



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-12/10/2024-1055

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder

50.00

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202485001069 11:54 am 12/10/24

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Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

TYPE OR PRINT CLEARLY

Project Title

NEW DRIVE-THROUGH- STARBUCKS

Check Document being Filed:

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type):

FILED

DEC 10 2024

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY

FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON December 10, 2024

Posted for 30 days

DEPUTY JACQUELINE CHABOYA

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

MAYOR
Valerie Amezcua
MAYOR PRO TEM
Thal Viet Phan
COUNCILMEMBERS
Phil Bacerra
Johnathan Ryan Hernandez
Jessie Lopez
David Penaloza
Benjamin Vazquez



CITY MANAGER
Alvaro Nufiez
CITY ATTORNEY
Sonia R. Carvalho
CLERK OF THE COUNCIL
Jennifer L. Hall

CITY OF SANTA ANA

Planning and Building Agency
20 Civic Center Plaza • P.O. BOX 1988
Santa Ana, California 92702
www.santa-ana.org

NOTICE OF EXEMPTION

From the Requirements of the California Environmental Quality Act (CEQA)

To: COUNTY CLERK
County of Orange
P.O. Box 238
Santa Ana, CA 92702

From: City of Santa Ana
Planning & Building Agency
20 Civic Center Plaza M-20
Santa Ana, CA 92702

Project Title: New Drive-Through - Starbucks
Project Number(s): CUP-2024-13-DRV VAR-2024-3-LS ME-2024-3-OTH
Project Location: 2235 S Bristol St
City: Santa Ana County: Orange ER Number: ER-2023-19
Project Description: Applicant is proposing to construct a new Starbucks drive-through (1,205 sq. ft.) with walk-up window service.

Applicant Name: Amir Houriani, Santana Green Development, LLC.
Applicant Address: 714 So. Plymouth Blvd.
LOS ANGELES, CA 90005

Name of Public Agency Approving Project: Planning Commission
Name of Person or Agency Carrying Out Project: Kilroy, Matthew

Exempt Status:
 Ministerial (Sec. 15268)
 Declared Emergency (Sec. 15269 (a))
 Emergency Project (Sec. 15269 (b through e))
 General Rule (Sec. 15061(b)(3)/(5))
 Statutory Exemption:
 Categorical Exemption: Class 3 (CEQA Guidelines Section 15303)

Reason(s) Why Project Is Exempt From CEQA:

Class 3 Exemptions apply to new commercial structures up to 10,000 square feet in size in urbanized areas. The proposed project conforms to the Class 3 Exemptions.

City Contact: Matthew Kilroy

Telephone: (714) 667-2708

Signature: Matthew Kilroy

Title: Assistant Planner I

Date: 12/10/2024

SANTA ANA CITY COUNCIL

Valerie Amezcua
Mayor
vamezcua@santa-ana.org

Thal Viet Phan
Mayor Pro Tem, Ward 1
tphan@santa-ana.org

Jessie Lopez
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jessieleopez@santa-ana.org

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Johnathan Ryan Hernandez
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jryanhernandez@santa-ana.org

David Penaloza
Ward 6
dpenaloza@santa-ana.org

FILED

DEC 10 2024

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY



State of California - Department of Fish and Wildlife
2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a



RECEIPT NUMBER:
 30 — 12/10/2024 — 1055
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SANTA ANA	LEAD AGENCY EMAIL	DATE 12/10/2024
COUNTY/STATE AGENCY OF FILING Orange	DOCUMENT NUMBER 202485001069	

PROJECT TITLE

NEW DRIVE-THROUGH- STARBUCKS

PROJECT APPLICANT NAME AMIR HOURIANI, SANTANA GREEN DEVELOPMENT,	PROJECT APPLICANT EMAIL	PHONE NUMBER (714)6672708
PROJECT APPLICANT ADDRESS 714 SO PLYMOUTH BLVD	CITY LOS ANGELES	STATE CA
		ZIP CODE 90005

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- | | | | |
|---|------------|----|-------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$4,051.25 | \$ | 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,916.75 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,377.25 | \$ | 0.00 |
|
 | | | |
| <input checked="" type="checkbox"/> Exempt from fee | | | |
| <input checked="" type="checkbox"/> Notice of Exemption (attach) | | | |
| <input type="checkbox"/> CDFW No Effect Determination (attach) | | | |
| <input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy) | | | |
| <hr/> | | | |
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | 0.00 |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ | 50.00 |
| <input type="checkbox"/> Other | | \$ | |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 50.00

SIGNATURE

x *Jarin*

AGENCY OF FILING PRINTED NAME AND TITLE

JACQUELINE CHABOYA