

Notice of Exemption

Appendix E

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

From: City of Fullerton
303 W. Commonwealth Ave.
Fullerton, CA 92832

County Clerk
County of Orange
601 N. Ross Street
Santa Ana, CA 92701

Project Title: Minor Site Plan Review (ZON-2025-0011) for proposed development of three (3) primary dwelling units and two (2) accessory dwelling units (ADUs) on a vacant lot

Project Applicant: Pate Studio Architects – Theron Pate

Project Location – Specific: 203 North Lawrence Avenue

Project Location – City: Fullerton **Project Location – County:** Orange

Description of Project: Minor Site Plan Review (ZON-2025-0011) for proposed development of three (3) primary dwelling units and two (2) accessory dwelling units (ADUs) on a vacant lot

Name of Public Agency Approving Project: City of Fullerton

Name of Persons or Agency Carrying Out Project LUIS ORTIZ III, EDWARD LONG, AND JOSE CARVAJAL
P.O.Box 1026, Yorba Linda, CA 92885

Exempt Status: (check one):

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ 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
- ☐ Statutory Exemptions. State code number: _____

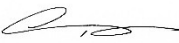
Reasons why project is exempt: The project qualifies for Class 3 as the exemption applies to the new construction or conversion of small structures, as the proposed project consists of no more than three primary dwelling units.

Lead Agency

Contact Person: Yan Gao **Area Code/Telephone:** 714-738-6854

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:** 08/07/26 **Title:** Senior Planner

☒ Signed by Lead Agency

☐ Signed by Applicant

Date received for filing at OPR: _____