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 Application No. 2025-00020 –Conditional Use Permit for a 27-Unit Residential Development and Tentative Tract Map No. 19452

PROJECT LOCATION - Specific: 3091-3113 West Ball Road

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

PROJECT DESCRIPTION: Request for approval of a conditional use permit and tentative tract map to construct a 27-unit for-sale residential development, consisting of eight attached townhomes and 19 detached homes, with a modification to development standards to reduce building setbacks, and a variance to permit a wall and fence with a height greater than permitted by code within the street setback.

PUBLIC AGENCY APPROVING PROJECT: City of Anaheim

PROJECT APPLICANT: Melia Homes Inc.
9860 Irvine Center Drive
Irvine, CA 92618
Attention: Chad Brown, 949-417-6264, chad@melia-homes.com

EXEMPT STATUS:

- ☐ Ministerial (Section 21080(b)(1); 15268)
- ☐ Declared Emergency (Section 21080(b)(3))
- ☐ Emergency Project (Section 21080(b)(2))
- ☑ Categorical Exemption. Class 32, Section 15332 (In-Fill Development Projects)
- ☐ Statutory Exemption.
- ☐ Other: _____

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REASONS WHY PROJECT IS EXEMPT: Development Application No. 2025-00020 qualify for Class 32 – In-Fill Development Projects Categorical Exemption under the California Environmental Quality Act (CEQA) (Public Resources Code, Sections 21000-21189.57) as set forth in Sections 15332 and 15300.2 of the State CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000-15387).

The Class 32 Exemption applies to projects that are consistent with the applicable General Plan designations and the Zoning Code; are located within an urbanized area on a site that is less than five acres in size; does not contain habitat for endangered, rare or threatened species; can be adequately served by all required utilities and public services; and would not result in any significant effects relating to traffic, noise, air quality, or water quality. The project is a request to redevelop a 2.1-gross-acre site currently developed with existing single-family structures with a 27-unit for-sale residential development, consisting of eight attached townhomes and 19 detached homes, and subdivision for a one-lot map for condominium purposes. The project is in conformance with the General Plan and applicable development standards, expect where modifications or variances were granted. The property is surrounded by urban uses; has no value as habitat for endangered, rare or threatened species; and can be adequately served by all required utilities and public services. Technical studies concluded that the project will not result in any significant effects relating to traffic, noise, air quality, or water quality.

Pursuant to Sections 15300.2 (c) and 15332 of Title 14 of the California Code of Regulations, 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.

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

Authorized Signature – Nick Taylor Planning and Building Department	Principal Planner Title	July 23, 2026 Date

☑ Signed by Lead Agency ☐ Signed by Applicant