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202285000205 12:40 pm 03/14/22

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POSTED

FILED

MAR 14 2022

MAR 14 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

HUGH NGUYEN, CLERK-RECORDER

BY: PC DEPUTY

BY: PC DEPUTY



### CITY OF ANAHEIM NOTICE OF DETERMINATION

**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 21108 or 21152 of the Public Resources Code.

**Lead Agency:** City of Anaheim

<b>PROJECT TITLE &amp; FILE NUMBER:</b>	<b>Lincoln Colony Apartments (proposed project)</b> Development Project No. 2019-00179 • Conditional Use Permit No. 2019-06049	<b>STATE CLEARINGHOUSE NO. 2022010189</b>
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**PROJECT LOCATION:** The Proposed Project is located at 898-914 West Lincoln Avenue (APNs 036-112-03 and -32) in the City of Anaheim, in the northern portion of Orange County, California. The Project Site is within the U.S. Geological Survey (USGS) "Anaheim, California" 7.5-minute quadrangle (2015) and located in the northwestern portion of the City on the south of Lincoln Avenue, west of Ohio Street, north of West Broadway, and east of Illinois Street. Freeway access to the Project Site is provided via Interstate 5 (I-5) approximately 0.4 miles to the east via the Lincoln Avenue exit, and by State Route (SR) 91 approximately 1 mile to the north via the Harbor Boulevard exit. The project site is not on the lists of sites enumerated under Section 65962.5 of the Government Code.

**PROJECT DESCRIPTION:** The Applicant proposes demolish an existing 3,473 square foot car wash and detailing facility, 1,865 square foot office building and paved parking areas. The Applicant proposes to construct a multifamily residential development consisting of a 43 residential apartment (rental) unit complex, which includes 42,057 sq. ft. of living area, 390 sq. ft. management office, 4,706 sq. ft. of building support (stairs, storage, elevators, etc.), and 45,111 sq. ft. of parking, providing an overall enclosed building size of 92,264 sq. ft. The Proposed Project would have 106 on-site parking spaces and storage area, mechanical equipment rooms, circulation, mailbox rooms, trash rooms, and stairwells.

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ORANGE COUNTY CLERK-RECORDER DEPARTMENT

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CITY OF ANAHEIM  
NOTICE OF DETERMINATION

**APPLICANT:**

Jerry Zamorodian  
Pacific Coast Asset Management,  
LLC

**PHONE NUMBER:**

714-448-7654

**ADDRESS:**

301 South Anaheim Boulevard  
Anaheim, CA

**ZIP CODE:** 92805

**PROJECT APPROVAL:** This is to advise that on February 28, 2022, the Anaheim Planning Commission, at its meeting, by separate Resolutions:

- 1) Approved a Mitigated Negative Declaration in compliance with the California Environmental Quality Act (CEQA), determining that Lincoln Colony Apartments Project, with implementation of the mitigation measures contained in Mitigation Monitoring Program No. 379, will have a less than significant impact on the environment;
- 2) Approved Conditional Use Permit No. 2019-06049 to construct a 43-unit apartment building with reduced street structural and landscape setbacks.

The following determinations were made regarding the Lincoln Colony Apartments Project:

- (a) The project will not have a significant effect on the environment.
- (b) A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
- (c) A Mitigation Monitoring Plan was adopted by Resolution for this project.
- (d) Mitigation measures were made a condition of the approval of the project.

The Mitigated Negative Declaration and a record of project approvals are available to the general public during regular business hours at the Planning and Building Department, 200 S. Anaheim Blvd., Anaheim, CA 92805.

Authorized Signature – Planning Department

03/14/2022

Date

Heather Allen, Principal Planner

714-765-4958

Print Name & Title

Staff Phone Number & Extension

Fish & Wildlife Fees Applicable:

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ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: PC DEPUTY



**CITY OF ANAHEIM**  
**NOTICE OF DETERMINATION**

- 
- Negative Declaration/Mitigated Negative Declaration
  - No Effect Determination Attached
  - Environmental Impact Report
  - Check
  - Credit Card

County Clerk \$50 Processing Fee:

- Check
- Credit Card



State of California – Natural Resources Agency  
DEPARTMENT OF FISH AND WILDLIFE  
South Coast Region  
3883 Ruffin Road  
San Diego, CA 92123  
(858) 467-4201  
www.wildlife.ca.gov

GAVIN NEWSOM, Governor  
CHARLTON H. BONHAM, Director



## CEQA Filing Fee No Effect Determination

**Applicant Name and Address:**

Andy Uk  
City of Anaheim  
200 S. Anaheim Boulevard  
Anaheim, CA 92805  
auk@anaheim.net

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HUGH NGUYEN, CLERK-RECORDER

**CEQA Lead Agency:** City of Anaheim

BY: HC DEPUTY

**Project Title:** Lincoln Colony Apartments

**CEQA Document Type:** MND

**State Clearinghouse Number/local agency ID number:** 2022010189

**Project Location:** The Proposed Project is located at 898-914 West Lincoln Avenue (APNs 036-112-03 and -32) in the City of Anaheim (City), in the northern portion of Orange County, California (Project Site). The Project Site is within the U.S. Geological Survey (USGS) "Anaheim, California" 7.5-minute quadrangle (2015) and located in the northwestern portion of the City on the south of Lincoln Avenue, west of Ohio Street, north of West Broadway, and east of Illinois Street. Freeway access to the Project Site is provided via Interstate 5 (I-5) approximately 0.4 miles to the east via the Lincoln Avenue exit, and by State Route (SR) 91 approximately 1 mile to the north via the Harbor Boulevard exit.

**Brief Project Description:** The Proposed Project involves the construction of a 43-unit, four-story apartment development, comprised of four different floor plans of one- and two-bedroom units. The Proposed Project would include 42,057 sq. ft. of living area, 390 sq. ft. management office, 4,706 sq. ft. of building support (stairs, storage, elevators, etc.), and 45,111 sq. ft. of parking, providing an overall enclosed building size of 92,264 sq. ft. The proposed building would be 52-feet 6-inches at its highest point, which is located at the frontage of Lincoln Avenue. The Proposed Project would provide exterior landscaping at the Lincoln Avenue and Ohio Street frontages.

**Determination:** Based on a review of the project as proposed, the Department of Fish and Wildlife has determined that for purposes of the assessment of CEQA filing fees (Fish & G. Code, § 711.4, subd. (c)) the project has no effect on fish, wildlife or their 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. Local lead agencies are required to file two copies of this determination with the county clerk at the time of filing the Notice of

**POSTED**

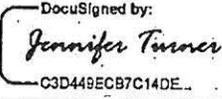
MAR 14 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT  
BY: HC DEPUTY

Andy Uk  
City of Anaheim  
February 16, 2022  
Page 2 of 2

Determination (NOD) after the project is approved. State lead agencies are required to file two copies of this determination with the Governor's Office of Planning and Research (i.e., State Clearinghouse) at the time of filing the NOD. If you do not file a copy of this determination as appropriate with the county clerk or State Clearinghouse at the time of filing the NOD, the appropriate CEQA filing fee will be due and payable.

Without a valid CEQA Filing Fee 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, subdivision (c)(3).

Approved by: \_\_\_\_\_ Date: 2/16/2022  
  
C3D449ECB7C14DE...  
Signature  
Jennifer Turner, Senior Environmental Scientist  
(Supervisory)  
Name, Title

FOR COUNTY CLERK USE ONLY

Stamp or initial inside the box to indicate acceptance of this signed No Effect Determination in lieu of a CEQA Document Filing Fee.

County Clerk Stamp or Initial

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HUGH NGUYEN, CLERK-RECORDER

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Orange County  
Clerk-Recorder's Office  
Hugh Nguyen

601 N. Ross Street  
92701

County

Finalization: 20220000096871  
3/14/22 12:40 pm  
409 NC-4

Item	Title	Count
1	Z01	1
EIR: Exempt or Previously Paid Document ID		Amount

DOC# 202285000205	50.00
Time Recorded 12:40 pm	

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Total	50.00
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Payment Type	Amount
Check tendered # 1849	50.00

Amount Due 0.00

THANK YOU  
PLEASE RETAIN THIS RECEIPT  
FOR YOUR RECORDS

[www.ocrecorder.com](http://www.ocrecorder.com)





**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

The attached notice was received, filed and a copy was posted on 03/14/2022

**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 \*\*\*