

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: Lot Line Adjustment 25-0001 & Conditional Use Permit 25-0003
Project Location – Specific: 201-221 East Whittier Boulevard
Project Location – City: La Habra Project Location – County: Orange
Description of Project: Consolidation of three contiguous parcels into one lot and the expansion and operation of an automobile service/repair business
Name of Public Agency Approving Project: City of La Habra Planning Commission
Name of Person or Agency Carrying Out Project: Gaspar Belmar
8153 Deep Creek Road
Apple Valley, CA 92308


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(e), Class 1: "Existing Facilities"
 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 categorically exempt under Section 15301(e), Class 1: "Existing Facilities" of the CEQA Guidelines. 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 involves consolidating three parcels to eliminate two property lines to allow the continued operation of an existing automobile service/repair business on a 1.62-acre site. The project does not include major remodeling or structural rehabilitation. Although the project will involve the conversion of an existing storage room into an additional vehicle service bay, this will be a negligible expansion of use as it will be limited to interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances.

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 because the property where it is located is not listed on any National, California, or Local Registers. Furthermore, the existing buildings have been modified several times over the years, resulting in the lack of historic integrity. 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: 8/12/2025 Title: Senior Planner

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