

Notice of Exemption

Appendix E

To: [X] 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 (CUP 25-0014) & Design Review (DR2PH 25-0008)
Project Location - Specific: 501 East La Habra Boulevard
Project Location - City: La Habra Project Location - County: Orange
Description of Project: Operation of an automobile service/repair business within an existing building, a remodel the building's facade, and the addition of a 524 square-foot storage room.
Name of Public Agency Approving Project: City of La Habra Planning Commission
Name of Person or Agency Carrying Out Project: Carlos Perez-Ramirez
501 E. La Habra Blvd
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));
[X] Categorical Exemption. State type and section number: Section 15303, Class 3: "New Construction or Conversion of Small Structures"
Statutory Exemptions. State code number:

Reason why projects exempt: The project was reviewed pursuant to the guidelines of the California Environmental Quality Act (CEQA) and determined to be categorically exempt pursuant to Section 15303, Class 3: "New Construction or Conversion of Small Structures" of the CEQA Guidelines. Class 3 consists of the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Examples of the exemption include a store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor area. The project involves the continued operation of an automobile service/repair use within an existing building, remodeling the building's facade and adding a 524 square-foot storage room at the rear of the property that is located within an urbanized area. It will not involve the use of significant amounts of hazardous substances.

The project is not subject to any of the exceptions for exemption under Section 15300.2 of the CEQA Guidelines. The location of the project is predominantly urban and not considered a sensitive environment. Therefore, the project will not result in any significant impacts that may otherwise occur in a sensitive environmental area. The cumulative impact of this project, and the approval of similar projects 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 is not listed on any National, California, or Local Registers. Furthermore, while the original building was constructed in 1950, the building has undergone several modifications over the years, resulting in a lack of historic integrity. Staff does not anticipate any significant impacts or unusual circumstances related to the approval and construction of this 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: [Handwritten Signature] Date: 2/9/2026 Title: Senior Planner

- [X] Signed by Lead Agency [] Signed by Applicant Date received for filing at OPR: