

POSTED

JUL 18 2022

HUGH NGUYEN, CLERK-RECORDER

BY: A.K. DEPUTY

Recorded in Official Records, Orange County

Hugh Nguyen, Clerk-Recorder



50.00

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202285000617 1:11 pm 07/18/22

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JUL 18 2022

HUGH NGUYEN, CLERK-RECORDER

BY: A.K. DEPUTY



CITY OF ANAHEIM
NOTICE OF DETERMINATION

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

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

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 21108 or 21152 of the Public Resources Code.

Lead Agency: City of Anaheim

PROJECT TITLE &
FILE NUMBER:

The Revised Platinum Triangle Expansion
Project Final Subsequent Environmental
Impact Report No. 2008-00339 (FSEIR No.
339)

STATE
CLEARINGHOUSE
NO. 2004121045

A-Town Development Area F
Development Project No. 2021-00131

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.

The A-Town Project is located at 1404 East Katella Avenue and consists of approximately 43.1-acres generally located west of State College Boulevard between Katella Avenue and Gene Autry Way, in the Platinum Triangle, in the City of Anaheim, Orange County, California.

Development Area F is a 4.3-acre property (Lot 5, Tract No. 17703) that is located approximately 380 feet south of the intersection of East Katella Avenue and South Metro Drive, in an area of the City of Anaheim known as the Platinum Triangle.

PROJECT DESCRIPTION: The applicant is requesting approval of a Final site plan for a multiple-family development with 73-residential dwelling units (for sale) and a conditional use permit to allow for above ground-

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NOTICE OF DETERMINATION**

mounted utility facilities to be located within the interior setback and to allow for ground-floor private residential patios to encroach into the required setback between buildings.

APPLICANT: Vivian Extale
PT Metro, LLC **PHONE NUMBER:** 949-349-8123

ADDRESS: 95 Enterprise
Suite 200 **ZIP CODE:** 92656
Aliso Viejo, CA

PROJECT APPROVAL: This is to advise that

On October 26, 2010 the Anaheim City Council, at their meeting, certified EIR No, 339, adopted Findings of Fact and Statement of Overriding Considerations, adopted Updated and Modified Mitigation Monitoring Program No. 106C, and approved the Water Supply Assessment (Miscellaneous Case No. 2008-00284) prepared for the Revised Platinum Triangle Expansion Project. The following determinations were made regarding The Platinum Triangle Expansion Project:

1. The project will have a significant effect on the environment.
2. EIR 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.

On July 06, 2022, the Anaheim Planning Commission, at its meeting, approved by resolution the A-Town Development Area F Project and determined that EIR No. 339, Mitigation Monitoring Program 106C, and Mitigation Monitoring Plan No. 321, together with other previously-approved Addenda, were appropriate to serve as the environmental documentation for the A-Town Development Area F project. The following determinations were made in connection with the A-Town Development Area F Project:

1. EIR No. 339 was prepared and certified for the Revised Platinum Triangle Expansion Project pursuant to the provisions of CEQA.
2. Mitigation measures were made a condition of the approval of the A-Town Development Area F Project.
3. Findings were made pursuant to the provisions of CEQA.
4. A Statement of Overriding Considerations was previously-adopted for the Revised Platinum Triangle Expansion Project.
5. Based upon the evidence submitted and as demonstrated by the analysis included in the environmental checklist prepared for the A-Town development Area F, none of the conditions described in Sections

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CITY OF ANAHEIM NOTICE OF DETERMINATION

15162 or 15163 of the State CEQA Guidelines calling for the preparation of a subsequent or supplemental EIR or negative declaration have occurred; specifically:

- a. The A-Town Development Area F Project does not represent a substantive change in the Revised Platinum Triangle Expansion Project that would require major revisions of the CEQA Documents because of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- b. There have not been any substantial changes with respect to the circumstances under which the A-Town Development Area F Project would be undertaken that require major revisions of the CEQA Documents due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and
- c. There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time EIR No. 339 was certified as complete or the other CEQA Documents were adopted, that shows any of the following: (a) the A-Town Development Area F Project will have one or more significant effects not discussed in EIR No. 339 or the other CEQA Documents; (b) significant effects previously examined will be substantially more severe than shown in EIR No. 339 or the other CEQA Documents; (c) mitigation measures or alternatives previously found not to be feasible would, in fact, be feasible and would substantially reduce one or more significant effects of the A-Town Development Area F Project, but the Owner declines to adopt the mitigation measure or alternative; or (d) mitigation measures or alternatives which are considerably different from those analyzed in EIR No. 339 would substantially reduce one or more significant effects on the environment, but the Owner decline to adopt the mitigation measure or alternative.

This is to certify that EIR No. 339 and associated environmental documentation and a record of the project approvals are available to the general public at the City Clerk's Office, 200 S. Anaheim Blvd., Anaheim, CA 92805.

Authorized Signature – Planning Department

07/18/2022

Date

Heather Allen, Principal Planner

714-765-4958

Print Name & Title

Staff Phone Number & Extension

Fish & Wildlife Fees Applicable:

Negative Declaration/Mitigated Negative Declaration

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CITY OF ANAHEIM
NOTICE OF DETERMINATION

-
- Environmental Impact Report
 - Check
 - Credit Card
 - Previously Paid – See attached NOD receipts dated 11/10/2010

County Clerk \$50 Processing Fee:

- Check
- Credit Card

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NOV 10 2010

FILED

NOV 10 2010

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

NO FEE
201085001378 3:40 pm 11/10/10
173 NC-1 Z01
0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

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

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A.K.

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BY: _____ DEPUTY
A.K.

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.

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NOV 10 2010

By [Signature]
TOM DALY CLERK-RECORDER
DEPUTY

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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;

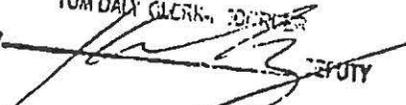
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CITY OF ANAHEIM
NOTICE OF DETERMINATION

- (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.

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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:

County Clerk Processing Fee:

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

- House Charge
Per Code 6103

- House Charge
- Check Attached



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 MCCAMMAN, 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: 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

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OCT 27 2010

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OCT 27 2010

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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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Orange County
Clerk-Recorder's Office
Hugh Nguyen

601 N. Ross Street
92701

County

Finalization: 20220000253171
7/18/22 1:11 pm
455 NC-1

Item	Title	Count
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1	Z01	1
EIR: Exempt or Previously Paid Document ID		Amount

DOC# 202285000617	50.00
Time Recorded 1:11 pm	

Total	50.00
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Payment Type	Amount
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Check tendered	50.00
# 1837971	

Amount Due	0.00
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