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: Modification (MOD) 26-0002 To Conditional Use Permit (CUP) 16-03 to modify plans for a previously approved restaurant and Modification (MOD) 26-0003 To Conditional Use Permit (CUP) 25-0016 to modify plans for alcoholic beverage sales and services under a Type-47 ABC License (On-Sale General - Eating Place)
Project Location – Specific: 1305 West Whittier Boulevard & 1439 West Whittier Boulevard
Project Location – City: La Habra **Project Location – County:** Orange
Description of Project: Modification of plans for a previously approved restaurant and a Modification of plans for alcoholic beverage sales and services under a Type-47 ABC License at Northgate Gonzalez Market and the adjacent patio area
Name of Public Agency Approving Project: City of La Habra Planning Commission
Name of Person or Agency Carrying Out Project: Steve Rawlings, Rawlings Consulting
26023 Jefferson Ave., Suite D
Murrieta, CA 92562

Exempt Status: (check one)

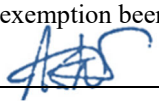
- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a)0;
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: Section 15301, Class 1: "Existing Facilities"
- ☐ Statutory Exemptions. State code number:

Reason why projects exempt: This project was reviewed pursuant to the guidelines of the California Environmental Quality Act (CEQA) and determined to be categorically exempt pursuant to Section 15301(e), Class 1: "Existing Facilities" of the CEQA Guidelines. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features involving negligible or no expansion of existing or former use. The proposed project consists of modifications to an existing restaurant operating within an existing general retail use (Northgate Gonzalez Market) and the inclusion of the existing outdoor patio area (Paseo Gonzalez) as designated restaurant space. The project includes minor exterior improvements consisting of the installation of a four-foot-tall glass windscreen and gated access points enclosing the existing outdoor patio area, along with associated outdoor furnishings, lighting, and heating improvements to accommodate additional restaurant seating. The project also includes extending the existing Type-47 ABC-licensed premises to include the entirety of the outdoor dining area. The project does not involve the construction of a new building, expansion of the existing grocery store building, or substantial alteration of the existing shopping center.

The project is not subject to any of the exceptions for exemption under Section 15300.2 of the CEQA Guidelines. 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. The project will not cause a substantial adverse change in the significance of any historical resource because the existing commercial buildings have previously been remodeled, and the proposed improvements are limited to minor site modifications within an existing developed shopping center. Staff does not expect any significant impacts or unusual circumstances related to the approval or construction of the Project. Therefore, the project is categorically exempt from CEQA.

Lead Agency
Contact Person: Ash Syed **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:** 7/28/2026 **Title:** Senior Planner

☒ Signed by Lead Agency
☐ Signed by Applicant

Date received for filling at OPR: