

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: Conditional Use Permit 24-0002

Project Location – Specific: 101 W. Imperial Hwy., La Habra, CA 90631

Project Location – City: La Habra **Project Location – County:** Orange

Description of Project: Conditional Use Permit 24-0002 will allow the establishment and operation of a drive-through restaurant (7 Leaves Cafe) with an outdoor menu board within an existing 1,900 square foot building previously occupied by a drive-through pharmacy (Walgreens Pharmacy).

Name of Public Agency Approving Project: City of La Habra Planning Commission

Name of Person or Agency Carrying Out Project: Toby Nguyen
Midway Concepts
16651 Gothard St., Ste. A-1 Beach Blvd. #240
Huntington Beach, CA 92647

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 15303, Class 3: "New Construction or Conversion of Small Structures"
- 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 Categorical Exempt pursuant to Section 15303, Class 3: "New Construction or Conversion of Small Structures" of the CEQA Guidelines. The Project involves establishing and operating a new drive-through restaurant within an existing 1,900 square foot building that was previously occupied by a drive-through pharmacy. The Project primarily involves facade improvements and interior tenant improvements. No new square footage is being proposed as part of this Project; therefore, the building will not exceed 2,500 square feet in floor area. Furthermore, the existing site will essentially remain the same except for the addition of Americans with Disabilities Act (ADA) improvements and installation of new landscape material within existing planting areas. The location of the Project is predominantly urban and not considered a sensitive environment; therefore, the Project will not result in any significant impacts that may otherwise occur in a sensitive environmental area. 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 City does not expect any significant impacts or unusual circumstances related to the approval and construction of this Project.

Lead Agency

Contact Person: Darryl Taylor **Area Code/Telephone/Extension:** (562) 383-4129

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:** 10/15/24 **Title:** Senior Contract Planner

- Signed by Lead Agency
 - Signed by Applicant
- Date received for filling at OPR: _____