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Hugh Nguyen, Clerk-Recorder



50.00

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202285000052 2:35 pm 01/25/22

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JAN 25 2022

JAN 25 2022

HUGH NGUYEN, CLERK-RECORDER

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: pc DEPUTY

BY: pc DEPUTY



### CITY OF ANAHEIM NOTICE OF EXEMPTION

**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 Department  
200 S. Anaheim Blvd, MS 162  
Anaheim, CA 92805

**PROJECT TITLE & FILE NUMBER:** **Pepperwood Place**  
DEV2019-00139  
Reclassification No. 2019-00325

**PROJECT LOCATION - Specific:** 910 S. Western Avenue, Anaheim, CA 92804  
APNs 079-882-36, -37

**PROJECT LOCATION - City/County:** City of Anaheim, Orange County, California

**PROJECT DESCRIPTION:** The Project would include the construction of a new 12-unit, single-family residential subdivision including one private street. The proposed lots range from 3,463 square feet to 4,336 square feet in size, with the single-family detached homes ranging from 2,314 square feet to 2,580 square feet. The Project would result in a density of 8.7 units/acre. The two-story homes would be comprised of four bedrooms, three bathrooms, and a two-car garage. Parking for two additional cars would be provided on the driveway in front of the garage. In addition, six on-street parking spaces would be provided. The buildings would range in height from approximately 25 to 29 feet, depending on the building elevation. Each lot would provide a minimum rear yard of 15.2 feet, a minimum five-foot side yard on each side of the dwelling unit, and a minimum 12-foot front yard. The Project would include front yard and streetscape landscaping throughout the proposed development. Vehicles and pedestrians would access the Project Site from Western Avenue by the proposed private street.

**PUBLIC AGENCY APPROVING PROJECT:** City of Anaheim

**PROJECT APPLICANT:** Mallory McGaughy Phone: 714-898-0867  
MJM Development Inc.  
1509 E. Chapman Avenue  
Orange, CA 92866

**EXEMPT STATUS:**  Ministerial (Section 21080(b)(1); 15268)  
 Declared Emergency (Section 21080(b)(3))  
 Emergency Project (Section 21080(b)(2))  
 Categorical Exemption. Class 32, Section 15332, Infill Development  
 Statutory Exemption. \_\_\_\_\_  
 Other: \_\_\_\_\_

**REASONS WHY PROJECT IS EXEMPT:** The Anaheim City Council at its meeting on January 11, 2022, by Motion, took the following actions related to the proposed project:

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ORANGE COUNTY CLERK-RECORDER DEPARTMENT

HUGH NGUYEN, CLERK-RECORDER

BY: pc DEPUTY

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## CITY OF ANAHEIM NOTICE OF EXEMPTION

- 1) Introduce an ordinance to amend Anaheim Municipal Code Section 18.04.020 (Intent of Individual Zones) to clarify that the "RS-4" Single-Family Residential Zone may be used to implement the Corridor Residential General Plan land use designation for projects with proposed densities that are no greater than 13 dwelling units per acre;
- 2) Introduce an ordinance approving Reclassification No. 2019-00325 to reclassify the Project Site from the "T" Transition Zone to the "RS-4" Single-Family Residential Zone; and,
- 3) Determine that the Project qualifies for a Class 32 – In-Fill Development Project Categorical Exemption under the California Environmental Quality Act (CEQA) (Public Resources Code, Sections 21000-21189.57) as set forth in Section 15332 of the State CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3, Sections 15000-15387).

The Anaheim City Council at its meeting on January 11, 2022, by Motion, took the following actions related to the proposed project:

- 1) Adopted Ordinance No. 6522, finalizing an amendment to Anaheim Municipal Code Section 18.04.020 (Intent of Individual Zones) to clarify that the "RS-4" Single-Family Residential Zone may be used to implement the Corridor Residential General Plan land use designation for projects with proposed densities that are no greater than 13 dwelling units per acre;
- 2) Adopted Ordinance No. 6523 finalizing Reclassification No. 2019-00325 to rezone the Project Site from the "T" Transition Zone to the "RS-4" Single-Family Residential Zone; and
- 3) Determine that a Class 32 – In-Fill Development Project Categorical Exemption under the California Environmental Quality Act (CEQA) is the appropriate environmental review for this request under CEQA (Public Resources Code, Sections 21000-21189.57) as set forth in Section 15332 of the State CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3, Sections 15000-15387)

The Anaheim City Council evaluated the project's potential environmental impacts and determined that the proposed project qualifies for a Class 32 Categorical Exemption from the California Environmental Quality Act (CEQA). This exemption applies to projects that are considered an infill project by meeting the following criteria: (a) consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (b) is no more than five acres in size substantially surrounded by urban uses, (c) has no value as a habitat for endangered, rare or threatened species; (d) would not result in significant effects relating to traffic, noise, air quality, or water quality; and (e) can be adequately served by all required utilities and public services. As described by the environmental analysis prepared for this project, which is on file with the Planning and Building Department, the proposed project meets these criteria. Pursuant to Section 15300.2 (c) and Section 15332 of Title 14 of the California Code of Regulations, there are no unusual circumstances in respect to the proposed project for which staff would anticipate a significant effect on the environment and, therefore, the proposed project is categorically exempt from the provisions of CEQA.



# CITY OF ANAHEIM NOTICE OF EXEMPTION

**STAFF CONTACT PERSON:** Thomas Gorham, Contract Planner

**PHONE:** 714-765-4947

*Heather Allen*

Principal Planner

01/25/2021

Authorized Signature – Heather Allen, AICP  
Planning and Building Department

Title

Date

Signed by Lead Agency

Signed by Applicant

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HUGH NGUYEN, CLERK-RECORDER

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: *HC* DEPUTY

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Orange County  
Clerk-Recorder's Office  
Hugh Nguyen

601 N. Ross Street  
92701

County

Finalization: 20220000032127  
1/25/22 2:35 pm  
409 NC-4

Item	Title	Count
1	201	1
EIR: Exempt or Previously Paid		
Document ID		Amount
DOC# 202285000052		50.00
Time Recorded 2:35 pm		

Total 50.00

Payment Type	Amount
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Credit Card tendered	50.00
# 049606	

Amount Due 0.00

OC CLERK-RECORDER  
222 S HARBOR BLVD. STE 11  
ANAHEIM, CA 92805

01/25/2022 14:37:17

CREDIT CARD

MC SALE

Card # XXXXXXXXXXXXX2343  
Chip Card: MASTERCARD  
AID: A0000000041010  
SEQ #: 10  
Batch #: 518  
INVOICE 11  
CLERK 0409  
Approval Code: 049606  
Entry Method: Chip Read  
Mode: Issuer - PIN Bypassed  
Tax Amount: \$0.00  
Cust Code: 409

SALE AMOUNT \$50.00

CUSTOMER COPY

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 EXEMPTION

The attached notice was received, filed and a copy was posted on 01/25/2022

**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 \*\*\*