

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: Los Angeles, Business Filings & Registration
12400 E. Imperial Hwy
Norwalk, CA 90650

From: (Public Agency): City of Agoura Hills
30001 Ladyface Ct
Agoura Hills, CA 91301

Project Title: Korten Chesebro Office

Project Applicant: Ewald Robert Schutz

Project Location - Specific:

5066 Chesebro Rd. Agoura Hills, CA 91301 (AIN 2061-013-033)

Project Location - City: Agoura Hills Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

The Project is to construct a new two-story, 2,545 sf office building on a 7,425 sf infill lot.

Name of Public Agency Approving Project: City of Agoura Hills

Name of Person or Agency Carrying Out Project: City of Agoura Hills

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 (New Construction); 15332 (Infill Development)
- Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The Planning Commission finds and determines that the Project is exempt from the requirements of CEQA pursuant to sections 15303(c) and 15332 of the CEQA Guidelines because the Project proposes a new 2,545-square-foot office building, which is less than the 10,000-square-foot exemption criteria listed in CCR §15303(c), and does not involve the use of significant amounts of hazardous substances. All necessary public services and facilities are available to the Project and the surrounding area is not considered environmentally sensitive. The development meets the criteria listed in CCR §15332; it is consistent with the City's General Plan and applicable zoning regulations. The Project is located on a lot that is less than five acres, is surrounded by urban uses, and has no habitat for endangered, rare, or threatened species. Additionally, approval of the Project would not result in significant effects relating to traffic, noise, air quality, or water quality. No significant environmental impacts are expected from the development of this project. No exception to this categorical exemption applies as set forth in §15300.2 of the CEQA Guidelines, including, but not limited to, subsection (c) which relates to unusual circumstances that could have a significant effect on the environment.

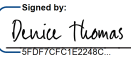
Notice of Exemption
Korten Chesebro Office
Page 2 of 2

Lead Agency

Contact Person: Katrina Garcia, Associate Planner Area Code/Telephone/Extension: 818-597-7339

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:  Signed by: Denise Thomas
SFD7CF01E2248C... _____ Date: 9/13/2024 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: _____