



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder



2966.75

* \$ R 0 0 1 5 2 5 2 1 4 1 \$ *
202485001008 2:12 pm 11/14/24
474 NC-3 Z03
0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

TYPE OR PRINT CLEARLY

Project Title

THE MILL RESIDENTIAL TOWNHOMES

Check Document being Filed:

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type): **NOTICE OF DETERMINATION**

FILED

NOV 14 2024

HUGH NGUYEN, CLERK-RECORDER

BY: LI DEPUTY

FILED IN THE OFFICE OF THE ORANGE
 COUNTY CLERK-RECORDER ON November 14, 2024
 Posted for 30 days
 DEPUTY LI

FILED

NOV 14 2024

HUGH NGUYEN, CLERK-RECORDER

BY: LI DEPUTY



**CITY OF ANAHEIM
NOTICE OF DETERMINATION**

To: Orange County Clerk Recorder Office of Planning and Research
County Administration South 1400 Tenth Street, Room 121
601 N Ross Street Sacramento, CA 95814
Santa Ana, CA 92701

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

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

Lead Agency: City of Anaheim

PROJECT TITLE & FILE NUMBER: **THE MILL RESIDENTIAL TOWNHOMES**
STATE CLEARINGHOUSE NO. 2024080719

Development Project No. 2023-00042

- Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring Program No. 391 (MMP No. 391)
- General Plan Amendment to change the land use designation of the project site from Low Medium Density Residential to Medium Density Residential (up to 36 du/ac)
- Tentative Tract Map No. 19290 to create a one-lot condominium map to construct 56 townhomes

PROJECT LOCATION: 275 and 375 East Santa Ana Street (APNs 037-024-11, and 037-111-29, and -30) encompasses 2.05 acres. The project site is located approximately 0.98 mile east of Interstate 5 (I-5), the Santa Ana Freeway in the City of Anaheim, Orange County.

PROJECT DESCRIPTION: Request to construct a new residential development consisting of 56 for-sale 3-story condominium townhomes. Ten percent of the units would be for moderate-income buyers.

APPLICANT: MLC Holdings, LLC (Meritage Homes) **PHONE NUMBER:**
c/o Johanna Crooker (949) 299-3847

ADDRESS: 5 Peters Canyon Road Suite 310 **ZIP CODE:** 92606
Irvine, CA

FILED

NOV 14 2024

HUGH NGUYEN, CLERK-RECORDER

BY: LI DEPUTY



CITY OF ANAHEIM NOTICE OF DETERMINATION

PROJECT APPROVAL: This is to advise that on November 13, 2024, the Anaheim City Council, approved the Proposed Project and took the following actions:

1. Approved General Plan Amendment to change the land use designation of the project site from Low Medium Density Residential to Medium Density Residential (up to 36 du/ac)
2. Approved Tentative Tract Map No. 19290 to create a one-lot condominium map for construction of 56 townhomes

The following determinations were made in connection with the proposed project:

The City Council, based upon a thorough review of the Draft IS/MND and Final IS/MND including comments, response to comments and errata, Mitigation Monitoring and Reporting Program No. 391 (MMP No. 391) and the evidence in the record as a whole, found as follows:

1. That the Mitigated Negative Declaration and Mitigation Monitoring Program No. 391 (MMP No. 391) were prepared for the Proposed Project in compliance with the requirements of CEQA, the State CEQA Guidelines, and the City's Local CEQA procedures.
2. That none of the conditions described in Section 15073.5 of the State CEQA Guidelines calling for the recirculation of the Negative Declaration or preparation of an Environmental Impact Report (EIR) occurred.

Pursuant to the above findings, the City Council determined that the Mitigated Negative Declaration and Mitigation Monitoring Program No. 391 (MMP No. 391) are the appropriate environmental documentation for the Proposed Project and approved and adopted the Mitigated Negative Declaration and Mitigation Monitoring Program No. 391 for the Proposed Project.

The following determinations were made regarding the Project:

- (a) The project will not have a significant effect on the environment.
- (b) A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
- (c) A Mitigation Monitoring Program was adopted by Resolution for this project.
- (d) Mitigation measures were made a condition of the approval of the project.

The Mitigated Negative Declaration and a record of project approvals are available to the general public during regular business hours at the Planning and Building Department, 200 S. Anaheim Blvd., Anaheim, CA 92805.

FILED

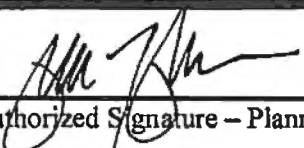
NOV 14 2024

HUGH NGUYEN, CLERK-RECORDER

BY: LI DEPUTY



**CITY OF ANAHEIM
NOTICE OF DETERMINATION**

	11/14/24
_____ Authorized Signature – Planning Department	_____ Date
Nick Taylor, Principal Planner	714-765-4323
_____ Print Name & Title	_____ Staff Phone Number & Extension

Fish & Wildlife Fees Applicable:

- Negative Declaration/Mitigated Negative Declaration
- Environmental Impact Report
- Check
- Credit Card
- Previously Paid – See attached NOD receipt

County Clerk \$50 Processing Fee:

- Check
- Credit Card

Hugh Nguyen
Orange County Clerk-Recorder
601 N. Ross Street
Santa Ana, CA 92701

County

Finalization: 20240000318067
11/14/24 2:12 pm
474 NC-3

Item	Title	Count
1	Z03	1
EIR: Negative Declaration		
Document ID		Amount
DOC# 202485001008		2966.75
Time Recorded 2:12 pm		

Total 2966.75

Payment Type	Amount
Check tendered # 40311408	2916.75
Check tendered # 40311409	50.00

Amount Due 0.00

THANK YOU
PLEASE RETAIN THIS RECEIPT
FOR YOUR RECORDS
www.ocrecorder.com

