

CITY OF ANAHEIM NOTICE OF DETERMINATION

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Office of Planning and Research

1400 Tenth Street, Room 121

Sacramento, CA 95814

To: ☑ Orange County Clerk Recorder

County Administration South

601 N Ross Street Santa Ana, CA 92701

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

PROJECT TITLE 3175 West Ball Road Apartments STATE CLEARINGHOUSE

& FILE NUMBER: Mitigated Negative Declaration NO. 2020070176

Reclassification No. 2016-00297

Development Project No. 2016-00074

PROJECT The Proposed Project is located at the 3175 West Ball Road, Anaheim, Orange County, **LOCATION:** California 92804 (Assessor's Parcel Number 250-051-03). The approximately 0.36-acre

parcel is at the northeastern corner of the signalized intersection of Ball Road and

Western Avenue.

The Project Site is on the lists of sites enumerated under Section 65962.5 of the Government Code including, but not limited to, lists of hazardous waste facilities, land designated as hazardous waste property, hazardous waste disposal sites and others. The Project Applicant has submitted a signed Hazardous Waste and Substances Statement to

the lead agency required under Section 65962.5(f).

PROJECT DESCRIPTION: The Project Applicant proposes to construct an 11-unit, 3-story apartment building, along with associated on-site and site-adjacent improvements such as parking, pedestrian walkways, and landscape areas on an approximately 0.36-acre parcel. In total, the Proposed Project would include 16,917 square feet of building area.

APPLICANT: Sarkis Tartarian PHONE NUMBER: 714-717-0400



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ZIP CODE: 90630

APPLICANT'S 8469 Beach Circle

ADDRESS: Suite 550 Cypress, CA

PROJECT APPROVAL: This is to advise that:

On January 20, 2021, the Anaheim Planning Commission, at its meeting, recommended City Council approval of the Proposed Project.

On March 09, 2021 the Anaheim City Council, at its meeting:

- 1) By Resolution, approved a Mitigated Negative Declaration in compliance with the California Environmental Quality Act (CEQA), determining that Proposed Project, with implementation of the mitigation measures contained in Mitigation Monitoring Program No. 371, will have a less than significant impact on the environment; and,
- 2) By Motion, introduced an Ordinance, to approve Reclassification No. 2016-00297 to reclassify the Project Site from the C-G (General Commercial) Zone to the RM-4 (Multiple-Family Residential) Zone.

On March 23, 2021, the Anaheim City Council, at its meeting;

- 1) Adopted Ordinance No. 6507, finalizing Reclassification No. 2016-00297 to reclassify the Project Site from the C-G (General Commercial) to the RM-4 (Multiple-Family Residential) zone; and,
- 2) Determined that the Mitigated Negative Declaration, approved in conjunction with the Proposed Project on March 09, 2021, was the appropriate environmental determination for the adoption of Ordinance No. 6507.

The following determinations were made regarding the Proposed 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 public during regular business hours at the Planning and Building Department, 200 S. Anaheim Blvd., Anaheim, CA 92805.



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Susan Kin	03/24/2021
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 ✓ Previously Paid – See attached NOD receipt 	
County Clerk \$50 Processing Fee: ☐ Check ☐ Credit Card	