



CITY OF ANAHEIM ENVIRONMENTAL CHECKLIST FORM

CASE NOS.: Development Project No. 2015-00075 (Variance No. 2017-05098 and Final Site Plan No. 2017-00002)

SITE ADDRESS: 1100 West Ball Road, Anaheim, CA 92802

APNs: 129-291-06

LOCATION: Southwest corner of Ball Road and West Place

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 checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture / Forestry Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input checked="" type="checkbox"/> Geology / Soils | <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Hazards & Hazardous Materials |
| <input checked="" type="checkbox"/> Hydrology / Water Quality | <input checked="" type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources |
| <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Population / Housing | <input checked="" type="checkbox"/> Public Services |
| <input checked="" type="checkbox"/> Recreation | <input checked="" type="checkbox"/> Transportation | <input type="checkbox"/> Tribal Cultural Resources |
| <input checked="" type="checkbox"/> Utilities / Service Systems | <input checked="" type="checkbox"/> Wildfire | <input checked="" 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 1) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and 2) 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.

Signature of City of Anaheim Representative
Elaine Thienprasiddhi, Senior Planner
Printed Name, Title

5/24/2021

Date
(714) 765-4568
Phone Number

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 Environmental Impact Report (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 California Environmental Quality Act (CEQA) process, an effect has been adequately analyzed in an earlier EIR or negative declaration (§ 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.

Project Setting

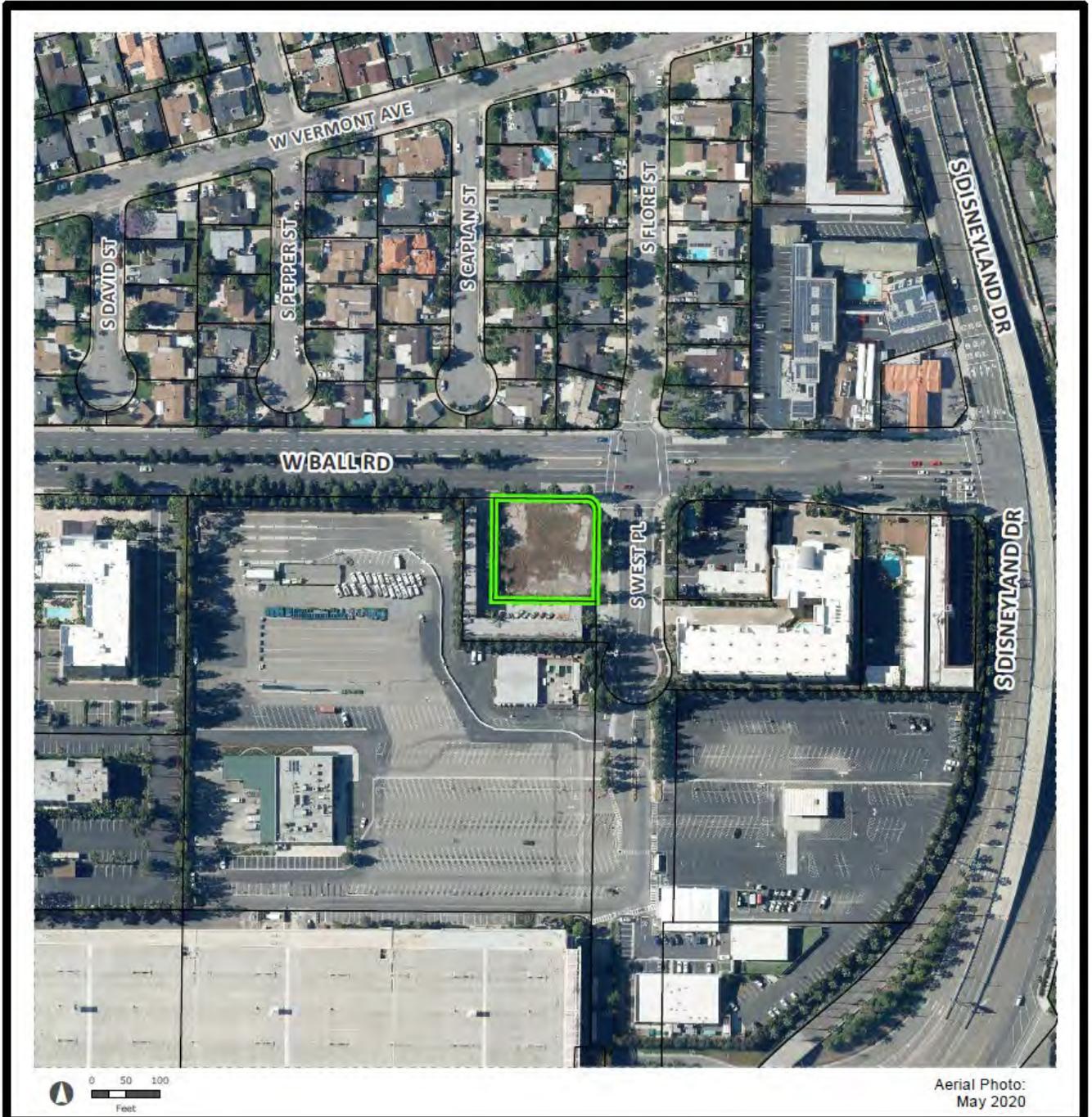
The project site is located at 1100 West Ball Road in the City of Anaheim. The project site is comprised of one parcel (APN 129-291-06), which is currently vacant. The size of the parcel is currently 0.51 acre; the project includes a right-of-way dedication along Ball Road of 0.02 acre and a right-of-way abandonment along West Place of 0.06 acre, for a proposed 0.55 acre project site size. The topography of the site is generally level with a gentle slope of approximately 3 feet maximum from the north to south.

The parcel is located within the General Plan designation for Commercial Recreation land use, and the Low Density area of the Commercial Recreation (CR) District of the Anaheim Resort Specific Plan (ARSP) No. 92-2 (SP 92-2) Zone. Anaheim Municipal Code Chapter 18.116.060 allows up to 50 rooms per acre or 75 rooms per parcel, whichever is greater.

The site is surrounded by single-family residences to the north, across Ball Road; hotels to the east, across West Place; a hotel to the south and west; and a Disneyland Resort employee parking lot to the west. The General Plan designates the properties to the north for Low-Density Residential uses, while the General Plan designates the other surrounding properties to the east, south and west for Commercial Recreation land uses.

Figure 1- Existing Conditions on Page 4, shows an aerial of the subject property.

Figure 1 – Existing Conditions



 Subject Property

APN: 129-291-06

DEV No. 2015-00075

1100 West Ball Road



Project Description

The applicant proposes to construct a new five-story, 75-room hotel with various guest amenities, including a breakfast room and meeting room on the first floor; a pool deck and fitness center on the second floor; and a roof deck with a bar and several seating areas. All amenities will be for the exclusive use of guests. The proposed project would provide a guest drop off area and 67 parking spaces within two levels of subterranean parking.

Vehicles would access the site and the subterranean parking by way of a driveway on West Place. A one-way service driveway (ingress from Ball Road and egress to West Place) would provide access for sanitation trucks and deliveries. The service driveway would not be accessible by hotel guests and would be gate-controlled at either end. The hotel drop off area in the first subterranean parking level would be adjacent to elevators that would take guests up to the lobby and check-in counter.

Proposed landscaping includes several shade, flowering and vertical tree species, as well as a variety of shrubs and groundcovers. Landscaping at the corner of Ball Road and West Place would include both of the tree species within the public parkways on both streets. A landscape berm would provide additional depth for planting over the subterranean structure within both street setbacks. The proposed project would include in-ground trees and plants in the west interior setback, while providing potted trees in the south interior setback, where in-ground planting is infeasible due to the proposed utilities that would be within the setback area and limit planting options. The project would also include potted trees to landscape the roof and pool decks.

In September 1994, the City Council reclassified the subject property to the CR District of the SP 92-2 Zone, concurrent with the adoption of the Anaheim Resort Specific Plan (ARSP) and the certification of Master Environmental Impact Report No. 313 (MEIR No. 313). This master environmental impact report has served as the environmental documentation for projects that implement the ARSP. The City prepared Supplemental Environmental Impact Report No. 340 (SEIR No. 340), to supplement the analysis in MEIR No. 313. The City Council certified SEIR No. 340 in December 2012 and the Planning Commission validated the document in April 2019.

Mitigation Monitoring Plan No. 357, created for this project from Updated and Modified Mitigation Monitoring Program No. 85C (adopted in conjunction with the certification of SEIR No. 340), mitigates the impacts of the proposed projects. The City will require implementation of these mitigation measures as conditions of approval for project. With the implementation of these mitigation measures, the proposed project's impacts would be less than significant.

Entitlements for this project include Final Site Plan No. 2017-00002 to determine compliance with the Anaheim Resort Specific Plan and Variance No. 2017-05098 for reduced landscape and building setbacks along Ball Road, reduced landscape setback along the south interior property line, reduced driveway separation and minimum driveway width requirements.

I. AESTHETICS -- Would the Project:

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	Impacts analyzed in SEIR No. 340 No New Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Narrative Summary: Impacts analyzed in SEIR No. 340/No new impacts. SEIR No. 340 analyzed the aesthetic impacts related to the implementation of the Anaheim Resort Specific Plan No. 92-2. Refer to SEIR No. 340, Section 4.3.1.

According to SEIR No. 340, the ARSP area does not contain any scenic resources, nor are any scenic vistas visible from the ARSP area; therefore, no impact would occur. Future development and redevelopment associated with buildout of the ARSP area would change the existing visual character of individual areas; however, buildout of the ARSP area would create a more visually cohesive and appealing environment and impacts would be less than significant with implementation of the recommended mitigation program.

The proposed project would not affect any scenic vistas or degrade the existing visual character of the surrounding area. The architecture would blend in with the existing adjacent buildings and enhance The Anaheim Resort with an aesthetically pleasing structure. The new structure would be taller than the adjacent hotel structure, but would be in compliance with the height limitations and structural setbacks required by the ARSP.

A shade/shadow analysis was prepared to evaluate any potential impacts that the taller hotel structure may have on neighboring properties. The project would not negatively affect the shade/shadows on the adjacent hotel structure or neighboring developments, in the summer or winter months.

The proposed project would not result in any impacts beyond those identified in the previously certified SEIR No. 340. Any impacts are addressed by mitigation measures set forth in Mitigation Monitoring Plan No. 357, created for this project from Updated and Modified Mitigation Monitoring Program No. 85C (SEIR No. 340 for the Anaheim Resort Specific Plan No. 92-2). Mitigation measures 5.1-1, 5.1-2, 5.1-3, 5.1-4, 5.1-6, 5.1-7, 5.1-9, 5.1-10, 5.1-12, 5.1-13, 5.1-14 will be conditions of approval for this project and impacts would be less than significant.

II. AGRICULTURE 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 Dept. 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:

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	Impacts analyzed in SEIR No. 340 No New Impact	No Impact
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 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220(g)), timberland (as defined by Public Resources Code § 4526), or timberland zoned Timberland Production (as defined by Government Code § 51104(g))?	<input type="checkbox"/>	<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 type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>

Narrative Summary: No Impact (a – e). The project area is not located in an area with agricultural or forest uses. There is no unique, prime or farmland of statewide importance located within the project area. There are no Williamson Act contracts within the project area. No impacts would occur.

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:

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	Impacts analyzed in SEIR No. 340 No New Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

b) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Narrative Summary: Impacts analyzed in SEIR No. 340/No new impacts. SEIR No. 340 addressed the air quality impacts associated with implementation of the Anaheim Resort Specific Plan No. 92-2. Refer to SEIR No. 340, Section 4.3.2.

SEIR No. 340 concluded that, with implementation of all identified mitigation measures, mass emissions resulting from construction-related activities would be less than significant. However, because of uncertainties in the timing and magnitude of emissions for possible projects, it was concluded that cumulative emissions from construction would be significant and unavoidable. It was also concluded that local concentrations of particulate matter with a diameter of 10 microns or less (PM10) and fine particulate matter with a diameter of 2.5 microns or less (PM2.5) would exceed the South Coast Air Quality Management District's (SCAQMD's) CEQA significance thresholds for short-term periods when excavation would occur near sensitive receptors; the impact would be significant and unavoidable. The Anaheim City Council adopted a Statement of Overriding Considerations with regard to this potential impact.

Emissions of criteria pollutants resulting from operation of the full buildout of the ARSP would exceed the SCAQMD applicable thresholds for volatile organic compounds (VOC), nitrogen oxides (NOx), carbon monoxide (CO), PM10, and PM2.5. Operation would result in direct and cumulative significant and unavoidable impacts. The Anaheim City Council adopted a Statement of Overriding Considerations with regard to these potential impacts. Because implementation of the ARSP could result in an increase in the frequency or severity of existing air quality violations, SEIR No. 340 concluded that the ARSP could conflict with or obstruct implementation of the 2007 AQMP, thereby resulting in a significant and unavoidable impact. The Anaheim City Council adopted a Statement of Overriding Considerations with regard to this potential impact.

Construction and operation of the ARSP would not expose sensitive receptors to substantial pollutant toxic air contaminants (TACs); would not expose sensitive receptors to substantial CO local concentrations; and would not create objectionable odors. These impacts would be less than significant.

The ARSP, Commercial-Recreation Low-Density Designation allows for up to 50 rooms per gross acre or 75 rooms per lot or parcel, whichever is greater. Therefore, the air quality analysis in SEIR No. 340 analyzed the operational impacts of the development of up to approximately 75 hotel rooms on the subject parcel. As a result, the proposed project falls under the maximum amount of development analyzed in SEIR No. 340.

The proposed project would not result in any construction or operational impacts beyond those identified in the previously certified SEIR No. 340. Any impacts are addressed by mitigation measures set forth in Mitigation Monitoring Plan No. 357, created for this project from Updated and Modified Mitigation Monitoring Program No. 85C (SEIR No. 340 for the Anaheim Resort Specific Plan No. 92-2). Mitigation measures 5.2-1, 5.2-2, 5.2-3, 5.2-4, 5.2-5, and 5.2-6 will be conditions of approval for this project and impacts would no greater than those previously analyzed by SEIR No. 340.

IV. BIOLOGICAL RESOURCES -- Would the Project:

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	Impacts analyzed in SEIR No. 340 No New Impact	No Impact
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 Wildlife or United States Fish and Wildlife Service?	<input type="checkbox"/>	<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, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<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 § 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 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 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Narrative Summary: Impacts analyzed in SEIR No. 340/No new impacts. SEIR No. 340 addressed the potential impacts to biological resources associated with implementation of the Anaheim Resort Specific Plan No. 92-2. Refer to SEIR No. 340, Section 4.3.3.

SEIR No. 340 identified that the ARSP area is located within an urbanized area of the City with no Candidate, Sensitive, or Special Status Species as listed in local regional plans, policies, or regulations, or as designated by the California Department of Fish and Wildlife¹ (CDFW) or the U.S. Fish and Wildlife Service (USFWS). Further, SEIR No. 340 concluded that the ARSP area does not function as a migratory corridor or a native wildlife nursery site and no impact would occur.

The proposed project site and surrounding areas are urbanized and no significant plant or animal resources are located on, or within, the immediate vicinity. There are no wetlands or wildlife corridors or nurseries on or in the vicinity of the site. In addition, the site is not located within a designated HCP or NCCP area.

The proposed project would not result in any impacts beyond those identified in the previously certified SEIR No. 340. Any impacts are addressed by mitigation measures set forth in Mitigation Monitoring Plan No. 357, created for this project from Updated and Modified Mitigation Monitoring Program No. 85C (SEIR No. 340 for the Anaheim Resort Specific Plan No. 92-2). Mitigation measures 5.3-1 and 5.3-2 would be conditions of approval for this project and impacts would be less than significant.

V. CULTURAL RESOURCES -- Would the Project:

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	Impacts analyzed in SEIR No. 340 No New Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Narrative Summary: Impacts analyzed in SEIR No. 340/No new impacts. SEIR No. 340 addressed the potential impacts to cultural resources associated with implementation of the Anaheim Resort Specific Plan No. 92-2. Refer to SEIR No. 340, Section 4.3.4.

According to SEIR No. 340, no designated historical resources exist within the ARSP area. Further, SEIR No. 340 does not anticipate the discovery of any new historical resources in the ARSP area. SEIR No. 340 concluded that there is no evidence of human remains in the ARSP area and that adherence to Section 5097.98 of the *California Public Resources Code* and California Health and Section 7050.5 of the *California Health and Safety Code* would ensure that a significant impact would not occur.

The proposed project site is urbanized and no known cultural resources are located on or in the vicinity of the site. There are no historic structures on the site. In addition, there are no known archaeological or paleontological resources, and there are no known burial sites on the proposed project site.

The proposed project would not result in any impacts beyond those identified in the previously certified SEIR No. 340. Any impacts are addressed by mitigation measures set forth in Mitigation Monitoring Plan No. 357, created for this project from Updated and Modified Mitigation Monitoring Program No. 85C (SEIR No. 340 for the Anaheim Resort Specific Plan No. 92-2). Mitigation measures 5.4-1 and 5.4-2 will be conditions of approval for this project and impacts would be less than significant.

¹ California Department of Fish and Wildlife is previously known, and referred to in SEIR No. 340, as the California Department of Fish and Game.

VI. ENERGY

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	Impacts analyzed in SEIR No. 340 No New Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Narrative Summary: Less-than-significant Impact.

EIR No 340 did not analyze Energy as the City Council certified the document before the 2019 updated CEQA checklist became the new standard.

Regulatory Framework

California State Building Regulation

California Building Code: Building Energy Efficiency Standards. The State of California established the Energy Efficiency Standards for Residential and Nonresidential Buildings (Title 24, Part 6 of the CCR) in 1978 in response to a legislative mandate to reduce California’s energy consumption. The California Energy Commission projects that the current 2019 Standards, effective January 1, 2020, will result in a 30 percent improvement in energy efficiency for nonresidential buildings over the 2016 standards. The 2019 standards require photovoltaic solar systems on single-family residences and on multifamily residential structures of three stories or less. Single-family homes built to the 2019 standards would be about 7 percent more efficient than homes built to the 2016 standards without considering the required solar systems; and about 53 percent more efficient after factoring in the solar systems (CEC 2018).

The 2019 California Green Building Standards Code (24 CCR, Part 11), also known as the CALGreen code, contains mandatory requirements and voluntary measures for new residential and nonresidential buildings (including buildings for hotel, retail, office, public schools and hospitals) throughout California (CBSC 2019). The development of the CALGreen Code is intended to improve public health, safety, and general welfare by enhancing the design and construction of buildings through the following construction practices: (1) planning and design; (2) energy efficiency; (3) water efficiency and conservation; (4) material conservation and resource efficiency; and (5) environmental quality (CBSC 2019). In short, implementation of the CALGreen code will reduce construction waste; make buildings more efficient in the use of materials and energy; and reduce environmental impact during and after construction. The Anaheim Municipal Code adopts the CALGreen Code by reference with specific amendments. The Proposed Project would promote building energy efficiency through compliance with energy efficiency standards (Title 24 and CALGreen).

California Building Code: CALGreen. On July 17, 2008, the California Building Standards Commission adopted the nation’s first green building standards. The State of California adopted the California Green Building Standards Code (24 CCR, Part 11, known as “CALGreen”) as part of the California Building Standards Code. CALGreen established planning and design standards for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants. The mandatory provisions of CALGreen became effective January 1, 2011. The last update to the mandatory provisions was in 2019. The 2019 CALGreen became effective on January 1, 2020.

Senate Bill 350. Senate Bill 350 (de Leon), was signed into law in September 2015. SB 350 establishes tiered increases to the RPS of 40 percent by 2024, 45 percent by 2027, and 50 percent by 2030. SB 350 also set a new goal to double the energy efficiency savings in electricity and natural gas through energy efficiency and conservation measures.

SB 100. On September 10, 2018, Governor Brown signed SB 100, which replaces the SB 350 requirement of 45 percent

renewable energy by 2027 with the requirement of 50 percent by 2026 and raises California’s RPS requirements for 2050 from 50 percent to 60 percent. SB 100 also establishes RPS requirements for publicly owned utilities that consist of 44 percent renewable energy by 2024, 52 percent by 2027, and 60 percent by 2030. Furthermore, the bill also establishes an overall state policy that eligible renewable energy resources and zero-carbon resources supply 100 percent of all retail sales of electricity to California end-use customers and 100 percent of electricity procured to serve all state agencies by December 31, 2045. Under the bill, the state cannot increase carbon emissions elsewhere in the western grid or allow resource shuffling to achieve the 100 percent carbon-free electricity target.

Local Regulation

The City’s Green Element outlines goals and policies to conserve energy during the construction and operation of buildings. Key goals and policies from the Green Element regarding new construction are:

- **Goal 15.2:** Continue to encourage site design practices that reduce and conserve energy.

Policy 15.2(1): Encourage increased use of passive and active solar design in existing and new development (e.g., orienting buildings to maximize exposure to cooling effects of prevailing winds and locating landscaping and landscape structures to shade buildings).

Policy 15.2(2): Encourage energy-efficient retrofitting of existing buildings throughout the City.

- **Goal 17.1:** Encourage building and site design standards that reduce energy costs.

Policy 17.1(1): Encourage designs that incorporate solar and wind exposure features such as daylighting design, natural ventilation, space planning and thermal massing.

During construction, the proposed project would utilize main forms of available energy supply; electricity, natural gas, and oil. Construction of the proposed project would result in energy consumed in the form of electricity associated with the conveyance of water used for dust control, powering lights, electronic equipment, or other construction activities that require electrical power. Construction activities typically do not involve the consumption of natural gas. However, construction activities would also consume energy in the form of petroleum-based fuels associated with the use of off- road construction vehicles and equipment, round-trip construction worker travel to the Project site, and delivery and haul truck trips. Construction activities would comply with CARB’s “In-Use Off- Road Diesel Fueled Fleets Regulation”, which limits engine idling times to reduce harmful emissions and reduce wasteful consumption of petroleum-based fuel. Compliance with local, state, and federal regulations would reduce short-term energy demand during the proposed project’s construction to the extent feasible, and proposed project construction would not result in a wasteful or inefficient use of energy. Therefore, during construction, no impact would occur and no mitigation measures are required.

The proposed project is a hotel project, where its intensities and uses were included in the analysis in EIR No. 340 and would be implemented pursuant the ARSP. The proposed project would comply with State and Local regulations, in compliance with building codes, as they pertain to energy efficiency, therefore during operation, a less-than-significant impact would occur and no mitigation measures are required.

VII. GEOLOGY AND SOILS -- Would the Project:

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	Impacts analyzed in SEIR No. 340 No New Impact	No Impact
a) Directly or indirectly cause 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.	□	□	□	□	☑

ii) Strong seismic ground shaking?	<input type="checkbox"/>	<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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 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 type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

This section utilizes the following technical studies in its analysis:

- *Preliminary Geotechnical Engineering Investigation*, Creative Geotechnical, Inc, April 12, 2018 (Appendix A)

Narrative Summary: Impacts analyzed in SEIR No. 340/No new impacts. SEIR No. 340 analyzed the geotechnical and soils impacts related to the implementation of the Anaheim Resort Specific Plan No. 92-2. Refer to SEIR No. 340, Section 4.3.5.

SEIR No. 340 identified active and potentially active faults in the region that could result in seismic-related impacts to future development projects associated with the buildout of the ARSP. Seismic events along these faults have the potential to result in strong ground motion. SEIR No. 340 concluded that potential impacts related to seismic ground shaking would be reduced to less than significant levels with implementation of project specific mitigation measures (if required); conformance with the applicable requirements listed in the Anaheim Municipal Code; and with conformance to the California Building Code.

As noted in SEIR No. 340, the ARSP area is located in a relatively flat area, with minimal potential for erosion impacts due to the high amount of urban development and low amount of bare ground. However, during construction activities when areas are exposed to erosion and loss of topsoil, adherence to the following would ensure that impacts would be less than significant: local and State codes and requirements for erosion control and grading; compliance with the National Pollutant Discharge Elimination System (NPDES) permit and the subsequent development of a Storm Water Pollution Prevention Plan (SWPPP).

Earthquakes cause ground shaking. On a regional scale, ground motion values link to peak acceleration and repeatable acceleration. The repeatable acceleration is a response to earthquake magnitudes relative to fault distance from the subject property. In Southern California, major earthquakes are generally the result of large-scale earth processes in which the Pacific plate slides northwestward relative to the North American plate at about 2 inches/year. The potential for lurching, surface manifestations, landslides and topographic related features from ground/seismic shaking can occur almost anywhere in Southern California. As demonstrated in Appendix A, the structural designer would verify seismic design parameters to ensure building code consistency to mitigate the effects of groundshaking. Impacts related to groundshaking is less-than-significant.

The State of California has prepared Seismic Hazard Zone reports to regionally map areas of potential increased risk of permanent ground displacement based on historic occurrence of landslide movement, local topographic expression and geological and geotechnical subsurface conditions. The project site is not located within an earthquake-induced landslide hazard as shown on the State of California Seismic Map. According to Appendix A, the project site is relatively flat with very

little topography, which precludes the potential for landslides and/or other hazards typically associated with hillside properties. Impacts related to landslides is less-than-significant.

Liquefaction is a process by which sediments below the water table temporarily lose strength and behaves as a viscous liquid rather than a solid. The State of California has prepared Seismic Hazard Zone reports to map regional areas of historic occurrence of liquefaction, or local geological, geotechnical and groundwater conditions indicate a potential for permanent ground displacement. Appendix A outlines that a detailed subsurface analysis would be performed to determine the liquefaction potential on the subject site and provide recommendations to mitigate the effects of liquefaction and impacts would be less-than-significant.

The proposed project would not result in any impacts beyond those identified in the previously certified SEIR No. 340. Any impacts are addressed by mitigation measures set forth in Mitigation Monitoring Plan No. 357, created for this project from Updated and Modified Mitigation Monitoring Program No. 85C (SEIR No. 340 for the Anaheim Resort Specific Plan No. 92-2). Mitigation measures 5.5-1, 5.5-2, 5.5-3, 5.5-4, 5.5-5 and 5.5-6 would be conditions of approval for this project and impacts would be less than significant.

VIII. GREENHOUSE GAS EMISSIONS -- Would the Project:

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	Impacts analyzed in SEIR No. 340 No New Impact	No Impact
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 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"/>	<input type="checkbox"/>

Narrative Summary: Less Than Significant Impact. Impacts analyzed in SEIR No. 340/No new impacts. SEIR No. 340 analyzed the potential impacts from greenhouse gas emissions related to the implementation of the Anaheim Resort Specific Plan No. 92-2. Refer to SEIR No. 340, Section 4.3.6.

SEIR No. 340 concluded that although the proposed project would not conflict with applicable regulations and policies adopted for the purpose of reducing greenhouse gas (GHG) emissions and although feasible mitigation measures would be incorporated into the proposed project, the magnitude of the increase in GHG emissions would remain cumulatively considerable and the impact to GHG emissions would be significant and unavoidable. The Anaheim City Council adopted a Statement of Overriding Considerations with regard to these potential impacts.

The ARSP, Commercial-Recreation Low-Density designation allows for up to 50 rooms per gross acre or 75 rooms per lot or parcel, whichever is greater. Therefore, the air quality analysis in SEIR No. 340 analyzed the operational impacts of the development of up to approximately 75 hotel rooms. As a result, the proposed project falls under the maximum amount of development analyzed in SEIR No. 340.

The proposed project would not result in any impacts beyond those identified in the previously certified SEIR No. 340. Any impacts are addressed by mitigation measures set forth in Mitigation Monitoring Plan No. 357, created for this project from Updated and Modified Mitigation Monitoring Program No. 85C (SEIR No. 340 for the Anaheim Resort Specific Plan No. 92-2). Mitigation measures 5.2-1, 5.2-4, 5.2-5, and 5.2-6 related to Air Quality; 5.8-5 related to Hydrology and Water Quality; 5.14-4, 5.14-5, 5.14-8, 5.14-9, 5.14-21 related to Transportation and Traffic; 5.15-1 and 5.15-4 related to Water Supply and Infrastructure; 5.17-1, 5.17-3, and 5.17-4 related to Electricity; and, 5.19-1, 5.19-2, 5.19-4 and 5.19-5 related to Solid Waste, also address impacts related to Greenhouse Gas Emission. These mitigation measures will be conditions of approval for the proposed project. With these mitigation measures, the proposed project will not result in any impacts beyond those identified in the previously certified SEIR No. 340.

IX. HAZARDS AND HAZARDOUS MATERIALS -- Would the Project:

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	Impacts analyzed in SEIR No. 340 No New Impact	No Impact
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 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"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) 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 type="checkbox"/>	<input checked="" type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- *Shallow Soil Vapor Investigation Report*, The Reynolds Group, August 19, 2015 (Appendix B)
- *Preliminary Water Quality Management Plan “Hotel Redevelopment”*, Hunsaker & Associates, September 16, 2019, revised June 12, 2020. (Appendix C)

Narrative Summary: Impacts analyzed in SEIR No. 340/No new impacts. SEIR No. 340 analyzed the hazards and hazardous materials impacts related to the implementation of the Anaheim Resort Specific Plan No. 92-2. Refer to SEIR No. 340, Section 4.3.7.

According to SEIR No. 340, buildout of the ARSP would have the potential to disturb lead-based paints (LBP) and asbestos-containing materials (ACM) depending on the age of existing structures in the ARSP area. That said, the project site is vacant and would not disturb lead-based paints (LBP) and asbestos-containing materials (ACM).

According to Appendix C, infiltration of runoff is feasible for the project. Per Geotracker, the project site was previously a LUST (Leaking Underground Storage Tank) cleanup site. The previous use was an Exxon Service Station #3724. Per the City of Anaheim Public Utilities letter dated September 15, 1994; Site Closure for Petroleum Hydrocarbon Contamination From Former Exxon Station #7-3724 Located at 1100 W. Ball Road., Anaheim CA, the letter confirms the completion of a site investigation and remedial action for petroleum hydrocarbons at the above site and no further action is required. Additionally, a Shallow Soils Vapor Investigation Report was prepared by The Reynolds Group (Appendix B), to further investigate the land use change from “commercial” to “residential” and the residual levels of gasoline existing would be of concern. On August 11, 2015, the Reynolds Group set eight temporary dual-nested probes and on August 17, 2015, the Reynolds Group sampled the soil vapor probes, at depths of 5 and 15 feet below ground surface (bgs). All 16 soil vapor samples were “non-detect” for volatile organic compounds (VOCs) including all gasoline components, except tetrachloroethylene (PCE). The sampling detected PCE in 15 of the 16 samples at concentrations ranging from 0.054 to 0.173 micrograms per liter (µg/L, see Table 1 in Appendix C). All of the aforementioned PCE concentrations are below “Department of Toxic Substance Control (DTSC) Human and Ecological Risk Office (HERO) Note 3” future commercial and residential screening levels. Additionally, the propose project would not be involved in operations of transport of hazardous or storage or hazardous materials. Although, the proposed project would likely involve the use of cleaners, solvents and other chemical treatment supplies for the maintenance of the hotel, the Applicant would ensure the use of these products would comply with relevant Federal, State and local regulations. Therefore, the proposed project would not result in reasonable foreseeable upset and accident conditions involving releasing hazardous materials into the environment.

The proposed project would not result in any impacts beyond those identified in the previously certified SEIR No. 340. Any impacts are addressed by mitigation measures set forth in Mitigation Monitoring Plan No. 357, created for this project from Updated and Modified Mitigation Monitoring Program No. 85C (SEIR No. 340 for the Anaheim Resort Specific Plan No. 92-2). Mitigation measure 5.7-6 would be a condition of approval for this project and impacts would be less than significant.

X. HYDROLOGY AND WATER QUALITY -- Would the Project:

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	Impacts analyzed in SEIR No. 340 No New Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<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 or through the addition of impervious surfaces, in a manner which would:					
i.) result in a substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii.) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii.) 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; or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv.) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

This section utilizes the following technical studies in its analysis:

- *Preliminary Water Quality Management Plan “Hotel Redevelopment”*, Hunsaker & Associates, September 16, 2019, revised June 12, 2020. (Appendix C)
- *Hydrology Analysis For Hotel Redevelopment 1100 W. Ball Road*, Hunsaker & Associates, May 14, 2020 (Appendix D)

Narrative Summary: Impacts analyzed in SEIR No. 340/No new impacts. SEIR No. 340 analyzed the hydrology and water quality impacts related to the implementation of the Anaheim Resort Specific Plan No. 92-2. Refer to SEIR No. 340, Section 4.3.8.

According to SEIR No. 340, implementation of the ARSP project would result in short-term construction-related and long-term operational water quality impacts. However, implementation of mitigation measures and compliance with the standard requirements reduces these impacts. Although direct impacts to the underlying groundwater resources would not occur, indirect impacts associated with the anticipated increase in long-term demand for domestic water, landscape irrigation, and maintenance activities would be significant. Implementation of the proposed mitigation would reduce demand for groundwater resources.

As identified in SEIR No. 340, implementation of the ARSP project would result in site-specific changes to drainage patterns on development sites, but would not adversely affect regional hydrology or drainage flows in the surrounding area. SEIR No. 340 found that potential increases in impervious surfaces could increase runoff rates and volumes, while reducing potential for soil erosion. Additionally, the ARSP project has the potential to increase runoff volumes and rates to exacerbate existing deficiencies, potentially leading to localized street flooding.

According to Appendix C, under post development conditions, the proposed project would be consistent with the City’s Master Plan of Drainage for the East-Garden Grove-Wintersburg Channel. The proposed project will direct runoff from the rooftops of each structure to area drains and convey the runoff downward to the proposed storm drain system. Flows would sheet flow to the curb and gutter in West Ball Road and conveyed to the west to an existing catch basin located at the intersection of West Ball Road and Walnut Street. An existing local storm drain facility will pick up storm flows and convey the flows approximately 1,375 feet to the west, where they will connect to an existing O.C.F.C.D facility (C03). Flows will continue to flow to the south and connect to an existing O.C.F.D. facility (C02) at the intersection of Bolsa Chica Street and Rancho Road. Flows will continue southerly and ultimately discharge into the Pacific Ocean. Additionally, the proposed project would satisfy requirements for Low Impact Development (LID) addressing runoff pollutants of concern; the project proposes to retain water

quality flows (non-storm water flows and the Design Capture Volume) from the proposed project's onsite Drainage Management Area (DMA)1. The proposed project will convey DMA 1 runoff generated from the southeast portion of the site (roof areas, courtyards, drive aisles, walkways, etc.) to a grate inlet located at the southeast corner. The inlet will convey the runoff to Modular Wetland System (MWS) for pretreatment, then to a subsurface detention facility located along the northwest boundary near Ball Road, then to three Infiltration Drywells. Runoff generated from the northwest portion of the site will flow northerly to a proposed catch basin located at the Ball Road entrance, then to a MWS, and finally to three Infiltration Drywells. Given drainage flows and LID implementation measures of the proposed project, site drainage, flow redirection or impedance, drainage patterns and surface runoff impacts would be less-than-significant.

No impacts involving or arising from a seiche, tsunami, or mudflow would occur and no mitigation measures are required.

While the proposed project could generate increased pollutants during construction, to minimize these potential impacts, the City would require the proposed project to comply with the NPDES CGP, as well as prepare a SWPPP.

The proposed project would not result in any impacts beyond those identified in the previously certified SEIR No. 340. Any impacts are addressed by mitigation measures set forth in Mitigation Monitoring Plan No. 357, created for this project from Updated and Modified Mitigation Monitoring Program No. 85C (SEIR No. 340 for the Anaheim Resort Specific Plan No. 92-2). Mitigation measures 5.8-1, 5.8-3, 5.8-4, 5.8-5, and 5.8-6 would be conditions of approval for this project and impacts would be less than significant.

XI. LAND USE AND PLANNING -- Would the Project:

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	Impacts analyzed in SEIR No. 340 No New Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Narrative Summary: Impacts analyzed in SEIR No. 340/No new impacts. SEIR No. 340 analyzed the land use impacts related to the implementation of the Anaheim Resort Specific Plan No. 92-2. Refer to SEIR No. 340, Section 4.3.9.

SEIR No. 340 concluded that the build out of ARSP would be consistent with the respective goals and policies of local and regional regulatory and planning documents. Specifically, the ARSP build out was found to be consistent with and supportive of the three key principles set forth in the 2012–2035 Regional Transportation Plan/Sustainable Communities Strategy: mobility, economy, and sustainability. Additionally, SEIR No. 340 provided a consistency analysis with all relevant goals and policies identified in the City of Anaheim General Plan.

The proposed project would not result in any impacts beyond those identified in the previously certified SEIR No. 340. No impacts would occur.

XII. MINERAL RESOURCES -- Would the Project:

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	Impacts analyzed in SEIR No. 340 No New Impact	No Impact
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 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Narrative Summary: No Impact. The project area is not located in an area with active mining operations. According to the California Department of Mines and Geology, there are no mineral resources or mining operations located within the project area. No impacts would occur.

XIII. NOISE -- Would the Project result in:

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	Impacts analyzed in SEIR No. 340 No New Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use 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"/>	<input type="checkbox"/>

Narrative Summary: Impacts analyzed in SEIR No. 340/No new impacts. SEIR No. 340 analyzed the noise impacts related to the implementation of the Anaheim Resort Specific Plan No. 92-2. Refer to SEIR No. 340, Section 4.3.10.

SEIR No. 340 determined that construction activities associated with the ARSP have the potential to affect noise-sensitive receptors significantly. In addition, construction in the ARSP area would have the potential to cause vibration levels that would be noticeable for short periods.

Development associated with the ARSP would create long-term land use compatibility issues related to noise and would expose receptors to noise levels in excess of established standards, thereby resulting in potentially significant impacts. However, it was determined that adherence to the standard requirements and implementation of the recommended mitigation measures would reduce long-term, operational impacts.

The ARSP, Commercial-Recreation Low-Density designation allows for up to 50 rooms per gross acre or 75 rooms per lot or parcel, whichever is greater. Therefore, the noise analysis in SEIR No. 340 analyzed the operational impacts of the development of up to approximately 75 hotel rooms on the project site. As a result, the proposed 75-room hotel project falls under the maximum amount of development analyzed in SEIR No. 340.

The proposed project would not result in any impacts beyond those identified in the previously certified SEIR No. 340. Any impacts are addressed by mitigation measures set forth in Mitigation Monitoring Plan No. 357, created for this project from Updated and Modified Mitigation Monitoring Program No. 85C (SEIR No. 340 for the Anaheim Resort Specific Plan No. 92-2). Mitigation measures 5.10-1, 5.10-2, 5.10-5, 5.10-6, 5.10-7, 5.10-8, 5.10-9, 5.10-10 and 5.10-12 would be conditions of approval for this project and impacts would be less than significant.

XIV. POPULATION AND HOUSING -- Would the Project:

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	Impacts analyzed in SEIR No. 340 No New Impact	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Narrative Summary: Impacts analyzed in SEIR No. 340/No impact. SEIR No. 340 analyzed the population and housing impacts related to the implementation of the Anaheim Resort Specific Plan No. 92-2. Refer to SEIR No. 340, Section 4.3.11. There is no housing located on the proposed project site. In addition, project construction would not displace any housing or people. The proposed project would not result in any impacts beyond those identified in the previously certified SEIR No. 340. No new impacts would occur.

XV. PUBLIC SERVICES -- Would the Project

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	Impacts analyzed in SEIR No. 340 No New Impact	No Impact
a) 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Narrative Summary: Impacts analyzed in SEIR No. 340/No new impacts. SEIR No. 340 analyzed the impacts on public services related to the implementation of the Anaheim Resort Specific Plan No. 92-2. Refer to SEIR No. 340, Section 4.3.12.

SEIR No. 340 determined development of the project area would have a substantial demand for fire and police protection services and would indirectly result in the demand for school services, parks, and libraries.

The ARSP, Commercial-Recreation Low-Density designation allows for up to 50 rooms per gross acre or 75 rooms per lot or parcel, whichever is greater. Therefore, the public services analysis in SEIR No. 340 analyzed the operational impacts of the development of 75 hotel rooms on the subject parcel. As a result, the proposed 75-room hotel would be under the maximum amount of development that SEIR No. 340 analyzed for the project site, and, thus, would not exceed the maximum amount of public services analyzed.

The proposed project would not result in any impacts beyond those identified in the previously certified SEIR No. 340. Any impacts are addressed by mitigation measures set forth in Mitigation Monitoring Plan No. 357, created for this project from Updated and Modified Mitigation Monitoring Program No. 85C (SEIR No. 340 for the Anaheim Resort Specific Plan No. 92-2). Mitigation measures 5.12-1, 5.12-2, 5.12-3, 5.12-4, 5.12-5, 5.12-6, 5.12-7, 5.12-8, 5.12-9, 5.12-10, 5.12-11, 5.12-12, 5.12-13, 5.12-14, 5.12-16, 5.12-17, and 5.12-19 would be conditions of approval for this project and impacts would be less than significant.

XVI. RECREATION

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	Impacts analyzed in SEIR No. 340 No New Impact	No Impact
a) Would the project 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"/>	<input type="checkbox"/>
b) Does the project 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"/>	<input type="checkbox"/>

Narrative Summary: Impacts analyzed in SEIR No. 340/No new impacts. SEIR No. 340 analyzed the impacts to recreation and recreational facilities related to the implementation of the Anaheim Resort Specific Plan No. 92-2. Refer to SEIR No. 340, Section 4.3.13.

No new housing would be constructed that would increase the demand for recreational parks or facilities because of the proposed project. Therefore, the proposed project would not result in any impacts beyond those identified in the previously certified SEIR No. 340. No new impacts would occur.

XVII. TRANSPORTATION -- Would the Project:

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	Impacts analyzed in SEIR No. 340 No New Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

This section utilizes the following technical studies in its analysis:

- *Vehicle Miles Traveled Analysis*, LSA, April 27, 2021. (Appendix E)

Narrative Summary: Impacts analyzed in SEIR No. 340/No new impacts. EIR No. 340 analyzed the transportation and traffic impacts related to the implementation of the Anaheim Resort Specific Plan No. 92-2. Refer to EIR No. 340, Section 5.14. The California Natural Resources Agency adopted revised CEQA Guidelines on December 28, 2018. Among the changes to the guidelines was the removal of vehicle delay and Level of Service (LOS) from consideration for transportation impacts under CEQA. The adopted guidelines, evaluates transportation impacts based on a project’s effect on vehicle miles traveled (VMT). The guidelines allowed lead agencies to continue using their current impact criteria until June 30, 2020, or to opt into the revised transportation guidelines. In late 2019, State courts stated that under section 21099, subdivision (b)(2), existing law is that “automobile delay, as described solely by level of service or similar measures of vehicular capacity or traffic congestion shall not be considered a significant impact on the environment” under CEQA, except for roadway capacity projects. While the proposed project does not create a significant impact through LOS or delay, for the purposes of this recent court decision, the City, as the lead agency, screened the proposed project for VMT analysis. On June 23, 2020, the City of Anaheim City Council adopted the VMT Thresholds of Significance for purpose of analyzing transportation impacts and approved the Traffic Impact Analysis (TIA) Guidelines for California Environmental Quality Act (CEQA) Analysis. Based on the City Guidelines, the proposed project type is one of the screening thresholds that the City could use for determining if a VMT analysis is required.

VMT

As noted previously, on June 23, 2020, the City adopted the Vehicle Miles Travelled Thresholds of Significance for purposes of analyzing transportation impacts and approved the TIA Guidelines. Per the City’s TIA Guidelines, the City presumes that certain projects that meet specific screening criteria have a less than significant impact with respect to CEQA Section 15064.3 absent substantial evidence to the contrary. The lead agency can apply three project-screening types t to screen projects from project-level assessment. A project only needs to fulfill one of the screening types below to qualify for screening. These screening types are summarized below:

Type 1: Transit Priority Area Screening. The TIA Guidelines define a Transit Priority Area as a half-mile area around an existing major transit stop or an existing stop along a high-quality transit corridor. The TIA Guidelines presume that projects that are located within a Transit Priority Area will have a less than significant VMT impact absent substantial evidence to the contrary. This presumption may not be appropriate if the project has a total floor area ratio of less than 0.75, includes more parking for use by residents, customers, or employees of the project than required by the jurisdiction, Is inconsistent with the applicable Sustainable Communities Strategy, or replaces affordable residential units with a smaller number of moderate- or

high-income residential units.

Type 2: Low VMT Area Screening. A low VMT-generating area is an area that has a VMT per service population metric that is 15% below the County average. The TIA Guidelines presume that residential and office projects located within a low VMT-generating area have a less than significant impact absent substantial evidence to the contrary. Other employment-related and mixed-use projects within a low VMT-generating area may also be presumed to have a less than significant impact if the project can reasonably be expected to generate a VMT per service population metric similar to the existing land uses in the low VMT area.

Type 3: Project Type Screening. Some project types are presumed to have a less than significant transportation impact absent substantial evidence to the contrary as their uses are local serving in nature. The TIA Guidelines presume that projects that are local serving in nature have a less than significant impact. The projects include local-serving K-12 schools, neighborhood and community parks, day care centers, certain local-serving retail uses less than 50,000 square feet, student housing projects on or adjacent to college campuses, community and religious assembly uses, public services, local-serving community colleges, affordable or supportive housing, convalescent and rest homes, senior housing, and projects generating less than 110 daily vehicle trips.

The proposed Project qualifies for a Type 1 screening criteria.

According to the TIA Guidelines, projects located within TPAs would not require project-level analysis and would have a less than significant impact. However, the TIA Guidelines identify four scenarios where a presumption of less than significant impact may not be appropriate:

1. If a project has a floor area ratio of less than 0.75
2. If a project includes more parking for use by residents, customers, or employees of the project than that required by the City
3. If a project is inconsistent with the Sustainable Communities Strategy (SCS)
4. If a project replaces affordable residential units with a smaller number of moderate- or high income residential units

Transit Priority Area

The Orange County Transportation Authority (OCTA) operates fixed-route bus service in Orange County, including Anaheim. The Anaheim Transportation Network (ATN), which operates the Anaheim Resort Transportation (ART) buses, also serves certain areas of Anaheim. The project site is immediately adjacent to a bus stop served by OCTA Route 46, OCTA Route 83, and the ART Ball Road Line. LSA examined the typical operating schedule for both OCTA routes and the ART Ball Road Line. Appendix E provides the bus schedules for these routes during typical operations. Within the a.m. peak commute period (7:00 a.m. to 9:00 a.m.), eastbound OCTA Route 46 makes five stops and northbound OCTA Route 83 makes four stops at this bus stop. Within the p.m. peak commute period (4:00 p.m. to 6:00 p.m.), eastbound OCTA Route 46 makes four stops and northbound OCTA Route 83 makes four stops at this bus stop. The ART Ball Road Line typical operations include service every 20 minutes, which would add six stops at this bus stop within either peak commute period. Altogether, the bus stop that is immediately adjacent to the project site receives service from 23 buses in the a.m. peak commute period and 22 buses in the p.m. peak commute period. This is an average of one bus every 5.5 minutes. Because the service intervals of fixed-route bus service immediately adjacent to the project site are no longer than 15 minutes, during peak commute hours, the project is within a TPA. In addition to the bus stop immediately adjacent to the project site, the project site is approximately one-half mile from Harbor Boulevard. OCTA Route 43 along Harbor Boulevard also qualifies as a high-quality transit corridor. Therefore, the project meets the criteria for being in a Transit Priority Area and this City will not require further analysis based on this criteria.

Floor Area Ratio

If a project is within a Transit Priority Area but has a floor area ratio is less than 0.75, the City may require VMT analysis. The project would provide a floor area ratio of 2.0, which is greater than 0.75; therefore, the City will not require further analysis based on floor area ratio.

Parking

Anaheim Municipal Code (AMC) Section 18.42.040 establishes the parking requirements within Anaheim. The AMC requires that hotels provide 0.8 parking space per room plus 0.25 parking space for each employee servicing guest rooms. The site plan indicates that 10 employees are necessary to service guest rooms. According to Table A in Appendix E, the number of required parking spaces is 63. The proposed project includes 63 striped stalls within the parking garage, including three handicap-accessible spaces and four spaces reserved for electric vehicles. In addition, four short-term loading/unloading stalls are provided, allowing the temporary loading/unloading of vehicles while guests check in or check out of the hotel (including loading/unloading luggage), or for rideshare/taxi services. Because the loading/unloading stalls are short-term and not parking

spaces for guests or employees of the hotel, only the 63 parking spaces in the parking garage we considered for this screening criteria. Since the project is not providing any more spaces than would be required by the AMC, the City will not require further analysis based on parking.

Sustainable Communities Strategy

Land use projections in the Anaheim General Plan and the Anaheim Transportation Analysis Model were incorporated into Connect SoCal—The 2020–2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) by the Southern California Association of Governments (SCAG). The project is consistent with the Anaheim Resort Specific Plan, Anaheim General Plan, and Anaheim Transportation Analysis Model. Therefore, the project is consistent with the SCS and the City will not require further analysis based on this criteria.

Affordable Housing

The project site currently has no affordable housing units. Therefore, the project would not replace affordable residential units with a smaller number of moderate- or high-income units and would not qualify for further analysis under this criteria.

Conclusion

Because the project site is within a TPA and meets the criteria for a less than significant VMT impact under the City Guidelines, the project would result in a less than significant impact.

Vehicle Delay and Level of Service (LOS)

The CEQA Guidelines prohibit a Lead Agency from using vehicle delay and LOS to evaluate a proposed Project's transportation impact pursuant to CEQA. However, the following analysis provides the proposed Project's consistency with Goal 2.1 (Maintain efficient traffic operations on City streets and maintain a peak hour level of service no worse than D at street intersections) of the General Plan Circulation Element, as well as, the City of Anaheim Criteria for Preparation of Traffic Impact Studies for informational purposes.

As evaluated in SEIR No. 340, traffic impacts related to vehicle delay and LOS associated with buildout of the ARSP would result in significant impacts at 21 area intersections, one arterial segment, and three freeway ramp termini intersections. However, after implementation of the identified mitigation measures, these impacts would be reduced to less than significant levels for all but nine intersections (Euclid Street/Katella Avenue, Disneyland Drive/Ball Road, Disneyland Drive/West Street/Katella Avenue, Harbor Boulevard/Ball Road, Anaheim Boulevard/Haster Street/Katella Avenue, State College Boulevard/Katella Avenue, State College Boulevard/Orangewood Avenue, State College Boulevard/The City Drive/Chapman Avenue, Orangewood Avenue/State Route [SR] 57 Southbound Ramps) and one ramp termini intersection (Orangewood Avenue/SR-57 Southbound Ramps). SEIR No. 340 identified that impacts to these intersections would remain significant and unavoidable because of the infeasibility of mitigation measures related to high project cost or the inability to undertake right-of-way acquisitions as a matter of policy to preserve existing businesses, environmental constraints, or jurisdictional considerations. The Anaheim City Council adopted a Statement of Overriding Considerations with regard to these potential deficiencies. Additionally, SEIR No. 340 indicated no impacts would occur on intersections identified in the Congestion Management Program (CMP) for Orange County.

The ARSP, Commercial-Recreation Low-Density designation allows for up to 50 rooms per gross acre or 75 rooms per lot or parcel, whichever is greater. Therefore, the traffic/transportation analysis in SEIR No. 340 analyzed the operational impacts of the development of up to approximately 75 hotel rooms on subject parcel. As a result, the proposed project falls under the maximum amount of development analyzed in SEIR No. 340. Therefore, the proposed project would not result in any impacts beyond those identified in the previously certified SEIR No. 340. Furthermore, a traffic study was not prepared for the proposed project to evaluate impacts to vehicle delay and LOS, as it does not meet the threshold of generating 100 or more peak hour trips, which would require preparation of such study. However, mitigation measures 5.14-4, 5.14-5, 5.14-8, 5.14-9, 5.14-20, 5.14-21, and 5.14-23, which are required to reduce Greenhouse Gas Emissions, would also serve to reduce congestion and are included as conditions of approval for the proposed project. In addition, the project would be subject to mitigation measures 5.14-2, 5.14-3, 5.14-7, 5.14-12, 5.14-13, and 5.14-14, which would also reduce traffic and transportation impacts.

XVIII. TRIBAL CULTURAL RESOURCES -- Would the Project:

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	Impacts analyzed in SEIR No. 340 No New Impact	No Impact
<p>Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</p>					
<p>a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Narrative Summary: Impacts analyzed in SEIR No. 340/No new impacts. EIR No. 340 did not directly address impacts to tribal cultural resources, defined by Public Resources Code (PRC) Section 21074, as sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe in California that is on the contact list maintained by the Native American Heritage Commission.

The project site is located within a highly urbanized area, developed with a variety of structures, and has historically been subject to high degree of disturbance associated with development within the ARSP. According to Section 21074 of the Public Resources Code, tribal cultural resources include (1) sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a tribe that are listed or determined to be eligible for listing, in the national or state register of historical resources, or listed in a local register of historic resources; or (2) a resource that the lead agency determines, in its discretion, is a tribal cultural resource. As detailed in SEIR No. 340, the ARSP is urban in nature and developed with a variety of structures. SEIR No. 340 did not identify any archaeological, paleontological resources or tribal cultural resources on the project site. Additionally, staff is not aware of any cemeteries or identified human remains known to be located on the project site. However, the modified project would comply with Section 7050.5 of the California Health and Safety Code and Section 5097.98 of the California Public Resources Code, which require the property owner/developer to notify the County Coroner immediately if any human remains are encountered. Consistent with the analysis provided in EIR No 340 adherence to MM 5.4-1 and MM 5.4-2 would ensure that any potential impacts related to archaeological resources, including tribal cultural resources, would be less than significant.

XIX. UTILITIES AND SERVICE SYSTEMS -- Would the Project:

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	Impacts analyzed in SEIR No. 340 No New Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the waste water 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Narrative Summary: Impacts analyzed in SEIR No. 340/No new impacts. SEIR No. 340 analyzed the impacts to utilities and service systems related to the implementation of the Anaheim Resort Specific Plan No. 92-2. Refer to SEIR No. 340, Section 4.3.15.

SEIR No. 340 identified that buildout of the ARSP would exceed capacities of existing water facilities; however, the projected water demand associated with buildout of the ARSP would be accommodated through existing and projected supplies.

According to SEIR No. 340, buildout of the ARSP would not exceed the wastewater treatment requirements of the Santa Ana Regional Water Quality Control Board (RWQCB). SEIR No. 340 identified that buildout of the ARSP would increase sewage flows in existing sewer lines and trunks serving the area, resulting in several sewer lines becoming deficient; however, with implementation of mitigation measures, this impact would be less than significant level. Additionally, it was determined that build out of the ARSP evaluated in SEIR No. 340 would increase sewage flows by approximately 323,656 gallons per day (gpd) in the PR District and 2.1 million gallons per day (mgd) in the C-R District. SEIR No. 340 determined that these increases in sewage flow would be accommodated by available capacity at Orange County Sanitation District (OCSD) Treatment Plant No. 1.

According to SEIR No. 340, buildout of the ARSP area would result in an increased demand for electricity. Compliance with the standard requirements and implementation of the proposed mitigation measures would reduce anticipated demand through conservation efforts. Anaheim Public Utilities expects that the existing electrical distribution system and future planned improvements would adequately accommodate the anticipated demand.

According to SEIR No. 340, buildout of the ARSP has the potential to worsen several existing deficiencies in the City's storm drain system. However, participation in the City's Master Plan of Storm Drains and related Infrastructure Improvement (Fee) Program would assist in mitigating deficiencies in existing and future storm drainage systems.

According to SEIR No. 340, Southern California Gas Company (SCGC) indicated that SCGC would be able to provide natural gas service to the ARSP from an existing gas main that is accessible from various locations in the ARSP area. SCGC would provide the service in accordance with the SCGC's policies and extension rules on file with the California Public Utilities Commission.

Buildout of the ARSP would generate an estimated 109,514 pounds of solid waste per day or approximately 19,986 tons of solid waste annually. Buildout of the ARSP would add approximately 19,986 tons of solid waste annually to existing solid waste facilities and capacity, which would affect the landfill system. However, the permitted capacity of the County's landfills could accommodate buildout of the ARSP. In addition, once the Alpha Olinda Landfill closes in 2030, capacity would exist for buildout of the ARSP in the Frank R. Bowerman Landfill.

AT&T would serve the ARSP area. According to SEIR No. 340, it was determined that AT&T can provide telephone, digital cable, and high-speed internet services and that Time Warner Cable can serve the ARSP area with existing cable resources.

The ARSP, Commercial-Recreation Low-Density designation allows for up to 50 rooms per gross acre or 75 rooms per lot or parcel, whichever is greater. Therefore, the utilities and services systems analysis in SEIR No. 340 analyzed the operational impacts of the development of up to 75 hotel rooms on the subject parcel. As a result, the proposed 75-room hotel falls under the maximum amount of development analyzed in SEIR No. 340; and therefore, would not exceed the maximum demand for utilities and service systems previously analyzed.

The proposed project would not result in any impacts beyond those identified in the previously certified SEIR No. 340. Any impacts are addressed by mitigation measures set forth in Mitigation Monitoring Plan No. 357, created for this project from Updated and Modified Mitigation Monitoring Program No. 85C (SEIR No. 340 for the Anaheim Resort Specific Plan No. 92-2). Mitigation measures 5.17-1, 5.17-2, 5.17-3 and 5.17-4 related to electricity; 5.18-1 and 18.3 related to stormwater; 5.19-1, 5.19-2, 5.19-3, 5.19-4, and 5.19-5 related to other public utilities, will be conditions of approval of the project; and, therefore project impacts would be less than significant.

XX. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	Impacts analyzed in SEIR No. 340 No New Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Narrative Summary: Impacts analyzed in SEIR No. 340/No new impacts. SEIR No. 340 did not directly address impacts to wildfire. However, as discussed in Section 5.7.1 in SEIR No. 340, which analyzed wildfire impacts, SEIR No. 340 found that project development would not expose project occupants to wildfire, or uncontrolled spread of wildfire and that no impacts would occur. The proposed project would not propose substantial changes that would deviate from what SEIR No. 340

previously identified.

The proposed project would not block roadways providing access to surrounding properties and would not impede emergency vehicle access to the project site or surrounding areas. The project area is not in or near a Fire Hazard Severity Zone; no wildland vegetation is near the project site and the proposed project would have no impact regarding wildfire risks. The proposed project would not add any wildland vegetation or form slopes that would add or alter any prevailing winds on site that could potentially expose project occupants to pollution concentrations from a wildfire or uncontrolled spread of wildfire. The proposed project would not involve installation or maintenance of infrastructure near or within areas that would exacerbate wildfire risk. The proposed project would not exacerbate wildfire risks and would not expose people to secondary hazards from wildfires, such as flooding or landslides. No impacts would occur.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE --

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	Impacts analyzed in SEIR No. 340 No New Impact	No Impact
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 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 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Narrative Summary: Impacts analyzed in SEIR No. 340/No new impacts. SEIR No. 340 analyzed the project's impacts related to the implementation of the Anaheim Resort Specific Plan No. 92-2.

The proposed project would not result in any impacts beyond those identified in the previously certified SEIR No. 340. Any impacts are addressed by mitigation measures set forth in Mitigation Monitoring Plan No. 357, created for this project from Updated and Modified Mitigation Monitoring Program No. 85C (SEIR No. 340 for the Anaheim Resort Specific Plan No. 92-2). Project impacts would be less than significant.

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