

**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 24-0009 to operate a general business office that includes vehicle storage and automobile service/repair at 700 North Harbor Boulevard

**Project Location – Specific:** 700 North Harbor Boulevard, La Habra, CA 90631

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

**Description of Project:** Rooter Hero Plumbing & Air (dispatch office, vehicle maintenance, and vehicle parking)

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

**Name of Person or Agency Carrying Out Project:** John Akhoian  
700 North Harbor Boulevard  
La Habra, CA 90631

**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 15301, Class 1: "Existing Facilities"
- Statutory Exemptions. State code number: \_\_\_\_\_

**Reason why projects exempt:** Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The proposed Project will operate within an existing 29,200-square-foot commercial building and associated 750square-foot vehicle shade structure. The Project does not include major remodeling or structural rehabilitation. Use of the property for automobile service/repair for company vehicles, and associated vehicle storage, is a negligible expansion of the general commercial office use. The Project is not subject to any of the exceptions for exemption under Section 15300.2 of the CEQA Guidelines. 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 Project will not cause a substantial adverse change in the significance of any historical resource. Staff does not expect any significant impacts or unusual circumstances related to the approval and construction of the Project. Therefore, the Project is categorically exempt from CEQA.

**Lead Agency**

**Contact Person:** Ash Syed      **Area Code/Telephone/Extension:** (562) 383-4128

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:** 7/29/2025      **Title:** Senior Planner

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