



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-09|06|2023-0752

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder



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202385000761 9:30 am 09/06/23

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Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

TYPE OR PRINT CLEARLY

Project Title

TO CONSIDER AND PROVIDE A RECOMMENDATION TO THE CITY COUNCIL REGARDING PLANNED UNIT DEVELOPMENT PRECISE PLAN 22-02 FOR THE REQUEST TO CONSTRUCT A 3,875 SQUARE FOOT, DUAL TENANT BUILDING AND TO CONSIDER CONDITIONAL USE PERMIT 22-31 FOR THE REQUEST TO OPERATE A DRIVE-THROUGH RESTAURANT (DBA: DUNKIN' DONUTS) WITHIN ON TENANT SPACE AT 711 EAST IMPERIAL HIGHWAY.

Check Document being Filed:

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

FILED

SEP 06 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.C. DEPUTY

POSTED

SEP 06 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.C. DEPUTY

FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON September 6, 2023
Posted _____ Removed _____
Returned to agency on _____
DEPUTY CARINA CORTES

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.

Notice of Exemption

Appendix E

To: [X] Orange County Clerk-Recorder
County Administration South
601 N. Ross Street
Santa Ana, CA 92701

FILED

POSTED

From: City of La Habra
Planning Division
110 East La Habra Boulevard
La Habra, CA 90631

SEP 06 2023

SEP 06 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.C DEPUTY

BY: C.C DEPUTY

Project Title: To consider and provide a recommendation to the City Council regarding Planned Unit Development Precise Plan 22-02 for the request to construct a 3,875 square foot, dual tenant building and to consider Conditional Use Permit 22-31 for the request to operate a drive-through restaurant (dba: Dunkin' Donuts) within one tenant space at 711 East Imperial Highway.

Project Location - Specific: 711 E. Imperial Hwy, La Habra, CA 90631

Project Location - City: La Habra Project Location - County: Orange

Description of Project: A request to request to construct a 3,875 square foot, dual tenant building and to operate a drive-through restaurant (dba: Dunkin' Donuts) within one tenant space at 711 East Imperial Highway.

Name of Public Agency Approving Project: City of La Habra Planning Commission

Name of Person or Agency Carrying Out Project: Parag Patel
4858 Valley View Avenue
Yorba Linda, CA 92286

Exempt Status: (check one)

- Ministerial (Sec. 21080(b)(1); 15268);
Declared Emergency (Sec. 21080(b)(3); 15269(a)0;
Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
[X] Categorical Exemption. State type and section number: Section 15303, Class 3 "New Construction or Conversion of Small Structures."
Statutory Exemptions. State code number:

Reason why projects exempt: The project consists of constructing a two-tenant commercial building at 3,875 square feet in size with a drive-through use on a site zoned for such use. Additionally, the project is proposed on a parcel that was part of a PUD Master Plan, and the infrastructure required for per the Master Plan has been constructed. The proposed project does not meet any of the exceptions described in Section 15300.2 of the CEQA Guidelines. The location of the project is predominantly urban and not considered a sensitive environment; therefore, the Project will not result in any significant impacts that may otherwise occur in a sensitive environmental area. The cumulative impact of this Project, and the approval of other projects like it in the vicinity, is not expected to have any significant environmental impact. The Project is not located along any state designated scenic highway nor within any designated hazardous waste site. Staff does not expect any significant impacts or unusual circumstances related to the approval and construction of this Project. Therefore, the Project is categorically exempt from CEQA, pursuant to the provision under Section 15061(B)(2) of the California Environmental Quality Act Guidelines.

Lead Agency

Contact Person: Vanessa Quiroz Area Code/Telephone/Extension: (562) 383-4128

If filed by applicant:

- 1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? [] Yes [] No

Signature: [Signature] Date: 8/29/23 Title: Senior Planner

- [X] Signed by Lead Agency Date received for filling at OPR:
[] Signed by Applicant

POSTED

SEP 06 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.C. DEPUTY

711 E Imperial Hwy

FILED

SEP 06 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

