



**HUGH NGUYEN**  
CLERK-RECORDER

BIRTH AND DEATH RECORDS  
FICTITIOUS BUSINESS NAMES  
MARRIAGE LICENSES/RECORDS  
NOTARY REGISTRATION  
ORANGE COUNTY ARCHIVES  
PASSPORTS  
PROPERTY RECORDS

CITY OF ANAHEIM  
200 S ANAHEIM BLVD MS 162  
ANAHEIM, CA 92805

Office of the Orange County Clerk-Recorder  
**Memorandum**

SUBJECT: NOTICE OF DETERMINATION - NEG. DEC. - PRIOR FILING

The attached notice was received, filed and a copy was posted on 04/07/2023

**It remained posted for 30 (thirty) days.**

Hugh Nguyen  
Clerk - Recorder  
In and for the County of Orange

By: Trang Pham

Deputy

Public Resource Code 21092.3

The notice required pursuant to Sections 21080.4 and 21092 for an environmental impact report shall be posted in the office of the County Clerk of each county \*\*\* in which the project will be located and shall remain posted for a period of 30 days. The notice required pursuant to Section 21092 for a negative declaration shall be so posted for a period of 20 days, unless otherwise required by law to be posted for 30 days. The County Clerk shall post notices within 24 hours of receipt.

Public Resource Code 21152

All notices filed pursuant to this section shall be available for public inspection, and shall be posted **\*\*\* within 24 hours of receipt** in the office of the County Clerk. Each notice shall remain posted for a period of 30 days.

\*\*\* Thereafter, the clerk shall return the notice to the local **lead** agency \*\*\* within a notation of the period it was posted. The local **lead** agency shall retain the notice for not less than nine months.

Additions or changes by underline; deletions by \*\*\*

FILED

POSTED

APR 07 2023

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HUGH NGUYEN, CLERK-RECORDER

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: tp DEPUTY

BY: tp DEPUTY



**CITY OF ANAHEIM  
NOTICE OF DETERMINATION**

Recorded in Official Records, Orange County  
Hugh Nguyen, Clerk-Recorder  
202385000254 2:39 pm 04/07/23  
444 NC-4 Z01  
0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00  
\* \$ R 0 0 1 4 2 9 0 9 5 3 \$ \*  
50.00

**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

<b>PROJECT TITLE &amp; FILE NUMBER:</b>	<b>The Revised Platinum Triangle Expansion Project Final Subsequent Environmental Impact Report No. 2008-00339 (FSEIR No. 339)</b>	<b>STATE CLEARINGHOUSE NO. 2004121045</b>
	<b>A-Town Development Area C &amp; D Development Project No. 2022-00046</b>	

**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 C & D is a 6.3-acre property (Lot 2 & 3, Tract No. 17703) that is located at the southeast corner of East Katella Avenue and South Market Street, 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 mixed-use project with 508 Multiple-Family residential units and 17,277 square feet of ground floor commercial space with 972 square feet of accessory outdoor dining space; a conditional use permit to transfer residential dwelling units between

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## CITY OF ANAHEIM NOTICE OF DETERMINATION

development areas of the approved A-Town Master Site Plan; a modification to the development area boundary of the approved A-Town Master Site Plan; and a modification to the Ground Floor Use Diagram of the approved A-Town Master Site Plan.

**APPLICANT:** Dan Ferguson  
PT Metro, LLC **PHONE NUMBER:** 949-448-1612

**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 March 27, 2023, the Anaheim Planning Commission, at its meeting, approved by resolution the A-Town Development Area C & D 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 C & D project. The following determinations were made in connection with the A-Town Development Area C & D 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 C & D 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.

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5. Based upon the evidence submitted and as demonstrated by the analysis included in the environmental checklist prepared for the A-Town Development Area C & D, 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; specifically:
- a. The A-Town Development Area C & D 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 C & D 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 C & D 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 C & D 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.

<u><i>Lisandro Orozco</i></u>	<u>04/07/2023</u>
Authorized Signature → Planning Department	Date
<u>Lisandro Orozco, Senior Planner</u>	<u>714-765-5381</u>
Print Name & Title	Staff Phone Number & Extension

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**CITY OF ANAHEIM**  
**NOTICE OF DETERMINATION**

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Fish & Wildlife Fees Applicable:

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

County Clerk \$50 Processing Fee:

- Check
- Credit Card

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

County

Finalization: 20230000094339  
4/7/23 2:39 pm  
444 NC-4

Item	Title	Count
1	201	1
EIR: Exempt or Previously Paid Document ID		Amount

DOC# 202385000254	50.00
Time Recorded 2:39 pm	

Total	50.00
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Payment Type	Amount
Check tendered # 337371	50.00

Amount Due 0.00

THANK YOU  
PLEASE RETAIN THIS RECEIPT  
FOR YOUR RECORDS

[www.ocrecorder.com](http://www.ocrecorder.com)

