

FILED

MAY 10 2021

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

POSTED

MAY 10 2021

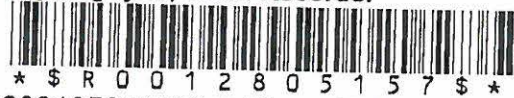
ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY

CITY OF ANAHEIM  
NOTICE OF DETERMINATION



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



50.00

202185000338 3:55 pm 05/10/21

392 NC-3 Z01

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

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>Beach Boulevard Specific Plan (BBSP)</b> Environmental Impact Report No. 2017-00350	<b>STATE CLEARINGHOUSE NO. 2013101087</b> <i>2017041042</i>
	<b>SEC Lincoln and Beach Project</b>	
	<ul style="list-style-type: none"> <li>• Development Project No. 2020-00278</li> <li>• Final Site Plan No. 2020-00003</li> <li>• Tentative Tract Map No. 19022</li> <li>• Conditional Use Permit No. 2021-06102</li> <li>• Miscellaneous Permit No. 2020-00746</li> </ul>	

**PROJECT LOCATION:** The BBSP Project Area encompasses approximately 283 acres along an approximately 1.5-mile portion of Beach Boulevard/State Route 39 (SR-39) in the City of Anaheim, County of Orange, California. The segment of Beach Boulevard within the Project Area borders the City of Buena Park to the north and the City of Stanton to the south. Major cross streets along the corridor within the City limits include Ball Road, Orange Avenue, and Lincoln Avenue. Existing uses within the Project Area include hospitality, commercial, residential, office, recreational, and institutional facilities. Points of interest within the area include Twila Reid Park, Schweitzer Park, West Anaheim Medical Center, and the West Anaheim Youth Center.

The Project Site for the SEC Lincoln and Beach Project is a 7.27-acre site located at the southeast corner of Lincoln Avenue and Beach Boulevard. Addresses associated with the

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## CITY OF ANAHEIM NOTICE OF DETERMINATION

Project Site are 100-130 South Beach Boulevard; and 2952-2970 West Lincoln Avenue (APNs 126-602-02, -04, -22, -31, -29, -33, -35). The Project Site is located within the BBSP Area in the City of Anaheim, Orange County.

**PROJECT DESCRIPTION:** The BBSP will guide future development of properties along Beach Boulevard in the City of Anaheim. The BBSP establishes a community-driven vision for future development of this area. This vision is supported by new development standards, permitted and prohibited uses, design guidelines, sustainable practices, economic development incentives, and capital improvements that improve the quality of life for all future users of the corridor.

The SEC Lincoln and Beach Project implements the BBSP, by constructing a mixed-use project consisting of 134 three-story townhomes, a five story 100-unit apartment building and a 5,000-square foot retail use and removing an existing telecommunications antenna and constructing an approximately 70 foot tall new ground-mounted monopine. The SEC Lincoln and Beach Project is subject to the following discretionary approvals:

- Final Site Plan (FSP2020-00003): to determine compliance with the BBSP
- Tentative Tract Map (SUBTM19022): for a three-lot subdivision to include one lot with 134 "airspace" condominium lots
- Conditional Use Permit (CUP2021-06102): to permit the relocation of an existing telecommunication antenna, which would exceed the maximum permitted height by more than ten percent
- Tier II Development Incentive (MIS2020-00746): to allow a 10-foot wide building to building setback where the Code requires a 15 foot wide setback between buildings in exchange for including affordable units as part of the SEC Lincoln and Beach Project.

<b>APPLICANT:</b>	Rob Mitchell Greenlaw Partners	<b>PHONE NUMBER:</b> (714) 749-6508
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<b>ADDRESS:</b>	18301 Von Karman, Suite 250 Irvine, CA	<b>ZIP CODE:</b> 92612
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**PROJECT APPROVAL:** This is to advise that on November 20, 2018, the Anaheim City Council, at its meeting, adopted a resolution determining that an Environmental Impact Report was the appropriate environmental documentation for this request per the California Environmental Quality Act (CEQA) and approved the Beach Boulevard

The following determinations were made regarding the Beach Boulevard Specific Plan Project:

- (a) The project will have a significant effect on the environment.

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ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY

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### CITY OF ANAHEIM NOTICE OF DETERMINATION

- (b) An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
- (c) A Mitigation Monitoring Program was adopted for this project.
- (d) Mitigation Measures were made a condition of the approval of the project.
- (e) A Statement of Overriding Considerations was adopted for this project.
- (f) Findings were made pursuant to the provisions of CEQA.

On April 26, 2021, the Anaheim Planning Commission, at its meeting approved a resolution determining that the previously certified EIR No. 350 for the BBSP Project, adequately analyzed the SEC Lincoln and Beach Project pursuant to CEQA Guidelines Section 15162; and, approved Final Site Plan No. 2020-00003, Tentative Tract Map No. 19022, Conditional Use Permit No. 2021-06102, and Miscellaneous Permit No. 2020-00746

The following determinations were made regarding the SEC Beach and Lincoln Project:

- (a) An Initial Study Checklist has been prepared for the Anaheim SEC Lincoln and Beach Project pursuant to CEQA Guidelines Section 15162 to determine that
- (b) The Initial Study Checklist confirmed that none of the circumstances set forth in Section 15162 of the CEQA Guidelines were present and no further environmental review is necessary.
- (c) Mitigation Measures were made a condition of approval for the project.

<u>[Signature]</u>	05/10/2021
Authorized Signature – Planning Department	Date
Susan Kim, 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
- No Effect Determination (see attached)



# Hugh Nguyen

Orange County Clerk - Recorder

P.O. Box 238 Santa Ana, CA 92702  
12 Civic Center Plaza, Room 106 Santa Ana, CA 92701  
Phone: (714) 834-2500  
www.ocrecorder.com

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MAY 10 2021

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY

POSTED

MAY 10 2021

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY:  DEPUTY

CITY OF ANAHEIM  
P.O. BOX 3222  
ANAHEIM, CA 92803

## Office of the Orange County Clerk-Recorder Memorandum

SUBJECT: NOTICE OF DETERMINATION - NO EFFECT

The attached notice was received, filed and a copy was posted on 11/21/2018

**It remained posted for 30 (thirty) days.**

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

By: March, Melissa 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 \*\*\*



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NOV 21 2018

HUGH NGUYEN, CLERK-RECORDER

BY: MM DEPUTY

POSTED

NOV 21 2018

HUGH NGUYEN, CLERK-RECORDER

BY: MM DEPUTY

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



NO FE

201885001248 2:11 pm 11/21/18

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MAY 10 2021

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY



**CITY OF ANAHEIM  
NOTICE OF DETERMINATION**

To:  Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

Orange County Clerk-Recorder  
12 Civic Center Plaza, Room 106  
Santa Ana, CA 92701

POSTED

From: City of Anaheim  
Planning Department  
200 S. Anaheim Blvd., MS 162  
Anaheim, CA 92805

MAY 10 2021

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

Subject: Filing of Notice of Determination in compliance with Section 21108 <sup>BY: [Signature]</sup> of 21152 of the [Signature] DEPUTY  
Public Resources Code.

Lead Agency: City of Anaheim

PROJECT TITLE & FILE NUMBER:	STATE CLEARINGHOUSE NO.
<b>Beach Boulevard Specific Plan</b>	
Environmental Impact Report No. 2017-00350	
General Plan Amendment No. 2015-00500	
Specific Plan Amendment No. 2017-00001	2017041042
Zoning Code Amendment No. 2017-00137	
Reclassification No. 2017-00304	
<b>Development Project No. 2015-00014</b>	

**PROJECT LOCATION:** The Beach Boulevard Specific Plan Project is located in the City of Anaheim, County of Orange, California.

The Beach Boulevard Specific Plan (Project Area) encompasses approximately 283 acres along an approximately 1.5-mile portion of Beach Boulevard/State Route 39 (SR-39) in the City of Anaheim. The segment of Beach Boulevard within the Project Area borders the City of Buena Park to the north and the City of Stanton to the south. Major cross streets along the corridor within the City limits include Ball Road, Orange Avenue, and Lincoln Avenue. Existing uses within the Project Area include hospitality, commercial, residential, office, recreational, and institutional facilities. Points of interest within the area include Twila Reid Park, Schweitzer Park, West Anaheim Medical Center, and the West Anaheim Youth Center.

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NOV 21 2018

HUGH NGUYEN, CLERK-RECORDER

BY: MM DEPUTY

POSTED

NOV 21 2018

HUGH NGUYEN, CLERK-RECORDER

BY: MM DEPUTY



## CITY OF ANAHEIM NOTICE OF DETERMINATION

**PROJECT DESCRIPTION:** This is a City-initiated request to approve the Beach Boulevard Specific Plan (BBSP) Project, which would guide future development of properties along Beach Boulevard in the City of Anaheim. The BBSP establishes a community-driven vision for future development of this area. This vision is supported by new development standards, permitted and prohibited uses, design guidelines, sustainable practices, economic development incentives, and capital improvements that improve the quality of life for all future users of the corridor.

Approval of the Beach Boulevard Specific Plan Project includes approval of the following:

- Environmental Impact Report No.2017-00350: Analyzes and discloses the environmental effects of implementation of the BBSP, in accordance with the California Environmental Quality Act (CEQA). Significant effects on the environment anticipated because of implementation of this project include air quality, greenhouse gas emissions, and transportation and traffic. The draft environmental impact report was circulated for a 45-day public review period which concluded on October 8, 2018. The proposed certification of the EIR No. 350 includes adoption of a Water Supply Assessment, Findings of Fact, a Statement of Overriding Considerations, and a Mitigation Monitoring Program No. 342.
- General Plan Amendment No. 2015-00500: Amends the General Plan Land Use, Circulation, Green, Economic Development, and Community Design Elements to provide consistency with the Beach Boulevard Specific Plan.
- Specific Plan Amendment No. 2017-00001: Revitalize the Beach Boulevard Specific Plan Area as a safe, attractive, and economically thriving corridor in the heart of West Anaheim. Also, encourage a balanced mix of uses including a variety of housing types consistent with the City's adopted Housing Element, contributing to a balance of land uses throughout the City.
- Zoning Code Amendment No. 2017-00137 and Reclassification No. 2017-00304: Amends Title 18 (Zoning) of the Anaheim Municipal Code (Chapter 18.122 Beach Boulevard Specific Plan (SP2017-01) Zoning and Development Standards) and apply the chapter's zoning and development standards to those properties within the Beach Boulevard Specific Plan Area. These properties, which are currently classified under the "RM-2" Multiple-Family Residential Zone, "RM-3" Multiple-Family Residential Zone, "RM-4" Multiple-Family Residential Zone, "C-G" General Commercial Zone, "O-L" Low Intensity Office Zone and "T" Transition Zone, would be reclassified to SP2017-1 with nine unique Development Areas (DA), as previously described. The proposed reclassification is necessary to ensure that all properties located within the BBSP Area will be consistent with the proposed General Plan Amendment and for the orderly and proper development of the BBSP Area. The BBSP will implement the General Plan's residential, mixed-use, commercial, office, institutional, parks, and water land use designations through its nine DAs.

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HUGH NGUYEN, CLERK-RECORDER

BY: MM DEPUTY



**CITY OF ANAHEIM  
NOTICE OF DETERMINATION**

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**APPLICANT:** City of Anaheim Planning and Building Department **PHONE NUMBER:** 714-765-4671

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**ADDRESS:** 200 South Anaheim Blvd Anaheim, CA **ZIP CODE:** 92805

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**PROJECT APPROVAL:** This is to advise that on November 20, 2018, the Anaheim City Council, at its meeting, adopted a resolution determining that an Environmental Impact Report was the appropriate environmental documentation for this request per the California Environmental Quality Act and approved the Beach Boulevard Specific Plan, including the adoption of resolutions for the subject Environmental Impact Report, General Plan Amendment, Specific Plan Amendment, and introduction of Ordinances for the Subject Zoning Code Amendment and Reclassification.

The following determinations were made regarding the Beach Boulevard Specific Plan Project:

- (a) The project will have a significant effect on the environment.
- (b) An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
- (c) A Mitigation Monitoring Program was adopted for this project.
- (d) Mitigation Measures were made a condition of the approval of the project.
- (e) A Statement of Overriding Considerations was adopted for this project.
- (f) Findings were made pursuant to the provisions of CEQA.

This is to certify that the Environmental Impact Report, with comments and responses, and a record of project approvals are available to the general public during regular business hours at the Planning Department, 200 S. Anaheim Blvd., Anaheim, CA 92805.

Authorized Signature – Planning Department

Susan Kim, Principal Planner

Print Name & Title

11/20/18

Date

714-765-4958

Staff Phone Number & Extension

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**Attached: California Department of Fish and Wildlife CEQA Filing Fee No Effect Determination**



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

EDMUND G. BROWN JR., Governor  
 CHARLTON H. BONHAM, Director



**CEQA Filing Fee No Effect Determination**

**Applicant Name and Address:**

City of Anaheim  
 200 N. Anaheim, Boulevard  
 Anaheim, CA 92805

**CEQA Lead Agency:** City of Anaheim

**Project Title:** Beach Boulevard Specific Plan

**CEQA Document Type:** Environmental Impact Report

**State Clearinghouse Number/local agency ID number:** SCH No. 2017041042

**Project Location:** The Beach Boulevard Specific Plan Area (Project Area) encompasses approximately 283 acres along an approximately 1.5-mile portion of Beach Boulevard-State Route 39 (SR-39) in the City of Anaheim, Orange County. Beach Boulevard is an eight-lane divided highway that connects the cities of Huntington Beach, Westminster, Garden Grove, Stanton, Anaheim, Buena Park, Fullerton, La Mirada, and La Habra.

Regional access to the Project Area is provided by State Route 91 (SR-91) and Interstate 5 (I-5) to the north through the City of Buena Park. To the south, it connects to state Route 22 (SR-22) and Interstate 405 (I-405) through the cities of Stanton and Westminster, the route terminates at State Route 1 (Pacific Coast Highway) in Huntington Beach. Figure 1, Regional Location, depicts the regional location of the Project Area and surrounding cities.

The segment of Beach Boulevard within the Project Area borders the City of Buena Park to the north and the City of Stanton to the south. Major cross streets along the corridor within the City limits include Ball Road, Orange Avenue, and Lincoln Avenue.

**Brief Project Description:** The Proposed Project consists of the adoption and implementation of a specific plan for the Project Area. The Beach Boulevard Specific Plan (BBSP) would guide future development within 283 acres along the Beach Boulevard corridor in the City of Anaheim. The proposed Specific Plan would establish a community-driven vision supported by new development standards, permitted and prohibited uses, design guidelines, sustainable practices, economic development incentives, and capital improvements that improve the quality of life for all future users of the corridor.

The Specific Plan establishes permitted uses, development standards, and design criteria regulating/guiding site planning, building design, parking, architectural treatment, landscaping, and circulation improvements on which subsequent, project-related development will be founded. It is intended that design review plans, detailed site plans, grading and building permits, or any other action requirement ministerial or discretionary approval applicable to the project area will need to be consistent with the Specific Plan.

**FILED**

NOV 21 2018

HUGH NGUYEN, CLERK-RECORDER

BY: MM DEPUTY

**POSTED**

NOV 21 2018

HUGH NGUYEN, CLERK-RECORDER

BY: MM DEPUTY



**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 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: 10/11/2018

Signature

Jennifer Turner, Environmental Scientist

Name, Title

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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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NOV 21 2018

HUGH NGUYEN, CLERK-RECORDER

BY: MM DEPUTY

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NOV 21 2018

HUGH NGUYEN, CLERK-RECORDER

BY: MM DEPUTY



# 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 - PRIOR FILING

The attached notice was received, filed and a copy was posted on 05/10/2021

**It remained posted for 30 (thirty) days.**

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

By: Edgar Guerrero 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

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\*\*\* 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 \*\*\*

Orange County  
Clerk-Recorder's Office  
Hugh Nguyen

601 N. Ross Street  
92701

County

Finalization: 20210000265944  
5/10/21 3:55 pm  
392 NC-3

Item	Title	Count
1	Z01	1
EIR: Exempt or Previously Paid Document ID		Amount
DOC#	202185000338	50.00
Time Recorded 3:55 pm		
Total		50.00
Payment Type		Amount
Credit Card tendered		50.00
# 076059		
Amount Due		0.00

THANK YOU  
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