



HUGH NGUYEN
CLERK - RECORDER

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

December 16, 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 12/16/2025

It remained posted for 30 (thirty) days.

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

By: 469 - 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

20-12/16/2025-0972

202585001215

FILED

December 16, 2025

HUGH NGUYEN
CLERK - RECORDER

By HB
Deputy clerk

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

CONDITIONAL USE PERMIT 24-0012 TO ALLOW THE ESTABLISHMENT AND OPERATION OF A GENERAL BUSINESS OFFICE LOCATED AT 2100 EAST LAMBERT ROAD

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 12/16/2025

Posted 12/16/2025 Removed _____

Returned to agency on _____

DEPUTY 469

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

DEC 16 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 24-0012 to allow the establishment and operation of a general business office located at 2100 East Lambert Road

Project Location - Specific: 2100 East Lambert Road, La Habra, CA 90631

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

Description of Project: Establishment and operation of a general business office for a non-emergency medical transportation service company known as "All Town Ambulance"

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

Name of Person or Agency Carrying Out Project: James Sandoval
2100 East Lambert Road
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 use. The subject site contains an existing 2,078-square-foot building, previously used as a nursery school, and an associated 400-square-foot garage used for storage. The project does not include any major modifications or additions to these existing structures, exterior remodeling, and/or structural rehabilitation. Use of the property for a general business office is a negligible expansion of the existing 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 as there have been several improvements to the structure and modifications to the lot over the years that have resulted in an inability for the building and site to convey any historic significance. 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: 10/9/2025 Title: Senior Planner

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

Date received for filing at OPR:

