



# City of La Puente

15900 E. Main Street La Puente, CA 91744 Telephone (626) 855-1500 Fax (626) 961-4626

## NOTICE OF EXEMPTION

**TO:** County Clerk  
County of Los Angeles  
Environmental Filings  
12400 East Imperial Hwy  
Norwalk, CA 90650

**FROM:** City of La Puente  
15900 E. Main Street  
La Puente, CA 91744

**Project Title:** MUP No. 22-02A & SPDR 22-63

**Project Location (Specific):** 1821 N. Hacienda Blvd, La Puente, CA 91744

**Project Location (City):** La Puente    **Project Location (County):** Los Angeles

**Description of Nature, Purpose, and Beneficiaries of Project:** A Minor Use Permit No. 22-02A and Site Plan & Design Review No. 22-63, a request to construct and operate a new 2,400 square foot restaurant with a drive-through and outdoor seating (Starbucks), in the C-2 (General Commercial) zone.

**Name of Public Agency Approving Project:** City of La Puente

**Name of Person or Agency Carrying Out Project:** Abraham Tellez, Planning Manager

**Exempt Status: (Check One)**

- Ministerial (14 Calif. Admin. Code §15268)
- Declared Emergency (14 Cal. Admin. Code §15269(a))
- Emergency Project (14 Cal. Admin. Code §15269(b) & (c))
- Statutory Exemption. (14 Cal. Admin. Code §§15260 et seq.)
- Categorical Exemption. (14 Cal. Admin. Code §§15300 et seq.)

State class and section number: Class 32, Section 15332

**Reasons why project is exempt:** The project involves the construction and operation of a new 2,400 square-foot restaurant with a drive-through. Staff determined that the proposed Project is exempt from CEQA (Public Resources Code § 21000 et seq.) pursuant to Section 15332 (Class 32, In-Fill Development Projects) of the CEQA Guidelines (Title 14, Chapter 3 of the California Code of Regulations) as a result of the following findings: a) The Project is consistent with the General Plan designation of General Commercial and Goal 1 and Policy 1.1 of the General Plan Community Development Element in that the Project contributes to the variety of retail and commercial services offered and to La Puente's long-term fiscal health. Furthermore, the Project is a conditionally permitted use in the C2, General Commercial Zone. b) The Project site is 0.29 acres (less than 5 acres), located within the City's jurisdiction, and proposed within a commercial shopping center substantially surrounded by urban uses (in-fill). c) The Property has no value as a habitat for endangered, rare, or threatened species since it is currently developed as a field of underutilized parking for the shopping center. d) Approval of the Project would not result in any significant

**EXHIBIT C**

effects relating to traffic, noise, air quality, or water quality. All construction activities are subject to the City's requirements that minimize dust and noise. The type of use will not generate pollutants that will negatively impact water quality since all wastewater is contained for disposal into the sanitary sewer system. Low Impact Development best practices and sediment and erosion control measures during construction activities will further minimize pollutants. No significant impacts on traffic are anticipated for this Project since adequate circulation with access to parking is provided on-site. Furthermore, the Project was evaluated based on Project Type Screening. Certain Project Types have been identified by the City as having a lower than substantial impact due to its local serving character. As the development has been identified as local-serving retail uses less than 50,000 square feet, the proposed Project has been identified to produce less than 110 daily trips. e) The site can be adequately served by all required utilities and public services. The proposed development is currently adequately served with all required utilities. The existing utilities can be accessed and/or directed for the proposed Project.

**Contact Person:** Abraham Tellez

**Phone No.:** (626) 855-1513

**Date received for Filing:**

**Signature:**  \_\_\_\_\_

\_\_\_\_\_

**Date:** 3/11/24