

**Notice of Exemption**

**Appendix E**

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

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

**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 at 711 East Imperial Highway.

**Name of Public Agency Approving Project:** City of La Habra City Council


**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));  
 **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:**  **Date:** 10/3/23 **Title:** Senior Planner

Signed by Lead Agency Date received for filling at OPR:  
 Signed by Applicant