



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 PLANNING & BUILDING DEPARTMENT
200 S ANAHEIM BLVD., MS 162
ANAHEIM, CA 92805

Office of the Orange County Clerk-Recorder
Memorandum

SUBJECT: NOTICE OF DETERMINATION - NEG. DEC.

The attached notice was received, filed and a copy was posted on 11/04/2022

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 ***

POSTED

NOV 04 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: PC DEPUTY



CITY OF ANAHEIM
NOTICE OF DETERMINATION

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder
2598.00
* \$ R 0 0 1 4 0 4 7 6 5 1 \$ *
202285000967 2:08 pm 11/04/22
409 NC-4 Z03
0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

To: [X] 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 21152 of the Public Resources Code.

Lead Agency: City of Anaheim

PROJECT TITLE & ANAHEIM AND BALL MIXED-USE PROJECT
FILE NUMBER: STATE CLEARINGHOUSE NO. 2022080265

- Development Project No. 2021-00123
• Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Plan No. 384 (MMP No. 384)
• General Plan Amendment
• Reclassification
• Conditional Use Permit
• Minor Conditional Use Permit
• Tentative Tract Map No. 19140
• Disposition and Development Agreement

FILED

NOV 04 2022

HUGH NGUYEN, CLERK-RECORDER

BY: PC DEPUTY

PROJECT LOCATION: The project site is located at 1200-1320 South Anaheim Boulevard, 200 East Ball Road, and 1207 South Claudina Street, generally, the southeast corner of the intersection of South Anaheim Boulevard and East Ball Road in the City of Anaheim, in Orange County, California. The 8.3-acre project site consists of up to six contiguous parcels, Assessor's Parcel Numbers (APNs) 082-461-23, -24, -25, -31, -34, and -35. The project site is located 0.44 mile east of Interstate 5 (I-5), the Santa Ana Freeway, and is in the western/central portion of the City. Surrounding land uses include multiple-family residential and commercial uses to the west of the property, commercial and industrial to the north and east, and industrial uses to the south.

PROJECT DESCRIPTION: The proposed project would demolish the existing commercial and industrial buildings and construct a total of 223 residential units (187 townhomes and 36 flats) with 4,586 square feet of commercial space, with 10-percent of the units affordable to moderate income buyers, with an affordable housing development incentive.

POSTED

FILED

NOV 04 2022

NOV 04 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT
BY: PC DEPUTY

HUGH NGUYEN, CLERK-RECORDER
BY: PC DEPUTY



**CITY OF ANAHEIM
NOTICE OF DETERMINATION**

APPLICANT:	Rob Mitchell Greenlaw Partners	PHONE NUMBER: 714-749-6508
ADDRESS:	18301 Von Karman, Suite 250 Irvine, CA	ZIP CODE: 92612

PROJECT APPROVAL: This is to advise that on November 1, 2022, the Anaheim City Council, approved the Proposed Project and took the following actions:

1. Approved General Plan Amendment
2. Approved Conditional Use Permit
3. Approved Minor Conditional Use Permit
4. Approved Tentative Tract Map No. TTM 19140
5. Approved Disposition and Development Agreement

The following determinations were made in connection with the proposed project:

The City Council, based upon a thorough review of the Draft IS/MND and Final IS/MND including comments, response to comments and errata, Mitigation Monitoring and Reporting Plan No. 384 (MMP No. 384) and the evidence in the record as a whole, found as follows:

1. That the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan No. 384 (MMP No. 384) were prepared for the Proposed Project in compliance with the requirements of CEQA, the State CEQA Guidelines, and the City's Local CEQA Procedures.
2. That none of the conditions described in Section 15073.5 of the State CEQA Guidelines calling for the recirculation of the Negative Declaration or preparation of an Environmental Impact Report (EIR) occurred.

Pursuant to the above findings, the City Council determined that the Mitigated Negative Declaration and Mitigation Monitoring Plan No. 384 (MMP No. 384) are the appropriate environmental documentation for the Proposed Project and approved and adopted the Mitigated Negative Declaration and Mitigation Monitoring Plan No. 384 for the Proposed Project.

The following determinations were made regarding the 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

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ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: PC DEPUTY

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CITY OF ANAHEIM NOTICE OF DETERMINATION

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.

Heather Allen

Authorized Signature – Planning Department

11/4/2022

Date

Heather Allen, Principal Planner

714-765-4958

Print Name & Title

Staff Phone Number & Extension

Fish & Wildlife Fees Applicable:

- Negative Declaration/Mitigated Negative Declaration
- Environmental Impact Report
- Check
- Credit Card
- Previously Paid – See attached NOD receipt

County Clerk \$50 Processing Fee:

- Check
- Credit Card

Hugh Nguyen
Orange County Clerk-Recorder
601 N. Ross Street
Santa Ana, CA 92701

County

Finalization: 20220000373138
11/4/22 2:08 pm
409 NC-4

Item	Title	Count
1	Z03	1
EIR: Negative Declaration		
Document ID		Amount
DOC#	202285000967	2598.00
Time Recorded 2:08 pm		

Total 2598.00

Payment Type	Amount
Check tendered # 1313K	2598.00

Amount Due 0.00

THANK YOU
PLEASE RETAIN THIS RECEIPT
FOR YOUR RECORDS
www.ocrecorder.com

