



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

202585001246

FILED

December 23, 2025

HUGH NGUYEN
CLERK - RECORDER

By H. Nguyen
Deputy clerk

30-12/23/2025-0993

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

OCVIBE-PARKING DECK A DEVELOPMENT APPLICATION NO. 2024-00077

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): NOTICE OF DETERMINATION

**FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON** December 23, 2025

Posted for 30 days

DEPUTY MELISSA GOMEZ

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.

FILED

DEC 23 2025

HUGH NGUYEN, CLERK-RECORDER

BY: MG DEPUTY



CITY OF ANAHEIM
NOTICE OF DETERMINATION

To: ☒ County Clerk
County of Orange
P.O. Box 238,
Santa Ana, CA 92702

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

From: City of Anaheim
Planning 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

PROJECT TITLE & FILE NUMBER: OCVIBE – Parking Deck A
Development Application No. 2024-00077

**STATE
CLEARINGHOUSE
NO. 2004121045**

PROJECT LOCATION: The project site is approximately 3.23-acre property located at 1715 South Douglass Road, within the OCVIBE Project area, in an area of the City of Anaheim known as the Platinum Triangle. The approximately 100-acre OCVIBE Project 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.

PROJECT DESCRIPTION: The project implements the previously approved OCVIBE Project and includes a final site plan to construct a seven-story, 1,840-stall parking structure called Parking Deck A; a minor amendment to the OCVIBE Master Site Plan to reflect the proposed changes associated with Parking Deck A; a minor conditional use permit for reduced setbacks along Douglass Road and California State Route 57 (SR-57); and a minor conditional use permit amendment to modify the OCVIBE Mural Plan for one additional mural. The entitlements described herein is referred to as the "Project."

APPLICANT: Anaheim Real Estate Partners, LLC.

PHONE NUMBER: 415-593-8200

ADDRESS: 2101 East Coast Highway, Suite 230, Corona Del Mar, CA

ZIP CODE: 92675

PROJECT APPROVAL: This is to advise that on November 17, 2025, the Anaheim Planning Commission took the following actions at the conclusion of the public hearing:

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HUGH NGUYEN, CLERK-RECORDER

BY: MG DEPUTY



CITY OF ANAHEIM NOTICE OF DETERMINATION

1. Approved a final site plan for Parking Deck A and a minor amendment to the OCVIBE Master Site Plan to reflect the proposed changes associated with Parking Deck A;
2. Approved a minor conditional use permit for reduced setbacks along Douglass Road and California State Route 57;
3. Approved a minor conditional use permit amendment to amend the OCVIBE Mural Plan for one additional mural;

The following determinations were made in connection with the Project:

1. That previously certified Final Platinum Triangle Expansion Project Subsequent Environmental Impact Report (FEIR) No. 339 and associated Addenda (Nos. 11 and 13), are the appropriate environmental documentation for this request.
2. That, based upon the evidence submitted, none of the conditions described in Section 15162 or 15163 of the CEQA Guidelines calling for the preparation of a subsequent or supplemental EIR or negative declaration have occurred, specifically:
 - (a) There have not been any substantial changes in the OCVIBE Project that 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 Project is 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 FSEIR No. 339 was certified as complete or the other CEQA Documents were adopted, that shows any of the following: (a) the Project will have one or more significant effects not discussed in FSEIR No. 339 or the other CEQA Documents; (b) significant effects previously examined will be substantially more severe than shown in FSEIR 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 Project, but the Owner declines to adopt the mitigation measures or alternatives; or (d) mitigation measures or alternatives which are considerably different from those analyzed in FSEIR No. 339 or the other CEQA Documents would substantially reduce one or more significant effects on the environment, but the Owner decline to adopt the mitigation measures or alternatives.



CITY OF ANAHEIM NOTICE OF DETERMINATION

3. In connection with the Project and the City's Council's review of Addendum No. 11 and Addendum No. 13, the Planning Commission has independently reviewed all of the CEQA Documents and has exercised its independent judgment in making the findings and determinations set forth herein.

Pursuant to the above findings, the Planning Commission determined that the previously-certified FSEIR No. 339 and its Addenda, including Addendums No. 11 and No. 13 and MMP No. 383; MMP No. 106C; and other previously-approved environmental documents for development in the Platinum Triangle area, are the appropriate environmental documentation for the Project and confirmed that MMP No. 383 remains valid for the OCVIBE mixed-use project (DEV2020-00125) inclusive of Parking Deck A, and no further environmental analysis is required.

This is to certify that the FSEIR No. 339, all previously approved environmental documents for development in the Platinum Triangle area, Addendums No. 11 and 13, and records of project approvals are available to the General Public at the Office of the City Clerk, 200 South Anaheim Boulevard, Anaheim, California 92805.

A handwritten signature in blue ink, appearing to read "Lisandro Orozco".

Authorized Signature Planning Department

Lisandro Orozco, Senior Planner

Print Name & Title

December 23, 2025

Date

714-765-5381

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

FILED

DEC 23 2025

HUGH NGUYEN, CLERK-RECORDER

BY: MG DEPUTY



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

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



50.00

* \$ R 0 0 1 5 2 5 1 2 5 7 \$ *

202485001004 11:15 am 11/14/24

474 NC-3 Z01

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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

OVIBE MASTER SITE PLAN AMENDMENT NO 1 PROJECT

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): NOTICE OF DETERMINATION

FILED

NOV 14 2024

HUGH NGUYEN, CLERK-RECORDER

BY: LI DEPUTY

FILED

DEC 23 2025

HUGH NGUYEN, CLERK-RECORDER

BY: MA DEPUTY

FILED IN THE OFFICE OF THE ORANGE

COUNTY CLERK-RECORDER ON November 14, 2024

Posted for 30 days

DEPUTY LI

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

FILED

NOV 14 2024

HUGH NGUYEN, CLERK-RECORDER

BY: LI DEPUTY

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
U.S. Mail: P.O. Box 3044, Sacramento, CA
95812-3044

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

**PROJECT TITLE &
FILE NUMBER:**

OCVIBE Master Site Plan Amendment No. 1 Project

**STATE
CLEARINGHOUSE
NO. 2004121045**

Development Project No. 2023-00050;
Addendum No. 13 to the Revised Platinum Triangle
Expansion Project Final Subsequent Environmental
Impact Report No. 339 (FSEIR No. 339)

- General Plan Amendment
- Platinum Triangle Master Land Use Plan
Amendment
- Zoning Code Amendment
- Amended and Restated Development Agreement No.
DAG2020-00004, including Master Site Plan No.
MIS2020-00751 and a Request for Density Bonus and
Development Incentives
- Conditional Use Permit Amendment
- Minor Conditional Use Permit Amendment
- Coordinated Sign Program Amendments
- Deviation from Engineering Standard Details

FILED

DEC 23 2025

HUGH NGUYEN, CLERK-RECORDER

BY: MG DEPUTY

PROJECT LOCATION: The approximately 100-acre OCVIBE 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.

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HUGH NGUYEN, CLERK-RECORDER

BY: MG DEPUTY



CITY OF ANAHEIM NOTICE OF DETERMINATION

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HUGH NGUYEN, CLERK-RECORDER

BY: LI DEPUTY

PROJECT DESCRIPTION: The project proposes amendments to the previously-approved OCVIBE mixed-use project (DEV2020-00125) in the Platinum Triangle to demolish the Arena Corporate Center office buildings and construct up to 750 additional residential units including affordable units with a density bonus and up to 325,000 square feet (s.f.) of office space; potentially remove the previously-approved pedestrian bridge from Parking Deck C across Douglass Road; remove the approved Meadow Park Amphitheater; and dedicate additional public park space.

APPLICANT: Anaheim Real Estate Partners, LLC.

PHONE NUMBER: 415-593-8200

ADDRESS: 2101 East Coast Highway, Suite 230, Corona Del Mar, CA

ZIP CODE: 92675

PROJECT APPROVAL: This is to advise that on November 13, 2024, the Anaheim City Council took the following actions at the conclusion of the public hearing:

1. Approved Zoning Code Amendment
2. Approved Amended and Restated Development Agreement No. DAG2020-00004 including Master Site Plan No. MIS2020-00751 and a Request for Density Bonus and Development Incentives Approved Conditional Use Permit Amendment

The following determinations were made in connection with the Project:

1. That Addendum No. 13 was prepared for the proposed Project in compliance with the requirements of CEQA, the CEQA Guidelines, and the City's CEQA procedures;
2. That, based upon the evidence submitted and as demonstrated by the analysis included in Addendum No. 13, none of the conditions described in Section 15162 or 15163 of the CEQA Guidelines calling for the preparation of a subsequent or supplemental EIR or negative declaration have occurred, specifically:

(a) There have not been any substantial changes in the OCVIBE Project that 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 Proposed Project is undertaken that require major revisions of the CEQA Documents due

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HUGH NGUYEN, CLERK-RECORDER

BY: MG DEPUTY



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NOV 14 2024

HUGH NGUYEN, CLERK-RECORDER

BY: LI DEPUTY

CITY OF ANAHEIM NOTICE OF DETERMINATION

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 FSEIR No. 339 was certified as complete or the other CEQA Documents were adopted, that shows any of the following: (a) the Proposed Project will have one or more significant effects not discussed in FSEIR No. 339 or the other CEQA Documents; (b) significant effects previously examined will be substantially more severe than shown in FSEIR 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 Proposed Project, but the Owner declines to adopt the mitigation measures or alternatives; or (d) mitigation measures or alternatives which are considerably different from those analyzed in FSEIR No. 339 or the other CEQA Documents would substantially reduce one or more significant effects on the environment, but the Owner decline to adopt the mitigation measures or alternatives.

3. In connection with the Proposed Project and the City's Council's review of Addendum No. 13, the Planning Commission has independently reviewed all of the CEQA Documents and has exercised its independent judgment in making the findings and determinations set forth herein.

Pursuant to the above findings, the City Council determined that Addendum No. 13 to the previously-certified FSEIR No. 339 and its Addenda, including Addendum No. 11 and MMP No. 383; MMP No. 106C; and other previously-approved environmental documents for development in the Platinum Triangle area, are the appropriate environmental documentation for the proposed Project and adopted Addendum No. 13 and confirmed that MMP No. 383 remains valid for the OCVIBE mixed-use project (DEV2020-00125) inclusive of Amendment No. 1 to the OCVIBE Master Site Plan, and no further environmental analysis is required.

The City Council also determined:

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.

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NOV 14 2024

HUGH NGUYEN, CLERK-RECORDER

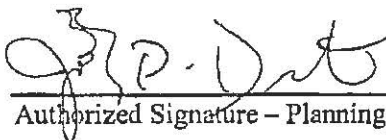
BY: LT DEPUTY



CITY OF ANAHEIM NOTICE OF DETERMINATION

3. Mitigation measures were made a condition of approval of the Project;
4. A mitigation reporting or monitoring plan was adopted for this project.
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 the FSEIR No. 339, all previously approved environmental documents for development in the Platinum Triangle area, Addendum No. 13 and records of project approvals are available to the General Public at the Office of the City Clerk, 200 South Anaheim Boulevard, Anaheim, California 92805.


Authorized Signature – Planning Department

Judy Dadant, Senior Planner

Print Name & Title

11.13.2024
Date

714-765-4945

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

FILED

DEC 23 2025

HUGH NGUYEN, CLERK-RECORDER

BY: MG DEPUTY

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

County

Finalization: 20240000317528
11/14/24 11:15 am
474 NC-3

Item	Title	Count
1	Z01	1
EIR: Exempt or Previously Paid		
Document ID		Amount
DOC# 202485001004		50.00
Time Recorded 11:15 am		

Total	50.00
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Payment Type	Amount
Credit Card tendered	50.00
# 099648	

Amount Due	0.00
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THANK YOU
PLEASE RETAIN THIS RECEIPT
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DEC 23 2025

HUGH NGUYEN, CLERK-RECORDER

BY: MG DEPUTY



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
P.O. BOX 3222
ANAHEIM, CA 92803

Office of the Orange County Clerk-Recorder
Memorandum

SUBJECT: NOTICE OF DETERMINATION - EIR - PRIOR FILING

The attached notice was received, filed and a copy was posted on 10/06/2022

It remained posted for 30 (thirty) days.

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

By: Melissa Gomez

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

NOV 14 2024

HUGH NGUYEN, CLERK-RECORDER

BY: LI DEPUTY

FILED

DEC 23 2025

HUGH NGUYEN, CLERK-RECORDER

BY: MG DEPUTY

POSTED

OCT 06 2022

HUGH NGUYEN, CLERK-RECORDER,

BY: M. G. DEPUTY



**CITY OF ANAHEIM
NOTICE OF DETERMINATION**

HUGH NGUYEN, CLERK-RECORDER

BY: LI DEPUTY

FILED

NOV 14 2024

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



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202285000893 3:47 pm 10/06/22

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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 21152 of the Public Resources Code.

Lead Agency: City of Anaheim

**PROJECT TITLE &
FILE NUMBER:**

**OCVIBE 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

BY: M. G. DEPUTY
HUGH NGUYEN, CLERK-RECORDER

OCT 06 2022

FILED

POSTED

OCT 06 2022

HUGH NGUYEN, CLERK-RECORDER

BY: M. G. DEPUTY

FILED

OCT 06 2022

HUGH NGUYEN, CLERK-RECORDER

BY: M. G. DEPUTY



**CITY OF ANAHEIM
NOTICE OF DETERMINATION**

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HUGH NGUYEN, CLERK-RECORDER

- 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

BY: LL DEPUTY

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 overall 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 overall, 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

POSTED

OCT 06 2022

HUGH NGUYEN, CLERK-RECORDER

BY: M. G. DEPUTY

FILED

OCT 06 2022

HUGH NGUYEN, CLERK-RECORDER

BY: M. G. DEPUTY



CITY OF ANAHEIM NOTICE OF DETERMINATION

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.

FILED

NOV 14 2024

HUGH NGUYEN, CLERK-RECORDER

BY: LI DEPUTY

POSTED

OCT 06 2022

HUGH NGUYEN, CLERK-RECORDER



BY: M.G. DEPUTY

**CITY OF ANAHEIM
NOTICE OF DETERMINATION**

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.

Heather Allen

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

FILED

NOV 14 2024

HUGH NGUYEN, CLERK-RECORDER

BY: LP DEPUTY

FILED

NOV 14 2024

HUGH NGUYEN, CLERK-RECORDER

BY: LI DEPUTY

Orange County
Clerk-Recorder's Office
Hugh Nguyen

601 N. Ross Street
92701

County

Finalization: 20220000342111
10/6/22 3:47 pm
428 NC-1

Item	Title	Count
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1	201	1
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ETR: Exempt or Previously Paid

Document ID	Amount
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DOC# 202285000693	50.00
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Time Recorded 3:47 pm

Total	50.00
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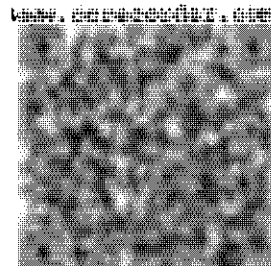
Payment Type	Amount
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Check tendered	50.00
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002709

Amount Due	0.00
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THANK YOU
PLEASE RETAIN THIS RECEIPT
FOR YOUR RECORDS





**CITY OF ANAHEIM
NOTICE OF DETERMINATION**

FILED
OCT 06 2022
HUGH NGUYEN, CLERK-RECORDER
BY: M.G. DEPUTY

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.

PROJECT TITLE & FILE NUMBER: THE REVISED PLATINUM TRIANGLE EXPANSION PROJECT: **STATE CLEARINGHOUSE NO. 2004121045**

POSTED

OCT 27 2010

TOM DALY, CLERK-RECORDER
DEPUTY

- SUBSEQUENT ENVIRONMENTAL IMPACT REPORT NO. 2008-00339 AND MITIGATION MONITORING PROGRAM NO. 108C
- PLATINUM TRIANGLE WATER SUPPLY ASSESSMENT (MISCELLANEOUS CASE NO. 2008-00284)
- GENERAL PLAN AMENDMENT NO. 2008-00471
- AMENDMENTS TO THE PLATINUM TRIANGLE MASTER LAND USE PLAN, INCLUDING THE PLATINUM TRIANGLE STANDARDIZED DEVELOPMENT AGREEMENT FORM (MISCELLANEOUS CASE NO. 2008-00283)
- AMENDMENTS TO THE PLATINUM TRIANGLE MIXED USE OVERLAY ZONE, (ZONING CODE AMENDMENT NO. 2008-00074)
- ZONING RECLASSIFICATION NO. 2008-00222

FILED

OCT 27 2010

TOM DALY, CLERK-RECORDER
DEPUTY

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.

PROJECT DESCRIPTION: The proposed project (the "Revised Platinum Triangle Expansion Project") includes a General Plan Amendment, amendments to the Platinum Triangle Master Land Use Plan (MLUP) and Platinum Triangle Mixed Use (PTMU) Overlay Zone and Zoning reclassifications to expand the boundaries of the PTMU Overlay Zone and increase permitted residential, office, commercial and institutional development intensities within the PTMU Overlay Zone as indicated in the table below:

Proposed Development Intensities in The Platinum Triangle PTMU Overlay Zone			
Land Use	Adopted	Proposed	Increase
Residential Units	10,266	18,909	8,643
Commercial Square Feet	2,284,400	4,909,682	2,645,282
Office Square Feet	5,055,550	14,340,522	9,284,972
Institutional Square Feet	0	1,500,000	1,500,000

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

NO FEE

Anaheim, P.O. Box 3222, Anaheim, CA 92803

201085001305 3:58 pm 10/27/10
173 NC-1 201

HUGH NGUYEN, CLERK-RECORDER

DEPUTY

BY:

FILED

NOV 14 2024



**CITY OF ANAHEIM
NOTICE OF DETERMINATION**

FILED

OCT 27 2010

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The proposed project includes upgrades to existing infrastructure to serve the proposed increased intensity of land uses. These upgrades include roadway improvements, sewer upgrades, two new water wells, a new electrical substation, natural gas infrastructure improvements and an additional fire station.

APPLICANT: City of Anaheim

PHONE NUMBER: (714) 765-5139

POSTED

ADDRESS: 200 S. Anaheim Blvd.
Anaheim, CA

ZIP CODE: 92805

OCT 27 2010

TOM DALY, CLERK-RECORDER

By

DEPUTY

PROJECT APPROVAL: This is to advise that:

On October 26, 2010 the Anaheim City Council, at their meeting, took the following actions related to The Revised Platinum Triangle Expansion Project:

- (a) By resolution, certified Environmental Impact Report No. 2008-00339, adopt Findings of Fact and Statement of Overriding Considerations, adopt Updated and Modified Mitigation Monitoring Program No. 106C, and approve the project Water Supply Assessment (Miscellaneous Case No. 2008-00284);
- (b) By resolution, approved General Plan Amendment No. 2008-00471 to amend the Land Use, Circulation, Green, and Public Services and Facilities Elements;
- (c) By resolution, approved Miscellaneous Case No. 2008-00283 to amend the Platinum Triangle Master Land Use Plan, including the Platinum Triangle Standardized Development Agreement Form;
- (d) By motion, introduced an ordinance to amend Chapter 18.20 (Platinum Triangle Mixed Use (PTMU) Overlay Zone) of Title 18 of the Anaheim Municipal Code (Zoning Code Amendment No. 2008-00074);
- (e) By resolution, approved a resolution of intent to reclassify various properties within the Platinum Triangle to the Platinum Triangle Mixed Use (PTMU) Overlay Zone (Zoning Reclassification No. 2008-00222); and,
- (f) By motion, introduced an ordinance to reclassify various properties within the Platinum Triangle to the Platinum Triangle Mixed Use (PTMU) Overlay Zone (Zoning Reclassification No. 2008-00222).

The following determinations were made regarding The Platinum Triangle Expansion Project:

1. The project will have a significant effect on the environment.
2. Final Subsequent Environmental Impact Report (FSEIR) 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.

FILED

NOV 14 2010

City of Anaheim, P.O. Box 3222, Anaheim, CA 92803

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BY:

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CITY OF ANAHEIM NOTICE OF DETERMINATION

5. A Statement of Overriding Considerations was adopted for this project.
6. Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

The Subsequent Environmental Impact Report with comments and responses and a record of project approvals are available to the general public during regular business hours at the City Clerk's Office, 200 S. Anaheim Blvd., Anaheim, CA 92805

Linda Andel 10-27-2010
Authorized Signature - City Clerk's Office Date

Linda Andel, City Clerk 714 765-5166
Print Name & Title Staff Phone Number & Extension

Fish & Game Fees Applicable:

- ☐ \$ 1,800 Negative Declaration/ Mitigated Negative Declaration
☐ \$ 2,600 Environmental Impact Report
☒ Other: No Effect Determination

☒ House Charge

☐ Check Attached

County Clerk Processing Fee:

- ☒ House Charge
Per Code 6103

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NOV 14 2024

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NOV 14 2010

HUGH NGUYEN, CLERK-RECORDER

DEPUTY



State of California - The Natural Resources Agency

ARNOLD SCHWARZENEGGER, Governor

DEPARTMENT OF FISH AND GAME

Environmental Review and Permitting

1416 Ninth Street, Suite 1260

Sacramento, CA 95814

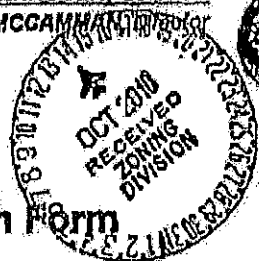
www.dfg.ca.gov

POSTED

NOV 10 2010

TOM DALY, CLERK-RECORDER

JOHN MCCAMMANT, Director



CEQA Filing Fee No Effect Determination Form

Applicant Name: City of Anaheim

Date Submitted: September 29, 2010

Applicant Address: Planning Department, 200 South Anaheim Boulevard, Anaheim, CA 92805

Project Name: The Revised Platinum Triangle Expansion Project

CEQA Lead Agency: City of Anaheim

CEQA Document Type: (ND, MND, EIR) Subsequent Environmental Impact Report

SCH Number and/or local agency ID number: SCH#2004121045, SEIR 339

Project Location: The approximately 820-acre Platinum Triangle MLUP area is located east of I-5, west of the Santa Ana River channel and SR-57, south of the Southern California Edison easement and at the northern edge of the Anaheim City limit.

Brief Project Description: A General Plan Amendment, amendments to The Platinum Triangle Mixed Use (PTMU) Overlay Zone and Zoning reclassifications have been proposed by the City to expand the boundaries of the PTMU Overlay Zone and increase the permitted residential, office, commercial and institutional development intensities within the Platinum Triangle. Approval of the proposed amendments would result in maximum development intensities of 18,900 dwelling units 14,340,522 square feet of office uses 4,909,682 square feet of commercial uses, and 1,600,000 square feet of institutional uses within the Platinum Triangle. There is no proposed development intensity increase for properties within the Platinum Triangle that are outside of the expanded PTMU Overlay Zone.

Determination: Based on a review of the Project as proposed, the Department of Fish and Game has determined that for purposes of the assessment of CEQA filing fees (F&G Code 711.4(c)) the project has no potential effect on fish, wildlife and habitat and the project as described does not require payment of a CEQA filing fee. This determination does not in any way imply that the project is exempt from CEQA and does not determine the significance of any potential project effects evaluated pursuant to CEQA.

Please retain this original determination for your records; you are required to file a copy of this determination with the County Clerk after your project is approved and at the time of filing of the CEQA lead agency's Notice of Determination (NOD). If you do not file a copy of this determination with the County Clerk at the time of filing of the NOD, the appropriate CEQA filing fee will be due and payable.

Without a valid No Effect Determination Form or proof of fee payment, the project will not be operative, vested, or final and any local permits issued for the project will be invalid, pursuant to Fish and Game Code Section 711.4(c)(3).

DFG Approval By: Lester Newton-Ross Date: 10-12-2010

Title: Environmental Scientist

CALIFORNIA DEPT. OF FISH AND GAME
SOUTH COAST REGION
4949 VIEWRIDGE AVENUE
SAN DIEGO, CA 92123-1662

Conserving California's Wildlife Since 1870

FILED

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NOV 10 2010

TOM DALY, CLERK-RECORDER

Orange County
Clerk/Recorder's Office
Tom Daly

630N Broadway Bldg. 12 Suite
101
Santa Ana, CA, 92701

County

Finalization: 20100000260260
10/27/10 3:58 pm
173 NC-1

Item	Title	Count
1	Z01	1
EIR Administrative Fee		
Document ID		Amount
DOC# 201085001305		50.00
Time Recorded 3:58 pm		

Total	0.00
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Payment Type	Amount
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NO FEE	50.00
Amount Due	0.00

THANK YOU
PLEASE RETAIN THIS RECEIPT
FOR YOUR RECORDS
www.ocrecorder.com

FILED

NOV 14 2024

HUGH NGUYEN, CLERK-RECORDER

BY: LI DEPUTY



State of California - Department of Fish and Wildlife
**2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT**
DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

Print

StartOver

Save

RECEIPT NUMBER:

30 — 12/23/2025 — 0993

STATE CLEARINGHOUSE NUMBER (If applicable)

2004121045

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

CITY OF ANAHEIM

LEAD AGENCY EMAIL

DATE

12/23/2025

COUNTY/STATE AGENCY OF FILING

Orange

DOCUMENT NUMBER

202585001246

PROJECT TITLE

OCVIBE-PARKING DECK A DEVELOPMENT APPLICATION NO. 2024-00077

PROJECT APPLICANT NAME

ANAHEIM REAL ESTATE PARTNERS, LLC

PROJECT APPLICANT EMAIL

PHONE NUMBER

(415) 593-8200

PROJECT APPLICANT ADDRESS

2101 EAST COAST HIGHWAY, SUITE 230

CITY

CORONA DEL MAR

STATE

CA

ZIP CODE

92675

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency

☐ School District

☐ Other Special District

☐ State Agency

☒ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	\$4,123.50	\$	0.00
☐ Mitigated/Negative Declaration (MND)(ND)	\$2,968.75	\$	0.00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401.75	\$	0.00

☒ Exempt from fee

☐ Notice of Exemption (attach)

☒ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
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☒ County documentary handling fee		\$	50.00
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☐ Other		\$	
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PAYMENT METHOD:

☐ Cash ☒ Credit ☐ Check ☐ Other

TOTAL RECEIVED \$ 50.00

SIGNATURE

X

Melissa Gomez

AGENCY OF FILING PRINTED NAME AND TITLE

MELISSA GOMEZ, DEPUTY CLERK

Orange County
Clerk-Recorder
Hugh Nguyen
601 N. Ross Street
Santa Ana, CA 92701
(714) 834-2500

Receipt No.: RPT20250000361226

Finalization No.: 20250000389473

Cashier: 428

Register: VITALSINDEXING

Date/Time: 12/23/2025 01:14 PM

Item	Title	Count
1	Z01	1

ETR: Exempt or Previously Paid

Document ID	Amount
Doc# 202585001246	\$50.00

Time Recorded 01:14 PM

Total Amount Due: \$50.00

Total Paid

Credit Card Tendered: \$50.00

#038188

Amount Due: \$0.00

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