

1. Executive Summary

1.1 INTRODUCTION

This draft environmental impact report (DEIR) addresses the environmental effects associated with the implementation of the proposed The Residences at Nohl Ranch. The California Environmental Quality Act (CEQA) requires that local government agencies consider the environmental consequences before taking action on projects over which they have discretionary approval authority. An environmental impact report (EIR) analyzes potential environmental consequences in order to inform the public and support informed decisions by local and state governmental agency decision makers. This document focuses on impacts determined to be potentially significant in the Initial Study completed for this project (see Appendix A).

This DEIR has been prepared pursuant to the requirements of CEQA and the City of Anaheim's CEQA procedures. The City of Anaheim, as the lead agency, has reviewed and revised all submitted drafts, technical studies, and reports as necessary to reflect its own independent judgment, including reliance on City technical personnel from other departments and review of all technical subconsultant reports.

Data for this DEIR derive from onsite field observations, discussions with affected agencies, analysis of adopted plans and policies, review of available studies, reports, data and similar literature, and specialized environmental assessments (air quality, biological resources, cultural resources, geological resources, hazards and hazardous materials, hydrology and water quality, noise, transportation and traffic, and sewer service).

1.2 ENVIRONMENTAL PROCEDURES

This DEIR has been prepared pursuant to CEQA to assess the environmental effects associated with implementation of the Proposed Project, as well as anticipated future discretionary actions and approvals. CEQA established six main objectives for an EIR:

1. Disclose to decision makers and the public the significant environmental effects of proposed activities.
2. Identify ways to avoid or reduce environmental damage.
3. Prevent environmental damage by requiring implementation of feasible alternatives or mitigation measures.
4. Disclose to the public reasons for agency approval of projects with significant environmental effects.
5. Foster interagency coordination in the review of projects.
6. Enhance public participation in the planning process.

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An EIR is the most comprehensive form of environmental documentation in CEQA and the CEQA Guidelines; it is intended to provide an objective, factually supported analysis and full disclosure of the environmental consequences of a proposed project with the potential to result in significant, adverse environmental impacts.

An EIR is one of various decision-making tools used by a lead agency to consider the merits and disadvantages of a project that is subject to its discretionary authority. Before approving a proposed project, the lead agency must consider the information in the EIR; determine whether the EIR was prepared in accordance with CEQA and the CEQA Guidelines; determine that it reflects the independent judgment of the lead agency; adopt findings concerning the project's significant environmental impacts and alternatives; and adopt a statement of overriding considerations if significant impacts cannot be avoided.

1.2.1 EIR Format

Chapter 1. Executive Summary: Summarizes the background and description of the Proposed Project, the format of this EIR, project alternatives, any critical issues remaining to be resolved, and the potential environmental impacts and mitigation measures identified for the project.

Chapter 2. Introduction: Describes the purpose of this EIR, background on the project, the notice of preparation, the use of incorporation by reference, and Final EIR certification.

Chapter 3. Project Description: A detailed description of the project, including its objectives, its area and location, approvals anticipated to be required as part of the project, necessary environmental clearances, and the intended uses of this EIR.

Chapter 4. Environmental Setting: A description of the physical environmental conditions in the vicinity of the project as they existed at the time the notice of preparation was published, from local and regional perspectives. These provide the baseline physical conditions from which the lead agency determines the significance of the project's environmental impacts.

Chapter 5. Environmental Analysis: Each environmental topic is analyzed in a separate section that discusses: the thresholds used to determine if a significant impact would occur; the methodology to identify and evaluate the potential impacts of the project; the existing environmental setting; the potential adverse and beneficial effects of the project; the level of impact significance before mitigation; the mitigation measures for the Proposed Project; the level of significance after mitigation is incorporated; and the potential cumulative impacts of the Proposed Project and other existing, approved, and proposed development in the area.

Chapter 6. Significant Unavoidable Adverse Impacts: Describes the significant unavoidable adverse impacts of the Proposed Project.

Chapter 7. Alternatives to the Proposed Project: Describes the alternatives and compares their impacts to the impacts of the Proposed Project. Alternatives include the No Project Alternative and a Reduced Intensity Alternative.

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Chapter 8. Impacts Found Not to Be Significant: Briefly describes the potential impacts of the project that were determined not to be significant by the Initial Study and were therefore not discussed in detail in this EIR.

Chapter 9. Significant Irreversible Changes Due to the Proposed Project: Describes the significant irreversible environmental changes associated with the project.

Chapter 10. Growth-Inducing Impacts of the Project: Describes the ways in which the Proposed Project would cause increases in employment or population that could result in new physical or environmental impacts.

Chapter 11. Organizations and Persons Consulted: Lists the people and organizations that were contacted during the preparation of this EIR.

Chapter 12. Qualifications of Persons Preparing EIR: Lists the people who prepared this EIR for the Proposed Project.

Chapter 13. Bibliography: The technical reports and other sources used to prepare this EIR.

Appendices: The appendices for this document (in PDF format on a CD attached to the front cover) comprise these supporting documents:

- Appendix A: Notice of Preparation
- Appendix B: Comments to NOP
- Appendix C: Air Quality/GHG Data
- Appendix D: Biological Resources Report
- Appendix E: Specimen Tree Report
- Appendix F: CHRIS Search Result
- Appendix G: Geotechnical Data
- Appendix H: Paleontological Resources Data
- Appendix I: Phase I Environmental Assessment
- Appendix J: Hydrology Report
- Appendix K: Preliminary Water Quality Management Plan
- Appendix L: Noise Data
- Appendix M: Public Services Letter Response
- Appendix N: Traffic Study
- Appendix O: Tribal Cultural Resources Data

1.2.2 Type and Purpose of This DEIR

This DEIR has been prepared as a “Project EIR,” defined by Section 15161 of the CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3). This type of EIR examines the environmental impacts of a specific development project and should focus primarily on the changes in the environment that would result from the development project. The EIR shall examine all phases of the project including planning, construction, and operation.

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1.3 PROJECT LOCATION

The Project Site is at 6501 through 6513 Serrano Avenue (APN 365-062-09), at the northeast corner of Serrano Avenue and Nohl Ranch Road, in the southeastern portion of the City. Regional access is provided by State Route 91 (SR-91), approximately two miles to the north, and SR-55, approximately four miles to the west. Figure 3-1, *Regional Location*, depicts the regional location of the Project Site and surrounding cities. The City of Anaheim is surrounded by the cities of Fullerton, Buena Park, Stanton, Orange, Yorba Linda, Placentia, Garden Grove, and Cypress and by unincorporated Orange County. Figure 3-2, *Local Vicinity*, shows local streets in the vicinity of the Project Site and nearby jurisdictions. As shown, the Project Site fronts Nohl Ranch Road to the west and Serrano Avenue to the south. Other nearby streets are Carnegie Avenue to the north, Calle Venado to the east, Pegasus Street to the south. As shown in Figure 3-2, the City of Orange boundaries are in close proximity to the Project Site, approximately 140 feet to the northwest across Nohl Ranch Road.

1.4 PROJECT SUMMARY

The Project Applicant proposes to demolish the existing Serrano Center, which consists of seven one-story buildings, totaling approximately 42,526 square feet of nonresidential space, to construct 58 multifamily units on 3.03 acres, with a development density of 19.14 dwelling units per acre (du/ac). The units would be constructed in eight buildings totaling 118,351 square feet, consisting of 35 two-bedroom units and 23 three-bedroom units in three-story townhomes, two-story townhomes, carriage townhomes, and stacked flats. The units would range in size from 1,171 to 2,018 square feet. Project amenities include two outdoor lounges, an outdoor dining room, an outdoor living room, and three artificial turf play areas. Figure 3-4, *Proposed Site Plan*, and Figure 3-5, *Proposed Landscape Plan*, show the layout of the proposed residential buildings and the location of various amenities. Figure 3-6, *Landscape Perspective Views*, illustrates simulated views of the proposed outdoor gathering areas. Of the 58 units proposed for the Project, 12 affordable housing units would be provided in order to be eligible for an Affordable Housing Density Bonus and associated incentives.

Building 1 and Building 2 that front Serrano Avenue would be three stories, with a maximum building height of 40 feet at the top of the roof, and Buildings 3 through 8 would be placed on the northern half of the Project Site and would be two stories with a maximum height at 30 feet at the top of the roof.

Access and Parking

The existing site is accessed via two driveways on Serrano Avenue and one on Nohl Ranch Road. The westerly driveway on Serrano Avenue would be eliminated, and vehicular access to the Project Site would be provided from two driveways: one driveway on Serrano Avenue and one on Nohl Ranch Road. The Serrano Avenue entry would be near the southeast corner of the Project Site, roughly in the same location as the existing driveway, providing full vehicular access. The access on Nohl Ranch Road would be approximately 125 feet from the intersection of Nohl Ranch Road/Serrano Avenue and provide right-in and right-out vehicular access. A main internal access drive would connect the Nohl Ranch Road and Serrano Avenue driveways, providing access to the units' garages.

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The Proposed Project would provide a total of 148 parking spaces, which would include 116 garage spaces and 32 uncovered surface parking spaces, including two ADA spaces. Each dwelling unit would contain two garage spaces. Seven of these units would have tandem parking (14 garage spaces).

Proposed City Approvals

Approval of the Proposed Project includes certification of Environmental Impact Report No. 351, including the adoption of Findings of Fact and Mitigation Monitoring Program No. 359; approval of amendments to the General Plan; a Zoning Reclassification, approval of an Affordable Housing Density Bonus, and associated Tier II Incentives; a Vesting Tentative Tract Map; a Conditional Use Permit; and, a Specimen Tree Removal Permit. Together, the proposed approvals and their implementation constitute the “Project” for the purposes of CEQA. Below is a description of the proposed approvals.

- **General Plan Amendment (GPA) No. 2017-00515:** Amend the Project Site’s General Plan land use designation from Neighborhood Center Commercial to Low-Medium Density Residential (18 du/ac).
- **Zoning Reclassification (RCL) No. 2017-00309:** Reclassify the project site from the existing "C-G" General Commercial Zone to the “RM-3” Multiple-Family Residential Zone
- **Affordable Housing Density Bonus and associated Tier II Incentives (Miscellaneous (MIS) Permit No. 2017-00654):**
 - **Density Bonus:** Allow 19.14 du/ac in the RM-3 Zone, which permits 18 du/ac. The Proposed Project would be eligible for a seven percent density bonus by providing 12 units (approximately 20 percent of the total units) that are affordable to moderate income households.
 - **Tier II Incentives:** Waive the minimum site size for a multifamily residential development in the Scenic Corridor Overlay Zone (5.00 acres required; 3.03 acres proposed), and waive the required minimum setback from an arterial highway (i.e., Nohl Ranch Road and Serrano Avenue) for a multifamily residential project in the Scenic Corridor Overlay Zone (50-foot minimum setback required; 4-foot landscape setback and 14-foot structural setback proposed).
- **Vesting Tentative Tract Map No. 18104:** Approve VTTM No. 18104 for condominium purposes to provide the right to further subdivide the site into condominium air space for individual ownership of the residential units and common ownership of the landscape, parking, and access drive areas.
- **Conditional Use Permit (CUP) No. 2017-05931:** Approve a CUP to allow single-family attached residential use in a RM-3 Zone as part of a Residential Planned Unit Development with modified standards. The approval will allow flexibility for the proposed development to modify the RM-3 Zone’s development standards for setbacks between buildings and landscape setbacks abutting a single-family residential zone, which include a modification of the required interior landscape setback to 2 feet where 10 feet would be required, and a reduction of building-to-building setbacks to 36.7 feet where 40 feet would be required (3-story Primary to Primary elevation) and 32 feet where 35 feet would be required (2-story Primary to 3-story Primary elevation). The Anaheim Municipal Code allows such modifications, subject to the approval

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of a CUP, if they are needed in order to achieve a good project design, privacy, livability, and compatibility with surrounding uses.

- **Specimen Tree Removal Permit No. 2018-00006:** Remove Pepper trees in the Scenic Corridor (SC) Overlay Zone.

Project Phasing

The Proposed Project will be implemented in one phase upon approval of necessary discretionary actions and permits. The construction is tentatively scheduled to start in 2020 and take approximately two years to complete.

1.5 SUMMARY OF PROJECT ALTERNATIVES

The CEQA Guidelines (Section 15126.6[a]) states that an EIR must address “a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project, but would avoid or substantially lessen any of the significant effects of the project and evaluate the comparative merits of the alternatives.”

As described in Chapter 7, *Alternatives*, of this DEIR, the following three development alternatives were identified and analyzed, and their impacts were compared to the impacts of the Proposed Project.

- No Project/Continued Commercial Use Alternative
- Reduced Density Residential Development Alternative
- Mixed Use Alternative

Selection of the alternatives was based, in part, on their potential ability to reduce or eliminate significant impact of the Proposed Project determined to be potentially significant, since no impacts were found to be significant and unavoidable.

Please refer to Chapter 7 for a complete discussion of how the alternatives were selected and the relative impacts associated with each alternative. The following presents a summary of each of the alternatives analyzed in the DEIR. Project objectives are outlined in Sections 3.2 and Section 7.1.2.

1.5.1 Alternative 1: No Project/Continued Commercial Use Alternative

Under this alternative, no development would occur, and the existing neighborhood commercial retail center would continue to operate. Therefore, the existing 42,526 square feet of nonresidential uses would not be demolished and the proposed 58 multifamily units would not be constructed. The Project Site would continue to generate approximately 1,003 average daily trips, and 126 trips from the school drop-off/pick-up would continue.

1.5.2 Alternative 2: Reduced Density Residential Development Alternative

Under this alternative, the Project Site would be developed with a density of 6.5 units per acre, therefore constructing a total of 20 units. No affordable housing would be provided under this alternative, therefore,

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density bonus or Tier II incentives would not be applied. The development density would be consistent with the adjacent RS-2 Zone's minimum lot area standard of 7,200 square feet. This alternative would require demolition of the existing 42,526 square feet of neighborhood commercial uses and removal of the specimen trees. Development would require approval of a General Plan Amendment from the existing Neighborhood Center (Commercial) to Low Density Residential (6.5 du/ac), and a Zoning Reclassification from "C-G" General Commercial Zone to "RS-2" Single-Family Residential Zone. This alternative would also be developed to meet the Scenic Corridor (SC) Overlay Zone's 50-foot setback standard and building-to-building setback standard. This alternative would eliminate the need for a CUP.

1.5.3 Alternative 3: Mixed Use Alternative

Under this alternative, approximately 60 percent of the Project Site would be redeveloped as residential use, and the remaining 40 percent would continue to operate as neighborhood commercial. Therefore, the Project Site would be redeveloped with 29 residential units—50 percent of the Proposed Project (58 units). This alternative would demolish four of the seven buildings on the Project Site, or approximately 24,115 square feet of the existing building area—i.e., 57 percent of the total existing neighborhood commercial use, which is 42,526 square feet. The Mixed Use Alternative would need to be implemented under the Mixed-Use Mid land use designation that allows residential density of up to 27 dwelling units per acre, or the Project Site would need to be subdivided so that only a portion of the Project Site is converted to residential zoning to accommodate both commercial and residential. Under this alternative, seven affordable housing units would be provided, and various approvals such as a General Plan Amendment, Zoning Reclassification, CUP, and Affordable Housing Density Bonus and Incentives would be requested to modify various development standards to house residential units on approximately 60 percent of the Project Site.

1.6 ISSUES TO BE RESOLVED

Section 15123(b)(3) of the CEQA Guidelines requires that an EIR contain issues to be resolved, including the choice among alternatives and whether or how to mitigate the significant effects. With regard to the Proposed Project, the major issues to be resolved include decisions by the lead agency as to:

1. Whether this DEIR adequately describes the environmental impacts of the project.
2. Whether the benefits of the project override those environmental impacts which cannot be feasibly avoided or mitigated to a level of insignificance.
3. Whether the proposed land use changes are compatible with the character of the existing area.
4. Whether the identified goals, policies, or mitigation measures should be adopted or modified.
5. Whether there are other mitigation measures that should be applied to the project besides the Mitigation Measures identified in the DEIR.
6. Whether there are any alternatives to the project that would substantially lessen any of the significant impacts of the Proposed Project and achieve most of the basic project objectives.

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1.7 AREAS OF CONTROVERSY

In accordance with Section 15123(b)(2) of the CEQA Guidelines, the DEIR must identify areas of controversy known to the lead agency, including issues raised by agencies and the public. Some of the community members have expressed concerns over existing traffic and hazardous conditions during major disaster and emergencies such as fires. Obstruction of views from their private properties have also been raised as an area of concern. This DEIR has taken into consideration the comments received from the various agencies and jurisdictions in response to the Notice of Preparation (NOP). Written comments received during the NOP period, which extended from December 13, 2018, to January 14, 2019, are contained in Appendix B of this DEIR.

1.8 SUMMARY OF ENVIRONMENTAL IMPACTS, MITIGATION MEASURES, AND LEVELS OF SIGNIFICANCE AFTER MITIGATION

Table 1-1 summarizes the conclusions of the environmental analysis contained in this EIR. Impacts are identified as significant or less than significant, and mitigation measures are identified for all significant impacts. The level of significance after imposition of the mitigation measures is also presented.

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Table 1-1 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
5.1 AESTHETICS			
Impact 5.1-1: The Proposed Project would not have a substantial adverse effect on a scenic vista and would not conflict with applicable zoning and other regulations governing scenic quality.	Less than significant.	No mitigation measures are required.	Not applicable.
Impact 5.1-2: The Proposed Project would create a new source of light and glare, but it would not adversely affect day or nighttime views in the area.	Less than significant.	No mitigation measures are required.	Not applicable.
5.2 AIR QUALITY			
Impact 5.2-1: The Proposed Project is consistent with SCAQMD's 2016 Air Quality Management Plan.	Less than significant.	No mitigation measures are required.	Not applicable.
Impact 5.2-2: Construction activities associated with the Proposed Project would not generate short-term emissions in exceedance of SCAQMD's threshold criteria, and therefore would not cumulatively contribute to the nonattainment designations of the SoCAB.	Less than significant.	No mitigation measures are required.	Not applicable.
Impact 5.2-3: Long-term operation of the Project would not generate emissions in exceedance of SCAQMD's threshold criteria, and therefore would not cumulatively contribute to the nonattainment designations of the SoCAB.	Less than significant.	No mitigation measures are required.	Not applicable.
Impact 5.2-4: The Proposed Project could expose sensitive receptors to substantial pollutant concentrations.	Potentially significant.	AQ-1 Construction contractors shall be required to use equipment that meets the EPA Tier 4 Interim emissions standards for off-road diesel-powered construction equipment with more than 50 horsepower, unless it can be demonstrated to the City that such equipment is not available. Any emissions control device used by the contractor shall achieve emissions reductions that	Less than significant.

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Table 1-1 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>are no less than what could be achieved by a Level 4 diesel emissions control strategy for a similarly sized engine, as defined by CARB's regulations.</p> <p>Prior to construction, the Project engineer shall ensure that all demolition and grading plans clearly show the requirement for EPA Tier 4 Interim or higher emissions standards for construction equipment over 50 horsepower. During construction, the construction contractor shall maintain a list of all operating equipment in use on the construction site for verification by the City. The construction equipment list shall state the makes, models, and numbers of construction equipment onsite. Equipment shall be properly serviced and maintained in accordance with the manufacturer's recommendations. Construction contractors shall also ensure that all nonessential idling of construction equipment is restricted to five minutes or less in compliance with Section 2449 of the California Code of Regulations, Title 13, Article 4.8, Chapter 9.</p>	
5.3 BIOLOGICAL RESOURCES			
<p>Impact 5.4-1: The Proposed Project would not 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 CDFW or USFWS.</p>	No Impact.	No mitigation measures are required.	Not applicable.
<p>Impact 5.4-2: Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.</p>	Less than significant.	No mitigation measures are required.	Not applicable.
5.4 CULTURAL RESOURCES			
<p>Impact 5.4-1: Development of the Proposed Project would impact archaeological resources pursuant to Section 15064.5.</p>	Potentially significant.	<p>CUL-1 In the event that any evidence of cultural resources is discovered during ground-disturbing activities, all work within the vicinity of the find shall stop until a qualified archaeological consultant can assess the find and make recommendations. Excavation of potential cultural resources shall not be attempted by Project personnel. The Qualified Archaeologist shall ensure that the following measures are followed for the Project.</p>	Less than significant.

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Table 1-1 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<ul style="list-style-type: none"> • Prior to any ground disturbance, the Qualified Archaeologist, or their designee, shall provide a worker environmental awareness protection (WEAP) training to construction personnel regarding regulatory requirements for the protection of cultural (prehistoric and historic) resources. As part of this training, construction personnel shall be briefed on proper procedures to follow should unanticipated cultural resources be made during construction. Workers will be provided contact information and protocols to follow in the event that inadvertent discoveries are made. The WEAP training can be in the form of a video or PowerPoint presentation. Printed literature (handouts) can accompany the training and can also be given to new workers and contractors to avoid the necessity of continuous training over the course of the Project. • In the event that unanticipated cultural material is encountered during any phase of Project construction, all construction work within 50 feet (15 meters) of the find shall cease and the Qualified Archaeologist shall assess the find for importance. Construction activities may continue in other areas. If, in consultation with the appropriate City, the discovery is determined not to be important, work will be permitted to continue in the area. • If a resource is determined by the Qualified Archaeologist to constitute a "historical resource" pursuant to CEQA Guidelines Section 15064.5(a) or has a "unique archaeological resource" pursuant to Public Resources Code Section 21083.2(g), the Qualified Archaeologist shall coordinate with the applicant and the City to develop a formal treatment plan that would serve to reduce impacts to the resources, and construction allowed to proceed. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code Sections 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. • If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. 	

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Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<ul style="list-style-type: none"> Any historic archaeological material that is not Native American in origin shall be curated at a public, nonprofit institution with a research interest in the materials, such as the South Central Coastal Information Center at California State University, Fullerton. If no institution accepts the archaeological material, they shall be donated to a local school or historical society in the area for educational purposes, as determined as appropriate by the City of Anaheim. 	
5.5 ENERGY			
Impact 5.5-1: The Proposed Project would not result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources.	Less than significant.	No mitigation measures are required.	Not applicable.
Impact 5.5-2: The Proposed Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.	Less than significant.	No mitigation measures are required.	Not applicable.
5.6 GEOLOGY AND SOILS AND PALEONTOLOGICAL			
Impact 5.6-1: The Project Site is not located on a geologic unit or soil that is unstable or that would become unstable as a result of the Proposed Project and potentially result in on- or off-site landslide.	Less than significant.	No mitigation measures are required.	Not applicable.
Impact 5.6-2: The Proposed Project could destroy paleontological resources or a unique geologic feature.	Potentially significant.	GEO-1 Prior to the beginning of ground disturbances, the City of Anaheim shall require the Project Applicant/developer to retain a qualified paleontologist to monitor ground-disturbing activities that occur in deposits that could potentially contain paleontological resources (e.g., Puente Formation, the Soquel Member and the La Vida Member). Before ground-disturbing activities begin, a qualified paleontologist shall prepare a monitoring plan specifying the frequency, duration, and methods of monitoring. Sediment samples shall be collected in the deposits and processed to determine the small-fossil potential in the Project Site, and any fossils recovered during mitigation should be deposited in an accredited and permanent scientific institution.	Less than significant.

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Table 1-1 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
5.7 GREENHOUSE GAS EMISSIONS			
Impact 5.7-1: Implementation of the Proposed Project would not generate a net increase in GHG emissions, either directly or indirectly, that would have a significant impact on the environment.	Less than significant.	No mitigation measures are required.	Not applicable.
Impact 5.7-2: Implementation of the Proposed Project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs.	Less than significant.	No mitigation measures are required.	Not applicable.
5.8 HAZARDS AND HAZARDOUS MATERIALS			
Impact 5.8.1: The Proposed Project would not result in hazardous emissions or handle hazardous or acutely hazardous materials, substance, or waste within one-quarter mile of an existing or proposed school.	Less than significant.	No mitigation measures are required.	Not applicable.
Impact 5.8-2: Project development would not impair implementation of or physically interfere with an adopted emergency responder or evacuation plan.	Potentially Significant.	HAZ-1 A site-specific construction worksite staging and traffic control plan shall be prepared and submitted to the City of Anaheim for review and approval prior to the start of any construction work. This plan shall include such elements as the location of any potential partial lane closures, hours during which lane closures (if any) would not be allowed, local traffic detours (if any), protective devices and traffic controls (such as barricades, cones, flag persons, lights, warning beacons, temporary traffic signals, warning signs). The Proposed Project will be required to comply with the City-approved plan measures.	Less than significant.
Impact 5.8-3: The Proposed Project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires.	Less than significant.	No mitigation measures are required.	Not applicable.

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Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
5.9 HYDROLOGY AND WATER QUALITY			
Impact 5.9-1: Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality.	Less than significant.	No mitigation measures are required.	Not applicable.
Impact 5.9-2: 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 result in a substantial erosion or siltation on- or off-site.	Less than significant.	No mitigation measures are required.	Not applicable.
Impact 5.9-3: 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 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.	Less than significant.	No mitigation measures are required.	Not applicable.
Impact 5.9-4: Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.	Less than significant.	No mitigation measures are required.	Not applicable.
5.10 LAND USE AND PLANNING			
Impact 5.10-1: Implementation of the Proposed Project would not 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.	Less than significant.	No mitigation measures are required.	Not applicable.

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Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
5.11 NOISE			
Impact 5.11-1: Construction activities would not result in substantial temporary noise increases in ambient noise levels in the vicinity of the Project Site in excess of standards established by other applicable agency.	Less than significant.	No mitigation measures are required.	Not applicable.
Impact 5.11-2: Project implementation would not result in a substantial permanent increase in ambient noise levels in the vicinity of the Project Site in excess of local standards.	Less than significant.	No mitigation measures are required.	Not applicable.
Impact 5.11-3: The Proposed Project would not create excessive groundborne vibration and groundborne noise.	Less than significant.	No mitigation measures are required.	Not applicable.
5.12 PUBLIC SERVICES			
FIRE PROTECTION AND EMERGENCY SERVICES			
Impact 5.12-1: The Proposed Project would introduce new residential uses to the Project Site, thereby potentially increasing the number of calls for Anaheim Fire and Rescue; however, the Proposed Project would not result in new or expanded fire services facilities that could result in a substantial adverse physical impact.	Less than significant.	No mitigation measures are required.	Not applicable.
POLICE PROTECTION			
Impact 5.12-2: The Proposed Project would not result in substantial adverse physical impacts associated with provision of new or physically altered police facilities, the construction of which could cause environmental impacts, in order to maintain acceptable performance objectives.	Less than significant.	No mitigation measures are required.	Not applicable.

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Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
SCHOOL SERVICES			
Impact 5.12-3: The Proposed Project would/would not generate new students who would impact the school enrollment capacities of area schools.	Less than significant.	No mitigation measures are required.	Not applicable.
5.13 TRANSPORTATION			
Impact 5.13-1: The Proposed Project would not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.	Less than significant.	No mitigation measures are required.	Not applicable.
Impact 5.13-2: Implementation of the Proposed Project would be consistent with CEQA Guidelines § 15064.3, subdivision (b).	Less than significant.	No mitigation measures are required.	Not applicable.
Impact 5.13-3: Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).	Less than significant.	No mitigation measures are required.	Not applicable.
Impact 5.13-4: The Proposed Project would not result in inadequate emergency access.	Potentially significant.	HAZ-1 A site-specific construction worksite staging and traffic control plan shall be prepared and submitted to the City of Anaheim for review and approval prior to the start of any construction work. This plan shall include such elements as the location of any potential partial lane closures, hours during which lane closures (if any) would not be allowed, local traffic detours (if any), protective devices and traffic controls (such as barricades, cones, flag persons, lights, warning beacons, temporary traffic signals, warning signs). The Proposed Project will be required to comply with the City-approved plan measures.	Less than significant.

1. Executive Summary

Table 1-1 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
5.14 TRIBAL CULTURAL RESOURCES			
<p>Impact 5.14-1: The Proposed Project would not cause a substantial adverse change in the significance of a tribal cultural resource that is 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).</p>	Less than significant.	No mitigation measures are required.	Not applicable.
<p>Impact 5.14-2: The Proposed Project would cause a substantial adverse change in the significance of a tribal cultural resource that is determined by the lead agency to be significant pursuant to criteria in Public Resources Code section 5024.1(c). In applying the criteria per PRC Section 5024.1(c), the City considered the significance of the resource to a California Native American tribe.</p>	Potentially Significant.	<p>TCR-1 Prior to the issuance of any permits allowing ground-disturbing activities that cause excavation to depths greater than artificial fill, the City of Anaheim shall ensure that the Project Applicant/developer retain qualified Native American Monitor(s) during construction-related ground disturbance activities. The monitor(s) shall be approved by the tribal representatives of the Gabrieleno Band of Mission Indians - Kizh Nation and be present on-site during construction that involve ground disturbing activities. The Native American monitor(s) shall be responsible for the following activities during the monitoring, as appropriate:</p> <ul style="list-style-type: none"> • Complete monitoring logs on a daily basis, providing descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials identified. • The on-site monitoring shall end when the Project Site grading and excavation activities are completed, or when the tribal representatives and monitor have indicated that the site has a low potential for tribal cultural resources. • Upon discovery, the tribal and/or archaeological monitor/consultant/consultant shall immediately divert work a minimum of 150 feet and place an exclusion zone around the burial. The monitor/consultant(s) shall then notify the tribe, the qualified lead archaeologist, and the construction manager who shall call the coroner. • Work will continue to be diverted while the coroner determines whether the remains are Native American. The discovery is to be kept 	Less than significant.

1. Executive Summary

Table 1-1 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>confidential and secure to prevent any further disturbance. If the finds are determined to be Native American, the coroner will notify the Native American Heritage Commission (NAHC), as mandated by state law, who will then appoint a Most Likely Descendent (MLD).</p> <p>If the Gabrieleno Band of Mission Indians - Kizh Nation is designated MLD, the following treatment measures shall be implemented.</p> <ul style="list-style-type: none"> • Prior to the continuation of ground-disturbing activities, the land owner shall arrange a designated site location within the footprint of the Project Site for the respectful reburial of the human remains and/or ceremonial objects. • In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains shall be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. • The tribe shall make every effort to recommend diverting the Project and keeping the remains in situ and protected. If the Project cannot be diverted, it may be determined that the burials will be removed. The tribe will work closely with the qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. • If data recovery is approved by the tribe, documentation shall be taken that includes, at a minimum, detailed descriptive notes and sketches. Additional types of documentation shall be approved by the tribe for data recovery purposes. • Cremations will either be removed in bulk or by means as necessary to ensure completely recovery of all material. If the discovery of human remains includes four or more burials, the location is considered a cemetery and a separate treatment plan shall be created. Once complete, a final report of all activities is to be submitted to the tribe and the NAHC. 	

1. Executive Summary

Table 1-1 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<ul style="list-style-type: none"> Each occurrence of human remains and associated funerary objects shall be stored using opaque cloth bags. All human remains, funerary objects, sacred objects, and objects of cultural patrimony will be removed to a secure container on site if possible. These items should be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the Project Site but at a location agreed upon between the tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered. 	
5.15 UTILITIES AND SERVICE SYSTEMS			
Impact 5.15-1: The Proposed Project would not require or result in the relocation or construction of new or expanded water, electric power, or natural gas facilities, the construction or relocation of which could cause significant environmental effects.	Less than significant.	No mitigation measures are required.	Not applicable.
Impact 5.15-2: Implementation of the Proposed Project would have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years.	Less than significant.	No mitigation measures are required.	Not applicable.
Impact 5.15-3: The Proposed Project would not 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.	Less than significant.	No mitigation measures are required.	Not applicable.
5.16 WILDFIRE			
Impact 5.16-1: The Proposed Project would not substantially impair an adopted emergency response plan or emergency evacuation plan.	Potentially significant.	HAZ-1 A site-specific construction worksite staging and traffic control plan shall be prepared and submitted to the City of Anaheim for review and approval prior to the start of any construction work. This plan shall include such elements as the location of any potential partial lane closures, hours during which lane closures (if any) would not be allowed, local traffic detours (if any), protective	Less than significant.

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Table 1-1 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		devices and traffic controls (such as barricades, cones, flag persons, lights, warning beacons, temporary traffic signals, warning signs). The Proposed Project will be required to comply with the City-approved plan measures.	
Impact 5.16-2: The Proposed Project would not expose Project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire due to slope, prevailing winds, and other factors exacerbating wildfire risks.	Less than significant.	No mitigation measures are required.	Not applicable.
Impact 5.16-3: Implementation of the Proposed Project would not 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.	Less than significant.	No mitigation measures are required.	Not applicable.
Impact 5.16-4: The Proposed Project would not 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.	Less than significant.	No mitigation measures are required.	Not applicable.