



ORANGE COUNTY  
CLERK-RECORDER  
CEQA FILING COVER SHEET

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



50.00

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202485000525 10:00 am 06/14/24

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THIS SPACE FOR CLERK'S USE ONLY

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

TYPE OR PRINT CLEARLY

Project Title

DEVELOPMENT PROJECT NO. 2023-00018

**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**

JUN 14 2024

HUGH NGUYEN, CLERK-RECORDER -

BY:  DEPUTY

**FILED IN THE OFFICE OF THE ORANGE  
COUNTY CLERK-RECORDER ON June 14, 2024  
Posted for 30 days  
DEPUTY Sonia Florido**

FILED

JUN 14 2024

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY



# CITY OF ANAHEIM NOTICE OF EXEMPTION

**To:**  County Clerk  
County of Orange  
P.O. Box 238,  
Santa Ana, CA 92702

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:** Development Project No. 2023-00018

**PROJECT LOCATION - Specific:** 727 South East Street

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

**PROJECT DESCRIPTION:** The applicant requests approval of a conditional use permit to demolish an existing service station and construct a new 2,129 square-foot single-story service station and convenience store with a variance to permit a street setback less than required by the Zoning Code (15 feet required; 5 and 8 feet proposed).

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

**PROJECT APPLICANT:** Karl Huy **PHONE:** (714) 693-9388  
Travis Companies, Inc.  
4430 E. Miraloma Avenue, Suite F  
Anaheim, CA 92807

**EXEMPT STATUS:**

- Ministerial (Section 21080(b)(1); 15268)
- Declared Emergency (Section 21080(b)(3))
- Emergency Project (Section 21080(b)(2))
- Categorical Exemption. \_\_\_\_\_
- Statutory Exemption. \_\_\_\_\_
- 15061 (b)(3) – Common Sense Exemption

**REASONS WHY PROJECT IS EXEMPT:** The effects of the proposed project are Exempt from the requirements to prepare additional environmental documentation per California Environmental Quality Act (CEQA) Guidelines, Section 15061 (b)(3) – Common Sense Exemption. This exemption is appropriate where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment. The proposed project includes the construction of a new service station with a new 2,129 square-foot single-story convenience store and 2,100 square-foot fueling canopy with associated parking, landscaping, and signage. The proposed project also includes the demolition of the existing buildings. The proposed project scope is consistent with a project that has been determined to not have a significant effect on the environment and therefore exempt from CEQA pursuant to Section 15303 – New Construction of Conversion of Small Structures (Class 3). However, a cleanup and abatement order issued by the Regional Water Quality Control Board disqualified it from this exemption. The Regional Water Quality Control Board closed the case in 2003 after issuing a “No Further Action Letter.” A Phase 1 Environmental Site Assessment was conducted in February 2023 and found no reportable contamination in the soil. Soil vapor, or groundwater. Therefore, the proposed project qualifies for the Common Sense exemption because the CEQA Guidelines state that CEQA only applies to projects that have the



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**CITY OF ANAHEIM  
NOTICE OF EXEMPTION**

HUGH NGUYEN, CLERK-RECORDER  
BY: SA DEPUTY

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**STAFF CONTACT PERSON:** Ivan Orozco, Associate Planner      **PHONE:** (714) 765-4948

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Authorized Signature – Nick Taylor  
Planning and Building Department

Principal Planner  
Title

June 14, 2024  
Date

Signed by Lead Agency

Signed by Applicant

Hugh Nguyen  
Orange County Clerk-Recorder  
601 N. Ross Street  
Santa Ana, CA 92701

County

Finalization: 20240000160856  
6/14/24 10:00 am  
446 NC-4

Item	Title	Count
1	Z01	1
EIR: Exempt or Previously Paid		
Document ID		Amount
DOC# 202485000525		50.00
Time Recorded 10:00 am		

Total 50.00

Payment Type	Amount
Check tendered # 17171	50.00

Amount Due 0.00

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