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POSTED

SEP 24 2021

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: M.G. 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

FILED

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

SEP 24 2021

HUGH NGUYEN, CLERK-RECORDER

BY: M.G. DEPUTY

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:**

General Plan and Zoning Code Update Project

- Final Environmental Impact Report (EIR) No. 330

**STATE
CLEARINGHOUSE
NO. 2003041105**

**Anaheim Housing Opportunities Sites Rezoning
Project**

- Supplemental Environmental Impact Report (SEIR)
No. 346

Legacy Anaheim Project (proposed project)¹

Development Project No. 2019-00013

- Reclassification No. 2020-00331
- Conditional Use Permit No. 2020-06072
- Tentative Tract Map No. 19112

PROJECT LOCATION: The General Plan and Zoning Code Update Project and the Anaheim Housing Opportunities Project applied citywide to the City of Anaheim, Orange County, California.

The proposed project is located at 200 West Midway Drive, in the City of Anaheim, Orange County, California. The 6.4-acre project site is located on Assessor's Parcel Numbers (APNs) 082-185-01, 082-185-26 through -31, 082-185-35, 082-185-39, 082-185-40, 082-185-41, 082-185-51 and 082-185-58. The project site is located in the south-central portion of the City of Anaheim, immediately east of Interstate 5 (I-5), and 300 feet west of South

¹ Also referred to as Encore Townhomes

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SEP 24 2021

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: M. G DEPUTY

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SEP 24 2021

HUGH NGUYEN, CLERK-RECORDER

CITY OF ANAHEIM
NOTICE OF DETERMINATION BY: MG DEPUTY



Anaheim Boulevard. The Housing Element identifies the project site as Housing Opportunity Sites 137-146, 149, and 152; all of which received the RO Overlay Zone as a part of the Anaheim Housing Opportunities Rezoning Project.

PROJECT DESCRIPTION: General Plan and Zoning Code Update. In May 2004, the City of Anaheim certified the General Plan and Zoning Code Update Program EIR No. 330 (Program EIR No. 330). Program EIR No. 330 evaluated impacts associated with implementation of the Anaheim General Plan and Zoning Code Update and included a Mitigation Monitoring Program (MMP) No. 122 to mitigate those impacts. The approved and updated General Plan designated the project site for Medium Density Residential land uses.

Anaheim Housing Opportunities Sites Rezoning Project. In September 2013, the City of Anaheim certified Supplemental EIR No. 346 for the Anaheim Housing Opportunities Site Rezoning Project (Rezoning Project). The City also approved a Mitigation Monitoring Program No. 122A (MMP No. 122A) as part of Supplemental EIR No. 346, which supplemented Program EIR No. 330 in the areas of air quality, greenhouse gas (GHG) emissions, noise, and transportation and traffic.

The Rezoning Project implemented a key strategy of the City's 2006-2014 General Plan Housing Element by rezoning 166 Housing Opportunities Sites identified in the Housing Element. The rezoning included the application of an overlay zone to each property: either the Residential Opportunity (RO) Overlay Zone or the Mixed Use (MU) Overlay Zone. Both overlay zones allow "by-right" housing development.

Legacy Anaheim Project. The proposed project would demolish of all existing structures on the project site and develop 156 residential townhomes in 21 structures. The townhomes would be three-bedroom units with three-car garages or two-car tandem or side-by-side garages. Additionally, the proposed project would provide amenities such as a swimming pool, outdoor lounging area, and a dog run. The proposed project would also include surface parking in the southwestern, center, and eastern portions of the project site. The proposed project required approval of the following requests:

1. Reclassification of the property to remove the Mobile Home Park (MHP) Overlay Zone from the project site;
 2. Conditional Use Permit to permit a Residential Planned Unit Development of 156 single-family attached dwellings with a modification in the required development standards including reduction in the front yard landscape setback, building side yard setback, building-to-building setback, and building-to-southern property line (interior setback); and,
 3. Tentative Tract Map to subdivide the existing lots into 156 residential units for condominium purposes.
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SEP 24 2021

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: MG DEPUTY

FILED

SEP 24 2021

HUGH NGUYEN, CLERK-RECORDER

BY: MG DEPUTY



CITY OF ANAHEIM
NOTICE OF DETERMINATION

APPLICANT: Julian Nan **PHONE NUMBER:** 909-973-5967
Encore Anaheim, LLC

ADDRESS: 770 Tamalpais Drive, Suite 401B **ZIP CODE:** 94925
Corte Madera, CA

PROJECT APPROVAL: This is to advise that on September 20, 1994 the Anaheim City Council, at its meeting, acting as the lead agency, certified EIR No. 330 in connection with the General Plan and Zoning Code Update Project.

The following determinations were made regarding the General Plan and Zoning Code Update Project:

- (a) The project will have a significant effect on the environment.
- (b) An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA
- (c) Mitigation Measures were made a condition of the approval of the project.
- (d) A Statement of Overriding Considerations was adopted for this project.

On September 24, 2014, the Anaheim City Council, at its meeting, acting as the lead agency, certified EIR No. 346 in connection with the Anaheim Housing Opportunities Sites Rezoning Project.

The following determinations were made regarding the Anaheim Housing Opportunities Sites Rezoning Project:

- (e) The project will have a significant effect on the environment.
- (f) An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
- (g) Mitigation Measures were made a condition of approval for the project.
- (h) A Statement of Overriding Considerations was adopted for this project

On September 13, 2021, the Anaheim Planning Commission, at its meeting, acting as the lead agency, approved resolutions for Tentative Tract Map No. 19112 and Conditional Use Permit No. 2020-06072, determining the Legacy Anaheim Project is within the scope of and properly described by previously-certified Environmental Impact Report No. 330 and Supplemental Environmental Impact Report No. 346. In addition, by motion the Planning Commission recommended City Council approval of Reclassification No. 2020-00331. The Planning Commission made the following determinations regarding the Legacy Anaheim Project:

- (a) Pursuant to CEQA Guidelines Section 15367, the City has discretionary authority over the proposed project and is the Lead Agency in the preparation of the Appendix N: Infill Environmental Checklist and any additional environmental documentation required for the proposed project. The Appendix N Checklist utilizes analysis from the previously certified Program Environmental Impact Report

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SEP 24 2021

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: MG DEPUTY

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SEP 24 2021

HUGH NGUYEN, CLERK-RECORDER

BY: MG DEPUTY



**CITY OF ANAHEIM
NOTICE OF DETERMINATION**

(Program EIR) No. 330 for the General Plan and Zoning Code Update, which the Anaheim City Council certified on May 25, 2004. In addition, the Appendix N Checklist also utilizes analysis from the certified Supplemental EIR No.346 to Program EIR No. 330 for the City of Anaheim Housing Opportunities Sites Rezoning Project, which Anaheim City Council certified on September 24, 2013. The Appendix N Checklist collectively refers to Program EIR No. 330 and Supplemental EIR No. 346 as the "Certified EIR". The Appendix N Checklist compares the proposed project's effects with the analysis in the Certified EIR and assists the Lead Agency in the evaluation of potential environmental impacts of the proposed project. Project Design Features (PDFs), Standard Conditions/Existing Plans, Programs, or Policies (PPPs), and mitigation measures from the Certified EIR that are applicable to the proposed project are included in the Appendix N Checklist;

(b) Based on the analysis in the Appendix N Checklist, the Planning Commission determined that a streamlined review pursuant to Section 15183.3 (Streamlining for Infill Projects) of the California Environmental Quality Act (CEQA) Guidelines is the appropriate environmental review for this request under CEQA; and, that the proposed project would not cause any new specific effects or more significant effect that either have not already been analyzed in the Certified EIR or that are more significant than previously analyzed, or that uniformly applicable development policies would not substantially mitigate and;

(c) The resolutions approving the proposed project included all applicable mitigation measures from the Appendix N Checklist as conditions of approval.

Authorized Signature – Planning Department

09/24/2021

Date

Susan Kim, 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 receipts dated 05/26/2004 and 09/25/2013

County Clerk \$50 Processing Fee:

- Check
- Credit Card

FILED

POSTED

SEP 25 2013

SEP 25 2013

HUGH NGUYEN, CLERK-RECORDER

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



NO FEE

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HUGH NGUYEN, CLERK-RECORDER BY: _____ DEPUTY

BY: _____ DEPUTY

FILED

SEP 24 2021

HUGH NGUYEN, CLERK-RECORDER

BY: MG 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.

Lead Agency: City of Anaheim

PROJECT TITLE & FILE NUMBER:	<u>GENERAL PLAN AND ZONING CODE UPDATE</u>	STATE CLEARINGHOUSE NO. 2003041105
	▪ FINAL ENVIRONMENTAL IMPACT REPORT NO. 330	
	<u>ANAHEIM HOUSING OPPORTUNITIES SITES REZONING PROJECT</u>	
	▪ SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT NO. 2012-00346	
	▪ GENERAL PLAN AMENDMENT NO. 2013-00488	
	▪ ZONING RECLASSIFICATION NO. 2013-00255	
	▪ ZONING CODE AMENDMENT NO. 2013-00110	

PROJECT LOCATION: Located in northeastern Orange County, the City of Anaheim and its Sphere-of-Influence lie approximately 35 miles southeast of downtown Los Angeles and seven miles north of Santa Ana. The City is surrounded by the Cities of Fullerton, Placentia, and Yorba Linda to the north; Riverside County to the east; the Cities of Orange, Garden Grove, Stanton, and unincorporated Orange County to the south; and, the Cities of Cypress and Buena Park to the west. The City encompasses over 32,000 acres of land, stretching nearly 20 miles along the Riverside Freeway (State Route [SR] - 91), and includes another 2,431 acres of unincorporated land within its Sphere-of-Influence. In addition to SR-91, regional access to and from the City is provided by the Santa Ana (Interstate [I] - 5), Orange (SR-57) and Costa Mesa (SR-55) Freeways; the Eastern Transportation Corridor (SR-241); and Amtrak and Metrolink passenger train services at the Anaheim and Anaheim Canyon Stations.

POSTED

SEP 24 2021

BY: MG DEPUTY

FILED

SEP 24 2021

HUGH NGUYEN, CLERK-RECORDER

BY: MG DEPUTY



**CITY OF ANAHEIM
NOTICE OF DETERMINATION**

PROJECT DESCRIPTION: City-initiated Supplemental Environmental Impact Report and amendments to the General Plan, Zoning Code and Zoning Map to:

1. Supplement Final Environmental Impact Report No. 330, prepared for the City's 2004 General Plan and Zoning Code Update, to streamline environmental review and analyze the proposed amendments pursuant to the California Environmental Quality Act (CEQA).
2. Update General Plan Land Use Element Tables for Residential Buildout Estimates (LU-5) and Non-Residential Build-Out Estimates (LU-6) and text related to the 42 General Plan amendments that have been adopted since the 2004 General Plan and Zoning Code Update. This request does not include any General Plan land use changes.
3. Amend the Zoning Code and Zoning Map to permit residential development "by-right" on properties designated as "Housing Opportunity Sites" in the General Plan Housing Element.

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 September 24, 2013 the Anaheim City Council, at their meeting, took the following actions related to the Anaheim Housing Opportunities Sites Rezoning Project:

- (a) By Resolution, certified Supplemental Environmental Impact Report No. 346, including adoption of a Findings and a Statement of Overriding Considerations, and Mitigation Monitoring Program No. 122A;
- (b) By Motion, introduced an Ordinance to amend Chapter 18.30 (Mixed Use Overlay Zone) of the Anaheim Municipal Code to permit residential development "by-right" on certain properties designated as Housing Opportunity Sites in General Plan Housing Element (Zoning Code Amendment No. 2013-00110); and,
- (c) By Motion, introduced an Ordinance to apply the Residential Opportunities Overlay Zone or Mixed Use Overlay Zone to certain properties designated as Housing Opportunity Sites in the General Plan Housing Element (Zoning Reclassification No. 2013-00255).

POSTED

SEP 24 2021

City of Anaheim, P.O. Box 3222, Anaheim, CA 92803
ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: MG DEPUTY

State of California—Natural Resources Agency
 DEPARTMENT OF FISH AND WILDLIFE
 2013 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT#	444730
STATE CLEARING HOUSE # (If applicable)	2003041105

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY	City of Anaheim	DATE	9-25-13
COUNTY/STATE AGENCY OF FILING	Orange County Clerk Recorder	DOCUMENT NUMBER	201385000760
PROJECT TITLE	General Plan and Zoning Code Update Final EIR NO. 330		
PROJECT APPLICANT NAME	City of Anaheim	PHONE NUMBER	(714) 765-5139
PROJECT APPLICANT ADDRESS	200 S. 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 checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$2,995.25	\$	0
<input type="checkbox"/> Mitigated/Negative Declaration (ND)(MND)	\$2,156.25	\$	
<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)	\$1,018.50	\$	
<input type="checkbox"/> County Administrative Fee	\$50.00	\$	
<input checked="" type="checkbox"/> Project that is exempt from fees			
<input checked="" type="checkbox"/> White of Exemption			
<input type="checkbox"/> DFW No Effect Determination (Form Attached)			
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:
 Cash
 Credit
 Check
 Other

PREVIOUSLY PAID # 200485000703
 5/26/04 TOTAL RECEIVED \$ 0

SIGNATURE	<i>X Penella Diaz</i>	TITLE	Deputy
-----------	-----------------------	-------	--------

WHITE - PROJECT APPLICANT YELLOW - DFW/ASB PINK - LEAD AGENCY GOLDEN ROD - COUNTY CLERK DRG 753.5a (Rev. 11/12)

FILED

SEP 24 2021

HUGH NGUYEN, CLERK-RECORDER

BY: MG DEPUTY

POSTED

SEP 24 2021

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: MG DEPUTY

NOTICE OF DETERMINATION

FILED
SEP 24 2021
HUGH NGUYEN, CLERK-RECORDER
M.G.
DEPUTY

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

 County Clerk
County of Orange
12 Civic Center Plaza, Room 108
Santa Ana, CA 92702

From: (Public Agency)
City of Anaheim
Planning Department
200 S. Anaheim Boulevard
Anaheim, CA 92805

Subject: Filing of Notice of Determination in accordance with Section 21100 or 21152 of the Public Resources Code.

General Plan and Zoning Code Update

Project Title

2005041185

Jonathan Borrego

714/785-8216

State Clearinghouse Number
(If submitted to Clearinghouse)

Contact Person

Area Code/Telephone/Extension

Please see Attachment A

POSTED

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

Project Location:

200485000703 03:53pm 05/26/04

Please see Attachment A

SEP 24 2021

Project Description:

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

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This is to advise that the

BY: M.G. DEPUTY
City of Anaheim

has approved the above described

(Lead Agency or Responsible Agency)

project on

May 26, 2004
(Date)

and has made the following determinations regarding the above described project:

1. The project (will will not) have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of the approval of the project.
4. A Statement of Overriding Considerations [was was not] adopted for this project.

This is to certify that the final EIR with comments and responses and the record of project approval is available to the General Public at:

City of Anaheim, Planning Department, 200 S. Anaheim Blvd, 1st Floor, Anaheim, CA 92805

POSTED

Date received for filing and posting at OPR: May 20, 2004

MAY 26 2004

Shari Vandenburg

Planning Director

TOM DALY, CLERK-RECORDER

Signature (Public Agency)

Title

By: [Signature] DEPUTY

FILED

MAY 26 2004

TOM DALY, CLERK-RECORDER

By: [Signature] DEPUTY

POSTED

MAY 26 2004

TOM DAILY, CLERK-RECORDER

By TD DEPUTY

Attachment A

City of Anaheim
General Plan and Zoning Code Update

Notice of Determination
Project Location and Description

FILED

MAY 26 2004

TOM DAILY, CLERK-RECORDER

By TD DEPUTY

This project included the following:

(1) ENVIRONMENTAL IMPACT REPORT NO. 330:

a. LOCATION: Citywide. The City of Anaheim and its sphere-of-influence are surrounded by the Cities of Fullerton, Placentia, and Yorba Linda to the north; Riverside County to the east; the Cities of Orange, Garden Grove, Stanton, and unincorporated Orange County to the south; and, the Cities of Cypress and Buena Park to the west. The City encompasses over 32,243 acres of land and includes approximately 2,460 acres of unincorporated area within its sphere-of-influence. (See Attachment B)

b. DESCRIPTION: Certification of EIR No. 330, including a Statement of Findings and Facts and Statement of Overriding Considerations. Draft Environmental Impact Report No. 330 has been prepared in conjunction with General Plan Amendment No. 2004-00419, Zoning Code Amendment No. 2004-00029, Reclassification No. 2004-00117, Amendment No. 5 to The Anaheim Resort Specific Plan No. 92-2 (SPN 2004-00023), Amendment No. 2 to the Northeast Area Specific Plan No. 94-1 (SPN 2004-00024), and other related actions and circulated for public/responsible agency review in compliance with the California Environmental Quality Act (CEQA) and the State and City of Anaheim CEQA Guidelines. The Draft EIR indicates that the following impacts can be mitigated to an acceptable level with the incorporation of the recommended mitigation measures (as refined): Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Police and Fire, and Public Services and Facilities. Project impacts that are partially mitigated, but not to a level of insignificance, include: Air Quality, Noise, and, Traffic and Circulation. The Response to Comments document includes responses that address the public/responsible agency comments on the Draft EIR and refinements to the text of the EIR.

(2) COMPREHENSIVE GENERAL PLAN UPDATE:

a. LOCATION: Citywide. See above description. (See Attachment B)

b. DESCRIPTION: Comprehensive update of the City of Anaheim General Plan, including revisions to the existing Land Use Element (including new and re-named land use designations); Redevelopment Element (now incorporated into the Economic Development Element); Circulation Element (which would now contain the existing Scenic Highways Element); Open Space and Conservation Elements (incorporated into the Green Element); Growth Management Element; Parks, Recreation and Community Services Element (incorporated into the Green Element); Noise Element; and, Safety and Seismic Safety Element (combined into one Safety Element); and further, in addition to the topics addressed in the existing General Plan elements, creation of new goals, policies and programs to address community design, economic development, and public services and facilities in the form of new elements for each topic.

(3) COMPREHENSIVE ZONING CODE UPDATE:

a. LOCATION: Citywide. See above description. (See Attachment B)

b. DESCRIPTION: Comprehensive amendment to the City of Anaheim Municipal Code, Title 18 (Zoning Code), including, but not limited to, the update of all residential, commercial and

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SEP 24 2021

ORANGE COUNTY CLERK-RECORDER DEPARTMENT
BY: MG DEPUTY

HUGH NGUYEN, CLERK-RECORDER
BY: MG DEPUTY

industrial zone classifications, permitted uses, and development standards; deletion of obsolete zoning classifications; and introduction of new zoning classifications, including but not limited to, Mixed Use, to implement the updated General Plan.

(4) **AMENDMENT NO. 2 TO THE CYPRESS CANYON SPECIFIC PLAN NO. 90-3**
(Reclassification No. 2004-00117):

- a. **LOCATION:** The subject property is an approximately 683 acre area known as the Cypress Canyon Specific Plan (SP90-3) area, generally bounded by the Cleveland National Forest to the east, the Riverside (SR-91) Freeway to the north, unincorporated open space within the City's sphere-of-influence to the south, and the Mountain Park Specific Plan Area to the west (the western boundary of the Cypress Canyon Specific Plan area is approximately 5,712 feet east of the Gypsum Canyon Road/Santa Ana Canyon Road intersection). (See Attachment C)
- b. **DESCRIPTION:** Reclassification of subject properties from the Cypress Canyon Specific Plan (SP90-3) to the OS (Open Space) Zone to be consistent with the Open Space land use designation proposed as part of the General Plan Update. One approximately 15-acre parcel will retain 140 dwelling units in the Low-Medium Density Residential designation in the RM-3 Zone.

(5) **AMENDMENT NO. 5 TO THE ANAHEIM RESORT SPECIFIC PLAN NO. 92-2**
(SPN 2004-00023):

- a. **LOCATION:** The Anaheim Resort Specific Plan encompasses approximately 555 acres generally located adjacent to and southwest of Interstate 5 between Ball Road and Orangewood Avenue within The Anaheim Resort. The proposed amendment area is located immediately south of the existing Specific Plan boundaries and encompasses approximately 26 acres along the east and west sides of Harbor Boulevard between Orangewood Avenue and the southern City limits including properties fronting along the following streets (all frontage numbers are approximate): 1,363 feet adjacent to the west side and 2,641 feet adjacent to the east side of Harbor Boulevard; 626 feet adjacent to the south side of Orangewood Avenue, east and west of the centerline of Harbor Boulevard; 371 feet adjacent to the north and south sides of Wilken Way, west of the centerline of Harbor Boulevard; 190 feet adjacent to the north side and 608 feet adjacent to the south side of Wilken Way, east of the centerline of Harbor Boulevard; and, 850 feet adjacent to the north side of Chapman Avenue, east of the centerline of Harbor Boulevard. Property addresses include 2101-2207 South Harbor Boulevard, 2100-2340 South Harbor Boulevard, 500-510, and 614 West Orangewood, 450, 460, and 620 West Wilken Way, and 421, 503, and 531 West Chapman Avenue. (See Attachment D)
- b. **DESCRIPTION:** Amendment to the boundaries of the Anaheim Resort Specific Plan to incorporate subject properties, and reclassify these properties from the CG (Commercial, General), CH (Commercial, Heavy), CL (Commercial, Limited), PLD-M (Parking/Landscape District - Manufacturing), and RS-A-43,000 (Residential, Agricultural) zones to the Anaheim Resort Specific Plan (SP92-2) zone (including establishing zoning and development standards for the expanded area) to be consistent with the Commercial Recreation land use designation proposed as part of the General Plan Update.

(6) **AMENDMENT NO. 2 TO THE NORTHEAST AREA SPECIFIC PLAN NO. 94-1**
(SPN 2004-00024):

- a. **LOCATION:** The Northeast Area Specific Plan consists of approximately 2,645 acres generally located in the Santa Ana Canyon, bounded by the City of Placentia to the north, the Orange (SR-57) Freeway to the west, the Riverside (SR-91) Freeway and Santa Ana River to the south, and Imperial Highway to the east. The proposed amendment would encompass

BY: MG DEPUTY
HUGH NGUYEN, CLERK-RECORDER
SEP 24 2021

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POSTED

SEP 24 2021

approximately 60 acres located within the Northeast Area Specific Plan Area as follows (all acreage and frontage numbers are approximate): (See Attachment E)

- i. Thirteen (13) properties situated on 23.77 acres with frontages on White Star Avenue, Armando Street, La Mesa Street, and Kraemer Place. Property addresses include 1000-1010, 1040, 1021, 1050-1086, and 1041 North Kraemer Place; 2671, 3025-3035 East La Mesa Avenue; 2929-2931 East White Star Avenue; 1015, 1020, 1030-1045, and 1050 North Armando Street;
 - ii. Three (3) properties situated on 16.99 acres located 1,698 feet east of the centerline of Shepard Street, having a frontage of 461 feet on the south side of La Palma Avenue and a maximum depth of 1,180 feet. Property addresses include 3362, 3364, and 3366-3370 East La Palma Avenue;
 - iii. Eleven (11) properties situated on 4.42 acres located on the north of La Palma Avenue, east of Lakeview Avenue, and at the southeast corner of La Palma Avenue and Lakeview Avenue, including four (4) properties located 276 feet east of the centerline of Lakeview Avenue and having a frontage of 331 feet on the north side of La Palma Avenue, and seven (7) properties located at the southeast corner of La Palma Avenue and Lakeview Avenue, having a frontage of 689 feet on the south side of La Palma Avenue, and 197 feet on the east side of Lakeview Avenue. Property addresses include 4506, 4510, 4520, 4527, 4530, 4531, 4545, 4600, 4601 and 4616-4618 East La Palma; and,
 - iv. Three (3) properties situated on 15 acres located 578 feet west of the centerline of Imperial Highway, having a frontage of 561 feet on the south side of La Palma Avenue. Property addresses include 5500, 5510, and 5620 East La Palma Avenue.
- b. **DESCRIPTION:** Amendment to the Northeast Area Specific Plan (SP94-1) and its associated Development Area (DA) boundaries to be consistent with the revised General Plan land use designations proposed as part of the General Plan Update, as follows: (i) from DA 5 (Commercial) to DA 2 (Expanded Industrial); (ii) from DA 3 (La Palma Core) to DA 5 (Commercial); (iii) from DA 5 (Commercial) to DA 2 (Expanded Industrial); and, (iv) from DA 5 (Commercial) to DA 2 (Expanded Industrial).

SEP 24 2021

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ORANGE COUNTY CLERK-RECORDER DEPARTMENT
BY: MG
DEPUTY

(7) **TERMINATION OF DEVELOPMENT AGREEMENT NO. 91-01:**

- a. **LOCATION:** The Development Agreement No. 91-01 encompasses approximately 3,179 acres (the Mountain Park Specific Plan No. 90-4 area), including 2,339 acres which have been annexed to the City of Anaheim and 840 acres of unincorporated land located within the County of Orange in the City of Anaheim's sphere-of-influence (approximately 172 acres of the Mountain Park site have been developed with the Eastern Transportation Corridor (SR-241) which bisects the western portion of the site). The subject site is generally located in Gypsum Canyon, bordered on the north by the Riverside (SR-91) Freeway and the Gypsum Canyon Road interchange, on the west by The Summit of Anaheim Hills and Sycamore Canyon developments, on the south by unincorporated property within the County of Orange in the City of Orange's sphere-of-influence, and on the east by the 697-acre Cypress Canyon Specific Plan area. (See Attachment C)
- b. **DESCRIPTION:** Termination of Development Agreement No. 91-01 between the City of Anaheim and The Irvine Company to permit the Planning Commission and City Council to consider modifications to the Mountain Park property as part of the General Plan Update and the anticipated amendment to the Mountain Park Specific Plan later this year. Said Development Agreement relates to the development and implementation of the Mountain Park Specific Plan which provides for the development of up to 7,966 residential dwelling units, 179 acres of commercial uses, schools, parks, public facilities and open space, as more specifically described in the Specific Plan.

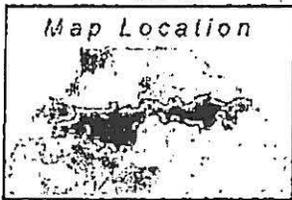
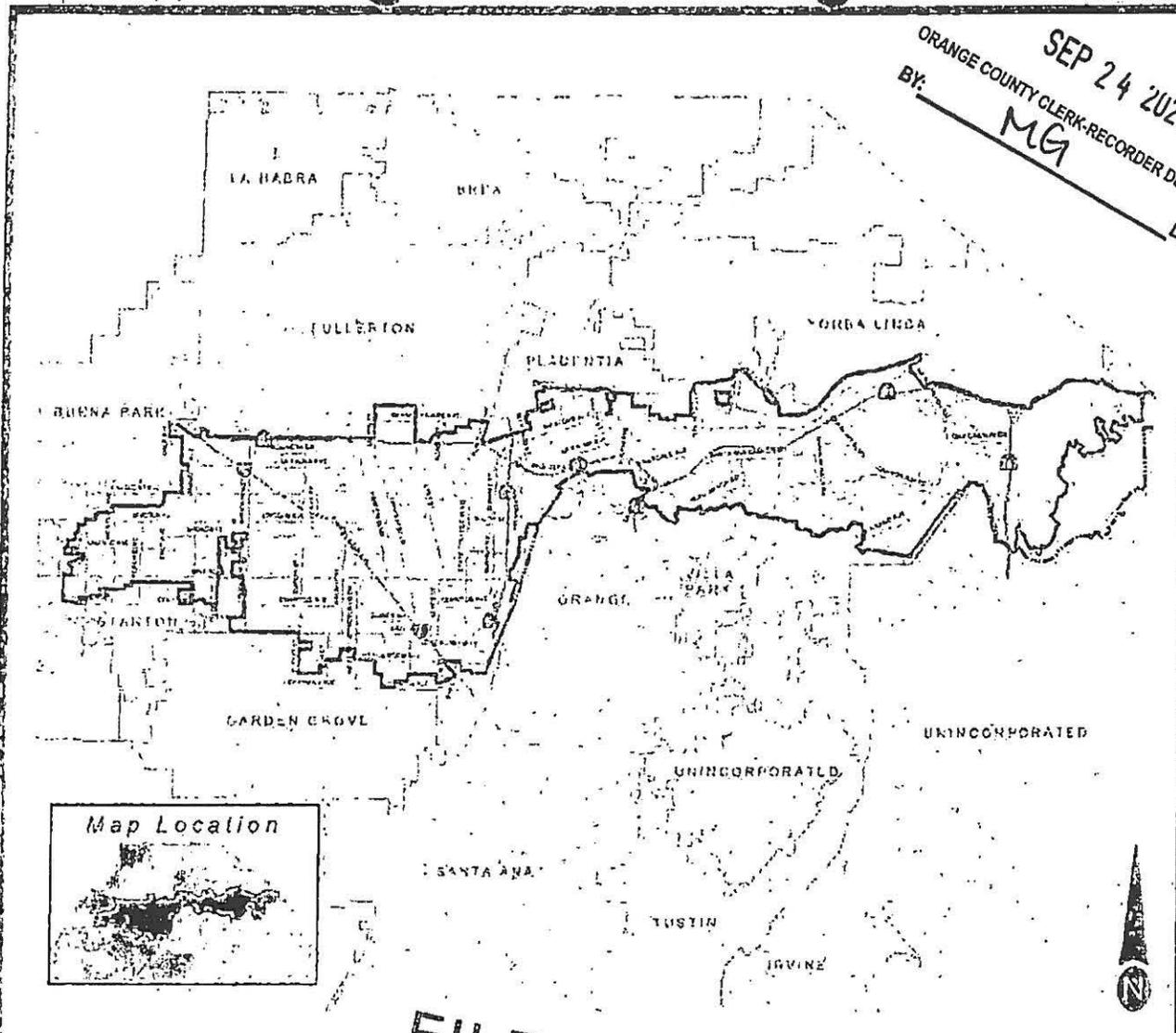
SEP 24 2021

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HUGH NGUYEN, CLERK-RECORDER

BY: MG
DEPUTY

SEP 24 2021
ORANGE COUNTY CLERK-RECORDER DEPARTMENT
BY: MG DEPUTY



FILED

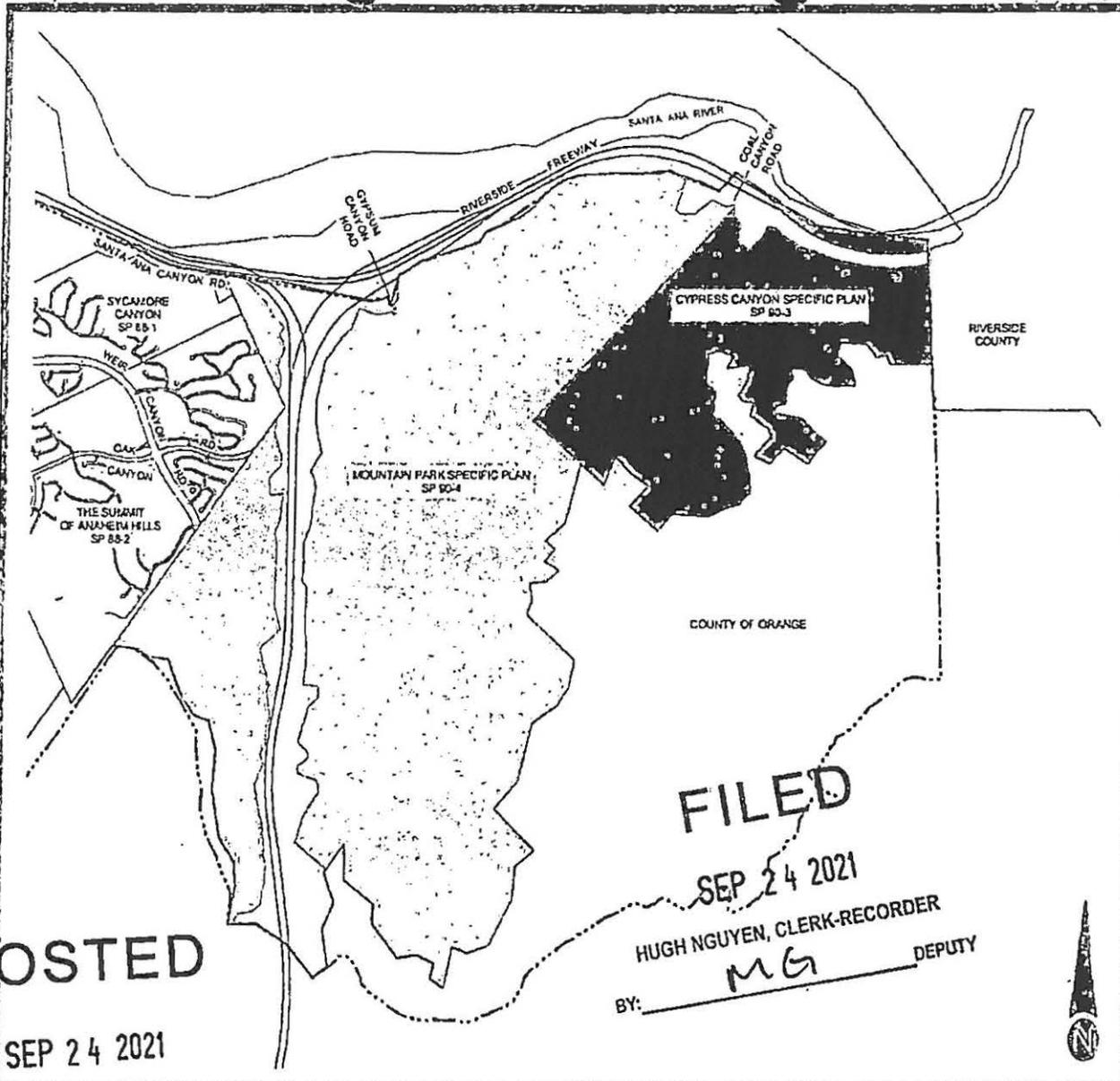
SEP 24 2021
HUGH NGUYEN, CLERK-RECORDER
BY: MG DEPUTY

 Anaheim City Limits
 Anaheim Sphere-of-Influence

GENERAL PLAN AMENDMENT NO. 2004-00419
 CITY-INITIATED REQUEST TO COMPREHENSIVELY UPDATE THE CITY OF ANAHEIM GENERAL PLAN.
 ZONING CODE AMENDMENT NO. 2004-00029
 CITY-INITIATED REQUEST TO COMPREHENSIVELY AMEND THE CITY OF ANAHEIM MUNICIPAL CODE, TITLE 18 (ZONING CODE).

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ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: MG DEPUTY

-  Mountain Park SP 90-4
-  Cypress Canyon SP 90-3
-  Anaheim Sphere-of-Influence

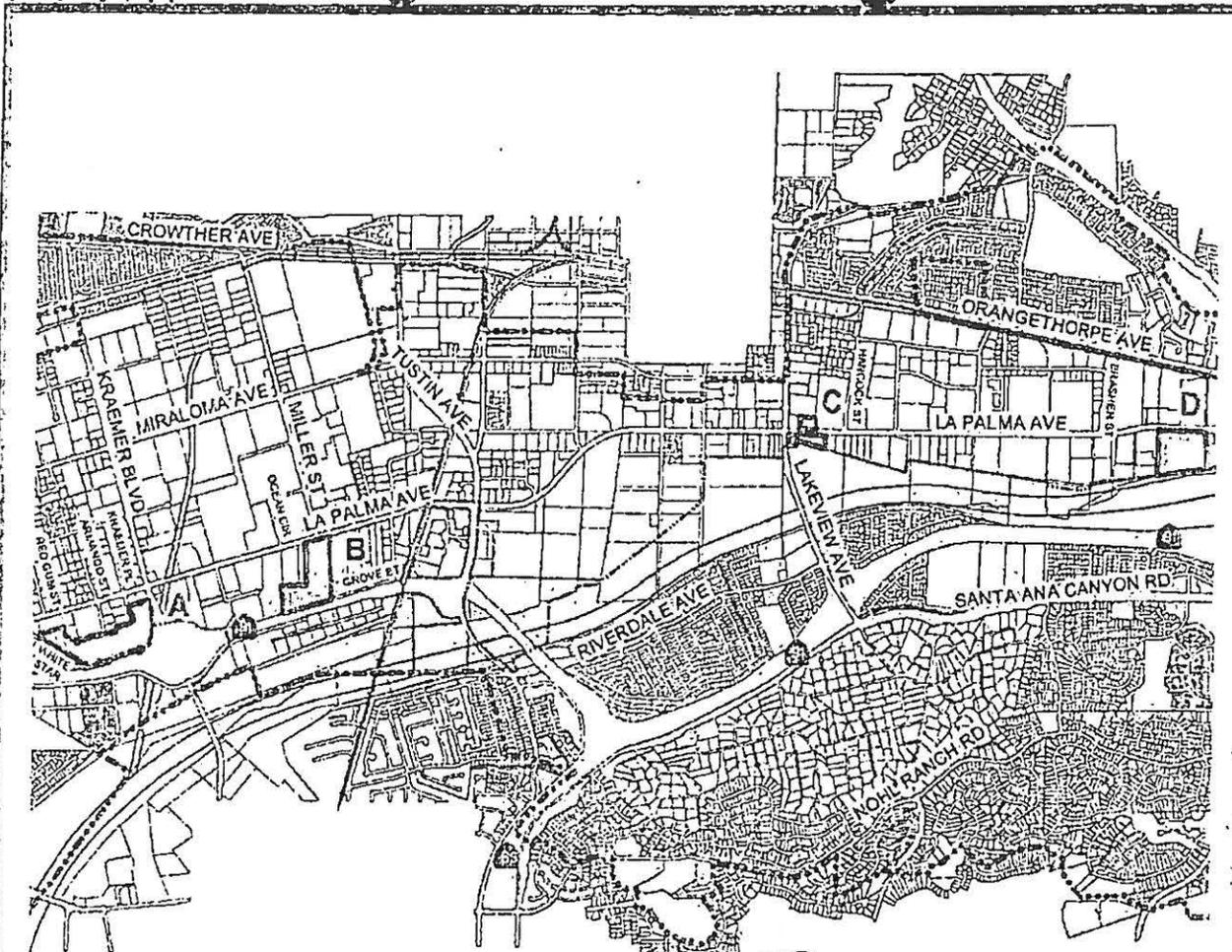
Date: April 19, 2004
Scale: Graphic

RECLASSIFICATION NO. 2004-00117

CITY-INITIATED REQUEST TO RECLASSIFY SUBJECT PROPERTIES FROM THE CYPRESS CANYON SPECIFIC PLAN (SP90-3) TO THE OS (OPEN SPACE) ZONE.

DEVELOPMENT AGREEMENT 91-01

SUBJECT REQUEST IS TO TERMINATE DEVELOPMENT AGREEMENT NO. 91-01 BETWEEN THE CITY OF ANAHEIM AND THE IRVINE COMPANY RELATED TO THE DEVELOPMENT AND IMPLEMENTATION OF THE MOUNTAIN PARK SPECIFIC PLAN.



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BY: *MG* DEPUTY

Subject Properties
Date: April 19, 2004
Scale: Graphic

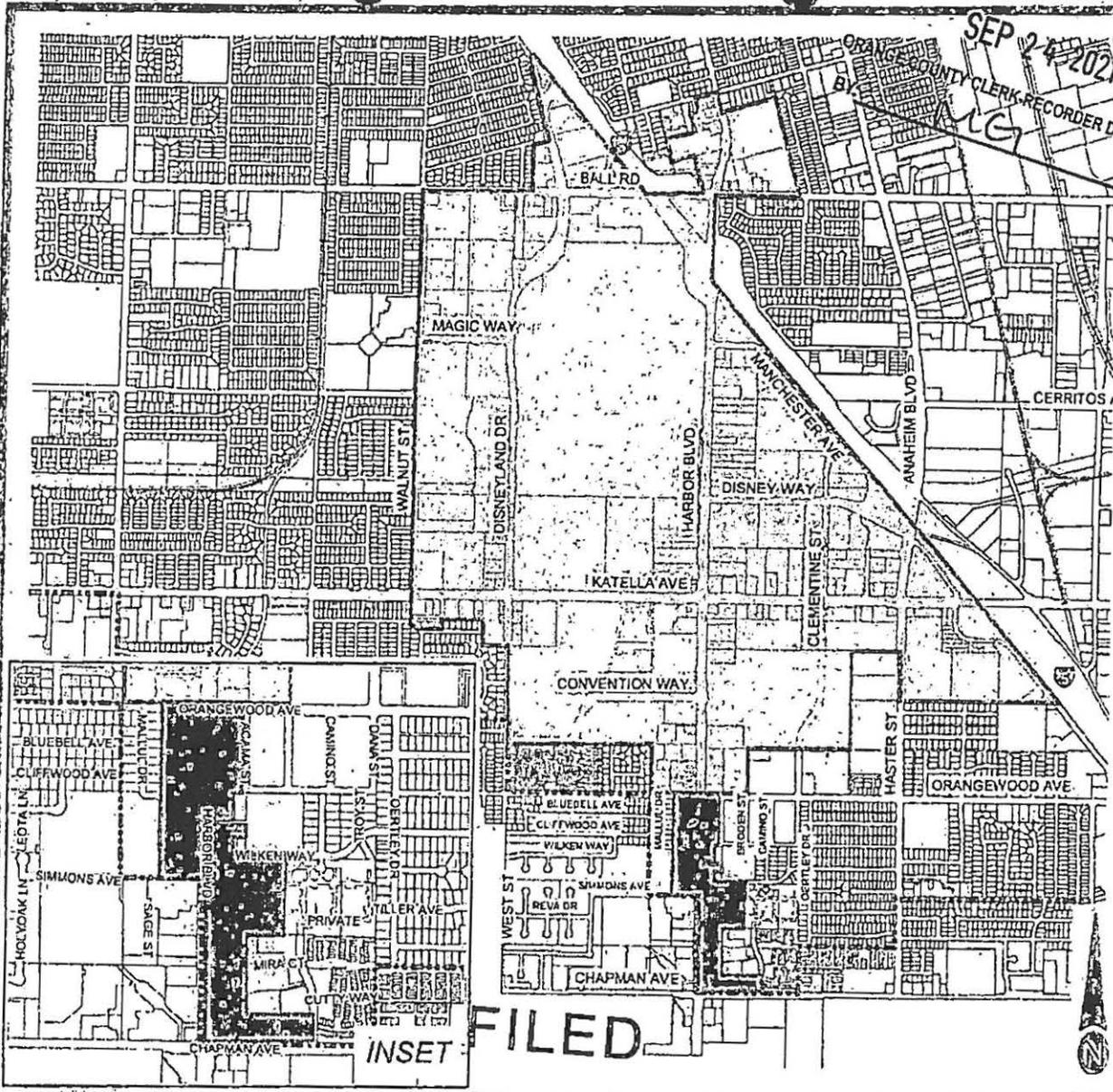
SPECIFIC PLAN AMENDMENT NO. SPN 2004-00024
(AMENDMENT NO. 2 TO THE NORTHEAST AREA SPECIFIC PLAN NO. 94-1)

CITY-INITIATED REQUEST TO AMEND THE NORTHEAST AREA SPECIFIC PLAN (SP94-1) AND ITS ASSOCIATED DEVELOPMENT AREA BOUNDARIES TO BE CONSISTENT WITH THE REVISED GENERAL PLAN LAND USE DESIGNATIONS PROPOSED AS PART OF THE GENERAL PLAN UPDATE, AS FOLLOWS: (A) FROM DA 5 (COMMERCIAL) TO DA 2 (EXPANDED INDUSTRIAL); (B) FROM DA 3 (LA PALMA CORE) TO DA 5 (COMMERCIAL); (C) FROM DA 5 (COMMERCIAL) TO DA 2 (EXPANDED INDUSTRIAL); AND, (D) FROM DA 5 (COMMERCIAL) TO DA 2 (EXPANDED INDUSTRIAL).

POSTED
Attachment

SEP 24 2021

ORANGE COUNTY CLERK-RECORDER DEPARTMENT
DEPUTY



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HUGH NGUYEN, CLERK-RECORDER

BY: MA DEPUTY

-  Proposed Anaheim Resort Specific Plan Expansion Area
-  Existing Anaheim Resort Specific Plan Area

Date: April 19, 2004
Scale: Graphic

SPECIFIC PLAN AMENDMENT NO. SPN 2004-00023

(AMENDMENT NO. 5 TO THE ANAHEIM RESORT SPECIFIC PLAN NO. 92-2)

CITY-INITIATED REQUEST TO AMEND THE BOUNDARIES OF THE ANAHEIM RESORT SPECIFIC PLAN TO INCORPORATE SUBJECT PROPERTIES, AND RECLASSIFY THESE PROPERTIES FROM THE CG (COMMERCIAL, GENERAL), CH (COMMERCIAL, HEAVY), CL (COMMERCIAL, LIMITED), PLD-M (PARKING/LANDSCAPE DISTRICT - MANUFACTURING), AND RS-A-43,000 (RESIDENTIAL, AGRICULTURAL) TO THE ANAHEIM RESORT SPECIFIC PLAN (SP92-2) AND (INCLUDING ESTABLISHING ZONING AND DEVELOPMENT STANDARDS FOR THE EXPANDED AREA) TO BE CONSISTENT WITH THE COMMERCIAL RECREATION LAND USE DESIGNATION PROPOSED AS PART OF THE GENERAL PLAN UPDATE.



STATE OF CALIFORNIA - THE RESOURCES AGENCY
 DEPARTMENT OF FISH AND GAME
 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFG 753.50 (12-03)

S. 26. 24
 TR# 161930

249605

Lead Agency: CITY of Anaheim Date: 05.26.24
 County / State Agency of Filing: OC CLERK RECORDER Document No: 85000703
 Project Title: General Plan + zoning code update
 Project Applicant Name: CITY of Anaheim Phone Number: 914 765 5014
 Project Applicant Address: 2005 Anaheim Blvd. Anaheim CA 92805
 Project Applicant (check appropriate box): Local Public Agency School District Other Special District
 State Agency Private Entity

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report	\$850.00	\$ <u>85000</u>
<input type="checkbox"/> Negative Declaration	\$1,250.00	\$ _____
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00	\$ _____
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs	\$850.00	\$ _____
<input checked="" type="checkbox"/> County Administrative Fee	\$25.00	\$ <u>EXEMPT</u>
<input checked="" type="checkbox"/> Project that is exempt from fees <u>per 6103</u>	4300	
TOTAL RECEIVED		\$ <u>85000</u>

Signature and title of person receiving payment: Dylan Kato
 WHITE-PROJECT APPLICANT YELLOW-DFG/FIRM PINK-LEAD AGENCY GOLDENROD-STATE AGENCY OF FILING

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SEP 24 2021

HUGH NGUYEN, CLERK-RECORDER

BY: MG DEPUTY

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SEP 24 2021

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: MG DEPUTY

Orange County
Clerk-Recorder's Office
Hugh Nguyen

601 N. Ross Street
92701

County

Finalization: 20210000519496
9/24/21 12:58 pm
428 NC-3

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

DOC#	202185000802	50.00
Time Recorded 12:58 pm		

Total 50.00

Payment Type Amount

Check tendered 50.00
3082

Amount Due 0.00

THANK YOU
PLEASE RETAIN THIS RECEIPT
FOR YOUR RECORDS

www.ocrecorder.com

