



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

202585000712

FILED

July 23, 2025

HUGH NGUYEN
CLERK - RECORDER

By: *H. Nguyen*
Deputy clerk

30-07123/2025-0559

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 25-0011 TO ALLOW THE INSTALLATION OF PUBLIC ART (MURAL) ON AN EXISTING COMMERCIAL BUILDING LOCATED AT 100 WEST LA HABRA 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 07/23/2025**

Posted 07/23/2025 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: Orange County Clerk-Recorder
County Administration South
601 N. Ross Street
Santa Ana, CA 92701

FILED

JUL 23 2025

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

HUGH NGUYEN, CLERK-RECORDER
BY: M.G. DEPUTY

Project Title: Conditional Use Permit 25-0011 to allow the installation of public art (mural) on an existing commercial building located at 100 West La Habra Boulevard.

Project Location - Specific: 100 W. La Habra Blvd., La Habra, CA 90631

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

Description of Project: Installation of public art (mural) on an existing commercial building.

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

Name of Person or Agency Carrying Out Project: Kahuna Properties, LLC
440 E. Whittier 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));
- Categorical Exemption. State type and section number: Section 15301, Class 1: "Existing Facilities"
- Statutory Exemptions. State code number: _____

Reason why projects exempt: The Project involves limited exterior alterations to the existing building facade, which will not affect the size of the existing building and will not require any site modifications. Furthermore, the project is not subject to any of the exceptions for exemption under Section 15300.2 of the California Environmental Quality Act (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 public art affects a building that was substantially renovated in 1998, which is less than 50 years ago. 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: Sonya Lui Area Code/Telephone/Extension: (562) 383-4103

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: 7/15/25 Title: Planning Manager

- Signed by Lead Agency
- Signed by Applicant

Date received for filling at OPR:



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:
 30-07/23/2025-0559
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF LA HABRA	LEAD AGENCY EMAIL	DATE 07/23/2025
COUNTY/STATE AGENCY OF FILING ORANGE COUNTY	DOCUMENT NUMBER 202585000712	

PROJECT TITLE

CONDITIONAL USE PERMIT 25-0011 TO ALLOW THE INSTALLATION OF PUBLIC ART (MURAL) ON AN EXISTING COMMERCIAL BUILDING LOCATED AT 100 WEST LA HABRA BOULEVARD

PROJECT APPLICANT NAME KAHUNA PROPERTIES, LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER (562) 383-4103
PROJECT APPLICANT ADDRESS 440 E WHITTIER 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) \$ 4,123.50 \$ _____
- 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 X <i>Melissa Gomez</i>	AGENCY OF FILING PRINTED NAME AND TITLE Melissa Gomez Deputy Clerk
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