



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

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



50.00

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THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

TYPE OR PRINT CLEARLY

Project Title

GYP SUM CANYON CEMETERY PROJECT ADDENDUM TO THE 2005
CERTIFIED ENVIRONMENTAL IMPACT REPORT NO. 331

Check Document being Filed:

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type):

FILED

JUL 24 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: VD DEPUTY

FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON July 24, 2024

Posted for 30 days

DEPUTY VD

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.



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

JUL 24 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

Subject: Filing of Notice of Determination in compliance with Section 21152 ^{BY:} ~~of the Public Resources Code.~~ **NO** ^{DEPUTY}

Lead Agency: City of Anaheim

PROJECT TITLE & FILE NUMBER:	Gypsum Canyon Cemetery Project (Project) Development Project No. 2020-00204; Addendum to the 2005 Certified Environmental Impact Report No. 331	STATE CLEARINGHOUSE NO. 2004071098
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PROJECT LOCATION: The subject property is located within the Mountain Park Specific Plan No. 90-4 ("Specific Plan") that covers an approximately 3,001-acre area in Gypsum Canyon. It was originally approved in 1991 and amended in 2005 to permit a maximum of 2,500 residential units, associated infrastructure, and amenities. The last amendment was in 2007. The Specific Plan was divided into 11 different development areas that were intended for residential, institutional, and open space land uses. The primary objective of the Specific Plan is to create a unique residential community surrounded by preserved ridgelines, wetlands, habitat, and other open space.

In 2014, rather than implementing the Specific Plan, the property owner (The Irvine Land Company LLC and The Irvine Company LLC) conveyed the property planned for residential units to the County of Orange to expand the County regional parks system for conservation and recreation purposes. Specific Plan Development Areas 1 through 4 and Development Area 7 were encumbered with a conservation easement to be held by the Orange County Parks Foundation while Development Area 5 was donated without use restrictions. In 2019, Development Area 5 was deeded to the Orange County Cemetery District for use as a cemetery.

Development Area 5 is an approximately 283-acre property located southeast of the State Route 91/Gypsum Canyon Road interchange, at the terminus of Santa Ana Canyon Road. The property is vacant and undeveloped and is surrounded by open space to the east, south, and west. The site previously operated as a sand and gravel mining operation that ceased operation in 2004. Development Area 5 is designated for Low Medium Residential land uses in the General Plan.



CITY OF ANAHEIM NOTICE OF DETERMINATION

PROJECT DESCRIPTION:

General Plan Amendment: The applicant requests an amendment to Table LU-4 (General Plan Density Provisions for Specific Areas of the City) of the General Plan Land Use Element to allow cemetery uses in the Mountain Park Specific Plan.

Specific Plan Amendment (Amendment No. 4 to the Mountain Park Specific Plan SP 90-4) and associated Zoning Code Amendment (Chapter 18.112 of the Anaheim Municipal Code): The applicant requests amendments to the Mountain Park Specific Plan and associated Zoning Code sections to add cemetery and associated infrastructure as a conditionally permitted use in Development Area 5. Additionally, the convenience store permitted in Development Area 6 would be removed as a clean-up item as part of this request.

Tentative Map and Conditional Use Permit: The applicant requests to subdivide the existing 283- acre property to create two new parcels to develop and operate a cemetery subject to approval a conditional use permit. Parcel 1 would be approximately 126-acres and would be owned and operated by the Orange County Cemetery District. An approximate 80-acre pad would be developed within Parcel 1 to provide up to 50-acres of interment areas. Improvements to Parcel 1 would include utility infrastructure, bridge crossings, roadways for vehicular circulation, administrative buildings, a maintenance building, committal shelters, and landscaping. The services provided would include the preparation for the burial or interment of caskets or urns. There would be no wakes or cremation services provided on-site.

Parcel 2 would be approximately 157-acres and is proposed as a Veterans cemetery. An approximate 100-acre pad would be developed within Parcel 2 for interment areas. Improvements to Parcel 2 would include an administrative building, maintenance building, committal structures and interment areas. Services include the care of burial and interment services.

APPLICANT: Orange County Cemetery District

PHONE NUMBER: (949) 951-9102

ADDRESS: 25751 Trabuco Road, Lake Forest, California

ZIP CODE: 92630

FILED

JUL 24 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: VO DEPUTY



CITY OF ANAHEIM NOTICE OF DETERMINATION

PROJECT APPROVAL: This is to advise that on July 23, 2024, the Anaheim City Council took the following actions at the conclusion of the public hearing which commenced on July 23, 2024:

ADOPTED A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANAHEIM (A) approving and adopting an Addendum to Final Environmental Impact Report No. 331 and Mitigation Monitoring Plan No. 389 (MMP 389), and determining that said Addendum and MMP 389, together serve as the appropriate environmental documentation for the Gypsum Canyon Cemetery Project.

ADOPTED A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANAHEIM approving Tentative Parcel Map 2022-160 and making certain findings in connection therewith.

ADOPTED A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANAHEIM approving a Conditional Use Permit to construct and operate a cemetery use and making certain findings in connection therewith.

ADOPTED A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANAHEIM amending the General Plan of the City of Anaheim.

INTRODUCED AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANAHEIM approving and adopting an amendment to the Mountain Park Specific Plan No. 90-4.

INTRODUCED AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANAHEIM amending Chapter 18.112 (Mountain Park Specific Plan No. 90-4 Zoning and Development Standards) of Title 18 (Zoning) of the Anaheim Municipal Code.

FILED

JUL 24 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: 110 DEPUTY



CITY OF ANAHEIM
NOTICE OF DETERMINATION

FILED

JUL 24 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: WD DEPUTY

The following determinations were made in connection with the Project:

1. Addendum to EIR No. 331 and MMP No. 389 prepared for the Project have been processed and completed in compliance with the requirements of CEQA and all applicable CEQA Guidelines;
2. The City Council has carefully reviewed and considered the information contained in Addendum to EIR No. 331 and MMP No. 389 prior to acting upon the Project;
3. Addendum to EIR No. 331 and MMP No. 389 reflect the independent judgment and analysis of the City Council and the City of Anaheim; and,
4. Based on the information contained in Addendum to EIR No. 331 and MMP No. 389, the City Council finds that Addendum to Previously-Certified EIR No. 331 and MMP No. 389 provides an adequate assessment of environmental impacts satisfying the requirements of CEQA supplemental review by fully disclosing new or substantially more severe significant impacts that would occur due to the Project and/or changes under supplemental review standards since certification of the prior EIR No. 331.

Pursuant to the above findings, the City Council determined that Addendum to EIR No. 331 and MMP No. 389 have been prepared for the Project in compliance with CEQA, are adequate to serve as the appropriate environmental documentation for the Project and that no further environmental analysis is required.

The City Council also determined:

1. The Project would not result in significant new or more severe impacts and/or the requirement for additional mitigation measures beyond what those identified in EIR No. 331;
2. An Addendum to an Environmental Impact Report was 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. Mitigation Monitoring Program (MMP) No. 389 was adopted for this Project.
5. A Statement of Overriding Considerations was not adopted for the Project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that Addendum to EIR No. 331, all previously approved environmental documents for the MPSP, including EIR No. 331, 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.




CITY OF ANAHEIM
NOTICE OF DETERMINATION

FILED

JUL 24 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: VO DEPUTY


Authorized Signature – Planning and Building Department
Nick Taylor, Principal Planner
Print Name & Title

7/24/24
Date
714-765-4323
Staff Phone Number & Extension

Fish & Wildlife Fees Applicable:

- Negative Declaration/Mitigated Negative Declaration
- Environmental Impact Report
- Check
- Credit Card
- Previously Paid

County Clerk \$50 Processing Fee:

- Check
- Credit Card

FILED

AUG 24 2005

TOM DALY, CLERK-RECORDER

By: go DEPUTY

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

Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3004

FROM: City of Anaheim
200 S. Anaheim Boulevard, Suite 162
Anaheim, CA 92805

FILED

JUL 24 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

By: W DEPUTY

Date: August 24, 2005
EIR No. 331
State CH No. 2004071098 (EIR)

POSTED

AUG 24 2005

TOM DALY, CLERK-RECORDER

By: go DEPUTY

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

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PROJECT APPROVAL: The Anaheim City Council, as Lead Agency, at their meeting held August 23, 2005, certified FEIR No. 331, adopted Mitigation Monitoring Program No. 137 and approved General Plan Amendment No. 2005-00436, Amendment No. 1 to the Mountain Park Specific Plan No. 90-4 and a Water Supply Assessment for the Mountain Park Project. They have made the following determinations:

1. The project, in its approved form, will have a significant effect on the environment.
2. Final Environmental Impact Report No. 331 was prepared and certified for this project pursuant to the provisions of CEQA.
3. Mitigation Measures set forth in Mitigation Monitoring Program No. 137 were made a condition of the approval of the project.
4. A Statement of Findings of Fact was made pursuant to the provisions of CEQA.
5. A Statement of Overriding Considerations was adopted for this project.
6. A copy of FEIR No. 331 may be examined at the Anaheim City Hall, Planning Department, 200 S. Anaheim Blvd., Anaheim, CA 92805. FEIR No. 331 is also available for public review on the City's website <http://www.anaheim.net> (go to the Planning Department page listed under City Departments and click on the link to Mountain Park in the left column).

PROJECT IDENTIFICATION: Final Environmental Impact Report No. 331 and Mitigation Monitoring Program No. 137; General Plan Amendment No. 2005-00436; Amendment No. 1 to the Mountain Park Specific Plan No. 90-4 (Specific Plan Amendment No. 2005-00031); and, the Water Supply Assessment for the Mountain Park Project.

LOCATION: The subject property consists of approximately 3,001 acres (the Mountain Park Specific Plan area), including 2,161 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 (an additional approximately 172 acres bisecting the western portion of the Mountain Park site have been developed with the Eastern Transportation Corridor (SR-241)). The project 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

Coal Canyon Wildlife Corridor (part of the Chino Hills State Park). The location of the project is further shown on the attached specific map.

PROJECT DESCRIPTION: A proposal to amend the existing Mountain Park Specific Plan (SP 90-4). Implementation of the proposed project would allow for the following uses: a maximum of 2,500 residential units (reduced by applicant from a previously-vested entitlement for 7,966 units); a city fire station; a school site and adjacent public community park; trail staging area; store concession/interpretive center; public and private recreational facilities, including riding and hiking trails; and roadways and utilities necessary to serve the proposed development. Approximately 2,163 acres of open space consisting of Natural Communities Conservation Program (NCCP) open space areas, open space designated by conservation easements, and other open space would be preserved as part of the project. Additionally, the proposed project includes the construction of the SR-241/Weir Canyon Road interchange, and a bridge over SR-241 connecting development areas east and west of SR-241.

Approvals Received from the City of Anaheim:

Environmental Impact Report No. 331 and Mitigation Monitoring Program No. 137 Certification of Final Environmental Impact Report No. 331 ("FEIR No. 331") including adoption of Mitigation Monitoring Program No. 137, a Statement of Findings of Fact and a Statement of Overriding Considerations. FEIR No. 331 has been prepared to serve as the environmental documentation for General Plan Amendment No. 2005-00436 and the adoption and implementation of the Mountain Park Specific Plan Amendment. Implementation is intended to include, but not be limited to, the approval of development area plans, subdivision maps, grading permits, street improvement plans, Site Plans, and other related actions. A Draft EIR was circulated for a 45-day public and responsible agency review (from April 4, 2005 to May 19, 2005) in compliance with the California Environmental Quality Act (CEQA) and the State and City of Anaheim CEQA Guidelines. A Response to Comments document has also been prepared in compliance with CEQA requirements to address the public/responsible agency comments on the Draft EIR. The FEIR includes the DEIR, the Responses to Comments document, Mitigation Monitoring Program No. 137 and documents submitted as part of the public record for the DEIR.

General Plan Amendment No. 2005-00436

An amendment to the City of Anaheim General Plan Safety Element Figure S-5, Fire Protection Areas, to remove the Mountain Park development areas from the Very High Fire Hazard Severity Zone designation.

Amendment No. 1 to the Mountain Park Specific Plan No. 90-4 (SPN2005-00031)

An amendment to the Mountain Park Specific Plan to implement the adopted City of Anaheim General Plan by reducing the number of residential units from a maximum of 7,966 to a maximum of 2,500; amending the City of Anaheim Zoning Code (Chapter 18.112) to replace and supersede current Zoning and Development Standards; and, providing for the following uses: a City fire station; a school site and adjacent public community park; public and private recreational facilities, including riding and hiking trails and a trail staging area; an interpretive center and store concession; and, roadways and utilities necessary to serve the proposed development.

PROJECT CONTACTS:

Applicant: The Irvine Company
550 Newport Center Drive,
Newport Beach, CA 92658

POSTED

AUG 24 2005

TOM DALY, CLERK-RECORDER

By _____ DEPUTY

FILED

FILED

AUG 24 2005

JUL 24 2024

TOM DALY, CLERK-RECORDER

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

By _____ DEPUTY

BY: _____ DEPUTY

Agent: Bryan Austin
The Irvine Company
550 Newport Center Drive,
Newport Beach, CA 92658
(949) 720-2724

LEAD AGENCY CONTACT: Ted White
Senior Planner
(714) 765-5139, ext. 5754

This is to certify that the Final EIR with comments and responses and record of project approval is available to the general public during regular business hours at:

City of Anaheim Planning Department, 200 S. Anaheim Boulevard, Suite 162, Anaheim, CA 92805

Sheryll Schroeder 8-24-05 City Clerk
Signature (Public Agency) Date Title

SHERYLL SCHROEDER, MMC
CITY CLERK

POSTED
AUG 24 2005
TOM DALY, CLERK-RECORDER
By *td* DEPUTY

FILED
AUG 24 2005
TOM DALY, CLERK-RECORDER
By *td* DEPUTY

FILED
JUL 24 2024
ORANGE COUNTY CLERK-RECORDER DEPARTMENT
BY: *WO* DEPUTY



STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT
DFG753.5a (8-03)

TR# 24503

266290

Lead Agency: City of Anaheim Date: 8/24/05
County / State Agency of Filing: O.C. Clerk Recorder Document No: 0585-1018
Project Title: Final E.I.R # 331 & Mitigation Monitoring # 137
Project Applicant Name: The Irvine Company Phone Number: 714 765-5139
Project Applicant Address: 550 Newport Center Drive, N.B CA 92658
Project Applicant (check appropriate box): Local Public Agency School District Other Special District
State Agency Private Entity

CHECK APPLICABLE FEES:

- () Environmental Impact Report \$850.00 \$ 850.00
- () Negative Declaration \$1,250.00 \$ _____
- () Application Fee Water Diversion (State Water Resources Control Board Only) \$850.00 \$ _____
- () Projects Subject to Certified Regulatory Programs \$850.00 \$ _____
- () County Administrative Fee \$25.00 \$ 43.00
- () Project that is exempt from fees

TOTAL RECEIVED \$ 893.00

Signature and title of person receiving payment: [Signature]
WHITE-PROJECT APPLICANT YELLOW-DFG/FASS PINK-LEAD AGENCY GOLDENROD-STATE AGENCY OF FILING

ORANGE COUNTY RECORDER
TOM DALY
Finalization 2005000241563
08/24/2005 04:11PM
90 133
Item Title Count
1 Z02 Fish & Game: Env Impact Report
1 Z01 EIR Administrative Fee
Document ID Amount
DOC# 200585001018 893.00
Time Recorded 04:11 pm
Total 893.00
Payment Type Amount
Check tendered 893.00
12573
Amount Due 0.00
Thank You
Please Retain This Receipt
For Your Records

FILED
JUL 24 2024
ORANGE COUNTY CLERK-RECORDER DEPARTMENT
BY: VO DEPUTY