



ORANGE COUNTY  
CLERK-RECORDER  
CEQA FILING COVER SHEET

30-09118|2024-0821.

Recorded in Official Records, Orange County  
Hugh Nguyen, Clerk-Recorder



50.00

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Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

TYPE OR PRINT CLEARLY

Project Title

DESIGN REVIEW (DR2PH 24-0007)

**Check Document being Filed:**

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type):

FILED

SEP 18 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.H. DEPUTY

FILED IN THE OFFICE OF THE ORANGE  
COUNTY CLERK-RECORDER ON September 18, 2024

Posted for 30 days

DEPUTY CARINA HERRERA

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

**Notice of Exemption**

**Appendix E**

To:  Orange County Clerk-Recorder  
County Administration South  
601 N. Ross Street  
Santa Ana, CA 92701

**FILED**

SEP 18 2024

From: City of La Habra  
Planning Division  
110 East La Habra Boulevard  
La Habra, CA 90631

ORANGE COUNTY CLERK-RECORDER DEPARTMENT  
BY: C.H. DEPUTY

**Project Title:** Design Review (DR2PH 24-0007)  
**Project Location – Specific:** 1002, 1010, & 1026 East Stearns Avenue  
**Project Location – City:** La Habra **Project Location – County:** Orange  
**Description of Project:** Design Review (DR2PH 24-0007) to construct a 19-Unit residential complex located at the southeast corner of Stearns Avenue and Sunset Street.  
**Name of Public Agency Approving Project:** City of La Habra Planning Commission  
**Name of Person or Agency Carrying Out Project:** Greg Jones, Jones Real Estate  
440 W. Whittier 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));
- Categorical Exemption. State type and section: Section 15332, "In-fill Development Projects"
- Statutory Exemptions. State code number: \_\_\_\_\_


**Reason why projects exempt:** This project was reviewed pursuant to the guidelines of the California Environmental Quality Act (CEQA) and determined to be Categorical Exempt under Section 15332. In-fill Development Projects, in that it is consistent with the General Plan and Zoning designations, is less than five acres and surrounded by urban uses, has no value as habitat for rare or endangered species, would not result in significant impacts to traffic, noise, air quality or water quality, and is adequately serviced with all utilities and public services. The project is also not subject to any of the exceptions for exemption under Section 15300.2 of the CEQA Guidelines. The location of the project is predominately urban and not considered a sensitive environment; therefore, the project will not result in any significant environmental impact. The project is not located along any state designated scenic highway nor within any designated hazardous waste site. Thus, Staff does not expect any significant impacts or unusual circumstances related to the approval and construction of the project.

**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:** 9/10/24 **Title:** Senior Planner  
 Signed by Lead Agency **Date received for filling at OPR:**  
 Signed by Applicant

