ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-06/11/2026-0508

202685000697

FILED

June 11, 2026
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

CUP-B100M

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 06/11/2026
Posted 06/11/2026 **Removed** _____
Returned to agency on _____
DEPUTY 878

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.

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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: CUP - Bl00m

Date of Approval: 06/08/2026

Project Number(s): CUP-2026-9-RST

Project Location: 220 E Fourth St Unit# 105

City: Santa Ana **County:** Orange **ER Number:** ER-2026-32

Project Description: Applicant is requesting approval of CUP No. 2026-9-RST to allow the on-premise sale of beer and wine through the operation of a Type-41 Alcoholic Beverage Control (ABC) license at an eating establishment located at 220 E Fourth Street, Unit 105.

Applicant Name: Samantha Zaremba, Lowlight Hospitality LLC

Applicant Address: 220 E Fourth Street, Unit 105
SANTA ANA, CA 92701

Name of Public Agency Approving Project: Planning Commission

Name of Person or Agency Carrying Out Project: Luk, Byron

FILED

JUN 11 2026

HUGH NGUYEN, CLERK-RECORDER

BY: EV DEPUTY

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 1, Section 15301 Existing Facilities

Reason(s) Why Project is Exempt From CEQA:

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is categorically exempt from further review pursuant to Section 15301 (Class 1 - Existing Facilities) of the CEQA Guidelines.

City Contact: Byron Luk **Telephone:** (714) 667-2725

Signature: Byron Luk **Title:** Assistant Planner I **Date:** 6/9/26

State of California - Department of Fish and Wildlife

2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

Print | Start Over | Save

RECEIPT NUMBER:
30-06/11/2026-0508

STATE CLEARINGHOUSE NUMBER *(If applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF SANTA ANA		06/11/2026
COUNTY/STATE AGENCY OF FILING		DOCUMENT NUMBER
ORANGE COUNTY		202685000697

PROJECT TITLE

CUP-B100M

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL		PHONE NUMBER
SAMANTHA ZAREMBA			(714) 667-2725
PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
220 E FOURTH STREET, UNIT 105	SANTA ANA	CA	92701

PROJECT APPLICANT *(Check appropriate box)*

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

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$ 4,227.50	$
☐ Mitigated/Negative Declaration (MND)(ND)	$ 3,043.75	$
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$ 1,437.25	$

☒ 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	Esmeralda Ventura Deputy Clerk

ORIGINAL - PROJECT APPLICANT | COPY - CDFW/ASB | COPY - LEAD AGENCY | COPY - COUNTY CLERK | DFW 753.5a (Rev. 01012026)