

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: Magnolia Villas – Nine-Unit Apartment Complex

Project Location – Specific: 828 E. La Habra Blvd. and 110 S. College St., La Habra, CA 90631

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

Description of Project: Lot Line Adjustment 23-01 to merge two parcels into one parcel and Design Review 23-02 to develop a nine-unit, three story apartment complex.

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

Name of Person or Agency Carrying Out Project: Steven Ybarra, SA Design Concepts
6528 Greenleaf Ave., Suite 210
Whittier, CA 90601

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 15332, Class 32: “Infill Development Projects”
- Statutory Exemptions. State code number: _____

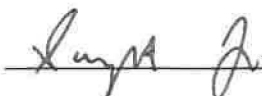
Reason why projects exempt: The proposed project is consistent with the General Plan designation and all applicable General Plan policies and with applicable zoning designation and regulations; is less than five acres; located within an urbanized area; the project site has no value as habitat for endangered, rare or threatened species; approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and, the site can be adequately served by all utilities and public services. The project is not subject to any of the exceptions for exemption under Section 15300.2 of the CEQA Guidelines.

Lead Agency

Contact Person: Sonya Lui Area Code/Telephone/Extension: (562) 383-4103

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: 3/26/24 Title: Planning Manager

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