

Notice of Exemption

Appendix E

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

FILED

JUN 17 2025

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

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

Project Title: Tentative Parcel Map 24-0002 (TPM24-131)  
Project Location - Specific: 777 South Beach Boulevard and 2060 West Lambert Road  
Project Location - City: La Habra Project Location - County: Orange  
Description of Project: Tentative Parcel Map 24-0002 (TPM24-131) to subdivide existing lot into two separate parcels  
Name of Public Agency Approving Project: City of La Habra Planning Commission  
Name of Person or Agency Carrying Out Project: Brenda Wright of Walden Associates  
2552 White Road, Suite B Irvine, CA  
Irvine, CA 92614

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: This project was reviewed pursuant to the guidelines of the California Environmental Quality Act (CEQA) and determined to be categorically exempt pursuant to Section 15315, Class 15: "Minor Land Divisions" of the CEQA Guidelines as it consists of minor alterations to a site that is developed with an industrial use that will not be expanded. Proposed changes include subdividing an existed 87,685 square foot lot into two separate lots of 57,259 and 30,426 square feet respectively.

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. The Project will not cause a substantial adverse change in the significance of any historical resource. Staff does not expect any significant impacts or unusual circumstances related to the approval and execution of the Project. Therefore, the Project is categorically exempt from CEQA.

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: [Signature] Date: 06/10/25 Title: Contract Planner

- Signed by Lead Agency
- Signed by Applicant

Date received for filling at OPR:





ORANGE COUNTY  
CLERK-RECORDER  
CEQA FILING COVER SHEET

30-06/17/2025-0444

202585000577

**FILED**

June 17, 2025

HUGH NGUYEN  
CLERK - RECORDER

By [Signature]  
Deputy clerk

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

TYPE OR PRINT CLEARLY

Project Title

TENTATIVE PARCEL MAP 24-002 (TPM24-131)

**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 IN THE OFFICE OF THE ORANGE  
COUNTY CLERK-RECORDER ON 06/17/2025**

Posted 06/17/2025 Removed \_\_\_\_\_

Returned to agency on \_\_\_\_\_

DEPUTY crsluna

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.