

Notice of Exemption

Appendix E

To: [X] Orange County Clerk-Recorder
County Administration South
601 N. Ross Street
Santa Ana, CA 92701

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



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From: City of La Habra
Planning Division
110 East La Habra Boulevard
La Habra, CA 90631

Project Title: Tentative Parcel Map 2022-131 to subdivide a lot to create three parcels; Design Review 22-04 for the construction of two commercial buildings; Conditional Use Permit 22-14 to operate an automobile service facility and Conditional Use Permit 22-15 to operate a drive-through restaurant.

Project Location - Specific: 701 to 777 S. Beach Blvd. 2060 W. Lambert Rd., La Habra, CA 90631

Project Location - City: La Habra Project Location - County: Orange

Description of Project: The construction of two commercial buildings on a vacant lot involving the operation of an automobile service facility and drive-through restaurant.

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

Name of Person or Agency Carrying Out Project: Vermeulen Properties #4 LLC, 2677 N. Main St.
Santa Ana, CA 92705

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));
[X] Categorical Exemption. State type and section number: Section 15332, Class 32: In-fill Development Projects
Statutory Exemptions. State code number:

FILED

JAN 26 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT
DEPUTY

Reason why projects exempt: The project involves development of commercial buildings on a 3.5-acre lot, zoned C-2 Commercial. The project site is located within an urbanized area with no value as habitat for endangered, rare or threatened species. The project will not result in any significant effects related to traffic, noise, air or water quality and can be adequately serviced by all required utilities and public services.

Lead Agency

Contact Person: David Lopez Area Code/Telephone/Extension: (562) 383-4100

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: [Signature] Date: 1/24/23 Title: Associate Planner

POSTED

- [X] Signed by Lead Agency
[] Signed by Applicant

Date received for filling at OPR:

JAN 26 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY

30-a/26/2023-0061



W. LAMBERT RD.

S. BEACH BLVD.

S. MARIPOSA ST.



FILED

701-777 S Beach Blvd & 2060 W Lambert Rd

JAN 26 2023

JAN 26 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: *[Signature]* DEPUTY

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: *[Signature]* DEPUTY