



CEQA NOTICE OF EXEMPTION

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

From City of Brea Community Development Department
1 Civic Center Circle
Brea, CA 92821

Project Title/Case No.: CUP 20-10, CUP20-18 and PD 20-04

Project Location: 255 E. Imperial Hwy (APN: 319-292-035, 319-292-036)

Project Description: Demolition of two commercial buildings totaling 9,588 square-feet, construction of a new 3,267 square-foot single-story restaurant with a 22-vehicle double-lane drive-thru, and associated site improvements; and modifications to the existing Brea Gaslight Square Sign Program to allow signage associated with the Project.

Name of Public Agency Approving Project: City of Brea

Project Applicant & Address: Javier Sola, for Raising Canes
6767 Perkins Road, Suite 200
Baton Rouge, LA 70808

Exempt Status: (Check one)

- | | |
|---|--|
| <input type="checkbox"/> Ministerial (Sec. 21080(b)(1); 15268) | <input checked="" type="checkbox"/> Categorical Exemption (Sec. 15301, 15303, 15332) |
| <input type="checkbox"/> Declared Emergency (Sec. 21080(b)(3); 15269(a)) | <input type="checkbox"/> Statutory Exemption (_____) |
| <input type="checkbox"/> Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) | <input type="checkbox"/> Other: _____ |

Reasons why project is exempt:

Class 1 (Existing Facilities) - The Project would demolish two existing commercial buildings with a combined total of 9,588 square-feet, and replace them with a single 3,267 square-foot building. Therefore, the Project will reduce the total onsite building area by 6,321 square-feet.

Class 3 (New Construction of Small Structures) - This exemption is applicable to the construction of commercial buildings under 10,000 square feet. The Project would construct a new 3,267 square-foot building that is under the 10,000 square-foot threshold.

Class 32 (In-fill Development Project) - This exemption refers to project that are characterized by infill. The 1.88-acre subject site is located in the City of Brea along Imperial Hwy. and is developed on all surrounding sides. The project is consistent with the applicable General Plan designation, General Plan policies, and zoning designation and regulations. The site has no value as habitat for endangered, rare, or threatened species. The project is categorized as local serving and would not reach the thresholds to require an assessment of VMT. Noise from the project would be contained to the noise thresholds established by ordinance, consistent with the General Plan. Air Quality thresholds are established through the South Coast Air Quality Management District. The project would not exceed these established thresholds. The project has been conditioned to for a Water Quality Management Plan that would identify Best Management Practices (BMP) to reduce or eliminate potential impacts from water runoff from the site. The site can be adequately served by all required utilities and public services.

Tracy Steinkruger, Community Development Director

2/17/21
Date

Notice of Exemption

Appendix E

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

County Clerk

County of: Orange

Orange County Clerk Recorder, P.O. Box 238

Santa Ana, CA 92702

From: (Public Agency): City of Brea

1 Civic Center Drive

Brea, CA 92821

(Address)

Project Title: CUP 20-10, CUP 20-18, and PD 20-04

Project Applicant: Javier Sola, for Raising Canes

Project Location - Specific:

255 E. Imperial Hwy (APN: 319-292-035, 319-292-036)

Project Location - City: Brea

Project Location - County: Orange

Description of Nature, Purpose and Beneficiaries of Project:

Demolition of two commercial buildings totaling 9,588 square-feet, construction of a new 3,267 square-foot single-story restaurant with a 22-vehicle double-lane drive-thru, and associated site improvements; and modifications to the existing Brea Gaslight Square Sign Program to allow signage associated with the Project.

Name of Public Agency Approving Project: City of Brea

Name of Person or Agency Carrying Out Project: City of Brea

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: 15301 Ex. Facilities, 15303 New Construction, 15332 In-Fill Development
Statutory Exemptions. State code number:

Reasons why project is exempt:

Class 1 (Existing Facilities) - The Project would demolish two existing commercial buildings with a combined total of 9,588 square-feet, and replace them with a single 3,267 square-foot building. Therefore, the Project will reduce the total on-site building area by 6,321 square-feet.

Class 3 (New Construction of Small Structures) - This exemption is applicable to the construction of commercial buildings under 10,000 square feet. The Project would construct a new 3,267 square-foot building that is under the 10,000 square-foot threshold.

Class 32 (In-fill Development Project) See Cover.

Lead Agency

Contact Person: Tracy Steinkruger

Area Code/Telephone/Extension: 714-990-7674

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: [Handwritten Signature] Date: 2/17/11 Title: Community Development Director

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: