



HUGH NGUYEN
CLERK - RECORDER

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

February 18, 2026

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 2/18/2026

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

202685000177

FILED

February 18, 2026

HUGH NGUYEN
CLERK - RECORDER

By *H. Nguyen*
Deputy clerk

30-02/18/2026-0108

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 (CUP 25-0014) & DESIGN REVIEW (DR2PH 25-0008)

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 02/18/2026

Posted 02/18/2026 Removed _____

Returned to agency on _____

DEPUTY 428

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

FEB 18 2026

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

HUGH NGUYEN, CLERK-RECORDER

BY: MG DEPUTY

Project Title: Conditional Use Permit (CUP 25-0014) & Design Review (DR2PH 25-0008)

Project Location - Specific: 501 East La Habra Boulevard

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

Description of Project: Operation of an automobile service/repair business within an existing building, a remodel the building's facade, and the addition of a 524 square-foot storage room.

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

Name of Person or Agency Carrying Out Project: Carlos Perez-Ramirez
501 E. La Habra Blvd
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 15303, Class 3: "New Construction or Conversion of Small Structures"
Statutory Exemptions. State code number:

Reason why projects exempt: The project was reviewed pursuant to the guidelines of the California Environmental Quality Act (CEQA) and determined to be categorically exempt pursuant to Section 15303, Class 3: "New Construction or Conversion of Small Structures" of the CEQA Guidelines. Class 3 consists of the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Examples of the exemption include a store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor area. The project involves the continued operation of an automobile service/repair use within an existing building, remodeling the building's facade and adding a 524 square-foot storage room at the rear of the property that is located within an urbanized area. It will not involve the use of significant amounts of hazardous substances.

The project is not subject to any of the exceptions for exemption under Section 15300.2 of the CEQA Guidelines. The location of the project is predominantly urban and not considered a sensitive environment. Therefore, the project will not result in any significant impacts that may otherwise occur in a sensitive environmental area. The cumulative impact of this project, and the approval of similar projects 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 is not listed on any National, California, or Local Registers. Furthermore, while the original building was constructed in 1950, the building has undergone several modifications over the years, resulting in a lack of historic integrity. Staff does not anticipate any significant impacts or unusual circumstances related to the approval and construction of this 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: [Signature] Date: 2/9/2026 Title: Senior Planner

- [X] Signed by Lead Agency [] Signed by Applicant Date received for filing at OPR:



State of California - Department of Fish and Wildlife
2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER:
 30-02/18/2026-0108
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF LA HABRA	LEAD AGENCY EMAIL	DATE 02/18/2026
COUNTY/STATE AGENCY OF FILING ORANGE COUNTY	DOCUMENT NUMBER 202685000177	

PROJECT TITLE
 CONDITIONAL USE PERMIT (CUP 25-0014) & DESIGN REVIEW (DR2PH 25-0008)

PROJECT APPLICANT NAME CARLOS PEREZ-RAMIREZ	PROJECT APPLICANT EMAIL	PHONE NUMBER (562) 383-4128
PROJECT APPLICANT ADDRESS 501 E LA HABRA BLVD	CITY LA HABRA	STATE CA
		ZIP CODE 90631

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$ 4,227.50 \$ _____
- Mitigated/Negative Declaration (MND)(ND) \$ 3,043.75 \$ _____
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$ 1,437.25 \$ _____

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