



Tom Daly
County Clerk-Recorder
12 Civic Center Plaza, Rm.106
PO Box 238
Santa Ana, CA 92702

CITY OF ANAHEIM

Memorandum

SUBJECT: Environment Impact Reports
Amendment of "Public Resources Code, Section 21092.3"

The attached notice was received, filed and a copy was posted on **11/04/2005** It remained posted for 30 (THIRTY) days.

Tom Daly
County Clerk-Recorder
In and for the County of Orange

By:  Deputy

Public Resource Code 21092.3

The notices 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 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 Resources 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 agency with a notation of the period it was posted. The local agency shall retain the notice for not less than nine months.

City of Anaheim
OFFICE OF THE CITY CLERK



NOTICE OF DETERMINATION

Old County Courthouse
County Clerk's Office
Public Service Division
P.O. Box 238
Santa Ana, CA 92702

Date: October 26, 2005
EIR No.
State CH No.

PROJECT APPROVAL: The Anaheim City Council at their October 25, 2005 meeting, approved CEQA Subsequent EIR No. 332 and Addendum and Mitigation Monitoring Plan No. 138; General Plan Amendment No. 2005-00434; Amendment to the Platinum Triangle Master Land Use Plan (Miscellaneous Permit No. 2005-00111); Rescission, in-part, of the Resolution of Intent Pertaining to the Reclassification of Site 2 (Miscellaneous Permit No. 2005-00116); Reclassification No. 2005-00164; Zoning Code Amendment No. 2005-00042; Conditional Use Permit No. 2005-04999; Development Agreement No. 2005-00008; Reclassification No. 2005-00164 and Conditional Use Permit No. 2005-04999. They have made the following determinations:

1. The project, in its approved form, will not have a significant effect on the environment.
2. Mitigation measures were not made conditions of approval of the project.
3. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
4. A Statement of Overriding Considerations was not adopted for this project.
5. Findings were made pursuant to the provisions of CEQA.
6. Copy of the Negative Declaration may be examined at the Anaheim City Hall, Planning Department, 200 S. Anaheim Blvd., Anaheim, CA 92805.

PROJECT IDENTIFICATION: CEQA Subsequent EIR No. 332 and Addendum and Mitigation Monitoring Plan No. 138; General Plan Amendment No. 2005-00434; Amendment to the Platinum Triangle Master Land Use Plan (Miscellaneous Permit No. 2005-00111); Rescission, in-part, of the Resolution of Intent Pertaining to the Reclassification of Site 2 (Miscellaneous Permit No. 2005-00116); Reclassification No. 2005-00164, Zoning Code Amendment No. 2005-00042, Conditional Use Permit No. 2005-04999; Development Agreement No. 2005-00008; and Reclassification No. 2005-00164 and Conditional Use Permit No. 2005-04999.

LOCATION: The Platinum Triangle. The "Lennar Project" encompasses approximate 41.4-acres project site is generally located between Katella Avenue and Gene Autry Way, extending from State College Boulevard to just west of South Betmor Lane in an area of the City of Anaheim known as The Platinum Triangle. The project site is further identified as Sites 1 and 2 on the map below. Site 1 encompasses 31 acres located at 1200-1558, 1700, and 1800 East Katella Avenue; 1301-1395 and 1551 Gene Autry Way; 1870, 1871, 1880, 1881, 1890, 1891, 1900, and 1901 South Chris Lane; 1833 and 1841 South State College Boulevard; 1800 and 1801 East Taibot Way. Site 2 encompasses 10.4 acres located at 1871, 1881, 1891, 1901, 1870, 1880, 1890, 1900 and 1910 South Betmor Lane and 1100 East Katella Avenue. The project site also encompasses portions of South Chris Lane and South Betmor Lane.

200 S. Anaheim Boulevard
Suite 217
Anaheim, California 92805

P.O. Box 3222
Anaheim, California 92803

TEL (714) 765-5166

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

43.00

200585001402 10:59am 11/04/05

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NOV 04 2005

By: TOM DALY, CLERK-RECORDER DEPUTY

POSTED

NOV 04 2005

By: TOM DALY, CLERK-RECORDER DEPUTY

City of Anaheim

OFFICE OF THE CITY CLERK

PROJECT DESCRIPTION:

Subsequent EIR No. 332 and Addendum and Mitigation Monitoring Plan No. 138 - Determination that Subsequent (SEIR) EIR No. 332 and its Addendum and Mitigation Monitoring Plan No. 138 are adequate to serve as the required environmental documentation for the proposed actions. [The Subsequent EIR has been circulated for a 45-day public review and is currently scheduled to be considered by the City Council on September 27, 2005. This SEIR would need to be certified by the City Council prior to the City Council approving SEIR No. 332 and its Addendum for the proposed project actions described in this notice.]

General Plan Amendment No. 2005-00434 - Amend the Land Use Element of the City of Anaheim General Plan to redesignate Site 2 from the Office High land use designation to the Mixed Use land use designation. This request would not change the permitted overall intensity for these uses as set forth in the General Plan.

Miscellaneous Case No. 2005-00111 - Amend The Platinum Triangle Master Land Use Plan to incorporate Site 2 into the Platinum Triangle Mixed Use (PTMU) Overlay Zone, Katella District.

Miscellaneous Case No. 2005-00116 - Rescind, in part, Resolution No. 2004-180 pertaining to Reclassification No. 2004-00127 in order to rescind resolutions of intent pertaining to the reclassification of Site 2 from the I (Industrial) to the O-H (High Intensity Office) Zone.

Reclassification No. 2005-00164 - Reclassify Site 2 from the I (Industrial) to the I (PTMU) (Industrial-Platinum Triangle Mixed Use Overlay) Zone.

Zoning Code Amendment No. 2005-00042 - Amend Chapter 18.20 (PTMU Overlay) and Chapter 18.92 of Title 18 (Zoning Code) of the Anaheim Municipal Code to add educational institutions and condominium hotels as authorized uses subject to the approval of a conditional use permit and to amend the minimum size of balconies for high-rise towers eight or more stories in height.

Conditional Use Permit No. 2005-04999 - Permit residential tower structures up to 400 feet in height on Site 1 within Development Areas B, D, E, F, M and N of the Master Site Plan.

Development Agreement No. 2005-00008 - Adopt a Development Agreement between the City of Anaheim and Lennar Platinum Triangle, LLC and Sellers (as listed in the Development Agreement) to provide for the development of a Master Site Plan with up to 2,681 residences in a mix of housing types, including high rise residential towers, street town homes, podium town homes, and lofts with 150,000 square feet of street-related commercial development adjacent to a new street designated as Market Street. The plan also includes public park space and new connector streets.

PROJECT CONTACT: Applicant/Agent: Lennar Platinum Triangle LLC
25 Enterprise
Aliso Viejo, CA 92656

Sheryll Schroeder

CITY OF ANAHEIM
SHERYLL SCHROEDER, MMC
CITY CLERK
200 S. Anaheim Boulevard
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TOM DALY, CLERK-RECORDER
By PP DEPUTY

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CALIFORNIA DEPARTMENT OF FISH AND GAME
CERTIFICATE OF FEE EXEMPTION

De Minimis Impact Finding

PETITION:
VAR _____ RECLASS <u> x </u> CUP <u> x </u> GPA <u> x </u> T.T. _____
OTHER <u> x </u> _____
ENVIRONMENTAL DETERMINATION:
NEGATIVE DECLARATION: _____ EIR NO. <u> 332 </u>

PROJECT TITLE/LOCATION: CEQA Subsequent EIR No. 332 and Addendum and Mitigation Monitoring Plan No. 138; General Plan Amendment No. 2005-00434; Amendment to the Platinum Triangle Master Land Use Plan (Miscellaneous Permit No. 2005-001111); Rescission, in-part, of the Resolution of Intent Pertaining to the Reclassification of Site 2 (Miscellaneous Permit No. 2005-00116); Reclassification No. 2005-00164; Zoning Code Amendment No. 2005-00042; Conditional Use Permit No. 2005-04999; Development Agreement No. 2005-00008; Reclassification No. 2005-00164 and Conditional Use Permit No. 2005-04999.

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By TD DEPUTY

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By DP DEPUTY

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FINDINGS OF EXEMPTION:

An Initial Study has been conducted for the project to evaluate the potential for any adverse environmental impact. The City of Anaheim acting as a Lead Agency for said project declares that when considering the record as a whole, there is no evidence before the agency that the proposed project will have potential for adverse effect, individually or cumulatively, on wildlife resources or the habitat upon which the wildlife depends as defined in Section 711.2 of the Fish and Game Code.

CERTIFICATION:

I hereby certify that the public agency has made the above finding and that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

Greg Hastings, Planning Services Manager

By: Greg Hastings, pcm
Responsible Planner

Date: October 26, 2005

FILED

NOV 04 2005

TOM DALY, CLERK-RECORDER

By: [Signature] DEPUTY

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By: [Signature] DEPUTY