phoenix Club Drive to the west. The project site encompasses approximately 19.5 acres and consists of four parcels (APN 253-473-01 [6.48-acres], 253-631-32 [0.31 acres], 253-631-39 [12.69-acres], and 375-221-09 [0.1-acres]) owned by the Orange County Water District.</p>
HAS THE CITY STUDIED THE POSSIBLE EFFECTS THIS PROJECT MAY HAVE ON THE ENVIRONMENT?	<p>Yes, this project was reviewed using the standards contained in the CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA). A Draft Environmental Impact Report (EIR) has been prepared for this project. The Draft EIR analyzes the environmental effects of proposed General Plan Amendment and Zone Change. Significant effects on the environment anticipated because of implementation of this project include Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, and Transportation and Traffic. The Draft EIR proposes mitigation measures that would reduce these effects to less than significant, with the exception of impacts to Greenhouse Gas Emissions and Transportation and Traffic, which would remain significant and unavoidable. The proposed certification of the EIR includes adoption of Findings of Fact, a Statement of Overriding Considerations, and a Mitigation Monitoring Program.</p>
HOW CAN I LEARN MORE ABOUT THIS PROJECT?	<p>The Draft EIR is available for review at the Anaheim Planning Department, at Anaheim City Hall (200 S. Anaheim Blvd.); the Anaheim Central Library (500 W. Broadway) and Sunkist Library (901 S Sunkist Street); and, online at www.anaheim.net/planning under the Quick Link to Current Environmental Documents. A report to the Planning Commission containing staff’s recommendations will be available on the City’s website on Thursday before the meeting at www.anaheim.net/planningcommission. You are also welcome to contact Susan Kim at (714) 765-4958 or skim@anaheim.net.</p>
CAN I COMMENT ON THE PROJECT?	<p>Yes, the City wants to hear from anyone who has comments about this project. Comments may be mailed to Susan Kim at City Hall (200 S. Anaheim Blvd, MS 162, Anaheim, CA, 92805) or e-mailed to skim@anaheim.net. You may also attend the hearing described below. The Draft EIR will be circulated for a 45-day public review period from June 7, 2018 to July 23, 2018. Comments on the Draft EIR received by July 23, 2018 will be addressed in the Final EIR and submitted to Planning Commission as part of its staff report.</p>
WHAT WILL THE PLANNING COMMISSION DO AT THE PUBLIC HEARING?	<p>At 5:00 p.m., September 5, 2018 the Planning Commission is tentatively scheduled to hold a public hearing to consider this project. A separate notice will be sent confirming the date of the Planning Commission Public Hearing. You and all interested persons are invited to attend and speak at the public hearing either for or against the proposed project. After reviewing reports, written public comment and listening to public comment at the hearing, the Commission will vote to recommend whether City Council should approve or deny this project. The Commission may also vote to make this decision at a future Planning Commission meeting. In either case, the decision will be made at a meeting open to the public. The City Council is tentatively scheduled to review the item at a public hearing on October 9, 2018 at 5:30 pm in the Council Chambers.</p>