



ORANGE COUNTY  
CLERK-RECORDER  
CEQA FILING COVER SHEET

30-09/16/2025-0260

202585000330

**FILED**

April 16, 2025

HUGH NGUYEN

CLERK - RECORDER

By [Signature]  
Deputy clerk

Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

**TYPE OR PRINT CLEARLY**

**Project Title**

TOP FOOD MAKERS CUP OFF SALE

**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 IN THE OFFICE OF THE ORANGE  
COUNTY CLERK-RECORDER ON 04/16/2025**

Posted 04/16/2025 Removed \_\_\_\_\_

Returned to agency on \_\_\_\_\_

DEPUTY crsluna

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

APR 16 2025

HUGH NGUYEN, CLERK-RECORDER

BY: \_\_\_\_\_ DEPUTY

CITY MANAGER  
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Thai Viet Phan



CITY OF SANTA ANA

Planning and Building Agency  
20 Civic Center Plaza • P.O. BOX 1988  
Santa Ana, California 92702  
www.santa-ana.org

NOTICE OF EXEMPTION

From the Requirements of the California Environmental Quality Act (CEQA)

To: COUNTY CLERK  
County of Orange  
P.O. Box 238  
Santa Ana, CA 92702

From: City of Santa Ana  
Planning & Building Agency  
20 Civic Center Plaza M-20  
Santa Ana, CA 92702

Date of Approval: 04/14/2025

Project Title: Top Food Makers CUP Off Sale

Project Number(s): CUP-2025-2-ABC

Project Location: 1623 W Seventeenth St

City: Santa Ana County: Orange ER Number: ER-2025-3

Project Description: CUP request for off-sale Beer, Wine, and Distilled Spirits (ABC License Type 21 - General) for a new grocery store market (Ole Market) and determination of Public Convenience or Necessity (PCN) to allow the sale of beer, wine and distilled spirits.

Applicant Name: David Oh, Top Food Makers, Inc.

Applicant Address: 5469 W. Adams Blvd.  
LOS ANGELES, CA 90016

Name of Public Agency Approving Project: Planning Commission

Name of Person or Agency Carrying Out Project: Gomez, Pedro

Exempt Status:

- Ministerial (Sec. 15268)
- Declared Emergency (Sec. 15269 (a))
- Emergency Project (Sec. 15269 (b through e))
- General Rule (Sec. 15061(b)(3)/(5))
- Statutory Exemption:
- Categorical Exemption: Section 15301 (Class 1 - Existing Facility)

Reason(s) Why Project is Exempt From CEQA:

This project is exempt from further CEQA review as the sale of beer, wine, and distilled spirits, at an existing commercial tenant space, is not anticipated to result in an expansion that would create impacts to the environment. The commercial tenant space was previously occupied with a different grocery store, which also sold beer, wine, and distilled spirits, for off-premises consumption.

City Contact: Pedro Gomez, AICP

Telephone: (714) 667-2790

Signature: Pedro Gomez

Title: Principal Planner

Date: April 16, 2025



State of California - Department of Fish and Wildlife  
**2025 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER:  
 30-04/16/2025-0260

STATE CLEARINGHOUSE NUMBER (if applicable)

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY CITY OF SANTA ANA	LEAD AGENCY EMAIL	DATE 04/16/2025
COUNTY/STATE AGENCY OF FILING ORANGE COUNTY	DOCUMENT NUMBER 202585000330	

PROJECT TITLE  
 TOP FOOD MAKERS CUP OFF SALE

PROJECT APPLICANT NAME DAVID OH, TOP FOOD MAKERS, INC.	PROJECT APPLICANT EMAIL	PHONE NUMBER (714) 667-2790
PROJECT APPLICANT ADDRESS 5469 W. ADAMS BLVD.	CITY LOS ANGELES	STATE CA
		ZIP CODE 90016

PROJECT APPLICANT (Check appropriate box)

Local Public Agency   
  School District   
  Other Special District   
  State Agency   
  Private Entity

**CHECK APPLICABLE FEES:**

- Environmental Impact Report (EIR) \$ 4,123.50 \$ \_\_\_\_\_
- Mitigated/Negative Declaration (MND)(ND) \$ 2,968.75 \$ \_\_\_\_\_
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$ 1,401.75 \$ \_\_\_\_\_

- Exempt from fee
  - Notice of Exemption (attach)
  - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

- Water Right Application or Petition Fee (State Water Resources Control Board only) \$ 850.00 \$ \_\_\_\_\_
- County documentary handling fee \$ 50.00 \$ 50.00
- Other \$ \_\_\_\_\_

**PAYMENT METHOD:**

- Cash   
  Credit   
  Check   
  Other   
 TOTAL RECEIVED \$ 50.00

SIGNATURE  X	AGENCY OF FILING PRINTED NAME AND TITLE Sarah Luna Deputy Clerk
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