



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

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



2530.2
* \$ R 0 0 1 2 8 2 8 9 3 9 \$ *
202185000369 11:19 am 05/18/21
414 231A Z03
0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

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

MAIN STREET MEDICAL OFFICE BUILDING (MAJOR SITE PLAN REVIEW NO. 1017-20; TENTATIVE
PARCEL MAP NO. 0019-20; DESIGN REVIEW NO. 5014-20; AND ENVIRONMENTAL REVIEW NO. 1872-20)

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

MAY 18 2021

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: SV DEPUTY

POSTED

MAY 18 2021

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: SV DEPUTY

**FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON** May 18, 2021

Posted May 18, 2021 Removed _____

Returned to agency on _____

DEPUTY SANDRA VALENCIA LOPEZ

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.

POSTED

MAY 18 2021

Notice of Determination

Appendix D

To: Office of Planning and Research
 U.S. Mail: _____ Street Address: _____
 P.O. Box 3044 1400 Tenth St., Rm 113
 Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
 County of: Orange
 Address: 601 N. Ross St.
Santa Ana, CA 92701

ORANGE COUNTY CLERK, RECORDER DEPARTMENT
 From: _____
 BY: Public Agency: City of Orange
 Address: 300 East Chapman Avenue
Orange, California 92866
 Contact: Robert Garcia
 Phone: (714) 744-7220

Lead Agency (if different from above):
Same as above
 Address: _____
 Contact: _____
 Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2020120121

Project Title: Main Street Medical Office Building (Major Site Plan Review No. 1017-20; Tentative Parcel Map No. 0019-20; Design Review No. 5014-20; and Environmental Review No. 1872-20)

Project Applicant: Pacific Medical Buildings, 3394 Carmel Mountain Rd., Ste. 200, San Diego, CA 92121

Project Location (include county): 353, 331, and 393 South Main Street, Orange, Orange County

Project Description:

The project includes the demolition of the existing motel and medical office buildings, and the construction and operation of a four-story building with up to 137,500 square feet (sf) of medical office uses and supporting ground-level retail on an approximately 1.14-acre site adjacent to the existing St. Joseph Hospital Campus. Associated parking would be provided on-site within a subterranean garage containing up to five levels of parking. A tentative parcel map is included as part of the project to address a lot line adjustment, combine three parcels on the project site, and incorporate land along Main Street that was previously purchased from the City.

This is to advise that the City of Orange has approved the above
 Lead Agency or Responsible Agency

described project on May 17, 2021 and has made the following determinations regarding the above
(date)
described project.

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the Final MND with comments and responses and record of project approval is available to the General Public at:

City of Orange, Community Development Department, 300 East Chapman Avenue, Orange, CA

Signature (Public Agency): [Signature] Title: Senior Planner Assistant Community Development Director

Date: May 17, 2021 Date Received for filing at OPR: _____

FILED

MAY 18 2021

ORANGE COUNTY CLERK, RECORDER DEPARTMENT
BY: _____ DEPUTY

20-6518/2021-0350