



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:**

**OCV!BE PROJECT (proposed project
Development Project No. 2020-00125)**

**Addendum No. 11 to The Revised Platinum Triangle
Expansion Project Final Subsequent Environmental
Impact Report No. 2008-00339 (FSEIR No. 339)
STATE CLEARINGHOUSE NO. 2004121045**

- General Plan Amendment No. GPA2020-00532
- Platinum Triangle Master Land Use Amendment No.
MIS2020-00739
- Reclassification No. RCL2020-00333
- Zoning Code Amendment No. ZCA2020-00174
- Development Agreement No. DAG2020-00004
including Master Site Plan No. MIS2020-00751 and a
Request for Density Bonus and Development Incentives
- Final Site Plan Nos. FSP2020-00004, FSP2020-00005,
FSP2020-00006, FSP2020-00007, and FSP2020-00008
- Conditional Use Permit No. CUP2010-05492
Amendment
- Conditional Use Permit
- Minor Conditional Use Permit
- Tentative Tract Map No. 19153
- Special Sign District Amendments and Coordinated Sign
Programs
- Street Name Change to Rename Phoenix Club Drive
- Deviation from Engineering Standard Details
- Partial Abandonment of Douglass Road between Katella
Avenue and Cerritos Avenue



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- 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
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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).

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 October 4, 2022, the Anaheim City Council took the following actions, introduced along with other approval actions on September 27, 2022:

1. Approved Reclassification No. RCL2020-00333
2. Approved Zoning Code Amendment No. ZCA2020-00174
3. Approved Special Sign District Amendments
4. Approved Development Agreement No. DAG2020-00004 including Master Site Plan No. MIS2020-00751 and a Request for Density Bonus and Development Incentives

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 on September 27, 2022.

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.



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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.

Authorized Signature – Planning Department

10/6/2022

Date

Heather Allen, Principal Planner

714-765-4958

Print Name & Title

Staff Phone Number & Extension

Fish & Wildlife Fees Applicable:

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

County Clerk \$50 Processing Fee:

- Check
- Credit Card