



CITY OF ANAHEIM NOTICE OF DETERMINATION

- Encroachment Agreement for a new pedestrian bridge across Katella Avenue, and pedestrian bridges across Douglass Road to provide pedestrian access between Parking Deck A and ARTIC, and Parking Deck C and Wellness Park

PROJECT LOCATION: The Platinum Triangle consists of approximately 820 acres at the confluence of Interstate 5 (I-5) and State Route 57 (SR-57) in the south-central portion of the City of Anaheim ("City"), in Orange County, California. The existing Platinum Triangle's boundaries are the Southern Pacific Railroad and Cerritos Avenue to the north, the Santa Ana River to the east, the City's boundary with the City of Orange to the south, and I-5 to the west. The Platinum Triangle Overlay Zone consists of nine districts: Arena, ARTIC, Katella, Stadium, Gateway, Gene Autry, Orangewood, Lewis, and Office Districts.

The approximately 100-acre project site is generally bounded by State Route 57 (SR-57) to the west, (excluding the parcel at the southwest corner of Katella Avenue and Douglass Road), the Santa Ana River to the east, the confluence of the SR-57 and Santa Ana River to the south, and the Southern California Edison easement to the north. Off-site improvement areas include the State Route 57 (SR-57) northbound Katella Avenue off-ramp and intersection, SR-57 southbound Ball Road off-ramp and intersection, and dedication and improvements to River Road.

PROJECT DESCRIPTION: The proposed project would construct a world-class mixed use lifestyle, entertainment, and residential neighborhood anchored by the existing Honda Center arena and ARTIC transit hub, consisting of the following: 1,922,776 square feet (s.f.) of commercial uses including entertainment and commercial indoor and outdoor recreation venues (including new indoor and outdoor live performance theaters, bars and nightclubs, bowling lanes, dancing venues, an amphitheater and outdoor seasonal events), retail, and restaurant uses including the existing Honda Center; 961,055 s.f. of office uses including the existing Arena Corporate Center; 250,000 s.f. of institutional uses including the existing Anaheim Regional Transportation Intermodal Center (ARTIC); 1,500 residential dwelling units including 195 affordable dwelling units proposed in connection with a Density Bonus request; parks and open space including a new public park (Meadow Park); parking areas; pedestrian bridges crossing Katella Avenue and Douglass Road; and, changes to the roadway network (including a new public street between Katella Avenue and Ball Road proposed to be named River Road, the abandonment of Douglass Road between Katella Avenue and Cerritos Avenue and new private streets).

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| APPLICANT: | Brian Meyers Anaheim Real Estate Partners, LLC | PHONE NUMBER: 415-593-8200 |
| ADDRESS: | 2101 East Coast Highway, Suite 230 Corona Del Mar, CA | ZIP CODE: 92675 |



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PROJECT APPROVAL: This is to advise that on September 27, 2022, the Anaheim City Council, approved the proposed project and took the following actions:

1. Approved General Plan Amendment No. GPA2020-00532
2. Approved Platinum Triangle Master Land Use Plan Amendment No. MIS2020-00739
3. Approved Final Site Plan Nos. FSP2020-00004, FSP2020-00005, FSP2020-00006, FSP2020-00007, FSP2020-00008
4. Approved Conditional Use Permit CUP2010-05492 Amendment
5. Approved Conditional Use Permit
6. Approved Minor Conditional Use Permit
7. Approved Tentative Tract Map No. TTM 19153
8. Approved Street Name Change
9. Approved Exempt Surplus Declaration

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

The City Council, based upon a thorough review of proposed Addendum No. 11, the other CEQA Documents referenced in the Addendum and the evidence in the record as a whole, found as follows:

1. That Addendum No. 11 was 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, based upon the evidence submitted and as demonstrated by the analysis included in Addendum No. 11, none of the conditions described in Sections 15162 or 15163 of the State CEQA Guidelines calling for the preparation of a subsequent or supplemental EIR or negative declaration have occurred.

Pursuant to the above findings, the City Council determined that Addendum No. 11 to Final Subsequent Environmental Impact Report No. 339 (FSEIR No. 339), Mitigation Monitoring Program No. 106C (MMP 106C) adopted for FSEIR No. 339, and Mitigation Monitoring Plan No. 383 (MMP No. 383), together with the previously approved environmental documents for development in the Platinum Triangle is the appropriate environmental documentation for the Proposed Project and approved and adopted Addendum No. 11 and Mitigation Monitoring Plan No. 383 for the Proposed Project..



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1. The project will have a significant effect on the environment.
2. An Environmental Impact Report was previously prepared and certified for the project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A Statement of Overriding Considerations was previously adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that FSEIR No. 339, all previously approved environmental documents for development in the Platinum Triangle area, Addenda No. 11 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.

09/28/2022

Authorized Signature -- Planning Department

Date

Heather Allen, Principal Planner

714-765-4958

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