

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 24-0012 to allow the establishment and operation of a general business office located at 2100 East Lambert Road

Project Location – Specific: 2100 East Lambert Road, La Habra, CA 90631

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

Description of Project: Establishment and operation of a general business office for a non-emergency medical transportation service company known as "All Town Ambulance"

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

Name of Person or Agency Carrying Out Project: James Sandoval
2100 East Lambert Road
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 use. The subject site contains an existing 2,078-square-foot building, previously used as a nursery school, and an associated 400-square-foot garage used for storage. The project does not include any major modifications or additions to these existing structures, exterior remodeling, and/or structural rehabilitation. Use of the property for a general business office is a negligible expansion of the existing 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 as there have been several improvements to the structure and modifications to the lot over the years that have resulted in an inability for the building and site to convey any historic significance. 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: 10/9/2025 Title: Senior Planner

- ☒ Signed by Lead Agency
☐ Signed by Applicant

Date received for filing at OPR: