ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

202585001090
FILED
November 13, 2025
HUGH NGUYEN
CLERK - RECORDER
By _____
Deputy clerk

30 - 11 / 13 / 2025 - 0868
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

DEVELOPMENT PLAN REVIEW NO. DPR 2025-02, UP 2025-03 (DUTCH BROS.)

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 IN THE OFFICE OF THE ORANGE COUNTY CLERK-RECORDER ON 11/13/2025
Posted 11/13/2025 **Removed** _____
Returned to agency on _____
DEPUTY 428

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.

FILED

NOV 13 2025

HUGH NGUYEN, CLERK-RECORDER

BY: MG DEPUTY

NOTICE OF EXEMPTION

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

☐ Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

From: City of Placentia
Development Services Department
Planning Division
401 E. Chapman Avenue
Placentia, CA 92870

Project Title: Development Plan Review No. DPR 2025-02, UP 2025-03 (Dutch Bros.)

Project Location-Specific: 150 E. Yorba Linda Blvd., Placentia CA 92870

Project Location – City: Placentia, CA 92870 **Project Location – County:** Orange

Description of Project: **A request to permit the development of an approximately 1,025-square foot single-story commercial building, with dual drive-thru lanes, including hardscape and landscape improvements, on a 28,446-square foot parking area of the Placentia Town Center Shopping Center within the Town Center (T-C) Zoning District located at 150 E. Yorba Linda Blvd.**

Name of Public Agency Approving Project: City of Placentia Planning Commission

Name of Person or Agency Carrying Out Project: Dutch Bros. c/o John Caglia (Applicant), PO BOX 1929, Grant Pass, OR. 97528. Phone: (714) 883-9092

Exempt Status: *(check one)*

☐ Ministerial (Sec. 21080(b)(1); 15268);

☐ Other

☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));

☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

☒ Categorical Exemption. State type and section number: §15303 (Class 3 – New Construction or Conversion of Small Structures)

☐ Statutory Exemptions. State code number:

Reasons why project is exempt: On November 10, 2025, the City of Placentia Planning Commission, acting as the lead agency, evaluated the potential for adverse environmental impacts; and no evidence has been found that the proposed project will have adverse effects on the environment. The project involves the construction of an approximately 1,025-square foot single-story commercial building, with dual drive-thru lanes, including hardscape and landscape improvements, on a 28,446-square foot parking area of the Placentia Town Center Shopping Center within the Town Center (T-C) Zoning District located at 150 E. Yorba Linda Blvd. The Planning Commission found that this project is Categorically Exempt pursuant to §15303, Class 3 (c) of the CEQA Guidelines, in that the entitlement is to approve a commercial building that is less than 2500-square feet in floor area and not involving the use of hazardous substances.

Lead Agency
Contact Person: Lesley Whittaker Area Code/Telephone/Extension: (714) 993-8149

Signature: Date: 11/12/2025 Title: Associate Planner

☒ Signed by Lead Agency

☐ Signed by Applicant

State of California - Department of Fish and Wildlife

2025 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

Print | StartOver | Save

RECEIPT NUMBER:
30-11/13/2025-0868

STATE CLEARINGHOUSE NUMBER *(If applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF PLACENTIA		11/13/2025
COUNTY/STATE AGENCY OF FILING		DOCUMENT NUMBER
ORANGE COUNTY		202585001090

PROJECT TITLE

DEVELOPMENT PLAN REVIEW NO. DPR 2025-02, UP 2025-03 (DUTCH BROS.)

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL		PHONE NUMBER
DUTCH BROS. C/O JOHN CAGLIA			(714) 883-9092
PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
PO BOX 1929	GRANT PASS	OR	97528

PROJECT APPLICANT *(Check appropriate box)*

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

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$ 4,123.50	$
☐ Mitigated/Negative Declaration (MND)(ND)	$ 2,968.75	$
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$ 1,401.75	$

☒ 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 R Gomez	Melissa Gomez Deputy Clerk

ORIGINAL - PROJECT APPLICANT | COPY - CDFW/ASB | COPY - LEAD AGENCY | COPY - COUNTY CLERK | DFW 753.5a (Rev. 01012025)