ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-12/10/2025-0954

202585001195

FILED

December 10, 2025

HUGH NGUYEN

CLERK - RECORDER

By _____
Deputy clerk

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

MCFADDEN AND FAIRVIEW DEVELOPMENT

Check Document being Filed:

- [ ] Environmental Impact Report (EIR)
- [ ] Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- [x] Notice of Exemption (NOE)
- [ ] Other (Please fill in type):

FILED IN THE OFFICE OF THE ORANGE COUNTY CLERK-RECORDER ON 12/10/2025

Posted 12/10/2025 **Removed** _____

Returned to agency on _____

DEPUTY 483

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office.For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

FILED

DEC 10 2025

HUGH NGUYEN, CLERK-RECORDER

BY: _____ DEPUTY

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Jennifer L. Hall

CITY OF SANTA ANA

Planning and Building Agency

20 Civic Center Plaza • P.O. BOX 1988
Santa Ana, California 92702
www.santa-ana.org

NOTICE OF EXEMPTION

From the Requirements of the California Environmental Quality Act (CEQA)

To: COUNTY CLERK
County of Orange
P.O. Box 238
Santa Ana, CA 92702

From: City of Santa Ana
Planning & Building Agency
20 Civic Center Plaza M-20
Santa Ana, CA 92702

Project Title: McFadden and Fairview Development

Date of Approval: 11/04/2022

Project Number(s): DP-2022-37-NEW

Project Location: 2745 W McFadden Ave

City: Santa Ana **County:** Orange **ER Number:** ER-2022-111

Project Description: Applicant is proposing to to build a new 3,200 sq. ft. commercial building, demolish an existing 7Eleven and rebuild a 3,895 sq. ft. 7Eleven with a service station, and remodel the exisitng 11,043 sq. ft. commercail building.

Applicant Name: Ilan Golcheh, 5 Points Plaza LLC

Applicant Address: 1180 S Beverly Dr. #300
LOS ANGELES, CA 90035

Name of Public Agency Approving Project: Planning Commission

Name of Person or Agency Carrying Out Project: Arias, Fernanda

Exempt Status:

- ☐ Ministerial (Sec. 15268)
- ☐ Declared Emergency (Sec. 15269 (a))
- ☐ Emergency Project (Sec. 15269 (b through e))
- ☐ General Rule (Sec. 15061(b)(3)/(5))
- ☐ Statutory Exemption:
- ☑ Categorical Exemption: Class 3 (CEQA Guidelines Section 15303)

Reason(s) Why Project is Exempt From CEQA:

Class 3 Exemptions apply to new commercial construction up to 10,000 square feet in size in urbanized areas. The proposed project meets the qualifications to be exempt from CEQA under Class3.

City Contact: Fernanda Arias Hernandez **Telephone:** (714) 667-2792

Signature: _____ **Title:** Associate Planner **Date:** December 9, 2025

State of California - Department of Fish and Wildlife

2025 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

Print | Start over | Save

RECEIPT NUMBER:
30-12/10/2025-0954

STATE CLEARINGHOUSE NUMBER *(If applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF SANTA ANA		12/10/2025
COUNTY/STATE AGENCY OF FILING		**DOCUMENT NUMBER**
ORANGE COUNTY		202585001195

PROJECT TITLE

MCFADDEN AND FAIRVIEW DEVELOPMENT

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL		PHONE NUMBER
IIAN GOLCHEH, 5 POINTS PLAZA LLC			(714) 667-2792
PROJECT APPLICANT ADDRESS	**CITY**	**STATE**	**ZIP CODE**
1180 S BEVERLY DR #300	LOS ANGELES	CA	90035

PROJECT APPLICANT *(Check appropriate box)*

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$ 4,123.50	$
☐ Mitigated/Negative Declaration (MND)(ND)	$ 2,968.75	$
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$ 1,401.75	$

☒ Exempt from fee
- ☒ Notice of Exemption (attach)
- ☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$ 850.00	$
☒ County documentary handling fee	$ 50.00	$ 50.00
☐ Other		$

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☒ Other **TOTAL RECEIVED** $ 50.00

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X Kalci Do	Kalci Do Deputy Clerk

ORIGINAL - PROJECT APPLICANT | COPY - CDFW/ASB | COPY - LEAD AGENCY | COPY - COUNTY CLERK | DFW753.5a (Rev. 01012025)