ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-10/30/2026-D906

202685001233

FILED

October 30, 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

DONG CARE, INC. DEVELOPMENT APPLICATION NO. 2026-00002

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 10/30/2026
Posted 10/30/2026 **Removed** _____
Returned to agency on _____
DEPUTY 464

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.

CITY OF ANAHEIM
NOTICE OF EXEMPTION

To:	☑	County Clerk County of Orange P.O. Box 238, Santa Ana, CA 92702	☑	Office of Land Use and Climate Innovation 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: Dong Care, Inc. Development Application No. 2026-00002

PROJECT LOCATION - Specific: 2910 East Miraloma Avenue, Unit C

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

PROJECT DESCRIPTION: A request to establish an Automotive-Vehicle Sales, Lease & Rental Use in an existing tenant space and an administrative adjustment to permit fewer parking spaces than required by the Zoning Code.

PUBLIC AGENCY APPROVING PROJECT: City of Anaheim

PROJECT APPLICANT:
Buwei Zhou
Dong Car, Inc.
2050 W. Chapman Ave., Suite 106
Orange, CA 92868
(949) 491-2368

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
- ☐ Statutory Exemption. _____
- ☐ Other: _____

FILED

OCT 30 2026

HUGH NGUYEN, CLERK-RECORDER

BY: _____ DEPUTY

CITY OF ANAHEIM
NOTICE OF EXEMPTION

REASONS WHY PROJECT IS EXEMPT: The project qualifies for a Class 1 - Existing Facilities Categorical Exemption under the California Environmental Quality Act (CEQA) (Public Resources Code, Sections 21000-21189.57) as set forth in Sections 15300.2 and 15301 of the State CEQA Guidelines (California Code of Regulations Title 14, Division 6, Chapter 3, Sections 15000-15387). The Class 1 Exemption consists of the operation, repair, maintenance, and/or minor alteration of existing public or private structures or facilities, involving negligible or no expansion of existing or former use, where no physical changes occur that are not otherwise exempt. The proposed project is a request to permit an Automotive-Vehicle Sales, Lease & Rental use within an existing industrial tenant space and to permit fewer parking spaces than required by the Code. The proposed use would occupy the existing building within an already developed site, with improvements limited to minor interior modifications and site improvements, including parking lot restriping, ADA improvements, demolition of the existing trash enclosure, and construction of a new trash enclosure, and would remain consistent with the historic levels of operation on the subject property and therefore would be consistent with this type of exemption. Pursuant to Section 15300.2 (c) and Section 15301 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.

STAFF CONTACT PERSON: Heidi Jacinto, Associate Planner **PHONE:** (714) 765-4947

Authorized Signature – Nick Taylor Planning and Building Department	Principal Planner Title	10/21/26 Date

☑ Signed by Lead Agency ☐ Signed by Applicant

FILED

OCT 30 2026

HUGH NGUYEN, CLERK-RECORDER

BY: _____ DEPUTY

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:
30-10/30/2026-0906

STATE CLEARINGHOUSE NUMBER *(If applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF ANAHEIM		10/30/2026
COUNTY/STATE AGENCY OF FILING		DOCUMENT NUMBER
ORANGE COUNTY		202685001233

PROJECT TITLE

DONG CARE, INC. DEVELOPMENT APPLICATION NO. 2026-00002

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL		PHONE NUMBER
BUWEI ZHOU			(949) 491-2368
PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
2050 W CHAPMAN AVE, SUITE 106	ORANGE	CA	92868

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	Daniela Florido Deputy Clerk

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