





# CITY OF ANAHEIM NOTICE OF EXEMPTION

**REASONS WHY PROJECT IS EXEMPT:** Development Application No. 2024-00067 for both tracts maps qualify for a Class 15 – Minor Land Divisions Categorical Exemptions under the California Environmental Quality Act (CEQA) (Public Resources Code, Sections 21000-21189.57) as set forth in Sections 15315 and 15300.2 of the State CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000-15387).

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 to subdivide two areas into two one-lot maps for condominium purposes, and the subject sites are located in an urbanized area and are designated for Mixed-Use Medium land uses in the General Plan which permits residential uses. The proposed subdivisions would be in conformance with the General Plan and applicable development standards, with the exception as those that are granted under State Density Bonus law. All services and access to the property would be provided in accordance with local standards, the properties were not involved in the division of a larger parcel within the previous two years, the parcels do not have an average slope greater than 20 percent, and the project would therefore be consistent with this type of exemption. Pursuant to Sections 15315 and 15300.2 of Title 14 of the California Code of Regulations, no exceptions to the exemption apply, there are no unusual circumstances in respect to the 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.

It is anticipated that demolition of existing improvements including commercial structures, associated parking areas, and/or ornamental landscaping will be required to accommodate future residential development. Under subsection 18.08.030.150, the Anaheim Municipal Code permits by right single-family attached development in the General Commercial “C-G” Zone on properties with a Residential or Mixed-Use General Plan land use designation, subject to the permitted uses and development standards of the applicable implementing zone identified in the General Plan. Both tracts are in the General Commercial “C-G” Zone and are designated for Mixed-Use Medium land uses in the General Plan. As such, the future residential development would be a ministerial project, therefore no further CEQA analysis, documentation, or environmental determination is required pursuant to Public Resources Code Section 21080(b)(1) as set forth in Section 15268 of the CEQA Guidelines. Future improvements will require issuance of construction permits to demonstrate compliance with all applicable State and City codes, standards, and policies. Ministerial projects are statutorily exempt from the requirements of CEQA.

**STAFF CONTACT PERSON:** Stacy Tran, Senior Planner **PHONE:** (714) 765-5016

  
Authorized Signature – Nick Taylor  
Planning and Building Department

Principal Planner  
Title

May 15, 2026  
Date

Signed by Lead Agency

Signed by Applicant