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: Guthrie East Street Development; DEV2024-00076

PROJECT LOCATION - Specific: 621-631 South East Street

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

PROJECT DESCRIPTION: The applicant requests approval of a tentative parcel map (TPM No. 2024-142) to subdivide an existing industrial property into one lot for condominium purposes to create eight airspace units.

PUBLIC AGENCY APPROVING PROJECT: City of Anaheim

PROJECT APPLICANT: Rob Guthrie
36 Executive Park, Suite 250
Irvine, CA 92614
(949)-933-6151

EXEMPT STATUS:
☐ Ministerial (Section 21080(b)(1); 15268)
☐ Declared Emergency (Section 21080(b)(3))
☐ Emergency Project (Section 21080(b)(2))
☑ Categorical Exemption. (Class 1, Section 15301 (Existing Facilities) and Class 15, Section 15315 (Minor Land Division)
☐ Statutory Exemption. _____
☐ Other: _____

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REASONS WHY PROJECT IS EXEMPT: The project qualifies for a Class 1 – Existing Facilities and a Class 15 - Minor Land Division Categorical Exemptions under the California Environmental Quality Act (CEQA) (Public Resources Code, Sections 21000-21189.57) as set forth in Sections 15300.2, 15301, and 15315 of the State CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000-15387).

The Class 1 Exemption consists of operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The proposed project consists of the subdivision of an existing industrial property into one lot for condominium purposes to create eight airspace units, with site improvements, and operation would be consistent with historic levels of operation on the subject property and would therefore be consistent with this type of exemption.

The Class 15 Exemption consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20 percent. The proposed project is a request for a tentative parcel map to subdivide an existing industrial property into one-lot for condominium purposes to create eight airspace units. The parcel was not involved in a division of a larger parcel within the previous two years. The property would conform with the development standards of the Industrial Zone, no variances or exceptions are required, and all services and access to the proposed parcel meet local standards and would therefore be consistent with this type of exemption. The proposed project is categorically exempt from the provisions of CEQA.

STAFF CONTACT PERSON: Nicholas Barrera, Associate Planner **PHONE:** (714) 765-5230

Authorized Signature – Nick Taylor Planning and Building Department	Principal Planner Title	November 14, 2025 Date

☑ Signed by Lead Agency ☐ Signed by Applicant