



ORANGE COUNTY  
CLERK-RECORDER  
CEQA FILING COVER SHEET

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



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202485000238 1:17 pm 03/26/24  
461 NC-3 Z01  
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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

PACIFIC RESORT PLAZA  
STATE CLEARING HOUSE NO. 2023100503

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):

**FILED**

**MAR 26 2024**

HUGH NGUYEN, CLERK-RECORDER

BY: SD DEPUTY

**FILED IN THE OFFICE OF THE ORANGE  
COUNTY CLERK-RECORDER ON** March 26, 2024

**Posted for** 30 **days**

**DEPUTY** SD

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.

FILED

MAR 26 2024

HUGH NGUYEN, CLERK-RECORDER

BY: SB 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 21152 of the Public Resources Code.

**Lead Agency:** City of Anaheim

**PROJECT TITLE &  
FILE NUMBER:** **PACIFIC RESORT PLAZA**  
STATE CLEARINGHOUSE NO. 2023100503

**Development Project No. 2019-00161**

• Mitigated Negative Declaration (IS/MND) and  
Mitigation Monitoring and Reporting Plan No. 388 (MMP  
No. 388)

- Zoning reclassification of a portion of the project site from the Industrial (I) Zone to the General Commercial (C-G) Zone
- Conditional Use Permit (CUP) to permit a hotel
- CUP to permit a drive-through restaurant
- CUP to allow for a Floor Area Ratio (FAR) of 1.08
- Minor CUP to permit valet parking

**PROJECT LOCATION:** 125 East Ball Road (APNs 234-161-04 and 234-161-26) encompasses 1.57 acres (68,554 square feet [sf]) located approximately 300 feet east of South Anaheim Boulevard in the City of Anaheim, Orange County.

**PROJECT DESCRIPTION:** The Proposed Project consists demolition of an existing vacant two-story commercial building and to construct a 67,715 sf, five-story, 65-foot high 120-room hotel with valet parking, a detached 1,200 sf walk-up/drive-through restaurant, and an increase in the allowable Floor Area Ratio (FAR).

**APPLICANT:** Pacific Plaza Resort Group, Inc  
c/o David Chu

**PHONE NUMBER:**  
714-887-4113

**ADDRESS:** 3000 E. Coast Highway  
Corona Del Mar, CA

**ZIP CODE:** 96265

FILED

MAR 26 2024

HUGH NGUYEN, CLERK-RECORDER

BY: SO DEPUTY



## CITY OF ANAHEIM NOTICE OF DETERMINATION

**PROJECT APPROVAL:** This is to advise that on March 19, 2024 the Anaheim City Council, approved the Proposed Project and took the following actions:

1. Adopted Ordinance for Zoning Reclassification

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. 388 (MMP No. 388) 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. 388 (MMP No. 388) were prepared for the Proposed Project in compliance with the requirements of CEQA, and the State CEQA Guidelines.
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. 388 (MMP No. 388) are the appropriate environmental documentation for the Proposed Project and approved and adopted the Mitigated Negative Declaration and Mitigation Monitoring Plan No. 388 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 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.



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

County

Finalization: 20240000080030  
3/26/24 1:17 pm  
461 NC-3

Item	Title	Count
1	Z01	1
EIR: Exempt or Previously Paid Document ID		Amount
DOC# 202485000238		50.00
Time Recorded 1:17 pm		

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Total	50.00
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Payment Type	Amount
Check tendered # 809	50.00

Amount Due	0.00
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