



HUGH NGUYEN
CLERK-RECORDER

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

CITY OF LA HABRA
110 E LA HABRA BLVD
LA HABRA, CA 90631

Office of the Orange County Clerk-Recorder
Memorandum

SUBJECT: NOTICE OF EXEMPTION

The attached notice was received, filed and a copy was posted on 06/03/2024

It remained posted for 30 (thirty) days.

Hugh Nguyen
Clerk - Recorder
In and for the County of Orange

By: Carina Herrera 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 ***



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-0610312024-0470

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder



50.00

* \$ R 0 0 1 4 9 7 3 1 1 1 \$ *

202485000478 8:14 am 06/03/24

477 Vitlndx Z01

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

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

TYPE OR PRINT CLEARLY

Project Title

CONDITIONAL USE PERMIT 24-04 TO ALLOW A SIGN PROGRAM FOR AN EXISTING
MULTI-TENANT INDUSTRIAL BUILDING LOCATED AT 2120 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

JUN 03 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.H. DEPUTY

FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON June 3, 2024

Posted for 30 days

DEPUTY CARINA HERRERA

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

FILED

JUN 03 2024

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

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

LR: C.H DEPUTY

Project Title: Conditional Use Permit 24-04 to allow a sign program for an existing multi-tenant industrial building located at 2120 East Lambert Road.

Project Location – Specific: 2120 East Lambert Road, La Habra, CA 90631

Project Location – City: La Habra **Project Location – County:** Orange

Description of Project: The project involves a sign program for an existing multi-tenant industrial building located at 2120 East Lambert Road including a directory sign and 10 individual tenant signs.

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

Name of Person or Agency Carrying Out Project: Wael Sayhoun, 18931 Brittany Place, Rowland Heights, CA 91748

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 15311, Class 11: Accessory Structures

Statutory Exemptions. State code number: _____

Reason why projects exempt: The proposed project involves on-site wall signs only. No modifications are being proposed to the existing building and/or site. 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 is 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 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 designation hazardous waste site. 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: David Finck **Area Code/Telephone/Extension** (562) 383-4136

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: David Finck **Date:** 5/29/24 **Title:** Contract Planner

- Signed by Lead Agency
- Signed by Applicant

Date received for filing at OPR:



State of California - Department of Fish and Wildlife
2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

Print **StartOver** **Save**

RECEIPT NUMBER:
 30 — 06/03/2024 — 0470
 STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF LA HABRA	LEAD AGENCY EMAIL	DATE 06/03/2024
COUNTY/STATE AGENCY OF FILING Orange	DOCUMENT NUMBER 202485000478	

PROJECT TITLE

CONDITIONAL USE PERMIT 24-04 TO ALLOW A SIGN PROGRAM FOR AN EXISTING MULTI-TENANT...

PROJECT APPLICANT NAME WAEL SAYHOUN	PROJECT APPLICANT EMAIL	PHONE NUMBER (562) 383-4136
PROJECT APPLICANT ADDRESS 18931 BRITTANY PLACE	CITY ROWLAND HEIGHTS	STATE CA
		ZIP CODE 91748

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

- | | | | |
|---|------------|----|------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$4,051.25 | \$ | 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,916.75 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,377.25 | \$ | 0.00 |

- Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

- | | | | |
|---|----------|----|-------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | 0.00 |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ | 50.00 |
| <input type="checkbox"/> Other | | \$ | |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 50.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE CARINA HERRERA, DEPUTY
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