



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
200 S. ANAHEIM BLVD, MS 162
ANAHEIM, CA 92805

Office of the Orange County Clerk-Recorder
Memorandum

SUBJECT: NOTICE OF EXEMPTION

The attached notice was received, filed and a copy was posted on 12/22/2021

It remained posted for 30 (thirty) days.

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

By: Ann Nguyen 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 ***



50.00

202185001065 1:44 pm 12/22/21

437 NC-2 Z01

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

FILED

DEC 22 2021

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: A.N. 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

POSTED

DEC 22 2021

PROJECT TITLE & FILE NUMBER: **Pepperwood Place**
DEV2019-00139

HUGH NGUYEN, CLERK-RECORDER

BY: A.N. DEPUTY

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
MJM Development Inc.
1509 E. Chapman Avenue
Orange, CA 92866

Phone: 714-898-0867

- 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 Planning Commission at its meeting on December 06, 2021, 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



CITY OF ANAHEIM NOTICE OF EXEMPTION

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.

STAFF CONTACT PERSON: Thomas Gorham, Contract Planner

PHONE: 714-765-4947

Authorized Signature – Ted White, Director
Planning and Building Department

Director

Title

12/22/2021

Date

Signed by Lead Agency

Signed by Applicant

FILED

DEC 22 2021

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: P.N. DEPUTY

POSTED

DEC 22 2021

HUGH NGUYEN, CLERK-RECORDER

BY: H.N. DEPUTY

Orange County
Clerk-Recorder's Office
Hugh Nguyen

601 N. Ross Street
92701

County

Finalization: 20210000663485
12/22/21 1:44 pm
437 NC-2

Item	Title	Count
1	Z01	1
EIR: Exempt or Previously Paid		
Document ID		Amount
DOC# 202185001065		50.00
Time Recorded 1:44 pm		

Total 50.00

Payment Type Amount

Credit Card tendered 50.00
30345

Amount Due 0.00

OC CLERK-RECORDER
222 S HARBOR BLVD.STE11
ANAHEIM, CA 92805

12/22/2021 13:46:00

CREDIT CARD

MC SALE

Card # XXXXXXXXXXXX2343
Chip Card: MASTERCARD
AID: A0000000041010
SEQ #: 14
Batch #: 511
INVOICE 14
CLERK 0437
Approval Code: 030345
Entry Method: Chip Read
Mode: Issuer - PIN Bypassed
Tax Amount: \$0.00
Cust Code:

SALE AMOUNT \$50.00

CUSTOMER COPY