



ORANGE COUNTY  
CLERK-RECORDER  
CEQA FILING COVER SHEET

30-0810412025-0584

202585000744

**FILED**

August 4, 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

CONDITIONAL USE PERMIT 24-0009 TO OPERATE A GENERAL BUSINESS OFFICE THAT INCLUDES VEHICLE STORAGE AND AUTOMOBILE SERVICE/REPAIR AT 700 NORTH HARBOR BOULEVARD

**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 08/04/2025**

Posted 08/04/2025 Removed \_\_\_\_\_

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

DEPUTY 483

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

FILED

AUG 04 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: Conditional Use Permit 24-0009 to operate a general business office that includes vehicle storage and automobile service/repair at 700 North Harbor Boulevard

Project Location - Specific: 700 North Harbor Boulevard, La Habra, CA 90631

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

Description of Project: Rooter Hero Plumbing & Air (dispatch office, vehicle maintenance, and vehicle parking)

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

Name of Person or Agency Carrying Out Project: John Akhoian
700 North Harbor Boulevard
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));
[X] Categorical Exemption. State type and section number: Section 15301, Class 1: "Existing Facilities"
Statutory Exemptions. State code number:

Reason why projects exempt: Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The proposed Project will operate within an existing 29,200-square-foot commercial building and associated 750square-foot vehicle shade structure. The Project does not include major remodeling or structural rehabilitation. Use of the property for automobile service/repair for company vehicles, and associated vehicle storage, is a negligible expansion of the general commercial office use. 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 construction of the Project. Therefore, the Project is categorically exempt from CEQA.

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?
[X] Yes [ ] No

Signature: [Signature] Date: 7/29/2025 Title: Senior Planner

- [X] Signed by Lead Agency
[ ] Signed by Applicant

Date received for filing at OPR:

