

# NOTICE OF DETERMINATION

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

Date: September 28, 2005  
EIR No. 331  
State CH No. 2004071098 (EIR)

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

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

 43.00

200585001185 03:46pm 09/28/05

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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 September 27, 2005, adopted Ordinance No. 5993 amending the zoning map referred to in Title 18 of the Anaheim Municipal Code relating to zoning (Amendment No. 1 to Mountain Park Specific Plan No. 90-4), and Ordinance No. 5994 amending Chapter 18.112 to Title 18 of the Anaheim Municipal Code relating to zoning and development standards for the Mountain Park Specific Plan No. 90-4; and further finding and determining that the previously-certified Final Environmental Impact Report No. 331, including a Statement of Findings of Fact and Statement of Overriding Considerations and Mitigation Monitoring Program No. 137 was sufficient to serve as the environmental determination for this action. 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:** Previously-Certified Final Environmental Impact Report No. 331 and Mitigation Monitoring Program No. 137; Ordinance No. 5993; Ordinance No. 5994

**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)).

FILED

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SEP 28 2005

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TOM DALY, CLERK-RECORDER

TOM DALY, CLERK-RECORDER

By TS DEPUTY

By [Signature] DEPUTY

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.

**Previously-Certified Environmental Impact Report No. 331 and Mitigation Monitoring Program No. 137:** 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, was certified by the Anaheim City Council on August 23, 2005, and determined to be adequate to serve as the environmental documentation for General Plan Amendment No. 2005-00436, Amendment No. 1 to the Mountain Park Specific Plan No. 90-3, and the Water Supply Assessment for the Mountain Park project and other actions to implement 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.

As previously indicated, on September 27, 2005, the City Council adopted Ordinance Nos. 5993 and 5994 related to the Mountain Park project and determined that the previously-certified FEIR No. 331 and Mitigation Monitoring Program No. 137 were adequate to serve as the required environmental documentation.

**PROJECT CONTACTS:**

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

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**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*                      9/28/05                      City Clerk  
Signature (Public Agency)                      Date                      Title

SHERYLL SCHROEDER, MMC  
CITY CLERK

**FILED**

**SEP 28 2005**

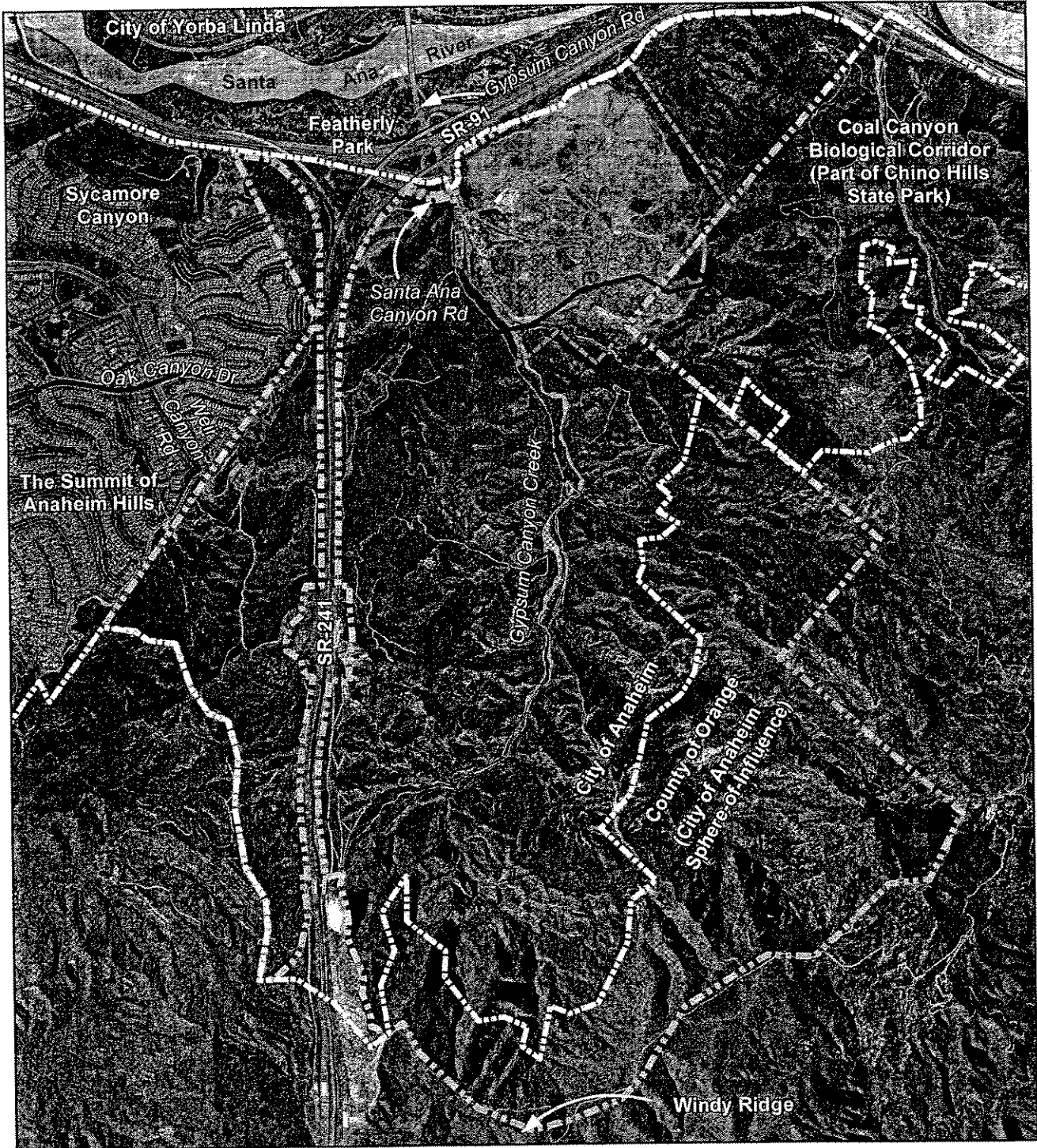
By *TS* TOM DALY, CLERK-RECORDER DEPUTY

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

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By *TS* DEPUTY



**Legend**

-  Mountain Park Project Site
-  Quarry Lease Area
-  Robertson's Ready-Mix Parcel (Not a part of the project)
-  Anaheim City Limits
-  The Summit of Anaheim Hills & Sycamore Canyon Specific Plan Boundary
-  Existing Pipeline Alignment

**Aerial Perspective of Project Area**

Mountain Park Specific Plan (SP90-4, Amendment No. 1)

March 11, 2005

Source:





STATE OF CALIFORNIA - THE RESOURCES AGENCY  
 DEPARTMENT OF FISH AND GAME  
 ENVIRONMENTAL FILING FEE CASH RECEIPT  
 DFG 753.5a (8-03)

Lead Agency: City of Anaheim  
 County of State Agency of Filing: O. C. Clerk-Recorder  
 Project Title: EIR 331 Monitoring Program # 137 C  
 Project Applicant Name: The Irvine Co.  
 Project Applicant Address: 550 Newport Center Dr N.B.  
 Project Applicant (check appropriate box): Local Public Agency  School District   
 State Agency  Private

**CHECK APPLICABLE FEES:**

- Environmental Impact Report *Ref to Receipt 266290 on 8/24/05*
- Negative Declaration
- Application Fee Water Diversion (State Water Resources Control Board Only)
- Projects Subject to Certified Regulatory Programs
- County Administrative Fee
- Project that is exempt from fees

Signature and title of person receiving payment: *Rose M. J. [Signature]* **TOTAL**  
 WHITE-PROJECT APPLICANT      YELLOW-DFG/FASB      PINK-LEAD AGENCY      G

TOM DALY

Finalization 20050000276919  
 09/28/2005 03:46PM  
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Item Title	Count
1 Z01 EIR Administrative Fee	1

Document ID	Amount
DGC# 200585001185 Time Recorded 03:46 PM	43.00

Total	Amount
Total	43.00

Payment Type	Amount
Check tendered # 8017433	43.00
Amount Due	0.00

Thank You  
Please Retain This Receipt  
For Your Records



STATE OF CALIFORNIA - THE RESOURCES AGENCY  
 DEPARTMENT OF FISH AND GAME  
 ENVIRONMENTAL FILING FEE CASH RECEIPT  
 DFG 753.5a (8-03)

TR # 241503

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 \$ 858.00
- ( ) 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/FASB

PINK-LEAD AGENCY

GOLDENROD-STATE AGENCY OF FILING

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Total	893.00
Payment Type	Amount
Check tendered	893.00
# 12573	
Amount Due	0.00

DOC# 200585001018 893.00  
 Time Recorded 04:11 PM

Item Title	Count
Fish & Game: Env Impact Report	1
EIR Administrative Fee	1
Document ID	Amount

Finalization 2005000241563  
 08/24/2005 04:11PM  
 90 133  
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 ORANGE COUNTY RECORDER

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