



ORANGE COUNTY  
CLERK-RECORDER  
CEQA FILING COVER SHEET

30-04/16/2025-0259

202585000329

**FILED**

April 16, 2025

HUGH NGUYEN  
CLERK - RECORDER

By [Signature]  
Deputy clerk

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

TYPE OR PRINT CLEARLY

Project Title

CUP - LITTLE PAN ABC & AFTERHRS

**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 IN THE OFFICE OF THE ORANGE  
COUNTY CLERK-RECORDER ON 04/16/2025**  
Posted 04/16/2025 Removed \_\_\_\_\_  
Returned to agency on \_\_\_\_\_  
DEPUTY crsluna

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.

APR 16 2025

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

CITY MANAGER  
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CITY ATTORNEY  
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## 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:** CUP - Little Pan ABC & AfterHRS

**Date of Approval:** 04/14/2025

**Project Number(s):** CUP-2025-5-ABC CUP-2025-6-AHR

**Project Location:** 2 E Hutton Center Dr Unit# 202

**City:** Santa Ana

**County:** Orange

**ER Number:** ER-2025-18

**Project Description:** CUP for the sale of beer and wine for on premise consumption through a Type 41 ABC license and for after-hours operations until 2am for a bona fide eating establishment called Little Pan.

**Applicant Name:** Jiayi Liu, Food Trace Management, LLC

**Applicant Address:** 2 Hutton Center Drive Unit 202  
SANTA ANA, CA 92707

**Name of Public Agency Approving Project:** Planning Commission

**Name of Person or Agency Carrying Out Project:** Gomez, Pedro

**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: Section 15301 (Class 1 - Existing Facility)

**Reason(s) Why Project is Exempt From CEQA:**

This project is exempt from further CEQA review as the additional services would be within an existing building and unit and is not anticipated to result in an expansion that would create impacts to the environment..

**City Contact:** Pedro Gomez, AICP

**Telephone:** (714) 667-2790

**Signature:** [Signature: Pedro Gomez]

**Title:** Principal Planner

**Date:** April 16, 2025



State of California - Department of Fish and Wildlife  
**2025 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER:  
 30-04/16/2025-0259  
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SANTA ANA	LEAD AGENCY EMAIL	DATE 04/16/2025
COUNTY/STATE AGENCY OF FILING ORANGE COUNTY	DOCUMENT NUMBER 202585000329	

PROJECT TITLE  
 CUP - LITTLE PAN ABC & AFTERHRS

PROJECT APPLICANT NAME JIAYI LIU, FOOD TRACE MANAGEMENT, LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER (714) 667-2790
PROJECT APPLICANT ADDRESS 2 HUTTON CENTER DRIVE UNIT 202	CITY SANTA ANA	STATE CA
		ZIP CODE 92707

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$ 4,123.50 \$ \_\_\_\_\_
- Mitigated/Negative Declaration (MND)(ND) \$ 2,968.75 \$ \_\_\_\_\_
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$ 1,401.75 \$ \_\_\_\_\_

- Exempt from fee
  - Notice of Exemption (attach)
  - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

- Water Right Application or Petition Fee (State Water Resources Control Board only) \$ 850.00 \$ \_\_\_\_\_
- County documentary handling fee \$ 50.00 \$ \_\_\_\_\_ 50.00
- Other \$ \_\_\_\_\_

PAYMENT METHOD:

Cash   
  Credit   
  Check   
  Other

TOTAL RECEIVED \$ \_\_\_\_\_ 50.00

SIGNATURE  X	AGENCY OF FILING PRINTED NAME AND TITLE Sarah Luna Deputy Clerk
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