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Subject:

**CRITICAL ISSUES ASSESSMENT ANAHEIM PEAKING POWER  
SITING STUDIES**

Enclosed for filing with the California Energy Commission are the original and (2) two copies of the following two reports for the Canyon Power Plant Docket No.07-AFC-09:

1. **CRITICAL ISSUES ASSESSMENT ANAHEIM PEAKING POWER SITING SUDY(September 2003)**
2. **CRITICAL ISSUES ASSESSMENT ANAHEIM PEAKING POWER SITING STUDY (October 2006 )**

Sincerely,



Scott Galati  
Counsel to Canyon Power Plant

# CRITICAL ISSUES ASSESSMENT ANAHEIM PEAKING POWER SITING STUDY

*Prepared for:*



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October 2006

	<u>Page</u>
<b>EXECUTIVE SUMMARY .....</b>	<b>ES-1</b>
<b>1.0 INTRODUCTION.....</b>	<b>1-1</b>
<b>2.0 PROJECT DESCRIPTION.....</b>	<b>2-1</b>
<b>3.0 SITE OBSERVATIONS AND RESEARCH.....</b>	<b>3-1</b>
<b>4.0 SITE SUITABILITY ANALYSIS.....</b>	<b>4-1</b>
4.1 OVERVIEW .....	4-1
4.2 NEUTRAL CRITERIA .....	4-2
4.3 RANKING CRITERIA.....	4-6
4.4 CRITERIA WEIGHTING .....	4-13
<b>5.0 SITE SELECTION.....</b>	<b>5-1</b>

**APPENDICES**

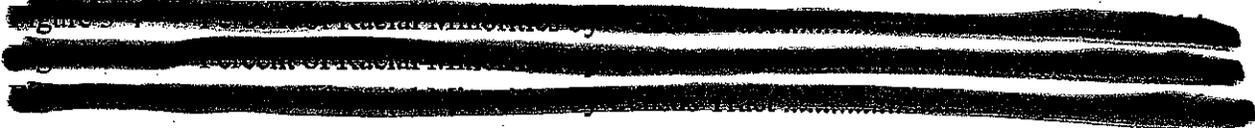
- Appendix A Ranking and Site Scores
- Appendix B Site Photos

**LIST OF TABLES**

	<u>Page</u>
Table 1-1 Potential Sites.....	1-1
Table 1-2 List of Potential Major Permit Requirements.....	1-5
[REDACTED]	
Table 4-1 Table of Assessment Criteria.....	4-1
Table 4-2 Neutral and Ranking Criteria.....	4-2
Table 4-3 Biological Resources Criterion.....	4-7
Table 4-4 Buildable Acreage Criterion.....	4-8
Table 4-5 Surrounding Land Use Compatibility Criterion.....	4-9
Table 4-6 Zoning Consistency Criterion.....	4-10
Table 4-7 Visual Impact Criterion.....	4-11
Table 4-8 Performance Levels .....	4-13
Table 4-9 Criteria Weights.....	4-13
Table 5-1 Summary Site Suitability Scores .....	5-1

**LIST OF FIGURES**

	<b><u>Page</u></b>
Figure ES- 1 City of Anaheim Potential Project Locations .....	ES-3
Figure 1-1 City of Anaheim: Sites 1 through 9 (All Sites Studied).....	1-4
Figure 3-1a City of Anaheim General Plan Land Use Map .....	3-9
Figure 3-1b City of Anaheim General Plan Land Use Map Legend .....	3-10
Figure 3-1a City of Anaheim Zoning Map.....	3-11
Figure 3-1a City of Anaheim Zoning Map Legend.....	3-12
Figure 3-3 City of Anaheim Infrastructure .....	3-13



The City of Anaheim Public Utilities Department (Department) is considering the construction and operation of a natural gas-fired peaking power plant within the City of Anaheim. It is currently envisioned that the project may consist of up to four gas-fired turbines operating in simple cycle mode capable of generating up to 200 MW of power. It is anticipated that the power is required to be online in 2010 or 2011 to meet predicted demand and to avoid paying high power prices on a spot market. Given the urban development and characteristics of Anaheim, URS was contracted to determine the feasibility of siting a generation plant of this size within the City limits. URS has performed this Critical Issues Assessment to assist in the selection of a preferred location that will optimize proximity to infrastructure and minimize impacts to the environment and the public.

URS prepared an initial study in 2003. At that time, the Department conducted a review of open sites in Anaheim, and this effort resulted in locating several sites. In addition, URS contacted the Anaheim Planning Department and Redevelopment Agency, who provided suggested locations. This process resulted in identification of eight sites, one of which was eliminated at the outset because of several constraints (Site 8). Since the previous evaluation, two other sites were eliminated from consideration because they were no longer available for the proposed project (Sites 4 and 5). One site has been added to the analysis (Site 9). Therefore, this 2006 update to the siting study focuses on the feasibility of Sites 1, 2, 3, 6, 7, and 9.

The goal of this analysis was to identify the sites with the least impacts on the environment and public with close proximity to gas, transmission and water infrastructure. A list of 30 potential site ranking criteria was evaluated. A number of these criteria resulted in common issues that did not differentiate amongst the sites and, therefore, were considered "neutral." The following criteria did differentiate sites and were considered in the analysis:

- Surrounding Land Use Compatibility/Sensitive Receptors
- Zoning Consistency
- [REDACTED]
- Visual Impact
- Gas Supply
- Electrical Transmission
- Wastewater Discharge
- Water Supply

Each site was numerically rated based upon each of these criteria. [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

[REDACTED]

The potential project locations considered in this report are shown in Figure ES-1. Based upon the scores, Sites 9 (OC Food Services) and 2 (Adams Metal) appear to be the top candidates for development. Sites 6 (Dowling) and 7 (Lewis) were in the middle group, and the remaining two sites fell into the lower grouping (Sites 1, Maintenance Yard, and 3, OCWD).

The OC Food Services site (Site 9) has significant advantages with respect to development over the remaining sites. This site has appropriate zoning and a power generation facility would be relatively consistent with surrounding land use. This location has the minimal residential urban development in close proximity. Visual impact should be manageable as the site is located in the middle of a block in a light industrial and commercial area. [REDACTED]

[REDACTED] There is also an approximately 60-foot communication tower located at the business directly west of the site. This property may be purchased and used as part of the project site. Linear interconnection points for gas, transmission, and water are within one half mile from the site and the SARI line connection is approximately 0.8 mile from the site. The site is also located within less than 1/2 mile from the existing Dowling Generation facility, which would consolidate the Utility Dept electrical generation resources.

The primary conclusion of this study is that despite the urban concentration of Anaheim, the development of a power project in Anaheim appears to be feasible from the standpoint of environmental, permitting and public acceptability issues. [REDACTED]

[REDACTED]

[REDACTED]

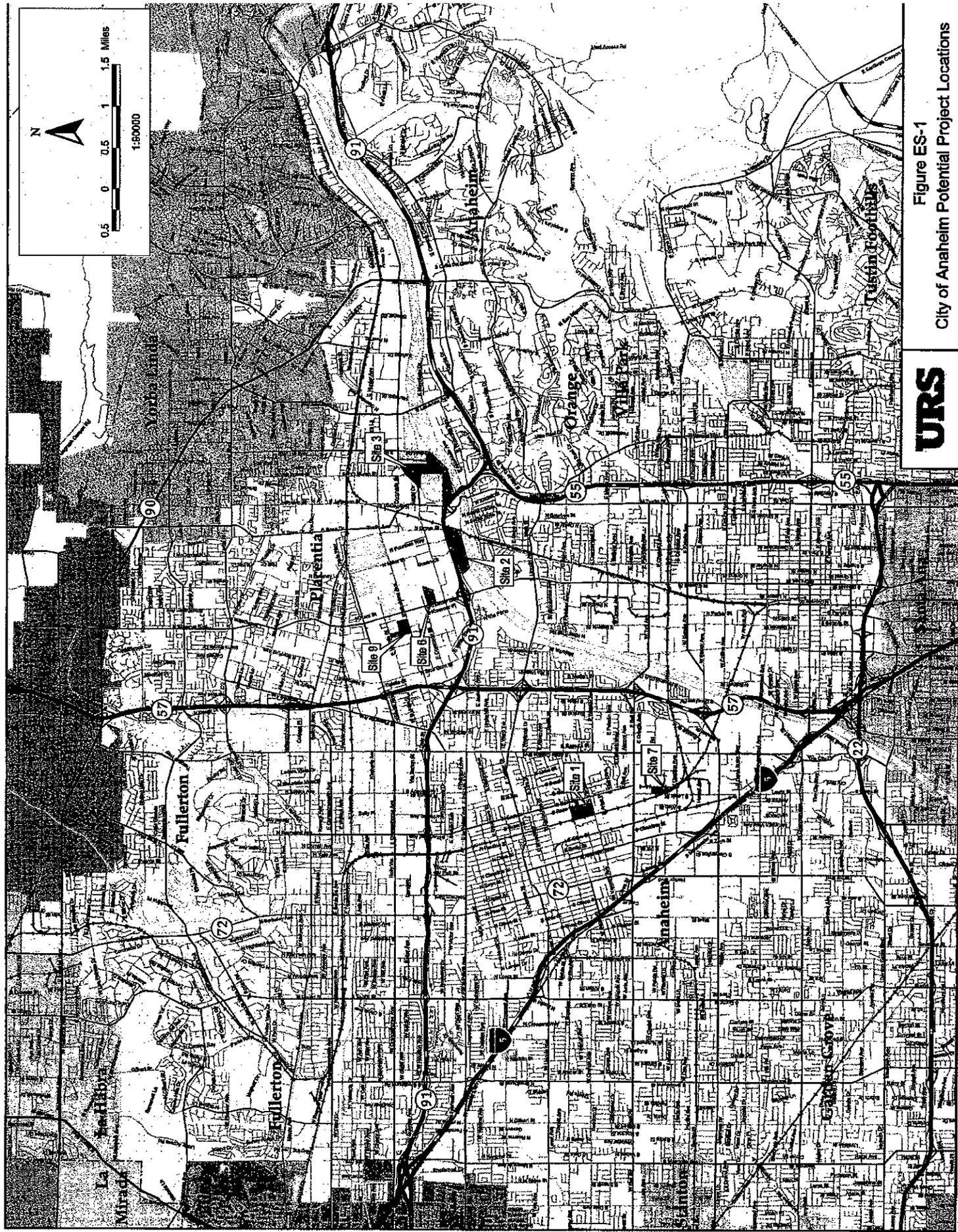


Figure ES-1  
City of Anaheim Potential Project Locations

The City of Anaheim Public Utilities Department is considering the construction and operation of a natural gas-fired peaking power plant within the City of Anaheim. It is currently envisioned that the project may consist of up to four LM 6000's operating in simple cycle mode. The Department and URS have identified multiple sites between 2003 and 2006, in an effort to explore the best potential locations within the City of Anaheim. Site locations were selected based on review of available land and discussions with City of Anaheim agencies.

URS has performed this Critical Issues Assessment to assist in the selection of a preferred location that will optimize proximity to infrastructure and minimize impacts to the environment and the public. The nine sites that were studied are shown in Table 1-1 and Figure 1-1.

**TABLE 1-1 POTENTIAL SITES**

Site Number	Site Name	Site Location
Site 1	Maintenance Yard	Near Vermont Avenue and East Street
Site 2	Metal Site	Along the south side of SR 91, east of Kraemer Boulevard
Site 3	OCWD Site	North of the 91 Freeway, west of Richfield Road
Site 4	Disney Parking Lot	At the intersection of Katella Avenue and Haster Street
Site 5	San Farrel	At 3000 La Jolla Street
Site 6	Dowling and CT	At Dowling Substation and existing combustion turbine site, at Kraemer Boulevard and Coronado Street
Site 7	Lewis Street	Near the Intersection of Lewis Street and Cerritos Avenue
Site 8	Car Lot Site	At La Palma Avenue and Yorba Linda Boulevard
Site 9	OC Food Services	Along Miraloma Avenue, west of Kraemer Boulevard

Note that the sites shown in Figure 1-1 represent the general location of the potential sites, not the actual area available for construction. Sites 1 thru 8 were evaluated in the 2003 study. Since then, three sites were eliminated (Sites 4, 5, and 8), one site was modified (Site 6), and a new site was added (Site 9).

Site 4 was considered as a potential location for the proposed project in the 2003 study. However, residential units have been built within the site since then. In addition, there are apartments located south of the site and numerous hotels near the site. This site has been dropped from further consideration in this analysis.

Site 5 is in light industrial use and several two-story warehouses are located onsite. The area is within the Specific Plan No. 94-1 area and is zoned industrial. The surrounding area is light industrial. Site 5 was identified as the preferred site in the 2003 study. However, since

then the site has become unavailable for development and thus has been dropped from further consideration in this analysis.

A Southern California Edison 500 kV line is located overhead of Site 8, rendering it unusable for the construction of a power generation facility.

This Critical Issues Assessment consists of an evaluation of the six remaining sites against about 30 issues that have the potential to:

- Render a site unacceptable (i.e., a fatal flaw exists), or
- Introduce unacceptable potential for permitting delays, or
- Create unacceptably high site development costs.

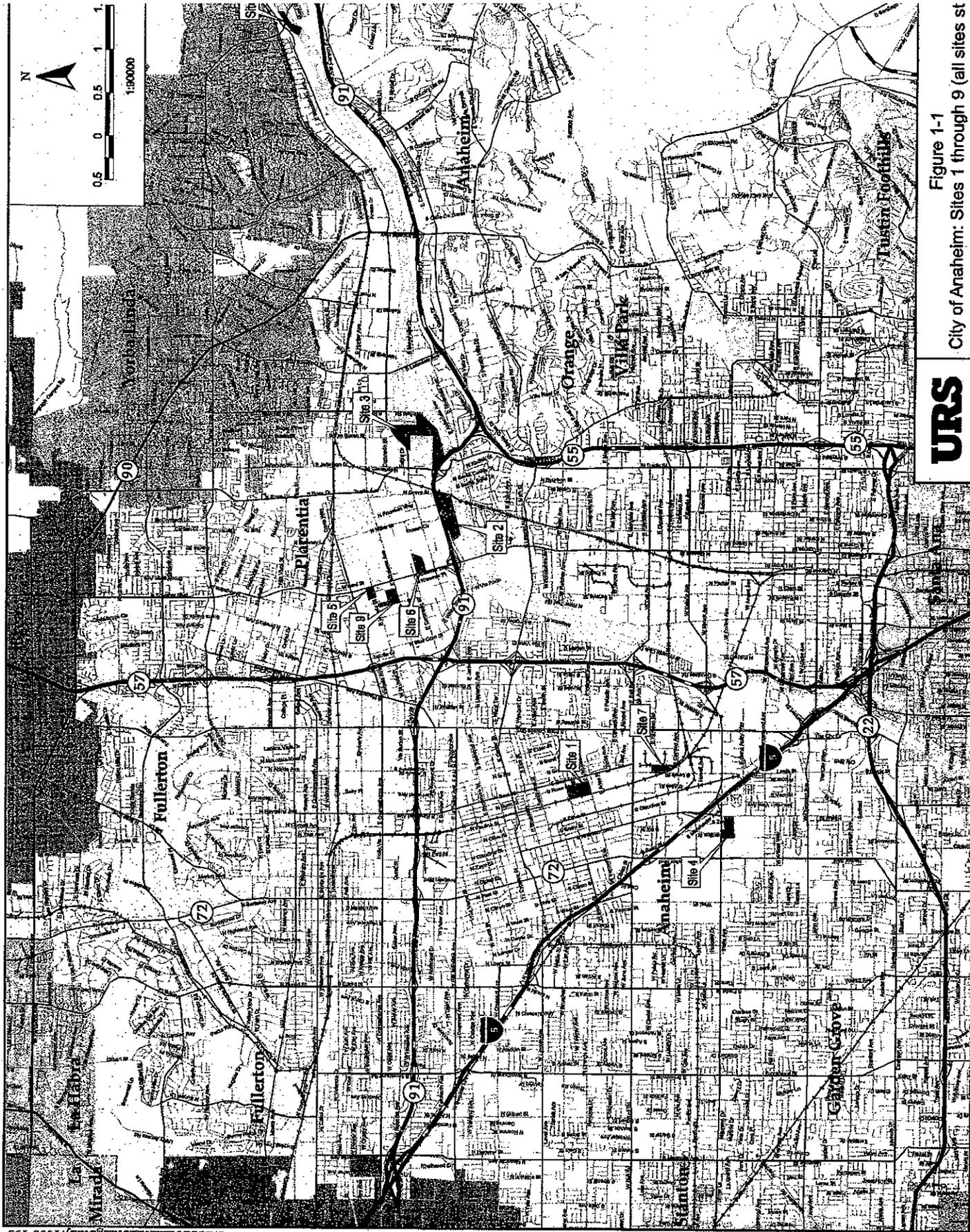
URS staff visited these nine sites on August 31 and September 3, 2006. All sites were visually observed to determine current land uses, compatibility of surrounding land use, potential presence of sensitive habitat or species and cultural resources. We also utilized our knowledge of key SCAQMD and CEC issue areas to evaluate the potential critical issues for the project. The City of Anaheim General Plan Land Use map (May 2004) and current zoning (August 2006) were reviewed for compatibility of the project at the proposed locations. In addition, URS contacted the City of Anaheim Planning Department and reviewed proposed development plans near the sites. Information on hazardous materials within or near the sites was obtained through preliminary database and literature research. No soil or water sampling was performed. No Phase I reports were prepared as part of this study. Further analyses will need to be performed on the site selected for the proposed project for comprehensive evaluation of the potential for hazardous materials contamination.

The major environmental and permitting issues are expected to be surrounding land use compatibility, zoning consistency, [REDACTED] visual impacts, gas supply, electrical transmission, wastewater disposal, water supply (including use of reclaimed water), noise impacts and compliance with air quality standards. [REDACTED]

[REDACTED]

[REDACTED]

Section 2.0 of this report presents a conceptual description of the project that served as the basis for our analysis. Section 3.0 presents the general results of our site inspections and database and literature research, and Section 4.0 presents the results of the environmental site ranking. Section 5.0 presents conclusions of the analysis. Appendix A contains the spreadsheets used to determine the preferred site selections. Appendix B contains photos of each potential site that was evaluated.



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Figure 1-1  
City of Anaheim: Sites 1 through 9 (all sites st



TABLE 1-2  
LIST OF POTENTIAL MAJOR PERMIT REQUIREMENTS (1)

Permit Type/Regulation	Permit Name	Lead Agency	Contact Person	Location
Project Siting	Application for Certification	California Energy Commission	Mr. Roger Johnson (916) 654-5100	Sacramento, CA
Quality	Permit to Construct/Operate	South Coast Air Quality Management District	Mr. John Yee (909) 396-2531	Diamond Bar, CA
Stormwater Discharge	Stormwater Discharge Plan	Santa Ana Regional Water Quality Control Board	Mr. Mark Smythe (951) 782-4998	Riverside, CA
Drinking Water Supply	Water Connection Permit	City of Anaheim Utility Department	Mr. Carlos Bustos (714) 765-4231	Anaheim, CA
Wastewater Discharge	Direct Discharge Permit	Orange County Sanitation District	Mr. Bob Chemowith (714) 593-7318	Fountain Valley, CA
Biological Resources	Section 7/Section 10	US Fish and Wildlife Service (USFWS), Carlsbad Office	Ms. Nancy Ferguson (760) 431-9440	Carlsbad, CA
Biological Resources	Section 2081	California Department of Fish and Game (CDFG)	Mr. Don Chadwick (858) 467-4201	San Diego, CA
Drinking Water Use	Water Reuse Agreement	Orange County Water District	Ms. Virginia Grebbian (714) 378-3200	Fountain Valley, CA

Assumes no Santa Ana River crossing or impacts to the river. If the river is impacted then may need Army Corp of Engineers and CDFG approvals.

Only a conceptual design of the project is available at this time. This potential equipment description was provided by Mr. Steve Sciortino, Anaheim Utility Department. URS has identified some suggested recommendations for the facility design that may help mitigate potential environmental impacts.

Based upon a preliminary estimate for four (4) combustion turbines with turbine auxiliaries, air pollution control equipment (including ammonia system, storage, and unloading areas), water treatment and storage, transmission equipment, control building, and warehouse, the proposed project site will need a minimum of 4 acres of land for development. The project will consist of simple cycle peaking power generation. A total of four units may be installed capable of generating up to 200 megawatts (MW) of electrical power. It is envisioned that four natural gas fired turbines would be installed for operations in 2010 or 2011.

Natural gas would be the exclusive fuel for the project; fuel oil would not be used as a back up. It is understood that the City has had discussions with Southern California Gas who has indicated that the major gas line routes in the area have sufficient capacity for the project.

For simple cycle operations, minimal water for NO<sub>x</sub> control, power augmentation or inlet air cooling may be required. It is roughly estimated that 150,000 gallon per day (gpd) of water would be needed for each gas turbine. Depending upon the selected turbine and the configuration this water usage will vary. The Department has suggested that potable water may be used to meet the plants process water needs; however, URS strongly encourages the Department to use reclaimed water. Pursuant to State Water Resources Control Board Resolution No. 75-58, the use of potable water related to power plant operations is discouraged and alternatives such as reclaimed water are preferred.

Currently, the Orange County Water District (OCWD) in conjunction with the Orange County Sanitation District (OCSD) plan to operate a reclaimed water line, the Groundwater Replenishment System (GRS), in September 2007. The GRS will transport reclaimed water from the Fountain Valley Reclamation Plant 1 to the OCWD Burriss Pit for groundwater replenishment. [REDACTED]

Best Available Control Technology (BACT) will need to be installed to control air pollutant emissions. It is possible to achieve extremely low levels of air contaminants using BACT and therefore the facility should comply with ambient air quality standards and health risk based levels. It is anticipated that the facility will utilize an oxidation catalyst for the control of carbon monoxide (CO), volatile organic compounds (VOC), and toxic air contaminants (TACs). A Selective Catalytic Reduction System (SCR) that utilizes ammonia for NO<sub>x</sub> control will also need to be installed. [REDACTED]

[REDACTED]

Wastewater discharge options have not yet been defined; it is roughly estimated that the quantity of discharge would be 50,000 gpd per turbine. It is understood that if the project plans to discharge to the City sewer system, a sewer capacity study will be required to determine available capacity. Preliminary information gathered for this study indicates that there are areas of Anaheim that may be sewer constrained. The Santa Ana Regional Interceptor (SARI) line, managed by Santa Ana Watershed Project Authority (SAWPA) may be an alternative discharge line. OCSD has performed preliminary capacity modeling analyses<sup>1</sup> based on the estimated 50,000 gpd discharge volume, and has determined that sufficient capacity exists in the SARI line for the sites selected for consideration

A substation will be installed as part of the project for a tie-in point to the existing 69 kV transmission grid. It is understood that the Department has determined that transmission line constraints are not an issue for the project.

The tallest feature of the project would be the stacks and the emissions control enclosures. While the final stack height will depend on the results of the air quality analysis, it is expected to be approximately 75 feet. To the extent possible, the Department should seek to minimize the height profile of the facility and stacks to comply with the City of Anaheim's height restriction of 60 feet.

It is assumed that the project design will need to incorporate noise silencing equipment in the turbine exhaust, turbine enclosure, gas compression equipment or other devices with the potential to contribute significantly to noise. [REDACTED]

[REDACTED]

<sup>1</sup> OCSD performed a preliminary capacity study using an in-house hydraulic model that provides relatively accurate estimates regarding available SARI capacity. This preliminary capacity study however, does not replace the required in-depth modeling prior to the project design phase.

Site visits covering sites 1, 2, 3, 6, 7, and 9 were performed on August 31<sup>st</sup> and September 3<sup>rd</sup>, 2006 by Ms. Ana Hudson (URS) and Ms. Jennifer Wu (URS). The site visits consisted of general observation of the sites and the surrounding land uses. Figure 1-1 contains a map showing the locations of the sites. Photographs of each site are included in Appendix B.

Figure 3-1a shows the City of Anaheim General Plan land use designation for the project site areas. Figure 3-2a shows current zoning for the project site areas. Figure 3-3 shows the gas pipelines, transmission lines, reclaimed and potable water mains, and wastewater discharge infrastructure near the project sites. Distances to the various gas pipelines, transmission lines, reclaimed, potable water, and wastewater mains are estimated from the center of each site, to the nearest tie-in point. URS did not confirm allowable routes and actual tie-in points that may be required by the entities responsible for these linear facilities. Where possible, URS attempted to confirm capacity and availability. Following is a brief discussion of each site:

### Site 1

Site 1 is currently used as the Utility Department storage and maintenance yard. The entire site is paved and a warehouse is located on the property. It is understood that the Utility Department is currently purchasing land around this area, so that ultimately the City will own roughly 40 acres. There are light industrial and commercial businesses east of the site. A railroad is located west of the property. The area west of the railroad has residential and school uses. The area north of South Street also has residential uses. The City of Anaheim General Plan Land Use map shows that the land use designation for this site is institutional, as show in Figure 2. The site current zoning is industrial, as indicated in Figure 3.

Site 1 is near sensitive uses. Residential uses are located immediately east of East Street (less than 1/8 mile from Site 1), west of the railroad, and north of South Street. In addition, Olive Street Elementary School and Jefferson Elementary School are located less than 1/8 mile west of Site 1. Further, there are current plans and construction of multiple-family residential development along South Street, near South Dakota Street.

There were no observed biological resources in the area. A search of the California Natural Diversity Database (CNDDDB, 2005) shows the occurrence of chaparral sand verbena less than one mile from the site. This species is listed in the California Native Plant Society (CNPS) List as a *plant rare, threatened, or endangered in California and elsewhere* (1.B.1)

The Department has established plans to install a substation at this location to provide a connection point for the 230 kV electric transmission system. The site has access to 69 kV transmission along the southwest property line. A 16-inch natural gas pipeline is located within one half mile south of the proposed project. The SARI line is 2 miles east of the site; however, city sewer lines are close to the property. The OCS D has indicated that the city

sewer lines may be capacity constrained. A capacity study would be required to determine whether the city sewer lines could accommodate the proposed project. The GRS reclaimed water line is 1.8 miles east of the site.

An EDR search identified soil contamination within the site in the past, although it is understood that remediation has been completed. The EDR search identified properties near Site 1 that may have had violations regarding TSD activities onsite in the past. The potential for impact is moderate. Further investigation is recommended to confirm the status of the property and potential for impact from properties nearby.

## Site 2

Site 2 is currently used by Adams Metal, a metal recycling facility, a lumber yard, and rail car area. The site is partially paved or is covered by gravel and dirt. The site is within the Specific Plan area 94-1 and is zoned as Zone 1 industrial. The City of Anaheim General Plan Land Use map shows that the land use designation is also industrial. Surrounding land uses are industrial and light commercial. The 91 Freeway is located immediately north of the property. The property abuts the Santa Ana River to the south and residential development in the City of Orange is located further south along the other side of the river.

A hotel is located immediately west of the site.

There were no observed biological resources at the site. A search of the CNDDDB (2005) shows the occurrence of Santa Ana sucker, Coast (San Diego) horned lizard and great blue heron less than one mile from the site. The Santa Ana sucker is known to occur within the Santa Ana River near the site and is listed under the Endangered Species Act as *federally threatened*, by the CDFG as a *California Special Concern Species*, and by the US Forest Service as *sensitive species*. The Coast horned lizard is listed by the CDFG as *California Special Concern Species (CSC)*. The great blue heron is listed by the International Union for Conservation of Nature and Natural Resources (IUCN) as a *species of least concern (LC)*.

The site has access to 69 kV transmission along the north property boundary. The gas line information has been modified since the 2003 study to show that the nearest line is located 0.9 miles to the west, The SARI is adjacent to the site on the east. The proposed GRS reclaimed water line is 0.6 mile west, at the intersection of the 91 Freeway and Glassell Street. Access to both the SARI and GWR system lines can be obtained without crossing the Santa Ana River.

An EDR search indicated a previous leaking underground storage tank (LUST) onsite containing gasoline, and presence of contaminants including polychlorinated biphenyls (PCBs), heavy metals (arsenic, copper, lead, nickel, and zinc), oil, and grease. As a result, the

site is listed on the Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) list, but has been assessed to not belong on the National Priorities List (NPL). The Department of Toxic Substances Control (DTSC) has overseen the site clean-up, and remediation activities, and the site has since been certified as being remediated satisfactorily, as of 2001. Additionally, a remedial action order was also issued in 1987 to characterize auto shredder waste, and the responsible parties were in compliance with the order as of 1988.

The property also has a history of using materials containing asbestos, and has been previously used as a landfill. The EDR report indicates that an oil, gas, or related well is located within the property west of Site 2. No other known site contamination appears in the literature search; however, based upon the historic and current uses of the facility, there is some potential for contamination. This site would require further in-depth analyses with sampling should it be considered for the proposed project. Further investigation is recommended to confirm the status of the property and potential for impact from properties nearby.

The City of Anaheim General Plan Safety Element (May 2004) identifies areas that have potential for liquefaction. Site 2 is within the area with potential for liquefaction.

### Site 3

Site 3 is currently owned by the Orange County Water District and is surrounded by the Warner Recharge Basin. The buildable area within this site is limited by water and is not continuous. Most of this site is currently used as a park and includes recreational fishing in the recharge basin. It may be possible to construct a facility on the south end of the site away from the park, but there currently is only a narrow road down to this location. The site is within the Specific Plan Area 94-1 and is zoned conservation/water uses. In addition, the area is within a State-designated scenic corridor. The City of Anaheim General Plan Land Use map also shows that this site is designated parks and water uses. Site 3 abuts park/water uses to the east and west, the Santa Ana River to the south, and light industrial and offices to the north and northeast.

Several birds were observed in the area; however a detailed analysis for sensitive habitat or endangered species was not performed. A search of the CNDDDB (2005) shows the occurrence of Santa Ana sucker, great blue heron, and chaparral sand verbena less than one mile from the site. The Santa Ana sucker is known to occur within the Santa Ana River and is listed under the Endangered Species Act as *federally threatened*, by the CDFG as a *California Special Concern Species*, and by the US Forest Service as *sensitive species*. The great blue heron is listed by the International Union for Conservation of Nature and Natural Resources (IUCN) as a *species of least concern (LC)*. The chaparral sand verbena is listed in

the California Native Plant Society (CNPS) List as *plant rare, threatened, or endangered in California and elsewhere* (1.B.1).

The site has access to 69 kV transmission 0.4 mile north of the site. A 30-inch gas line traverses through the site at the south end of the access road, and the SARI wastewater line is adjacent to the facility on the north. The GRS reclaimed water line is 1.5 miles east of the site.

Site 3 and adjacent properties were not identified on any of the databases searched by EDR. Some surrounding properties were identified on various databases searched by EDR. Based on the distance of the facilities from Site 3 and the regulatory status of these facilities, the potential of these facilities to impact Site 3 is low. However, further investigation is recommended to confirm the status of the property and potential for impact from properties nearby.

According to the City of Anaheim General Plan Safety Element (May 2004), Site 3 is within an area with potential for liquefaction.

### Site 6

Site 6 currently operates as the Dowling Substation, including the Utilities Department LM 5000 electrical generation facility. It would be necessary to dismantle the existing LM 5000 to create area for the construction of four LM6000s. Anaheim Fire Station No. 5 and a structure used currently for commercial purposes (Walton's Pool Supplies) are located west of the LM 5000 site and would need to be acquired by the Utilities Dept and demolished. This site may be restricted and not have sufficient space for the proposed project depending upon the reconfiguration of the substation. The site is within the Specific Plan No 94-1 Northeast Industrial Area and its zoning and land use designation is industrial. Adjacent to the property are light industrial and commercial land uses, as well as a fire station. The eastern side of the site is adjacent to Carbon Creek storm channel.

There were no observed biological resources in the area. A search of the CNDDDB (2005) shows the occurrence of great blue heron less than one mile from the site. This species is listed by the International Union for Conservation of Nature and Natural Resources (IUCN) as a *species of least concern (LC)*.

Transmission is available through the existing onsite substation. Currently, the existing onsite 8-inch gas line is available; however, this capacity may not be sufficient to operate four LM6000s. The proposed facility may need to access the larger 30-inch gas line, which is located 0.8 miles to the east. The SARI line is 0.5 mile to the east, and the GRS reclaimed line is adjacent to the site.

An EDR search indicated that Anaheim Fire Station No. 5 had a LUST release of diesel in 1993, and the remediation for the release was completed in 1994. Within 0.5 miles of the site, one business, Roy Miller Freight Lines, Inc. (3165 Coronado Street), was found to have an open case involving a LUST release, which is currently undergoing pollution characterization. Within one mile of the site, one property, General Electric Apparatus Service (3601 East La Palma Avenue) is currently undergoing remediation for Polychlorinated Biphenyls (PCBs).

With exception of the fire station, no known contamination appears in the literature search for site 6; however, based on the current and historic site use as a substation and generation facility, further analyses will need to be performed should the site be considered for the proposed project. Further investigation is also recommended to confirm the potential for impact from properties nearby.

According to the City of Anaheim General Plan Safety Element (May 2004), Site 6 is within an area with potential for liquefaction.

### Site 7

Site 7 is currently a vacant lot where the Salvation Army stores delivery/pick-up trucks. Immediately adjacent to the northern border of the site is a ministry facility that appears to have 50 or more beds, which is considered a sensitive use. Other surrounding land use is light industrial. There are no immediate housing developments in the area. A railroad track is located to the east and west of the site. The land use designation and zoning for Site 7 is industrial.

There were no observed biological resources in the area. A search of the CNDDDB (2005) does not identify sensitive species less than one mile from the site.

The site has access to 69 kV transmission along the property line, and is also located immediately north of the Lewis transmission substation, on the corner of Lewis and Cerritos Avenue. The gas pipeline is located 0.5 mile north. The GRS reclaimed water system is 1.3 miles to the east. The connection into the SARI line 1.5 miles to the southeast, and is located on the other side of the Santa Ana River.

An EDR search indicated that within 1/8 mile of the site, there have been two instances of petroleum type of LUST releases. The first case is Sequa Corporation, at 851 Cerritos Avenue, which reported a gasoline release in 1990 that was remediated and closed in 1991. The second case is the Salvation Army, at 1300 Lewis Road, which reported a diesel release in 2001 that was remediated and closed in 2002. Within 0.5 miles of the site, there are four sites undergoing pollution confirmation, characterization or remediation. These sites are Norco Delivery Service, Inc. (1500 Babbitt Street) for characterization of gasoline

contamination of a drinking water aquifer; Pacific Scientific (1350 State College Boulevard) for characterization of trichloroethylene (TCE) contamination of a drinking water aquifer; Rollins Truck Leasing (1801 Ball Road) for remediating diesel contamination of a drinking water aquifer; and Tosco Corporation (1515 Lewis Road) for confirming a diesel leak.

The site has been used to store trucks, which have a potential for minor releases; however, based on current records, it is not expected that contamination issues would be so extensive as to significantly affect the site's suitability. Further investigation is recommended to confirm the status of the property and potential for impact from properties nearby.

### Site 9

Site 9 has commercial and light industrial uses, with some residential structures located onsite at the southwest corner of the property. As the area is within the Specific Plan No. 94-1 area and is zoned industrial, the residential structures are nonconforming uses within the property, and are expected to be demolished for the proposed project. The northern portion of the property is paved and used for parking and open-air storage. The surrounding area is commercial and light industrial. Adelpia has a communication tower that appears to be 60 feet or taller located within the parcel immediately east of Site 9. Except for the structures onsite, there are no housing developments in relative close proximity to this site. A fast-food restaurant is located at the northwest corner of Kraemer Boulevard and Miraloma Avenue.

There were no observed biological resources in the area. A search of the CNDDDB (2005) does not identify sensitive species less than one mile from the site.

The site has access to 69 kV transmission from the northeast portion of the property line, and the site is located less than 0.5 mile from the Dowling Substation. The site is 0.4 mile south of a 30-inch gas line. The GRS reclaimed water line is 0.5 mile to the east. Based on capacity, OCSD recommends the SARI line connection be made along Miraloma Avenue, 0.8 mile southeast of the site.

Site 9 has an active UST, but no violations seem to have been reported, based on the EDR report. There are multiple facilities within one mile from Site 9 that store, produce, and/or transport hazardous materials. The EDR report indicates past and existing violations within properties less than 1 mile from Site 9. Most of the cases identified by the EDR report have been closed.

Two facilities within ¼ mile from Site 9 had hazardous materials violations in 2003 (Dynamic Details at 1231 Simon Circle and Cytec Engineered Materials, at 1440 N. Kraemer Blvd). A facility located at 3165 Coronado Street (Roy Miller Freight Lines, less than ½ mile from the site) is listed as having a LUST, and the case status is pollution

## 4.1 OVERVIEW

URS used the project information from Section 2.0, site information from Section 3.0, and the analysis of specific critical issues included in this Chapter to perform a quantitative ranking analysis for the suitability of the identified sites.

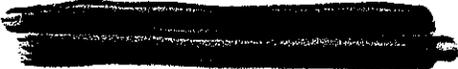
Table 4-1 contains the assessment criteria that were analyzed for each site. Several of the criteria were deemed to be neutral, or of similar concern for all sites, and, therefore, were not included in the quantitative ranking. The neutral criteria are listed in Table 4-2, and a general discussion on each of these neutral criteria and the factors considered are presented in Section 4.2.

**TABLE 4-1  
TABLE OF ASSESSMENT CRITERIA**

<b>Air Quality</b>	<b>Noise</b>
Attainment status	
Offsets/allowances needed	[REDACTED]
Control technology requirements	[REDACTED]
<b>Biological Resources</b>	
Special Status and Sensitive Species or Habitats	<b>Drainage</b> Stormwater/Drainage/Flood Issues
<b>Cultural Resources</b>	
Cultural and Paleontological Resources	<b>Traffic &amp; Transportation</b> Transportation/accessibility
<b>Gas Supply</b>	
Supply sources	<b>Visual Resources</b> Site Visibility/Height restriction
ROW availability	
<b>Geological Hazards</b>	
Geology/Soils/Geohazards	<b>Transmission</b> Nearest substations/lines ROW availability
Foundation/Extraordinary Site Development Costs	
<b>Hazardous Materials</b>	
Environmental Database search (site history)	<b>Wastewater Discharge</b> Wastewater Discharge Location/Capacity ROW availability
Soil or groundwater contamination	
<b>Buildable acreage</b>	
	<b>Water Supply</b> Water Source Quantity ROW availability
<b>Land Use</b>	
Local Ordinances and Land use plans	
Surrounding Land Use/Sensitive Receptors	
Zoning Consistency	

Criteria that had the potential to affect the suitability of each site were ranked according to the degree of desirability, and assessed in the site's criteria weighting. Each of these criteria is listed in Table 4-2, and is discussed in Section 4.3. Each of these criteria were assigned a scale with performance levels of 0 to 10 where 10 is the most favorable or best performance level, and 0 is the worst level. To the extent possible, URS attempted to utilize quantitative measures as opposed to qualitative measures in defining the scale performance levels. For each suitability criterion an importance weight was assigned based on URS' experience that some criteria may have more bearing on the successful siting of a power plant. URS also sought input from the Department on the establishment of the weight to assure that local public and Department concerns were appropriately elicited. The site weights are presented in Section 4.4.

**TABLE 4-2  
NEUTRAL AND RANKING CRITERIA**

Neutral Criteria	Ranking Criteria
Air Quality	Biological Resources
Cultural Resources	Gas Supply
Hazardous Materials	Buildable Acreage
Geological Hazards	Land Use
Noise	Site Visibility (Visual Resources)
	Transmission
Drainage	Wastewater Discharge
Traffic & Transportation	Water Supply
Height restriction (Visual Resources)	

## 4.2 NEUTRAL CRITERIA

### Air Quality

Issues associated with air quality are relatively similar for all sites and therefore it is addressed as a neutral criterion that would impact all sites. Air quality is expected to be a key environmental issue for the project. It has been URS' experience that air quality impacts from a project are of particular concern to the public. The following items are identified as possible areas of concern that will need to be addressed irrespective of the site that is ultimately selected:

- **Cost and Availability of emission offsets and RECLAIM Trading Credits.** The project will need to obtain offsets in an amount equal to the air emissions from the facility if total facility emissions exceed 29 tons per year of CO or 4 tons per year of

PM<sub>10</sub>, SO<sub>2</sub>, VOC or NO<sub>x</sub>. The purchase of emission offsets typically incur substantial cost for the project, and vary with each facility depending on conditions in operations (operating hours, hours of maintenance, number of startup and shutdowns, etc.), meteorology, and in the offset emissions market. Offsets and credits are generally obtained on an open market basis and the SCAQMD has been actively seeking ways to create credits to keep the market liquid and accessible. Based on recent market conditions there should be ample NO<sub>x</sub>, VOC, and CO credits available. There are not sufficient PM<sub>10</sub> credits on the open market; however, a municipal utility project would be eligible for access to the SCAQMD priority reserve. The reserve currently has sufficient PM<sub>10</sub> for the project, although the credits are allocated on a first come first serve basis and availability cannot be guaranteed. It is recommended that once the Department decides to move forward with a project that they should investigate acquiring credits on the market as they become available as soon as possible.

- **Compliance with SCAQMD, State, and Federal air quality standards.** This issue applies equally to all sites. Detailed computer modeling will need to be performed to verify compliance. Issues can be encountered in areas with significant hills or nearby tall buildings. Generally, impacts can be resolved by raising the height of the stack or performing a more refined analysis. Raising the stack to mitigate impacts could be an issue due to the City's height restrictions and potential visual impacts.
- **Compliance with Air Toxics Health Risk Assessment.** This is an issue that is especially sensitive to the community. Based on past URS health risk assessments for LM 6000 projects, it is anticipated that the facility may result in less than 1 in a million cancer risk and a hazard index for acute and chronic exposure of less than 1. Facilities that can meet these criteria are not anticipated to pose a significant public health risk pursuant to established SCAQMD guidelines. While the SCAQMD may deem the project impacts as less than significant this same perception may not be held by communities located near the site. Depending upon the height of the stack, the local meteorological conditions and the exhaust stack characteristics these impacts may be highest in close proximity to the facility and then decrease at distances further from the site.

Site 1 which is located within 1000 feet of two schools and residences has the potential to be most sensitive to this issue.

### **Cultural Resources**

URS contacted the Cultural Information Center located in Fullerton who indicated that there were no known cultural resources adjacent or within these sites. Further, based upon past work performed by URS in Anaheim there are no known significant paleontological resources within these sites. The City of Anaheim General Plan does not contain any goals or policies that specifically address archaeological and paleontological resources. The General Plan does contain several policies related to historic preservation; however, these apply only to the historic districts in the City. The studied sites are not within historic districts.

It is anticipated that the City will need to monitor for archaeological and paleontological resources during construction; however, at this time there are no identified significant issues associated with these resources.

### **Geological Hazards**

The City of Anaheim General Plan Safety Element (May 2004) identifies four faults within close proximity or in the City. They are the Whittier-Elsinore Fault, Norwalk, El Modena, and Peralta Uplift faults. None of the proposed project sites are located on these faults. The Safety Element also identifies areas that have potential for liquefaction. Sites 2, 3, 6, 8, and 9 are within the area with potential for liquefaction. While the engineering design to address geological hazards can incur additional project construction costs, potential for liquefaction is not anticipated to be a substantial distinguishing factor at any of the proposed sites.

### **Noise**

The noise element of the General Plan for the City of Anaheim specifies noise standards as a function of the nearby zoning and daytime versus nighttime levels. The most restrictive standard of 45 dBA applies in residential dwellings during nighttime hours. The least restrictive standard of 70 dBA applies in industrial areas. The Anaheim Municipal Code, Title 6 limits the sound pressure level at all property boundaries to 60 dBA or less. Based on discussions with the City of Anaheim Planning Department, the 60 dBA limit is the standard used for zoning enforcement at all facilities in Anaheim. The project will need to perform computer modeling to fully evaluate noise impacts at the property boundary. From an engineering perspective noise impacts can be mitigated through installing additional noise silencing equipment, however, this equipment can incur substantial additional cost.

The CEC also uses a significance criterion of a change of five dBA from the existing baseline levels. Due to the urban nature of the area and the noise attributed to traffic at most site locations the CEC criteria is not anticipated to be a critical consideration.

Noise limitations are anticipated to be an issue for the proposed project due to the limited site size for project development and the need to comply with noise limits at the property. This criterion has been deemed neutral as all sites will need to equally satisfy the requirements and no particular site is large enough to create an advantage in meeting the noise limits.

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### **Drainage**

It is anticipated that engineering design would avoid stormwater drainage as a critical issue area. Stormwater drainage will be a sensitive issue for Site 3, which is surrounded by a fishing reserve and located along the Santa Ana River. Drainage will also be a sensitive issue for Site 2, located along the Santa Ana River as well. Site 6 is located along Carbon Creek stormwater channel. Additional best management practices (BMPs) for stormwater will need to be implemented if one of these sites is selected. All sites will need to equally address this issue.

### **Hazardous Materials**

As mentioned under site observations, there are no known significant contamination issues at the proposed sites that could incur substantial site development costs. This is based solely on EDR records search and visual observations. Sites 1, 2, and 6 had previous contamination, which has been remediated satisfactorily. All sites are within a mile from properties that store, generate, and/or transport hazardous materials. There may be some potential for soil contamination at Site 2, but this has not been confirmed by testing. It is recommended that a more in-depth analysis be performed once a site is selected.

### **Traffic and Transportation/Accessibility**

All of the sites are located in the Anaheim urban area and are accessible by major highways and roadways. Site accessibility and transportation are not anticipated to be a significant issue. However, it may be necessary to implement a traffic plan during construction to address construction crew parking and heavy equipment access.

### **Height Restrictions**

The City General Plan specifies that all structures should be limited to 60 feet in height. The stacks will likely exceed this restriction and the SCR and CO catalyst housing may also exceed this height. It is understood that the City can grant a variance from these height restrictions and that this should not result in a fatal flaw or significant delays in permitting. The potential for there to be site specific issues associated with the visual impacts caused by structures that exceed these height restrictions is addressed as a significant criterion for site selection under Visual Impacts in Section 4.3, below.

## **4.3 RANKING CRITERIA**

URS developed a rating scale for each criterion, awarding 10 points to the best site, and zero points to the worst performing site. For each criterion, a discussion of the conditions at the sites is described and the criterion scales are provided.

### **Biological Resources**

The field surveys showed that most sites are located in urbanized areas. However, a CNDDDB search indicated the occurrence of sensitive or special-status species within less than one mile from some of the sites.

Sites 2 and 3 are adjacent to the Santa Ana River, which is habitat for the Santa Ana sucker, a federally threatened species. Site 2 is also less than one mile from the occurrence of Coast horned lizard (CDFG listing: CSC) and great blue heron (IUCN listing: LC). Site 3 is also less than one mile from the occurrence of great blue heron (IUCN listing LC) and chaparral sand verbena (CNPS listing: 1.B.1)

Site 1 is located less than one mile from the occurrence of chaparral sand verbena (CNPS listing: 1.B.1)

Site 6 is located less than one mile from the occurrence of great blue heron (IUCN listing LC).

No occurrences have been identified less than one mile from Sites 7 and 9.

The biological resources criteria and corresponding performance levels are presented in Table 4-3.

**TABLE 4-3  
BIOLOGICAL RESOURCES CRITERION**

<b>Performance Level</b>	<b>Biological Resources Criteria</b>
10 (best)	No sensitive or special-status species or habitat identified within 1 mile of the site
5	Sensitive or special-status species or habitat identified within 1 mile of the site
0 (worst)	Endangered or Threatened Species within or adjacent to the site (Federal or State)

### **Gas Supply**

Three major gas supply lines are routed through Anaheim, and are all less than one mile of the sites. Site 2 is the furthest from a major trunk line, at 0.9 mile. Based on discussions with Southern California Gas it is understood that the lines have sufficient capacity for the proposed project. The performance levels for the sites are based on the normalized proximity of the potential sites (measured from the center of each site) to the gas line.

### **Buildable Acreage**

It is anticipated that a minimum of 4 acres of land would be required for the proposed project. The actual space required will be dependent upon facility equipment selection and layout. URS has attempted to generally identify sites that have adequate acreage, although the final acreage may also be dependent upon negotiations to acquire land from the current land-owner. Due to these multiple variables URS has generally assessed the availability of buildable acreage. The Department will need to more fully address this issue after selection of equipment and during site acquisition.

Site 3 is a discontinuous parcel that may have limited acreage, depending upon the amount of land that may be reserved for continued recreational use. Due to the discontinuous layout of Site 3, some additional development costs may be incurred. However, it is believed that site development costs are not a fatal flaw or a significant factor for overriding consideration at any of the sites.

The Dowling Substation (Site 6) may also have limited acreage depending upon the redesign of the existing substation.

To the best of URS' knowledge, Sites 1, 2, 7, and 9 have sufficient buildable acreage.

The buildable acreage criteria and corresponding performance levels are shown in Table 4-4.

**TABLE 4-4  
BUILDABLE ACREAGE CRITERION**

Performance Level	Buildable Acreage Criteria
10 (best)	Sufficient Acreage and Continuous
5	Discontinuous Acreage
0 (worst)	Limited Acreage

### Land Use

#### Surrounding Land Use Compatibility/Sensitive Receptors

Site 1 is surrounded by institutional and industrial facilities on the east and industrial uses on the south. Site 1 is located less than 1000 feet east of two elementary schools and medium density residential uses. Site 1 is also less than 1/8 mile west of residential uses, located along East Street. Residential development is encroaching to the north of this site on Olive Street between Santa Ana and South Street.

Industrial, office, and general commercial uses are located to the north of Sites 2 and 3. To the south is the Santa Ana River with residences located on the southern bank of the river. Site 2 is located east of a hotel. Site 3 is adjacent to the OCWD Warner Basin, which is currently used as a recreational fishing area.

Site 6 has industrial and light industrial land uses to the north, east and south of the site. There are restaurants and commercial strip malls located to the south of the site along Kraemer Blvd. There is a fire station and a structure currently used for commercial purposes adjacent to the site; however, it is understood that these uses would be removed in order to

have sufficient space for the proposed project. The site is adjacent to a channel on the east side.

Sites 7 and 9 are located in light industrial areas. However, there is a ministry building located immediately adjacent to the northern boundary of the Site 7 that also appears to have 50 or more beds for temporary housing.

The performance levels for the surrounding land use compatibility is shown in Table 4-5. Note that the compatibility of surrounding land use is based on the concept that like land uses should be grouped in geographical areas. The compatibility of land use is not an indicator of the actual health and safety of a proposed project on an adjacent land use. For example, siting a power plant that is an industrial land use next to a residential area is not intended to imply that residences will experience health and safety impacts.

**TABLE 4-5  
SURROUNDING LAND USE COMPATIBILITY CRITERION**

Performance Level	Surrounding Land Use
10 (best)	Industrial
7	Industrial/Commercial/Office/Hotel
4	Commercial
0 (worst)	Residential/Schools/Hospitals/Parks and/or Open Space

### Zoning Consistency

The proposed project is most compatible with an industrial use zoning. URS reviewed the City of Anaheim Zoning Code and verified the current zoning for the sites with the City of Anaheim Planning Department. In addition, URS reviewed the City of Anaheim General Plan (May 2004) to verify consistency between the existing zoning and land use designation for each site.

The OCWD Site 3 zoning is conservation/water uses, with a scenic corridor overlay. Pursuant to the General Plan Open Space/Conservation Element this type of area is in limited supply within Anaheim and the General Plan specifically calls for the preservation of open space to the extent possible. In the event the facility is located at Site 3, the public may oppose this site because of the zoning issue.

The zoning consistency and corresponding performance levels are presented in Table 4-6.

**TABLE 4-6  
ZONING CONSISTENCY CRITERION**

Performance Level	Site Zoning
10 (best)	Industrial
5	Commercial
0 (worst)	Open Space/Conservation/Water Uses

**Site Visibility (Visual Resources)**

Visual Impact is a qualitative criterion relative to the existing building dimensions and character of the surrounding neighborhood.

The Maintenance Yard Site 1 has numerous commercial and light industrial buildings in the nearby vicinity that are predominantly 1 and two story buildings. This site is within 1000 feet of one-story schools and numerous two-story apartment buildings.

Site 2 has an existing two-story building located onsite and a five-story hotel is located within 500 feet of the site. The current land use within Site 2 involves the use of large machinery and transportation of large equipment. There is a row of mature trees that shields the view of the site from the freeway. In the event that the power project is located to the east of the existing two-story building then the view from the hotel will be partially shielded. The residential view shed from across the Santa Ana River may be a concern. Removal of the existing trees would also affect the aesthetics of the site.

Visual impacts would be inconsistent with the goal of open space zoning at Site 3. The residential view shed from across the Santa Ana River is a concern.

The Dowling Substation Site 6 has one and two story warehouses located to the north, east, and south. It is anticipated that to have adequate space at this site it would be necessary to build-out the proposed facility to Kramer Blvd, which would be quite visible to people traveling along this road.

Lewis Street dips below the railroad tracks on the west side of Site 7, which would restrict views of the site. The site would be in direct line of sight of temporary housing in the ministry building.

Site 9 is surrounded by one and two story warehouses. Adelpia has a communication tower that appears to be 60 feet or taller located within the parcel east of Site 9. The Adelpia site may be acquired as part of Site 9. Depending on how far the facility is setback from the

roadways, it may be quite visible to people traveling along Miraloma Avenue and La Jolla Street.

Visual plumes from the exhaust stack can be an issue for power plants. Based on the operation of the facility in simple-cycle mode with a hot exhaust, plumes are not anticipated.

In assessing this criterion, URS has considered compatibility relative to nearby building heights and the industrial or residential nature of surrounding structures. It has been URS' experience that visual issues for industrial facilities are most problematic when they impact residential neighborhoods. The performance levels for visual impacts are shown in Table 4-7.

**TABLE 4-7  
VISUAL IMPACT CRITERION**

Performance Level	Visual Impact
10 (best)	Compatible surroundings and limited residential views
5	Partially blocked view
0 (worst)	Clearly visible to residential development

#### **Transmission**

It is understood that transmissions capacity constraints are not an issue for the proposed project based on discussions with the Utility Department. The performance level for the sites is based on the normalized proximity of the site (measured from the center of each site) to the closest 69 kV transmissions line.

#### **Wastewater Discharge**

It is recommended that the Santa Ana Regional Interceptor (SARI) line be used for the discharge of process water from the facility. This large sewer system currently has an average of more than 50 percent of its total capacity available, according to the 2006 SARI Business Plan and discussions with OCSD. It is understood however, that capacity studies still must be performed to verify that future scheduled discharges are not conflicted, and that the site is not affected by localized capacity constraints. The performance level is based on the normalized proximity of the site (measured from the center of each site) to the closest SARI line location that does not require the Santa Ana River to be crossed by a pipeline. Crossing the Santa Ana River has been avoided due to potential permit issues associated with the Corp of Engineers and US Fish and Wildlife who have jurisdictional responsibility for the river. Crossing the river is not a fatal flaw; however, it appears that the river can be readily avoided and should be to the extent possible.

The City may also use smaller city sewer lines; however, it is understood that many of these lines are capacity-constrained and a detailed sewer capacity analysis would need to be performed. Sewer discharge is not anticipated to be a significant issue.

### **Water Supply**

It is recommended that the project propose the use of reclaimed water as the main source of water for the project. Based on past URS experience, CEC staff is adamant in support of the State Water Resources Control Board Resolution 75-58. This resolution was written to require the use of reclaimed water in electrical generation cooling towers. It is understood that the proposed project will be a simple cycle configuration and will not require a process water cooling tower. Additionally, Section 13550 of the California Water Code determines that the "...use of potable domestic water for nonpotable uses, including, but not limited to...industrial...uses, is a waste or an unreasonable use of the water...if recycled water is available..." In this way, sole use of potable water for process waters should only be considered if all other options have been eliminated. The Department may want to suggest potable water as a back-up, but CEC staff will likely attempt to restrict this water use and this could incur permitting delays. Some additional potable water will be needed for onsite personnel but based on the small quantities and the number of connections points in the area of the sites should not result in a significant issue. As stated previously, the OCSD is installing a reclaimed water line scheduled to be operational in September 2007. The performance level is based upon the normalized proximity of the site (measured from the center of each site) to one of these connection points.

### **Site Performance Levels**

The performance level for each of the criteria, by site, are summarized in Table 4-8.

**TABLE 4-8  
PERFORMANCE LEVELS**

Criteria	Site 1 Yard	Site 2 Metal	Site 3 OCWD	Site 6 Dowling	Site 7 Lewis	Site 9 Food Svcs
Biological Resources	5	0	0	5	10	10
Gas Supply	5	0	10	1	5	5
Buildable Acreage	10	10	5	0	10	10
Land Use: Surrounding Land Use Compatibility	0	7	0	10	0	10
Land Use: Zoning Consistency	10	10	0	10	10	10
Visual Resources: Site Visibility	5	5	0	5	5	5
Transmission	9	0	0	9	9	10
Wastewater Discharge: SARI	0	9	10	8	0	6
Water Supply (GRS Connection, Reclaimed Water)	0	7	2	10	3	7

#### 4.4 CRITERIA WEIGHTING

It has been URS' experience that certain site criteria may be more important than others in the successful permitting and construction of a power generation facility. For example, compatible surrounding land use is a more significant issue in the permit process in contrast to the site's proximity to a potable water line. URS also evaluated the sensitivity of the ranking to confirm that no one weight clearly skewed the results. These criteria weights were also discussed with the Department to confirm agreement based on the local understanding of the public and Department issues. The criteria weights are designed to sum to 100 percent. Table 4-9 shows the weights for each criterion.

**TABLE 4-9  
CRITERIA WEIGHTS**

Criteria	Weight
Biological Resources	7
Gas Supply	7
Buildable Acreage	14
Land Use: Surrounding Land Use Compatibility	20
Land Use: Zoning Consistency	12
Visual Resources: Site Visibility	16
Transmission	10
Wastewater Discharge: SARI	7
Water Supply (GRS Connection, Reclaimed Water)	7

URS used the site suitability analysis to determine the preferable sites for development. The identification of preferred sites is based on the site suitability score, which is the sum of the criterion performance levels multiplied by the criterion weights. The site that results in the highest score is anticipated to be the preferable site to facilitate permitting and construction of a City of Anaheim power generation project. Prior to actual selection of a site, the Department will need to obtain site control and verify that sufficient land is available dependent upon project equipment and engineering design. The Department should also confirm routes, capacity and connection points for all linear gas, transmissions, sewer, reclaim and water lines. A more comprehensive research for hazardous materials that may have an impact on the project is recommended. It is also recommended that the Department perform early public outreach to identify public concerns for a specific site.

Table 5-1 shows the Site Suitability Scores. The site most suitable for the potential power generation facility has the highest score (Site 9) and is discussed first. The other sites are discussed in order of their scores.

**TABLE 5-1  
SUMMARY SITE SUITABILITY SCORES**

Criteria	Site 1	Site 2	Site 3	Site 6	Site 7	Site 9
	Yard	Metal	OCWD	Dowling	Lewis	Food Svcs
Biological Resources	35	0	0	35	70	70
Gas Supply	35	0	70	7	35	35
Buildable Acreage	140	140	70	0	140	140
Land Use: Surrounding Land Use Compatibility	0	140	0	200	0	200
Land Use: Zoning Consistency	120	120	0	120	120	120
Visual Resources: Site Visibility	80	80	0	80	80	80
Transmission	90	0	0	90	90	100
Wastewater Discharge: SARI	0	63	70	56	0	42
Water Supply (GRS Connection, Reclaimed Water)	0	49	14	70	21	49
<b>Totals</b>	<b>500</b>	<b>592</b>	<b>224</b>	<b>658</b>	<b>556</b>	<b>836</b>

First, a word of caution should be made regarding the site suitability scores. There is uncertainty, and sometimes considerable uncertainty, in the data and assumptions made to develop these scores. As a result, relatively small differences in scores do not infer real differences in site preferences. Rather, the scores should be used to establish groups of sites that that score similarly. For example, it is clear that Site 9 (OC Food Services) exhibits the best site characteristics. This is the highest rated site.

Note that Sites 6 (Dowling), 2 (Metal), and 7 (Lewis) have intermediate scores, and are located in the middle group. There is considerable concern about buildable acreage for Site 6, as is explained below.

Finally, Site 1 (Maintenance Yard) and Site 3 (OCWD) have relatively low scores and are located in the lowest group.

### **Conclusions**

Site 9 (OC Food Services) has appropriate zoning and a power generation facility would be relatively consistent with surrounding land use, considering that the current residential non-conforming uses would be demolished as part of the project. There is no substantial residential urban development in close proximity to this site. Visual impact should be manageable as the site is located in the middle of a block in a light industrial and commercial area. Note, however, that four LM6000's would stand out amongst primarily one to one and one-half story facilities that dominate the area. There is also an approximately 60-foot communication tower located at the business directly west of the site. This property may be purchased and used as part of the project site. Linear interconnection points for gas, transmission, and water are within one half mile and the SARI line connection is approximately 0.8 mile from the site. The site is also located within less than ½ mile from the existing Dowling Generation facility, which would consolidate the Utility Dept electrical generation resources.

Site 6 (Dowling Substation) is in the second group according to score. This site is highly dependent upon the buildable available acreage and would require demolishing the existing LM 5000, removing a structure used for commercial purposes and relocating a firehouse to obtain 5 acres of usable space. It may be possible to construct the facility in 4 acres, depending on the facility layout. Visual impacts could be an issue, since the facility would need to be located in close proximity to the 91 Freeway and the highly traveled Kraemer Boulevard. (Refer to photos in Appendix B). Most linear interconnections are already onsite, since the facility currently has generation capability. However, it was assumed that a new gas line may need to be installed, since the current line is 8 inches in diameter.

Adams Metal (Site 2) is in the second group according to score, with a lower score, but not significantly lower, than Site 6. This score is slightly lower based on the surrounding land use criterion due to the close proximity to a hotel and residential neighborhood located across the Santa Ana River and in the City of Orange. In addition, Site 2 is located further from transmission and water supply facilities. Linear interconnections are all within one half mile, except for gas, which is 0.9 mile from the site. Based on previous discussions with the Utility Dept. Business Development Manager it may be difficult to obtain site control of this

location, since the existing businesses may prefer their current location over other alternatives in Anaheim.

The Lewis Site (Site 7) is also in the second group, following Site 2. However, it is not a preferred site due to the proximity to the ministry facility with temporary housing. It is also relatively far from the SARI line (1.5 miles).

Site 1 (Maintenance Yard) is in the third, and lowest, group according to score. The site zoning is consistent with the proposed use. However, the surrounding land use compatibility is problematic. The close proximity to two schools and residential uses resulted in substantially lower surrounding land use scores for this site, as compared to all other sites. Actual impacts to the schools and residents may be minimal; however, URS has typically observed a negative public perception with siting power generation facilities near schools. It may be possible for the Utility Department to perform public outreach that could overcome any negative perception, thereby increasing the site suitability. Transmission and gas are less than ½ mile from this site. However, both the SARI and reclaim water line are over 1.5 mile away.

The OCWD Site (Site 3) is also in the lowest group. It is not a preferred site due to the existing conservation/water uses site zoning and the possible discontinuous land availability.

**APPENDIX A**  
**RANKING AND SITE SCORES**



Ranking Analysis

I Summary of Final Results (Highest Score is the Preferred Site)

Criteria	Site 1	Site 2	Site 3	Site 6	Site 7	Site 9
	Yard	Metal	OCWD	Dowling	Lewis	Food Svcs
Biological Resources	35	0	0	35	70	70
Gas Supply	35	0	70	7	35	35
Buildable Acreage	140	140	70	0	140	140
Land Use: Surrounding Land Use Compatibility	0	140	0	200	0	200
Land Use: Zoning Consistency	120	120	0	120	120	120
Visual Resources: Site Visibility	80	80	0	80	80	80
Transmission	90	0	0	90	90	100
Wastewater Discharge: SARI	0	63	70	56	0	42
Water Supply (GRS Connection, Reclaimed Water)	0	49	14	70	21	49
<b>Totals</b>	<b>500</b>	<b>592</b>	<b>224</b>	<b>658</b>	<b>556</b>	<b>836</b>

II Criteria Weights

Criteria	Weight
Biological Resources	7
Gas Supply	7
Buildable Acreage	14
Land Use: Surrounding Land Use Compatibility	20
Land Use: Zoning Consistency	12
Visual Resources: Site Visibility	16
Transmission	10
Wastewater Discharge: SARI	7
Water Supply (GRS Connection, Reclaimed Water)	7

100

III Performance Levels by Site

Criteria	Site 1	Site 2	Site 3	Site 6	Site 7	Site 9
	Yard	Metal	OCWD	Dowling	Lewis	Food Svcs
Biological Resources	5	0	0	5	10	10
Gas Supply	5	0	10	1	5	5
Buildable Acreage	10	10	5	0	10	10
Land Use: Surrounding Land Use Compatibility	0	7	0	10	0	10
Land Use: Zoning Consistency	10	10	0	10	10	10
Visual Resources: Site Visibility	5	5	0	5	5	5
Transmission	9	0	0	9	9	10
Wastewater Discharge: SARI	0	9	10	8	0	6
Water Supply (GRS Connection, Reclaimed Water)	0	7	2	10	3	7

VI Ranking Quantification

	Rank	Criteria
(1) Biological Resources	10	No sensitive or special-status species or habitat identified within 1 mile of the site
	5	Sensitive or special-status species or habitat identified within 1 mile of the site
	0	Endangered or Threatened Species within or adjacent to the site (Federal or State)
(2) Buildable Acreage	10	Sufficient Acreage and Continuous
	5	Discontinuous Acreage
	0	Limited Acreage
(3) Surrounding Land Use Compatibility	10	Industrial
	7	Industrial/Commercial/Office/Hotel
	4	Commercial
	0	Residential/Schools/Hospitals/Parks and/or Open Space
(4) Zoning Consistency	10	Industrial
	5	Commercial
	0	Open Space/Conservation/Water Uses
(8) Visual Resources: Site Visibility	10	Compatible surroundings and limited residential views
	5	Partially blocked view
	0	Clearly visible to residential development
(9) Gas Supply, Transmission, Wastewater Discharge (SARI), and Water Supply		Linear Ranking Normalized to Longest Linear, 0 longest, 10 shortest



0.25 0 0.25 0.5  
Scale in Miles

Source:  
City of Anaheim Planning  
Adopted May 25, 2004, Resolution No. 2004-95  
Latest revision date: May 25, 2004  
Map No. 550-04-01

**Residential**

Designation	Description	Density (Dwelling Units per Acre)	Typical Implementation Zone(s)
Estate Density	Large-lot single-family subdivisions of a custom character. Typical development consists of single-family residences on lots of 22,000 to 43,560 square feet. This land use designation is limited to the Hill and Canyon Area.	0-1.5	RH-1(SC), RH-2 (SC)
Low Density	Conventional single-family detached subdivisions. Typical development consists of single-family residences on lots of 5,000 to 10,000 square-feet.	0-6.5	RS-1, RS-2, RS-3, RH-3
Low-Medium Hillside	Both attached and detached single-family residences in hillside areas. Lot sizes in these areas are typically smaller, having typical minimum lot sizes of less than 5,000 square-feet, due to the sloping topography and associated reduction in developable area. Development is often "clustered" in order to reduce site grading while maximizing the preservation of open space. This land use designation is limited to the Hill and Canyon Area.	0-6.0	RS-3(SC), RS-4(SC), RM-2(SC)
Low-Medium Density	A wide range of residential uses, including detached, small-lot single-family residences, attached single-family residences, patio homes, zero lot line residences, duplexes, townhouses, and mobile home parks.	0-18.0	RS-4, RM-1, RM-2, RM-3
Medium Density	Multiple-family living environment with design amenities, such as private open space or recreation areas, business services, swimming pools, etc. Typical development includes apartment complexes.	0-36.0	RM-3, RM-4
Corridor Residential	Residential development on minimum one-acre project sites for single-family attached townhouse style housing typically fronting on arterial highways and incorporating a rear access drive or service alley. This designation is intended to provide for housing opportunities along the City's arterial corridors.	0-13.0	RM-1

**Commercial**

Designation	Description	Maximum Density (FAR)	Typical Implementation Zone(s)
Neighborhood Center	To serve the surrounding residential neighborhood or cluster of surrounding residential neighborhoods. Development should be compatible in scale and design with adjacent residential areas, and should be designed to encourage pedestrian usage. Not intended to encourage strip commercial development or large, regionally-serving, retail uses.	0.45	C-NC
Regional Commercial	Serves a larger area than Neighborhood Centers and include regional-serving commercial uses. Allowable uses could include large department stores, specialty stores, theaters, and restaurants. The Regional Commercial designation also allows for limited professional offices.	0.50	C-R
General Commercial	Accommodates a variety of land uses, including those identified in the Neighborhood Center designation and may, but not necessarily, serve the adjacent neighborhood or surrounding clusters of neighborhoods. In addition to some of the uses described in the commercial center description. Highway-serving uses such as fast food restaurants, auto oriented uses such as tire stores, service stations, auto parts stores, and other stand-alone retail uses are also envisioned.	0.50	C-G
Commercial Recreation	Intended to provide for tourist and entertainment related industries, such as theme parks, hotels, tourist oriented retail, movie theaters, and other visitor-serving facilities. Implemented by various Specific Plan Zones, which further define the maximum development intensities within this designation.	N/A	Specific Plan

**Office**

Description	Description	Maximum Density (FAR)	Typical Implementation Zone(s)
Office-Low	Small-scale office uses, including local branches of financial institutions, legal services, insurance services, real estate, and medical or dental offices and support services. It is intended to facilitate office development of up to three stories in height as stand-alone projects or within a business park setting.	0.50	O-L, PTO
Office-High	Higher density office uses that have at least four stories. Focused in areas planned for more concentrated urban development such as The Platinum Triangle, key locations along transit routes, major intersections, or in close proximity to significant activity centers. Typical uses would include national or regional offices for financial institutions, Fortune 500 companies, and medical-related office complexes.	2.00	O-H, PTO

**Industrial**

Designation	Description	Maximum Density (FAR)	Typical Implementation Zone(s)
Industrial	Industrial-related uses, including research and development uses, technology centers, corporate and support office uses; business parks, assembly and light manufacturing, repair and other service facilities; warehousing and distribution centers; and, limited, employee-serving retail uses.	0.50	I

**Mixed-Use**

Designation	Description	Maximum Density (DUA and FAR)	Typical Implementation Zone(s)
Mixed-Use	Designed to function differently from the typical patterns of individual, segregated land uses by providing opportunities for an integrated mix of residential, retail, service, entertainment and office opportunities in a pedestrian-friendly environment. The scale, size and mixture of uses in the mixed-use areas vary based upon the character of the surrounding area.	Up to 100 du/ac with a maximum FAR of 3.00	DMU, MU, PTO
Non-Residential Mixed-Use	Encourages a mix of commercial and office uses, but prohibits residential uses, where residential uses are not compatible with surrounding land uses. All uses, densities and intensities, other than residential uses, that are permitted by the Mixed-Use designation are allowed within the Non-Residential Mixed-Use designation. This designation is limited to the Northeast Specific Plan area.	3.00	Specific Plan

**Open Space and Recreation**

Designation	Description	Maximum Density (FAR)	Typical Implementation Zone(s)
Open Space	Areas intended to remain in natural open space; utility easements that will provide recreational and trail access to Anaheim's residents; heavily landscaped freeway remnant parcels, and land areas surrounding major water features.	0.10	OS
Parks	Active and passive recreational uses such as parks, trails, athletic fields, interpretive centers and golf courses.	0.10	PR, SP
Water Uses	Water bodies, such as the Santa Ana River, lakes, and reservoirs, and other water-related uses such as flood control channels and drainage basins.	0.10	OS, PR, SP

**Public and Quasi-Public Facilities**

Designation	Description	Maximum Density (FAR)	Typical Implementation Zone(s)
Schools	Existing public and larger, established private schools, including elementary, junior and high schools. Future schools may be developed in other land use designations through procedures established in the Zoning Code. Trade schools or other job training facilities may be developed in various non-residential land use areas under the procedures established in the Zoning Code.	N/A	SP
Institutional	Existing facilities or known planned public and quasi-public uses, including government offices, transportation facilities, public or private colleges and universities, public utilities, hospitals, large assisted living facilities, community centers, museums and public libraries. To the extent possible, institutional facilities should be clustered in activity centers to support other similar uses and benefit from access to various modes of transportation. Additional uses, including assembly areas and day care facilities, may be developed in other land use designations under the procedures established in the Zoning Code. The maximum floor area ratio reflects the potential for high-rise offices used by governmental or quasi-public agencies. Additional intensity provisions are addressed in the Zoning Code.	Up to 3.00	SP
Railroad	Passenger, commuter, and freight railroads	N/A	
Intermodal Transportation Center	Identifies a planned major intermodal transportation center in The Platinum Triangle. The intermodal transportation center would fit into the urban, mixed-use environment planned for The Platinum Triangle, providing a multitude of transportation options for residents, employees and visitors of The Platinum Triangle and nearby Anaheim Resort.	N/A	

**Notes:**

Please refer to the Land Use Element of the General Plan for a more detailed description of each land use designation and for density limits in Specific Areas of the City.

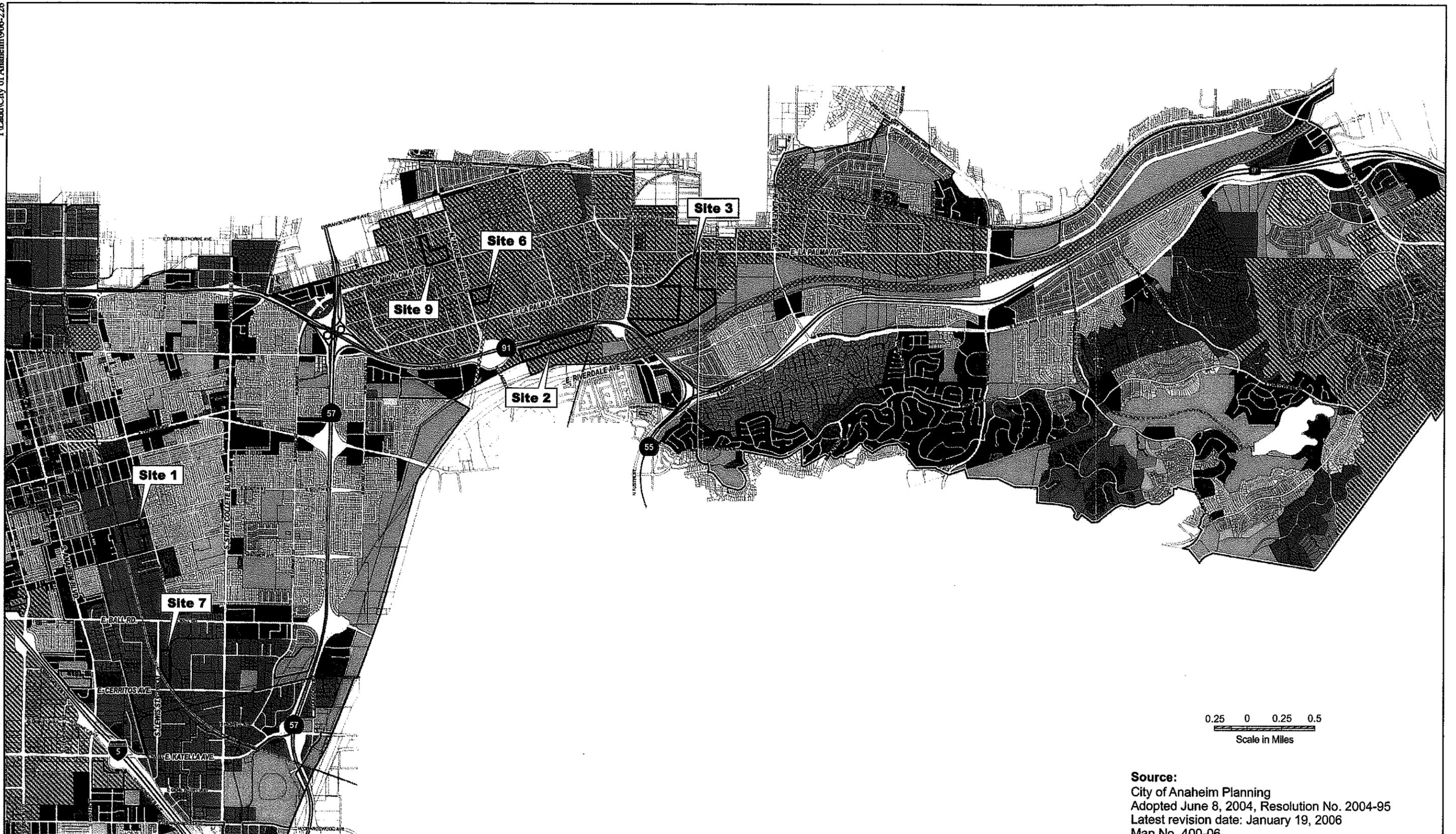
In addition to the typical zoning designations listed above, other zoning designations may implement the General Plan (i.e., Specific Plans and Overlay Zones), which could further restrict maximum densities. For allowable densities within Specific Plan areas, please refer to the applicable Specific Plan.

Since allowable uses within the Institutional land use designation vary significantly (e.g., offices, transportation facilities libraries, community centers, fire stations, etc.), the FAR for the Institutional designation also varies significantly.

Terms:  
du/ac = dwelling units per gross acre FAR = Floor Area Ratio

**Typical Implementation Zone Descriptions:**

RH = Single-Family Hillside Residential	RS = Single-Family Residential	RM = Multiple-Family Residential
C-R = Regional Commercial	C-G = General Commercial	C-NC = Neighborhood Center Commercial
O-L = Low Intensity Office Zone	O-H = High Intensity Office Zone	I = Industrial
MU = Mixed Use Overlay	PTO = Platinum Triangle Mixed-Use Overlay	DMU = Downtown Mixed Use Overlay
PR = Public Recreation	SP = Semi-Public	OS = Open Space Zone
	(SC) = Scenic Corridor Overlay	T = Transition



**Source:**  
City of Anaheim Planning  
Adopted June 8, 2004, Resolution No. 2004-95  
Latest revision date: January 19, 2006  
Map No. 400-06

**Residential**

Designation	Description
	<b>RH-1</b> Single-Family Hillside Residential. The intent of the "RH-1" Zone is to provide an attractive, safe, and healthy environment of a spacious and semi-rural character with single-family dwelling units on a minimum lot size of forty three thousand five hundred sixty (43,560) square feet. This zone implements the Estate Residential land use designation in the General Plan.
	<b>RH-2</b> Single-Family Hillside Residential. The intent of the "RH-2" Zone is to provide an attractive, safe, and healthy environment of a spacious and semi-rural character with single-family dwelling units on a minimum lot size of twenty two thousand (22,000) square feet. This zone implements the Estate Residential land use designation in the General Plan.
	<b>RH-3</b> Single-Family Hillside Residential. The intent of the "RH-3" Zone is to provide an attractive, safe, and healthy environment in keeping with the natural amenities and scenic resources of the area, with single-family dwelling units on a minimum lot size of ten thousand (10,000) square feet. This zone implements the Low Density Residential land use designation in the General Plan.
	<b>RS-1</b> Single-Family Residential. The intent of the "RS-1" Zone is to provide an attractive, safe, and healthy environment with single-family dwelling units on a minimum lot size of ten thousand (10,000) square feet. This zone implements the Low Density Residential land use designation in the General Plan.
	<b>RS-2</b> Single-Family Residential. The intent of the "RS-2" Zone is to provide an attractive, safe, and healthy environment with single-family dwelling units on a minimum lot size of seven thousand two hundred (7,200) square feet. This zone implements the Low Density Residential land use designation in the General Plan.
	<b>RS-3</b> Single-Family Residential. The intent of the "RS-3" Zone is to provide an attractive, safe, and healthy environment with single-family dwelling units on a minimum lot size of five thousand (5,000) square feet. This zone implements the Low Density Residential and Low-Medium Hillside Density Residential land use designations in the General Plan.
	<b>RS-4</b> Single-Family Residential. The intent of the "RS-4" Zone is to provide for and encourage the development of high-quality residential units on small lots in order to provide additional housing choices and use land efficiently. This zone implements the Low-Medium Density Residential and Low-Medium Hillside Density land use designations in the General Plan.
	<b>RM-1</b> Multiple-Family Residential. The intent of the "RM-1" Zone is to provide an attractive, safe, and healthy residential corridor environment along arterial highways and facilitate the conversion of underutilized strip commercial areas into housing. This zone also encourages planned residential development on minimum one (1) acre project sites for attached single-family townhouses, incorporating a rear access drive or service alley, with a minimum building site area per dwelling unit of three thousand three hundred fifty (3,350) square feet. This zone implements the Corridor Residential land use designation in the General Plan.
	<b>RM-2</b> Multiple-Family Residential. The intent of the "RM-2" Zone is to provide an attractive, safe, and healthy environment with townhouses and other low-rise multiple-family units with a minimum building site area per dwelling unit of three thousand (3,000) square feet. This zone implements the Low-Medium Density Residential and Low-Medium Hillside Density Residential land use designations in the General Plan.
	<b>RM-3</b> Multiple-Family Residential. The intent of the "RM-3" Zone is to provide an attractive, safe, and healthy environment with multiple-family units with a minimum building site area per dwelling unit of two thousand four hundred (2,400) square feet. This zone implements the Low-Medium Density Residential and Medium Density land use designations in the General Plan.  * This parcel is capped at 140 dwelling units.
	<b>RM-4</b> Multiple-Family Residential. The intent of the "RM-4" Zone is to provide an attractive, safe, and healthy environment with multiple-family units with a minimum building site area per dwelling unit of one thousand two hundred (1,200) square feet. This zone implements the Medium Density Residential land use designation in the General Plan.

**Commercial**

Designation	Description
	<b>C-G</b> General Commercial. The intent of the "C-G" Zone is to allow a variety of land uses, including some identified for the Neighborhood Center Commercial zone described below. Areas designated as "C-G" General Commercial do not necessarily serve the adjacent neighborhood or surrounding clusters of neighborhoods. In addition to some of the uses described in the commercial centers zones, they typically include highway-serving uses such as fast food restaurants, auto-oriented uses such as tire stores and auto parts stores, and stand-alone retail uses. This zone implements the General Commercial land use designation in the General Plan.
	<b>C-NC</b> Neighborhood Center. The intent of the "C-NC" Zone is to serve surrounding neighborhoods. It is intended to provide convenience uses such as grocery stores, drug stores, sporting goods stores, small retail stores, hair salons, dry cleaners, nail salons, hardware stores (excluding big-box retail), appliance stores, neighborhood-serving restaurants, bakeries, banks, specialty shops, and civic uses such as fire stations, post offices, community centers, and child care centers. It is intended to encourage clusters of commercial uses, not strip commercial development. Projects should be compatible in scale and design with adjacent residential areas and should be designed to encourage pedestrian usage. Properties located within the "C-NC" Zone are typically one (1) to fifteen (15) acres in size. This zone implements the Neighborhood Center land use designation in the General Plan.
	<b>C-R</b> Regional Commercial. The intent of the "C-R" Zone is to serve a larger area than the "C-NC" Zone and to include some regional commercial uses. Allowable uses could include national retail chains, department stores, specialty stores, theatres, regional-serving restaurants, and big-box retail. The "C-R" Zone also allows for limited professional offices. Properties located within the "C-R" Zone are typically eight (8) to sixty-five (65) acres in size. This zone implements the Regional Commercial land use designation in the General Plan.
	<b>O-L</b> Low Intensity Office. The intent of the "O-L" Zone is to provide for a variety of low-intensity office uses that are typically three (3) stories or less, including local branches of financial institutions, legal services, insurance services, real estate, consulting services, professional offices, and medical or dental offices and support services. This zone implements the Office-Low land use designation in the General Plan.
	<b>O-H</b> High Intensity Office. The intent of the "O-H" Zone is to provide for higher density office uses that have at least four (4) stories. This zone is intended to be applied in areas planned for more concentrated urban uses such as The Platinum Triangle, or in key locations at potential transit locations, major intersections, or in close proximity to activity centers such as the Community College in the North Euclid Street area. This zone implements the Office-High land use designation in the General Plan.

**Industrial**

Designation	Description
	<b>I</b> Industrial. The intent of the "I" Zone is to provide for and encourage the development of industrial uses and their related facilities, recognize the unique and valuable existing industrial land resources, and encourage industrial employment opportunities within the City. Targeted industries include research and development, repair services, wholesale activities, distribution centers, and manufacturing and fabrication. In some situations, other types of uses are allowed with a conditional use permit. This zone implements the Industrial land use designation in the General Plan.

**Public and Special Purpose**

Designation	Description
	<b>T</b> Transitional. The intent of the "T" Zone is to provide for a zone to include land that is used for agricultural uses, in a transitional or interim use, restricted to limited uses because of special conditions, or not zoned to one of the zoning districts in this title for whatever reason, including recent annexation.
	<b>SP</b> Semi-Public Use. The intent of the "SP" Zone is to provide locations for uses that support civic, governmental, cultural, health, educational, recreational, and infrastructure uses of the community, but have limited commercial uses. In some situations, other types of complementary uses are allowed with a use permit. This zone implements the Institutional, Parks, Schools, and Water Uses land use designations in the General Plan.
	<b>PR</b> Public Recreation. The intent of the "PR" Zone is to establish for the benefit of the health, safety and general welfare of the citizens of Anaheim and its visitors, a zone to preserve, regulate and control the orderly use and enjoyment of City-owned properties and facilities and adjacent private property. Property within the purview of the Public Recreational Zone includes (a) City-owned property, whether the same is exclusively occupied by the City or is used by others on the basis of some agreement with or concession by the City, and (b) adjacent private property, whose use and development has an impact on the use and enjoyment of City-owned property and facilities. This zone implements the Parks and Water Uses land use designations in the General Plan.
	<b>OS</b> Open Space. The intent of the "OS" Zone is to protect and preserve open space for the preservation of natural resources, for the conservation and managed production of other resources, for outdoor recreation and education and for public health and safety. This zone is intended to be applied to permanent easements, public and semi-public land and agricultural land. This zone implements the Open Space designation in the General Plan.

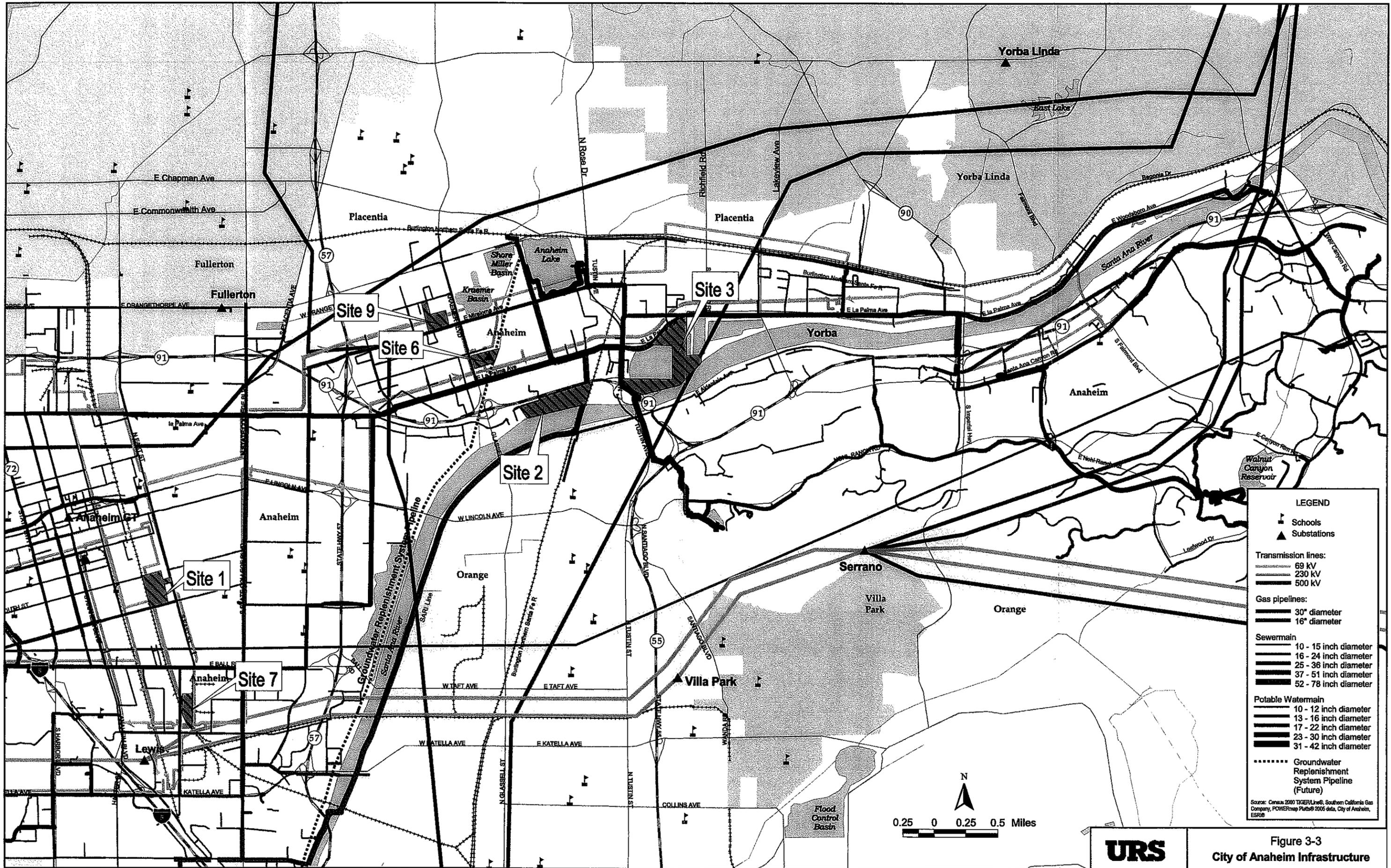
**Specific Plan**

Please refer to SP document for more details

Designation	Description	Designation	Description
	<b>SP 87-1</b> The Highlands At Anaheim Hills		<b>SP 90-4</b> Mountain Park
	<b>SP 88-1</b> Sycamore Canyon		<b>SP 92-1</b> The Disneyland Resort
	<b>SP 88-2</b> The Summit Of Anaheim Hills		<b>SP 92-2</b> The Anaheim Resort™
	<b>SP 88-3</b> Pacific Center		<b>SP 93-1</b> Hotel Circle
	<b>SP 90-1</b> The Festival		<b>SP 94-1</b> Northeast Industrial Area
	<b>SP 90-2</b> East Center Street		

**Planning Overlay Zones**

	Brookhurst Commercial Corridor		South Anaheim Boulevard Corridor
	Downtown Mixed Use		South Anaheim Boulevard Corridor Finalized
	Mobile Home Park		Scenic Corridor
	Platinum Triangle Mixed Use		Flood Hazard



**LEGEND**

- Schools
- Substations

**Transmission lines:**

- 69 kV
- 230 kV
- 500 kV

**Gas pipelines:**

- 30" diameter
- 16" diameter

**Sewermain**

- 10 - 15 inch diameter
- 16 - 24 inch diameter
- 25 - 36 inch diameter
- 37 - 51 inch diameter
- 52 - 78 inch diameter

**Potable Watermain**

- 10 - 12 inch diameter
- 13 - 16 inch diameter
- 17 - 22 inch diameter
- 23 - 30 inch diameter
- 31 - 42 inch diameter

Groundwater Replenishment System Pipeline (Future)

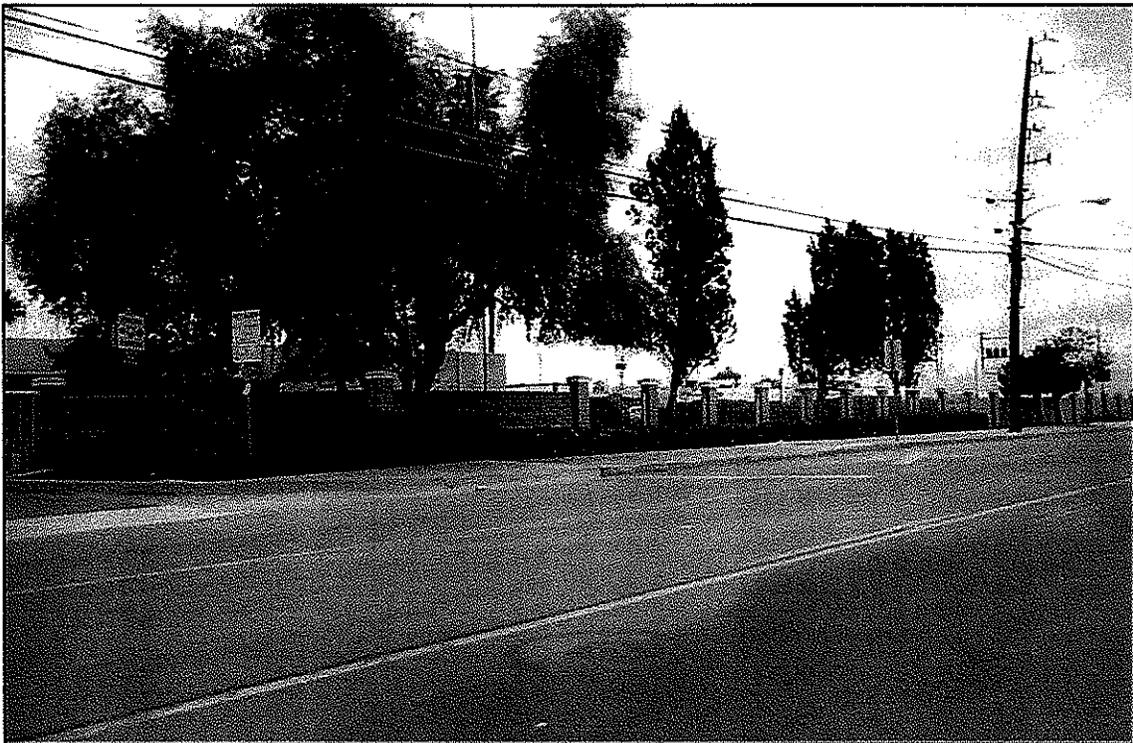
Source: Census 2000 TIGER/Line®, Southern California Gas Company, POWERmap Plus® 2005 data, City of Anaheim, ESRI®

Figure 3-3  
City of Anaheim Infrastructure

**Anaheim Siting Study**  
Site 1: Maintenance Yard, Near Vermont and East Street



**Figure 1-1:** Yard entrance, looking north.



**Figure 1-2:** Front of the site, looking north.

## Anaheim Siting Study

Site 1: Maintenance Yard, Near Vermont and East Street



**Figure 1-3:** Inside facility, looking northwest



**Figure 1-4:** Inside facility, looking southeast.

**Anaheim Siting Study**  
Site 2: Metal Yard, Near 91 Freeway and Kraemer Boulevard



**Figure 2-1:** Front of the site, looking from the southeast.

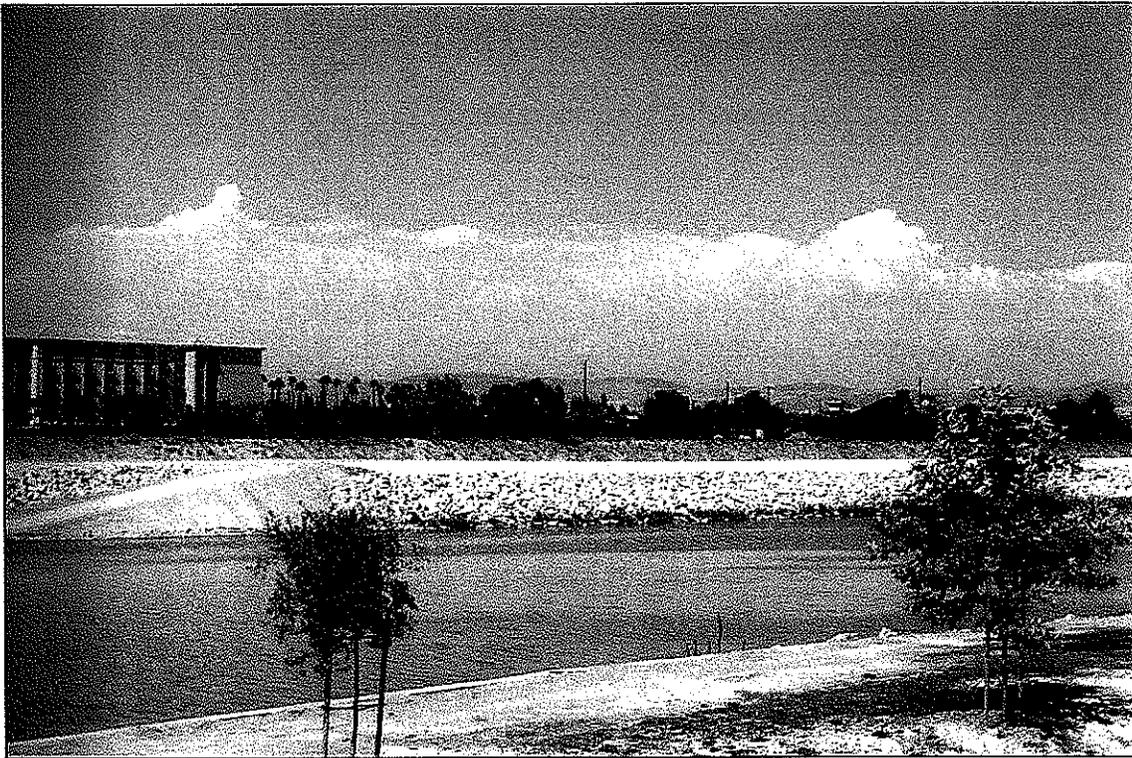


**Figure 2-2:** Front of the site, looking from southwest. Hotel is located towards the right.

**Anaheim Siting Study**  
Site 2: Metal Yard, Near 91 Freeway and Kraemer Boulevard



**Figure 2-3:** In front of the site, looking south.



**Figure 2-4:** View of site (right side) from across waterway, looking northeast.  
Hotel on left.

## Anaheim Siting Study

Site 3: OCWD Site, Near 91 Freeway and Richfield Road



Figure 3-1: Northeast of the site, looking west.

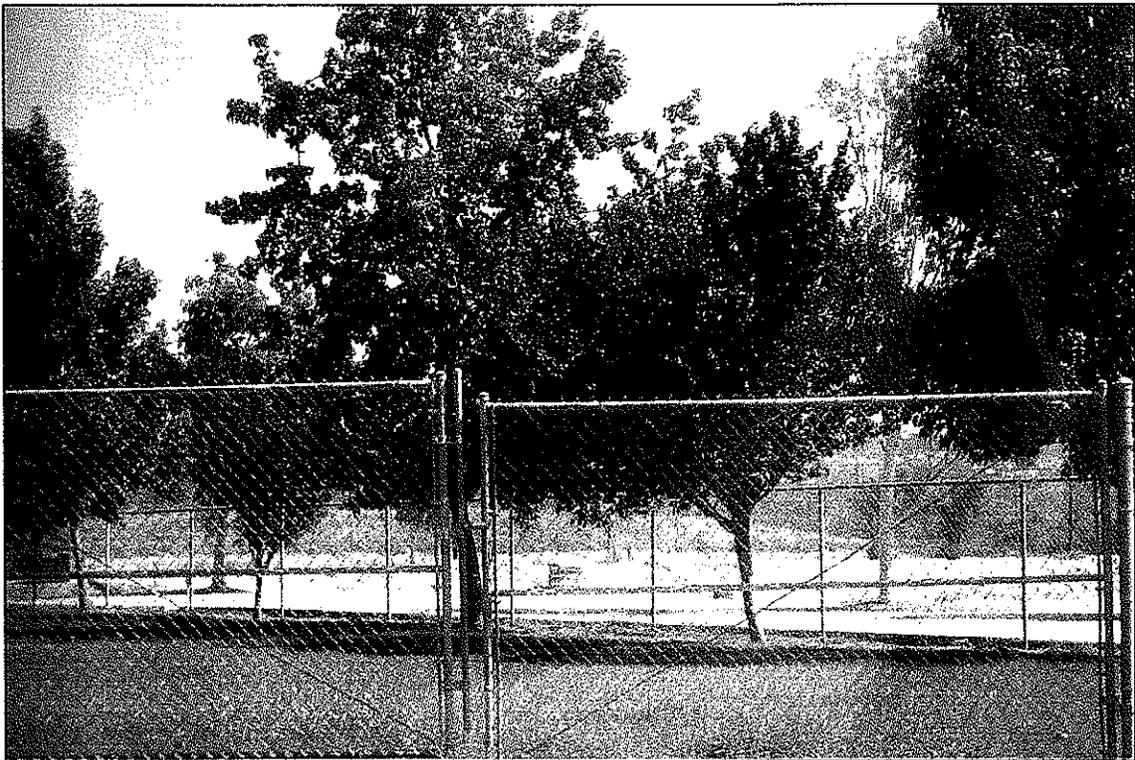


Figure 3-2: Northwest portion of site, showing reserve; looking east.

**Anaheim Siting Study**  
Site 6: Dowling Substation and CT Site

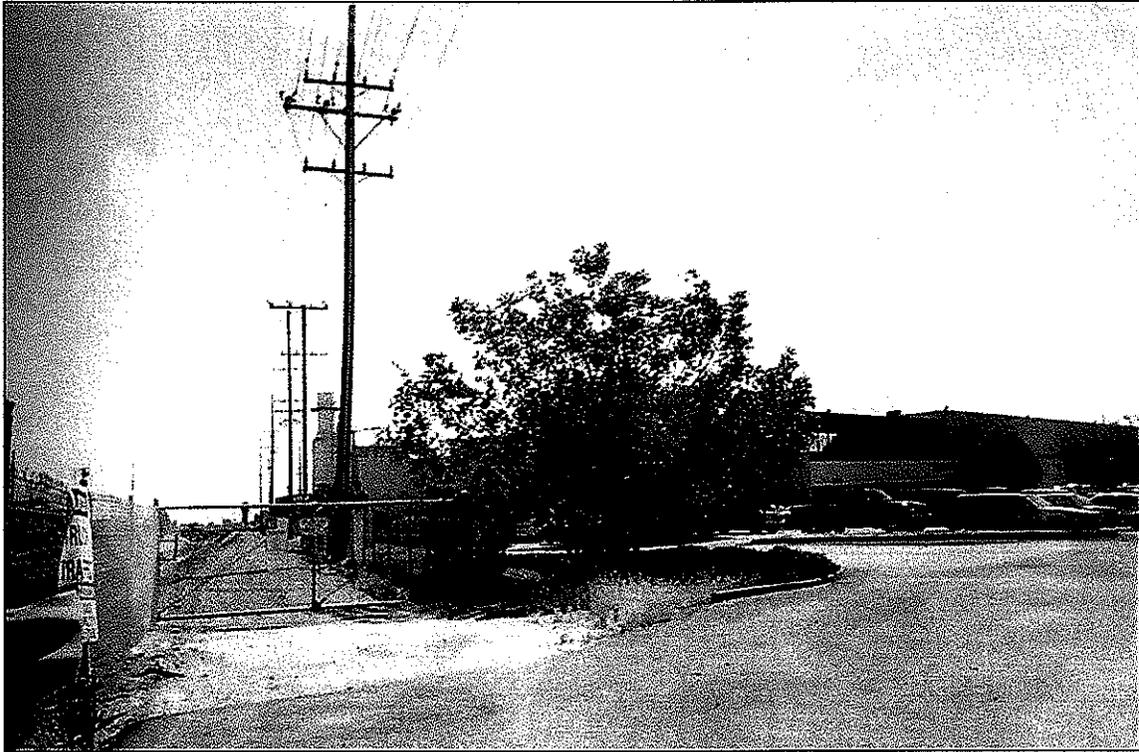


**Figure 6-1:** Looking at east side of site, note residence on right side, fire station on left.

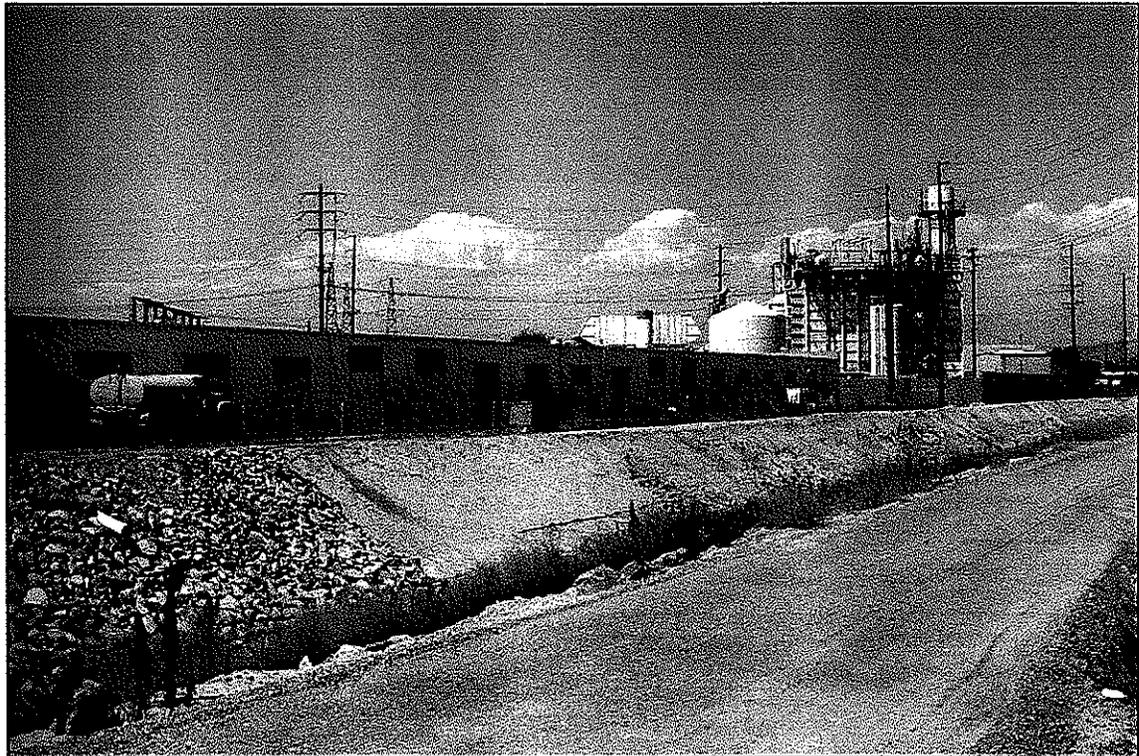


**Figure 6-2:** Southeast view of site, with neighboring businesses on the right.

**Anaheim Siting Study**  
Site 6: Dowling Substation and CT Site



**Figure 6-3:** Northwest view of site.

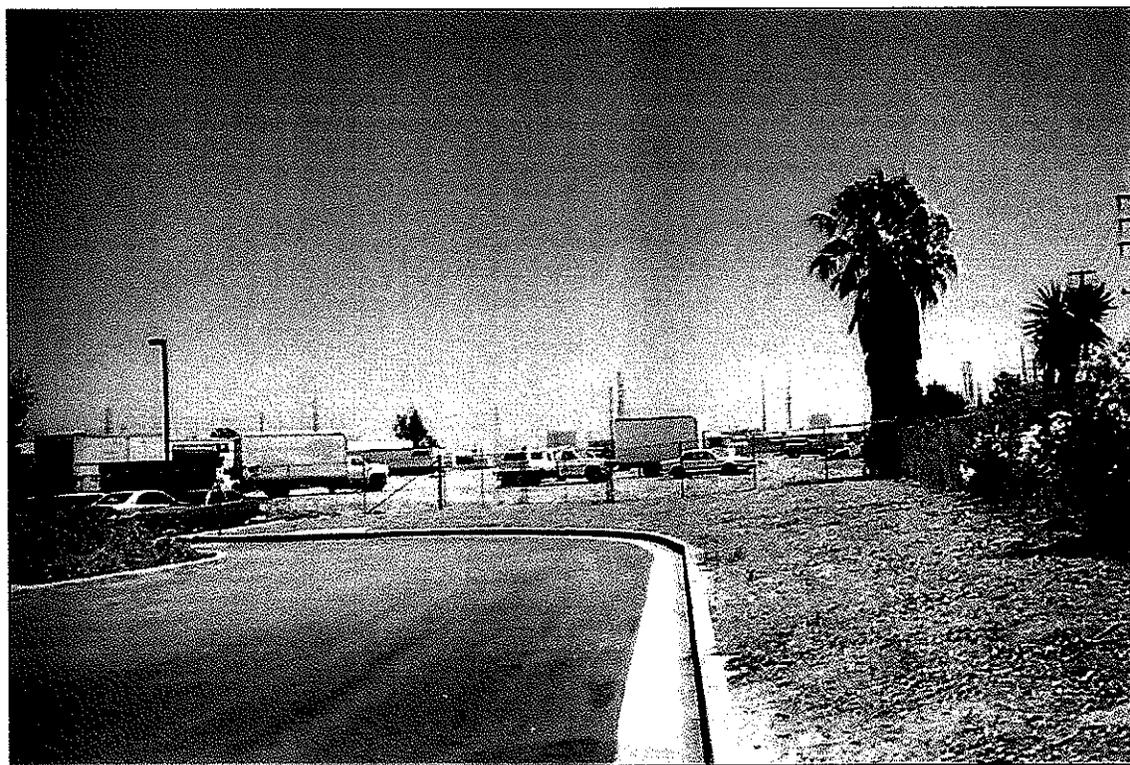


**Figure 6-4:** Water channel east of site, looking northwest.

**Anaheim Siting Study**  
Site 7: Vacant Lot, Near Lewis Road and Cerritos Avenue



**Figure 7-1:** View into site, looking southwest.



**Figure 7-2:** Approaching site from north

**Anaheim Siting Study**  
Site 7: Vacant Lot, Near Lewis Road and Cerritos Avenue



**Figure 7-3:** View of site from west boundary. Note elevated and covered view into site.



**Figure 7-4:** Salvation Army Ministry and Temporary Housing, north of the site.

**Anaheim Siting Study**  
Site 9: Miraloma Site, at Miraloma and Kraemer

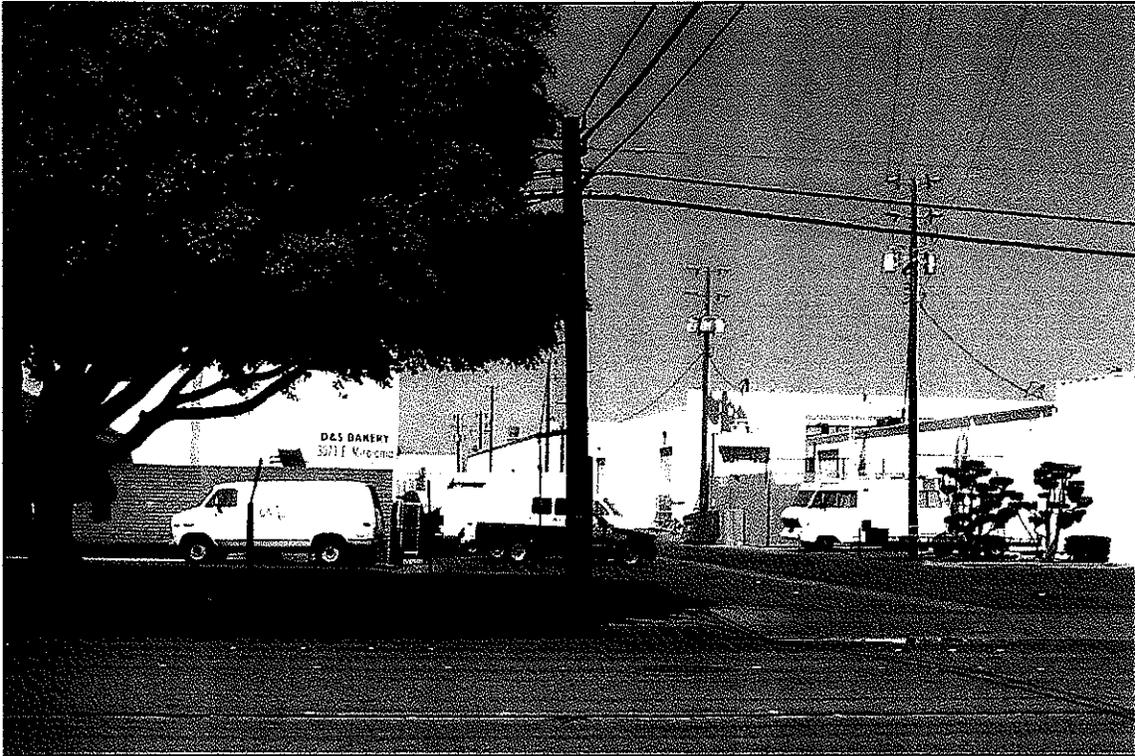


**Figure 9-1:** View of front of site, facing northeast.



**Figure 9-2:** View into alley between OC Food Services and western parcel, looking north.

**Anaheim Siting Study**  
Site 9: Miraloma Site, at Miraloma and Kraemer



**Figure 9-3:** East boundary of site showing neighboring warehouses, looking north.



**Figure 9-4:** View of east side of parcel, looking northwest.

**Anaheim Siting Study**  
Site 9: Miraloma Site, at Miraloma and Kraemer

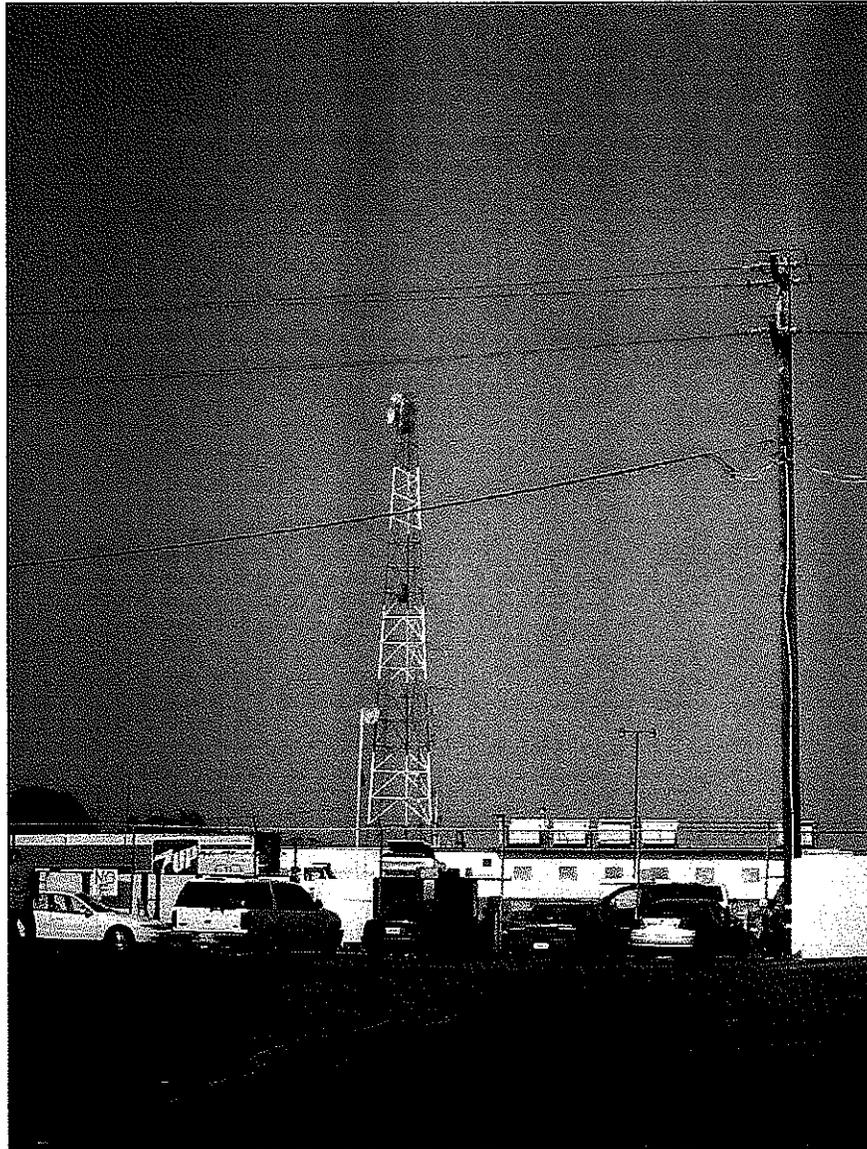


**Figure 9-5:** View of south side of parcel, looking east.



**Figure 9-6:** View of south side of parcel, looking west.

**Anaheim Siting Study**  
Site 9: Miraloma Site, at Miraloma and Kraemer



**Figure 9-7:** View of Adelphia Tower, looking west from site.



BEFORE THE ENERGY RESOURCES CONSERVATION AND DEVELOPMENT  
COMMISSION OF THE STATE OF CALIFORNIA  
1516 NINTH STREET, SACRAMENTO, CA 95814  
1-800-822-6228 -- [WWW.ENERGY.CA.GOV](http://WWW.ENERGY.CA.GOV)

APPLICATION FOR CERTIFICATION  
FOR THE *CANYON POWER*  
*PLANT PROJECT*

Docket No. 07-AFC-9

PROOF OF SERVICE  
(Revised 2/25/2009)

**APPLICANT**

Southern California Public Power Authority  
(SCPPA)  
c/o City of Anaheim  
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**APPLICANT CONSULTANT**

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**COUNSEL FOR APPLICANT**

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**INTERESTED AGENCIES**

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[e-recipient@caiso.com](mailto:e-recipient@caiso.com)

**INTERVENORS**

**ENERGY COMMISSION**

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**DECLARATION OF SERVICE**

I, Ashley Y Garner, declare that on April 1, 2009, I served and filed copies of the attached **CRITICAL ISSUES ASSESSMENT ANAHEIM PEAKING POWER SITING STUDIES** dated September 2003 and October 2006 . The original document, filed with the Docket Unit, is accompanied by a copy of the most recent Proof of Service list, located on the web page for this project at: **[www.energy.ca.gov/sitingcases/lodi]**. The document has been sent to both the other parties in this proceeding (as shown on the Proof of Service list) and to the Commission's Docket Unit, in the following manner:

**(Check all that Apply)**

**FOR SERVICE TO ALL OTHER PARTIES:**

sent electronically to all email addresses on the Proof of Service list;

by personal delivery or by depositing in the United States mail at with first-class postage thereon fully prepaid and addressed as provided on the Proof of Service list above to those addresses **NOT** marked "email preferred."

**AND**

**FOR FILING WITH THE ENERGY COMMISSION:**

sending an original paper copy and one electronic copy, mailed and emailed respectively, to the address below (**preferred method**);

**OR**

depositing in the mail an original and 12 paper copies, as follows:

**CALIFORNIA ENERGY COMMISSION**  
Attn: Docket No. **08-AFC-10**  
1516 Ninth Street, MS-4  
Sacramento, CA 95814-5512  
**docket@energy.state.ca.us**

I declare under penalty of perjury that the foregoing is true and correct.

  
\_\_\_\_\_  
Ashley Y. Garner