



ORANGE COUNTY  
CLERK-RECORDER  
CEQA FILING COVER SHEET

30-08/19/2025-0613

202585000781

**FILED**

August 19, 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

LOT LINE ADJUSTMENT 25-001 & CONDITIONAL USE PERMIT 25-0003

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 08/19/2025**  
Posted 08/19/2025 Removed \_\_\_\_\_  
Returned to agency on \_\_\_\_\_  
DEPUTY 461

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.

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 25-0001 & Conditional Use Permit 25-0003  
Project Location – Specific: 201-221 East Whittier Boulevard  
Project Location – City: La Habra Project Location – County: Orange  
Description of Project: Consolidation of three contiguous parcels into one lot and the expansion and operation of an automobile service/repair business  
Name of Public Agency Approving Project: City of La Habra Planning Commission  
Name of Person or Agency Carrying Out Project: Gaspar Belmar  
8153 Deen Creek Road  
Apple Valley, CA 92308

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 15301(e), Class 1: "Existing Facilities"  
 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 15301(e), Class 1: "Existing Facilities" of the CEQA Guidelines. 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 involves consolidating three parcels to eliminate two property lines to allow the continued operation of an existing automobile service/repair business on a 1.62-acre site. The project does not include major remodeling or structural rehabilitation. Although the project will involve the conversion of an existing storage room into an additional vehicle service bay, this will be a negligible expansion of use as it will be limited to interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances.

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 because the property where it is located is not listed on any National, California, or Local Registers. Furthermore, the existing buildings have been modified several times over the years, resulting in the lack of historic integrity. 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?  Yes  No

Signature:  Date: 8/12/2025 Title: Senior Planner

Signed by Lead Agency  
 Signed by Applicant

Date received for filing at OPR:

**FILED**

AUG 19 2025

HUGH NGUYEN, CLERK-RECORDER

BY:  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

**Print**      **StartOver**      **Save**

RECEIPT NUMBER:  
 30-08/19/2025-0613  
 STATE CLEARINGHOUSE NUMBER (if applicable)

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

LEAD AGENCY CITY OF LA HABRA	LEAD AGENCY EMAIL	DATE 08/19/2025
COUNTY/STATE AGENCY OF FILING ORANGE COUNTY	DOCUMENT NUMBER 202585000781	

PROJECT TITLE  
  
 LOT LINE ADJUSTMENT 25-001 & CONDITIONAL USE PERMIT 25-0003

PROJECT APPLICANT NAME GASPAR BELMAR	PROJECT APPLICANT EMAIL	PHONE NUMBER (562) 383-4128
PROJECT APPLICANT ADDRESS 8153 DEEP CREEK ROAD	CITY APPLE VALLEY	STATE CA
		ZIP CODE 92308

**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>	AGENCY OF FILING PRINTED NAME AND TITLE Sarah Luna Deputy Clerk
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