



**HUGH NGUYEN**  
CLERK - RECORDER

BIRTH AND DEATH RECORDS  
FICTITIOUS BUSINESS NAMES  
MARRIAGE LICENSES/RECORDS  
NOTARY REGISTRATION  
ORANGE COUNTY ARCHIVES  
PASSPORTS  
PROPERTY RECORDS

March 3, 2025

CITY OF LA HABRA  
110 E LA HABRA BLVD  
LA HABRA, CA 90631

Office of the ORANGE COUNTY CLERK-RECORDER  
**Memorandum**

SUBJECT: EIR NOTICE OF EXEMPTION

The attached notice was received, filed and a copy was posted on 3/3/2025

**It remained posted for 30 (thirty) days.**

HUGH NGUYEN  
CLERK - RECORDER  
In and for the County of ORANGE

By: 428 - Deputy

**Public Resource Code 21092.3**

The notice required pursuant to Sections 21080.4 and 21092 for an environmental impact report shall be posted in the office of the County Clerk of each county \*\*\* in which the project will be located and shall remain posted for a period of 30 days. The notice required pursuant to Section 21092 for a negative declaration shall be so posted for a period of 20 days, unless otherwise required by law to be posted for 30 days. The County Clerk shall post notices within 24 hours of receipt.

**Public Resource Code 21152**

All notices filed pursuant to this section shall be available for public inspection, and shall be posted \*\*\* **within 24 hours of receipt** in the office of the County Clerk. Each notice shall remain posted for a period of 30 days.

\*\*\* Thereafter, the clerk shall return the notice to the local **lead** agency \*\*\* within a notation of the period it was posted. The local **lead** agency shall retain the notice for not less than nine months.

Additions or changes by underline; deletions by \*\*\*

NORTH COUNTY BRANCH OFFICE  
WELLS FARGO BUILDING  
222 S. HARBOR BLVD., STE 110  
ANAHEIM, CALIFORNIA 92805

ORANGE COUNTY  
COUNTY ADMINISTRATIONSOUTH  
601 N. ROSS STREET  
SANTA ANA, CALIFORNIA 92701

OLD ORANGE COUNTY  
COURTHOUSE  
211 W. SANTA ANA BLVD. ROOM 201  
SANTA ANA, CALIFORNIA 92701

SOUTH COUNTY BRANCH OFFICE  
LAGUNA HILLS CIVIC CENTER  
24031 EL TORO ROAD, SUITE 150  
LAGUNA HILLS, CALIFORNIA 92653



ORANGE COUNTY  
CLERK-RECORDER  
CEQA FILING COVER SHEET

202585000154

**FILED**

March 3, 2025

HUGH NGUYEN  
CLERK - RECORDER

By H. Nguyen  
Deputy clerk

30 - 03 / 03 / 2025 - 0121

THIS SPACE FOR CLERK'S USE ONLY

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

TYPE OR PRINT CLEARLY

Project Title

LOT LINE ADJUSTMENT 24-0002 AND PLANNED UNIT DEVELOPMENT 24-0001

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):

<p><b>FILED IN THE OFFICE OF THE ORANGE COUNTY CLERK-RECORDER ON 03/03/2025</b></p> <p>Posted <u>03/03/2025</u> Removed _____</p> <p>Returned to agency on _____</p> <p>DEPUTY <u>428</u></p>
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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

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

Project Title: Lot Line Adjustment 24-0002 and Planned Unit Development 24-0001

Project Location - Specific: 900 West La Habra Boulevard

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

Description of Project: Lot Line Adjustment 24-0002 and Planned Unit Development 24-0001 to a 1.59-acre lot, and to construct 21 dwelling units on the 1.59 acre lot.

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

Name of Person or Agency Carrying Out Project: Douglas Woodward, TDAC Development and Consulting  
13280 Chapman Avenue  
Garden Grove, CA 92840

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: "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 categorically exempt under Section 15332, Class 32: "In-fill Development Projects" of the CEQA Guidelines in that the Project is consistent with the General Plan designation and all applicable General Plan policies, the Project site is less than five acres and surrounded by urban uses. The project involves the establishment of a 1.59 acre lot to construct 21 dwelling units on the 1.59 acre lot.


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 of this project.

Lead Agency

Contact Person: Darryl Taylor Area Code/Telephone/Extension: (562) 383-4129

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: 02/25/25 Title: Contract Planner

- Signed by Lead Agency
- Signed by Applicant

Date received for filing at OPR:

FILED

MAR 03 2025

HUGH NGUYEN, CLERK-RECORDER

BY: MG. DEPUTY



State of California - Department of Fish and Wildlife  
**2025 ENVIRONMENTAL DOCUMENT FILING FEE**

**CASH RECEIPT**

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER:  
 30-03/03/2025-0121  
 STATE CLEARINGHOUSE NUMBER (If applicable)

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY CITY OF LA HABRA	LEAD AGENCY EMAIL	DATE 03/03/2025
COUNTY/STATE AGENCY OF FILING ORANGE COUNTY	DOCUMENT NUMBER 202585000154	

PROJECT TITLE  
 LOT LINE ADJUSTMENT 24-0002 AND PLANNED UNIT DEVELOPMENT 24-0001

PROJECT APPLICANT NAME DOUGLAS WOODWARD, TDAC DEVELOPMENT AND CONSULTING	PROJECT APPLICANT EMAIL	PHONE NUMBER (562) 383-4129
PROJECT APPLICANT ADDRESS 13280 CHAPMAN AVENUE	CITY GARDEN GROVE	STATE CA
		ZIP CODE 92840

**PROJECT APPLICANT** (Check appropriate box)

Local Public Agency   
  School District   
  Other Special District   
  State Agency   
 Private Entity

**CHECK APPLICABLE FEES:**

- Environmental Impact Report (EIR) \$ 4,123.50 \$ \_\_\_\_\_
- Mitigated/Negative Declaration (MND)(ND) \$ 2,968.75 \$ \_\_\_\_\_
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$ 1,401.75 \$ \_\_\_\_\_

- Exempt from fee
  - Notice of Exemption (attach)
  - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

- Water Right Application or Petition Fee (State Water Resources Control Board only) \$ 850.00 \$ \_\_\_\_\_
- County documentary handling fee \$ 50.00 \$ 50.00
- Other \$ \_\_\_\_\_

**PAYMENT METHOD:**

- Cash   
 Credit   
 Check   
 Other   
 TOTAL RECEIVED \$ 50.00

SIGNATURE <b>X</b> <i>Melissa Gomez</i>	AGENCY OF FILING PRINTED NAME AND TITLE Melissa Gomez Deputy Clerk
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