



CITY OF ANAHEIM

NOTICE OF DETERMINATION

To: Office of Planning and Research
 1400 Tenth Street, Room 121
 Sacramento, CA 95814

Orange County Clerk-Recorder
 County Administration South
 601 N Ross Street
 Santa Ana, CA 92701

From: City of Anaheim
 Planning Department
 200 S. Anaheim Blvd., MS 162
 Anaheim, CA 92805

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Lead Agency: City of Anaheim

PROJECT TITLE & FILE NUMBER:	Stadium District Sub-Area A Project Sustainable Community Environmental Assessment Zoning Code Amendment No. 2020-00171 Development Agreement No. 2020-00002 Amended and Restated Purchase and Sale Agreement Angels Commitment Agreement Lease Assignment Agreement Development Project No. 2020-00127	STATE CLEARINGHOUSE NO. 2020079026
	The Revised Platinum Triangle Expansion Project 2004121045 Final Subsequent Environmental Impact Report No. 2008-00339 (FSEIR No. 339)	

PROJECT LOCATION: The Stadium District Sub-Area A Project Site is located within the Platinum Triangle on approximately 152 acres, at 2000 E. Gene Autry Way, in Anaheim, Orange County (Assessor’s Parcel Numbers [APN] 232-011-02, 232-011-06, 232-011-35, 232-011-36, 232-011-37, 232-011-38, 232-011-39, 232-011-40, 232-011-41, 232-011-42, 232-011-43, 232-011-44, 232-011-47, 232-011-48, 232-011-50, and a portion of APN 083-270-47). The project site encompasses all of Sub-Area A of the Stadium District of the Platinum Triangle Mixed Use (PTMU) Overlay Zone excluding the 261,696 square foot Stadium Gateway Office Building (APN 232-011-49). The project site boundaries are generally Katella Avenue to the north, State College Boulevard to the east, Orangewood Avenue to the south, and Santa Ana River and State Route (SR) 57 to the east.



CITY OF ANAHEIM NOTICE OF DETERMINATION

PROJECT DESCRIPTION: The Stadium District Sub-Area A Project (proposed project) allows for the development of a mixed-use community consisting of up to 5,175 residential dwelling units, 1,750,000 square feet of commercial uses (including up to 943 hotel rooms), and 2,700,000 square feet of office uses. Also proposed are public parks, including Code-required “Mini-Parks” and a 7-acre “Community Benefit Park.” The City will retain ownership of an adjacent City-owned water utility plant, and a site for the City’s future development of a fire station. The proposed project provides for the retention and maintenance of the existing 45,500-seat Angel Stadium, with an option to replace the existing stadium with a new stadium of the same, or lesser, size and seating capacity. If the applicant elects to construct a replacement stadium, the existing stadium would continue to operate during the construction of the new stadium. The proposed project requires approval of the following:

1. Zoning Code Amendment to permit stadiums and sports arena complexes within the Arena and Stadium Districts of the PTMU Overlay Zone, subject to the approval of a conditional use permit;
2. Disposition and Development Agreement with a Master Site Plan to provide a framework for the development of the Project Site and to memorialize the reciprocal responsibilities and obligations of the City and the applicant in the development of the site;
3. Amended and Restated Purchase and Sale Agreement to update terms related to purchase price, method of payment, closing schedule and conditions precedent for closing;
4. Angels Commitment Agreement to memorialize Angels Baseball’s commitment not to relocate and to play its home games at the Angel Stadium (or its replacement) until at least 2050; and
5. Lease Assignment Agreement to assign the City’s interest as a landlord to the applicant in the existing Stadium Lease between the City and Angels Baseball, effective upon closing of the Property sale.

APPLICANT:	SRB Management LLC	PHONE: (657)333-2838
ADDRESS:	2850 W. Horizon Ridge Pkwy, Suite 200 Henderson, NV	ZIP CODE: 89052

PROJECT APPROVAL: This is to advise that:

On September 29, 2020, the Anaheim City Council, at their meeting, took the following actions related to the Stadium District Sub-Area A Project: approved the Amended and Restated Purchase and Sale Agreement, Angels Commitment Agreement, and Lease Assignment Agreement; and, introduced ordinances for the Zoning Code Amendments and the Disposition and Development Agreement. As part of the actions for the proposed project, the Anaheim City Council adopted a Resolution approving and adopting a Sustainable Communities Environmental Assessment (SCEA), prepared based on a CEQA Guidelines Appendix N: Infill Environmental Checklist Form, which evaluated the environmental impacts of the proposed project and identified necessary mitigation pursuant to the requirements of the CEQA; adopting an Updated and Modified Mitigation Monitoring Plan (MMP) No. 106D; and making the following findings pursuant to CEQA:



CITY OF ANAHEIM NOTICE OF DETERMINATION

1. The SCEA has been prepared in compliance with the requirements of CEQA, the CEQA Guidelines, and the City's Local CEQA Procedure Manual and, together with Updated and Modified MMP No. 106D, serves as the appropriate environmental documentation for the Proposed Project, because:

a. The proposed project is a Transit Priority Project in that it (i) contains approximately 6,109,582 square-foot of residential use, which is 52 percent of the total building square-footage proposed for the Proposed Project, which is 11,692,149 square feet; (ii) provides a net density of 34 dwelling units per acre; and (iii) is within one-half mile of a major transit stop or high-quality transit corridor included in a regional transportation plan, which includes Anaheim Regional Transportation Intermodal Center (ARTIC) and three Orange County Transportation Authority (OCTA) bus routes;

b. The proposed project is consistent with the general use designation, density, building intensity, and applicable policies specified for the project area in Southern California Association of Government's 2016-2040 Regional Transportation Plan /Sustainable Communities Strategy (SCAG's 2016-2040 RTP/SCS) as described in detail in Chapter 2 of SCEA. Specifically, the proposed project is consistent with the City Residential and City Mixed-Use place types identified in SCAG's 2016- 2040 RTP/SCS as the proposed project's floor area ratio (FAR) of 2.45 and residential density of 34 dwelling units per acre are comparable to the average FAR and residential density established for these two place types;

c. The proposed project has incorporated all feasible mitigation measures, performance standards, or criteria set forth in the previously adopted Environmental Impact Reports and addenda (City prior EIRs), including FSEIR No. 339, and adopted in findings made pursuant to PRC Section 21081, incorporated herein by reference. In addition, the SCEA identifies relevant City Standard Conditions of Approval (SCAs) which function as uniformly applicable development policies (UADPs) that will substantially mitigate environmental effects. These SCAs and UADPs are adopted as requirements of individual projects when approved by the City and will be imposed on the Proposed Project;

d. In addition, the proposed project meets the criteria and performance standards for an "infill project" under PRC Section 21094.5 and CEQA Guidelines section 15183.3 and Appendix M that allows the use of a Infill Project Checklist under CEQA Guidelines Appendix N as the basis for a SCEA (CEQA Guidelines section 15183.3(d)(2)(B)). This finding incorporates herein the discussion and findings related to the Proposed Project as an "infill project" in Section 2.4 of SCEA.

2. All potentially significant or significant project and cumulative effects required to be identified in the SCEA have been identified and analyzed, including those effects that have been analyzed in the City prior EIRs, including FSEIR No. 339, consistent with the standards in PRC section 21155.2(b)(1) and the Infill Project Checklist;



CITY OF ANAHEIM NOTICE OF DETERMINATION


3. With respect to new project-specific effects or a substantial increase in the severity of significant impacts identified in the City prior EIRs, including FSEIR No. 339, and SCAG's 2016-2040 RTP/SCS Program Environmental Impact Report (PEIR) that are not substantially mitigated by uniformly applicable development policies identified in the SCEA, changes or alterations have been required in or incorporated into the proposed project that avoid or mitigate the significant effects to a level of insignificance;

4. With the implementation of the mitigation measures contained in Updated and Modified MMP No. 106D, SCAs and UDAPs, the proposed project will not substantially increase the severity of significant impacts identified in the City prior EIRs, including FSEIR No. 339, nor will it result in new specific effects related to environmental effects which would cause substantial adverse effects on the environment.

The following determinations were made regarding the proposed project:

1. This project will not have a new project specific significant effect on the environment beyond those identified in the City prior EIRs, including FSEIR No. 339, and the SCAG's 2016-2040 RTP/SCS PEIR.
2. A Sustainable Communities Environmental Assessment (SCEA) was prepared and approved for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of this project.
4. A mitigation monitoring and reporting program was adopted for this project.
5. Findings were made pursuant to the provisions of CEQA.
6. A Statement of Overriding Considerations was previously adopted for this project.

This is to certify that SCEA with comments and responses, and Errata and a record of the project approvals are available to the general public at the Planning and Building Department, 200 S. Anaheim Blvd., Anaheim, CA 92805.

 _____ Authorized Signature – Planning Department	9/30/2020 _____ Date
Susan Kim, Principal Planner _____ Print Name & Title	714-765-4958 _____ Staff Phone Number & Extension

Fish & Game Fees Applicable:

- \$ 2,181.25 Negative Declaration/ Mitigated Negative Declaration
 \$ 3,029.75 Environmental Impact Report
 Other: Previously Certified FSEIR No. 339 No Effect Determination (SCH#2004121045)

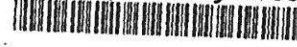
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FILED

NOV 10 2010

NOV 10 2010

Recorded in Official Records, Orange County
Tom Daly, County Recorder



NO FEE

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TOM DALY, CLERK-RECORDER

TOM DALY, CLERK-RECORDER

By

DEPUTY

By

DEPUTY



**CITY OF ANAHEIM
NOTICE OF DETERMINATION**

To: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

County Clerk, County of Orange
P.O. Box 238
Santa Ana, CA 92702

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

**PROJECT TITLE &
FILE NUMBER:**

THE REVISED PLATINUM TRIANGLE EXPANSION PROJECT:

STATE
CLEARINGHOUSE
NO. 2004121045

- SUBSEQUENT ENVIRONMENTAL IMPACT REPORT NO. 2008-00339 AND MITIGATION MONITORING PROGRAM NO. 106C
- PLATINUM TRIANGLE WATER SUPPLY ASSESSMENT (MISCELLANEOUS CASE NO. 2008-00284)
- GENERAL PLAN AMENDMENT NO. 2008-00471
- AMENDMENTS TO THE PLATINUM TRIANGLE MASTER LAND USE PLAN, INCLUDING THE PLATINUM TRIANGLE STANDARDIZED DEVELOPMENT AGREEMENT FORM (MISCELLANEOUS CASE NO. 2008-00283)
- AMENDMENTS TO THE PLATINUM TRIANGLE MIXED USE OVERLAY ZONE, (ZONING CODE AMENDMENT NO. 2008-00074)
- ZONING RECLASSIFICATION NO. 2008-00222

**PROJECT
LOCATION:**

The approximate 820-acre Platinum Triangle (project area) is located at the confluence of the Interstate 5 (I-5) and the State Route 57 (SR-57), in the City of Anaheim in Orange County, California. The project area is located generally east of the I-5, west of the Santa Ana River Channel and SR-57, south of the Southern California Edison easement, and north of the Anaheim City limit. The Platinum Triangle encompasses the Angel Stadium of Anaheim, Honda Center, the Grove of Anaheim, and surrounding light industrial buildings, industrial parks, distribution facilities, offices, hotels, restaurants, residences and retail uses.

FILED

NOV 10 2010

By [Signature] TOM DALY CLERK-RECORDER DEPUTY

POSTED

NOV 10 2010

By [Signature] TOM DALY CLERK-RECORDER



CITY OF ANAHEIM
NOTICE OF DETERMINATION

PROJECT DESCRIPTION: The proposed project (the "Revised Platinum Triangle Expansion Project") includes a General Plan Amendment, amendments to the Platinum Triangle Master Land Use Plan (MLUP) and Platinum Triangle Mixed Use (PTMU) Overlay Zone and Zoning reclassifications to expand the boundaries of the PTMU Overlay Zone and increase permitted residential, office, commercial and institutional development intensities within the PTMU Overlay Zone as indicated in the table below:

Proposed Development Intensities in The Platinum Triangle PTMU Overlay Zone			
Land Use	Adopted	Proposed	Increase
Residential Units	10,266	18,909	8,643
Commercial Square Feet	2,264,400	4,909,682	2,645,282
Office Square Feet	5,055,550	14,340,522	9,284,972
Institutional Square Feet	0	1,500,000	1,500,000

The proposed project includes upgrades to existing infrastructure to serve the proposed increased intensity of land uses. These upgrades include roadway improvements, sewer upgrades, two new water wells, a new electrical substation, natural gas infrastructure improvements and an additional fire station.

APPLICANT: City of Anaheim

PHONE NUMBER:
(714) 765-5139

ADDRESS: 200 S. Anaheim Blvd.
Anaheim, CA

ZIP CODE:
92805

PROJECT APPROVAL: This is to advise that:

On October 26, 2010 the Anaheim City Council, at their meeting, took the following actions related to The Revised Platinum Triangle Expansion Project:

- (a) By resolution, certified Environmental Impact Report No. 2008-00339, adopt Findings of Fact and Statement of Overriding Considerations, adopt Updated and Modified Mitigation Monitoring Program No. 106C, and approve the project Water Supply Assessment (Miscellaneous Case No. 2008-00284);
- (b) By resolution, approved General Plan Amendment No. 2008-00471 to amend the Land Use, Circulation, Green, and Public Services and Facilities Elements;
- (c) By resolution, approved Miscellaneous Case No. 2008-00283 to amend the Platinum Triangle Master Land Use Plan, including the Platinum Triangle Standardized Development Agreement Form;

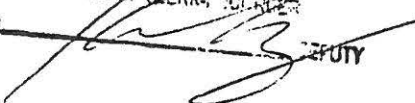
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TOM DALY CLERK, RECORDER
By  DEPUTY

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By  DEPUTY

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NOTICE OF DETERMINATION**

- (d) By motion, introduced an ordinance to amend Chapter 18.20 (Platinum Triangle Mixed Use (PTMU) Overlay Zone) of Title 18 of the Anaheim Municipal Code (Zoning Code Amendment No. 2008-00074);
- (e) By resolution, approved a resolution of intent to reclassify various properties within the Platinum Triangle to the Platinum Triangle Mixed Use (PTMU) Overlay Zone (Zoning Reclassification No. 2008-00222); and,
- (f) By motion, introduced an ordinance to reclassify various properties within the Platinum Triangle to the Platinum Triangle Mixed Use (PTMU) Overlay Zone (Zoning Reclassification No. 2008-00222).

The following determinations were made regarding The Platinum Triangle Expansion Project:

1. The project will have a significant effect on the environment.
2. Final Subsequent Environmental Impact Report (FSEIR) No. 339 was prepared and certified for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. Findings were made pursuant to the provisions of CEQA.
5. A Statement of Overriding Considerations was adopted for this project.
6. Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

On November 9, 2010 the Anaheim City Council, at their meeting, took the following actions related to The Revised Platinum Triangle Expansion Project:

- (a) By motion, adopted Ordinance No. 6192 to amend Chapter 18.20 (Platinum Triangle Mixed Use (PTMU) Overlay Zone) of Title 18 of the Anaheim Municipal Code (Zoning Code Amendment No. 2008-00074);
- (b) By motion, adopted Ordinance No. 6193 to reclassify various properties within the Platinum Triangle to the Platinum Triangle Mixed Use (PTMU) Overlay Zone (Zoning Reclassification No. 2008-00222).

The Subsequent Environmental Impact Report with comments and responses and a record of project approvals are available to the general public during regular business hours at the City Clerk's Office, 200 S.

POSTED

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FILED

NOV 10 2010



By [Signature] TOM DALY, CLERK-RECORDER DEPUTY

By [Signature] TOM DALY, CLERK-RECORDER DEPUTY

**CITY OF ANAHEIM
NOTICE OF DETERMINATION**

Anaheim Blvd., Anaheim, CA 92805

[Signature]

Authorized Signature – City Clerk’s Office

11/10/2010

Date

Linda Andal, City Clerk

714-765-5166

Print Name & Title

Staff Phone Number & Extension

Fish & Game Fees Applicable:

- \$ 1,800 Negative Declaration/ Mitigated Negative Declaration
- \$ 2,500 Environmental Impact Report
- Other: No Effect Determination
- House Charge
- Check Attached

County Clerk Processing Fee:

- House Charge
Per Code 6103



State of California – The Natural Resources Agency
 DEPARTMENT OF FISH AND GAME
 Environmental Review and Permitting
 1416 Ninth Street, Suite 1260
 Sacramento, CA 95814
 www.dfg.ca.gov

ARNOLD SCHWARZENEGGER, Governor

POSTED

JOHN MCCAMMANN, Director

NOV 10 2010

TOM DALY, CLERK-RECORDER

DEPUTY



CEQA Filing Fee No Effect Determination Form

Applicant Name: City of Anaheim

Date Submitted: September 29, 2010

Applicant Address: Planning Department, 200 South Anaheim Boulevard, Anaheim, CA 90805

Project Name: The Revised Platinum Triangle Expansion Project

CEQA Lead Agency: City of Anaheim

CEQA Document Type: (ND, MND, EIR) Subsequent Environmental Impact Report

SCH Number and/or local agency ID number: SCH#2004121045, SEIR 339

Project Location: The approximately 820-acre Platinum Triangle MLUP area is located east of I-5, west of the Santa Ana River channel and SR-57, south of the Southern California Edison easement and at the northern edge of the Anaheim City limit.

Brief Project Description: A General Plan Amendment, amendments to The Platinum Triangle Mixed Use (PTMU) Overlay Zone and Zoning reclassifications have been proposed by the City to expand the boundaries of the PTMU Overlay Zone and increase the permitted residential, office, commercial and institutional development intensities within the Platinum Triangle. Approval of the proposed amendments would result in maximum development intensities of 18,900 dwelling units 14,340,522 square feet of office uses 4,909,682 square feet of commercial uses, and 1,500,000 square feet of institutional uses within the Platinum Triangle. There is no proposed development intensity increase for properties within the Platinum Triangle that are outside of the expanded PTMU Overlay Zone.

Determination: Based on a review of the Project as proposed, the Department of Fish and Game has determined that for purposes of the assessment of CEQA filing fees [F&G Code 711.4(c)] the project has no potential effect on fish, wildlife and habitat and the project as described does not require payment of a CEQA filing fee. This determination does not in any way imply that the project is exempt from CEQA and does not determine the significance of any potential project effects evaluated pursuant to CEQA.

Please retain this original determination for your records; you are required to file a copy of this determination with the County Clerk after your project is approved and at the time of filing of the CEQA lead agency's Notice of Determination (NOD). If you do not file a copy of this determination with the County Clerk at the time of filing of the NOD, the appropriate CEQA filing fee will be due and payable.

Without a valid No Effect Determination Form or proof of fee payment, the project will not be operative, vested, or final and any local permits issued for the project will be invalid, pursuant to Fish and Game Code Section 711.4(c)(3).

DFG Approval By: John Mark-Rand Leslee Newton-Reed Date: 10-12-2010

Title: Environmental Scientist

CALIFORNIA DEPT. OF FISH AND GAME
 SOUTH COAST REGION
 4949 VIEWRIDGE AVENUE
 SAN DIEGO, CA 92123-1662

Conserving California's Wildlife Since 1870

POSTED

OCT 27 2010

TOM DALY, CLERK-RECORDER

FILED

NOV 10 2010

TOM DALY, CLERK-RECORDER

DEPUTY

FILED

OCT 27 2010

TOM DALY, CLERK-RECORDER

DEPUTY

By



State of California—The Resources Agency
 DEPARTMENT OF FISH AND GAME
2010 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT# **406988**
 STATE CLEARING HOUSE # (If applicable)
2004121045

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY City of Anaheim		DATE 11/10/2010
COUNTY/STATE AGENCY OF FILING County of Orange		DOCUMENT NUMBER 201085001378
PROJECT TITLE The Revised Platinum Triangle Expansion Project		
PROJECT APPLICANT NAME City of Anaheim		PHONE NUMBER ()
PROJECT APPLICANT ADDRESS 2005 Anaheim Blvd.	CITY Anaheim	STATE CA
		ZIP CODE 92805

PROJECT APPLICANT (Check appropriate box):

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- | | | |
|---|------------|-------------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$2,792.25 | \$ _____ |
| <input type="checkbox"/> Mitigated/Negative Declaration (ND)(MND) | \$2,010.25 | \$ _____ |
| <input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only) | \$850.00 | \$ _____ |
| <input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP) | \$949.50 | \$ _____ |
| <input type="checkbox"/> County Administrative Fee | \$50.00 | \$ 0 |
| <input checked="" type="checkbox"/> Project that is exempt from fees | | |
| <input type="checkbox"/> Notice of Exemption | | |
| <input type="checkbox"/> DFG No Effect Determination (Form Attached) | | |
| <input checked="" type="checkbox"/> Other CEQA - NO EFFECT DETERMINATION FORM ATTACHED. | | \$ 0 |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other _____

TOTAL RECEIVED \$ **0**

SIGNATURE X Adab Aguirre	TITLE Deputy
------------------------------------	------------------------

Orange County
Clerk/Recorder's Office
Tom Daly

630N Broadway Bldg. 12 Suite
101
Santa Ana, CA, 92701

County

Finalization: 20100000272945
11/10/10 3:40 pm
173 NC-1

Item	Title	Count
1	Z01	1
EIR Administrative Fee		
Document ID		Amount
DOC# 201085001378		50.00
Time Recorded 3:40 pm		

Total	0.00
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Payment Type	Amount
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NO FEE	50.00
Amount Due	0.00

THANK YOU
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