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: Tentative Tract Map No. 19436 (TTM26-0001) to allow for a single lot subdivision for condominium purposes that enables a total of five for-sale residential units at 431 West Lambert Road (Assessor's Parcel Number 298-091-38)

Project Location – Specific: 431 West Lambert Road, La Habra, CA 90631

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

Description of Project: Tentative Tract Map to allow for a single lot subdivision for condominium purposes that enables a total of five for-sale residential units

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

Name of Person or Agency Carrying Out Project: Joseph Tran
8642 Garden Grove Blvd
Garden Grove, CA 92844

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 code number:
- ☐ Statutory Exemptions. State code number:
- ☒ Common Sense Exemption (Sec. 15061(b)(3);

Reason why projects exempt: The project was reviewed pursuant to the guidelines of the California Environmental Quality Act (CEQA) and determined to be exempt pursuant to Section 15061(b)(3) (Common Sense Exemption) of the CEQA Guidelines in that there is no possibility that the tentative tract map for condominium purposes may have a significant effect on the environment. The tentative tract map for condominium purposes will apply to a residential development that was previously approved as a five-unit apartment complex and found to be categorically exempt from CEQA pursuant to Section 15303(b) of the CEQA Guidelines. The current request will allow the residential development to be made available as for-sale units and does not introduce any physical modifications or intensification of use.

Lead Agency
Contact Person: Jacob Wielenga **Area Code/Telephone/Extension:** (562) 383-4132

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: Jacob Wielenga **Date:** 7/15/2026 **Title:** Associate Planner

☒ Signed by Lead Agency
☐ Signed by Applicant

Date received for filling at OPR: