

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: Vesting Tentative Parcel Map 2023-149

Project Location – Specific: 310-330 E. Whittier Blvd., La Habra, CA 90631

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

Description of Project: Vesting Tentative Parcel Map 2023-149 will allow a 1.29-acre site to be subdivided into two parcels for finance and conveyance purposes only. No physical development is proposed under Vesting Tentative Parcel Map 2023-149.

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

Name of Person or Agency Carrying Out Project: Kim Prijatel, City Ventures
3121 Michelson Dr. #150
Irvine, CA 92612

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 15315, Class 15: "Minor Land Divisions"
- Statutory Exemptions. State code number: _____

Reason why projects exempt: The Project consists of the division of property in an urbanized area zoned for commercial use and/or mixed use into two parcels. The division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20 percent. 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. Staff does not expect 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: 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:** 4/23/24 **Title:** Planning Manager

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