



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 EXEMPTION

The attached notice was received, filed and a copy was posted on 06/09/2021

It remained posted for 30 (thirty) days.

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

By: Paulina Cruz 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 ***

POSTED

JUN 09 2021

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: PC DEPUTY

Hugh Nguyen, Clerk-Recorder



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202185000433 10:16 am 06/09/21

409 NC-4 Z01

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FILED

JUN 09 2021

HUGH NGUYEN, CLERK-RECORDER



CITY OF ANAHEIM
NOTICE OF EXEMPTION

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 Department
200 S. Anaheim Blvd, MS 162
Anaheim, CA 92805

PROJECT TITLE & FILE NUMBER: Sunkist/Ball Gas Station, Convenience Market & Carwash
DEV2019-00042
CUP2019-06035
PCN No. 2019-00148
TPM No. 2020-100
ADJ2020-00449

PROJECT LOCATION - Specific: 2501-2525 East Ball Road, Anaheim, CA 92806
APNs 253-072-14, 253-072-19, 253-072-18

PROJECT LOCATION - City/County: City of Anaheim, Orange County, California

PROJECT DESCRIPTION: The applicant proposes to construct a new 2,950 square-foot (sq. ft.) convenience store with gas sales, the sale of beer and wine for off-site consumption, and an associated 3,100 sq. ft. gas canopy structure with six fuel dispenser islands. A separate 4,381 sq. ft., automated carwash facility with vacuum stalls is proposed to be constructed on the east side of the site. Both the convenience store and carwash buildings would be 20-feet in height. The project also involves the consolidation of three parcels into two for the purpose of constructing the two uses on separate lots, and a 12-foot high wall along the northerly property line separating the commercial property from single-family residential uses.

PUBLIC AGENCY APPROVING PROJECT: City of Anaheim

PROJECT APPLICANT: Shira Zaghi Phone: 818-280-9062
Anaheim Care LLC
6077 W. Pico Boulevard
Los Angeles, CA 90035

EXEMPT STATUS: Ministerial (Section 21080(b)(1); 15268)
 Declared Emergency (Section 21080(b)(3))
 Emergency Project (Section 21080(b)(2))
 Categorical Exemption. Class 32, Section 15332, Infill Development
 Statutory Exemption. _____
 Other: _____

REASONS WHY PROJECT IS EXEMPT: The Anaheim Planning Commission, at its meeting on April 12, 2021, evaluated the project's potential environmental impacts and determined that the proposed project qualifies for a Class 32 Categorical Exemption from the California Environmental Quality Act (CEQA). This exemption applies to projects that



CITY OF ANAHEIM NOTICE OF EXEMPTION

are considered an infill project by meeting the following criteria: (a) consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (b) is no more than five acres in size substantially surrounded by urban uses, (c) has no value as a habitat for endangered, rare or threatened species; (d) would not result in significant effects relating to traffic, noise, air quality, or water quality; and (e) can be adequately served by all required utilities and public services. As described by the environmental analysis prepared for this project, which is on file with the Planning and Building Department, the proposed project meets these criteria. Pursuant to Section 15300.2 (c) and Section 15332 of Title 14 of the California Code of Regulations, there are no unusual circumstances in respect to the proposed project for which staff would anticipate a significant effect on the environment and, therefore, the proposed project is categorically exempt from the provisions of CEQA.

STAFF CONTACT PERSON: Susan Kim, Principal Planner

PHONE: (714)-765-4958

Authorized Signature – Susan Kim
Planning and Building Department

Principal Planner

Title

June 8, 2021

Date

Signed by Lead Agency

Signed by Applicant

FILED

JUN 09 2021

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY

POSTED

JUN 09 2021

GRANDE COUNTY CLERK-RECORDER DEPARTMENT

BY:  DEPUTY

Orange County
Clerk-Recorder's Office
Hugh Nguyen

601 N. Ross Street
92701

County

Finalization: 20210000322086
6/9/21 10:16 am
409 NC-4

Item	Title	Count
1	Z01	1
EIR: Exempt or Previously Paid		
Document ID		Amount
DOC# 202185000433		50.00
Time Recorded 10:16 am		

Total	50.00
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Payment Type	Amount
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Check	tendered	50.00
# 1019		

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

www.ocrecorder.com

