

**FILED**

AUG 24 2005

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**NOTICE OF DETERMINATION**

TOM DALY, CLERK-RECORDER

By AD DEPUTY

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By AD DEPUTY

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

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

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

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

893.00

200585001018 04:11pm 08/24/05

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

**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

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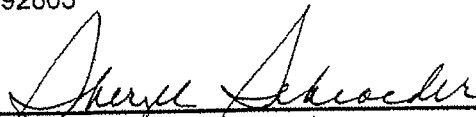
By \_\_\_\_\_ DEPUTY

**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:

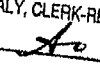
City of Anaheim Planning Department, 200 S. Anaheim Boulevard, Suite 162, Anaheim, CA 92805

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

SHERYLL SCHROEDER, MMC  
CITY CLERK


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