



HUGH NGUYEN
CLERK - RECORDER

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

September 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 9/16/2025

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

202585000875

FILED

September 16, 2025
HUGH NGUYEN
CLERK - RECORDER

By Hugh Nguyen
Deputy clerk

30-0911612025-0688

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

TERMINATION OF DEVELOPMENT AGREEMENT 20-01 -PINNACLE WELLNESS GROUP,
LLC

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 09/16/2025

Posted 09/16/2025 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

SEP 16 2025

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: Termination of Development Agreement 20-01 - Pinnacle Wellness Group, LLC
Project Location – Specific: 536 West Mountain Avenue
Project Location – City: La Habra Project Location – County: Orange

Description of Project: The City desires to terminate a Development Agreement with Pinnacle Wellness Group, LLC, which was adopted under the City of La Habra’s Ordinance 1829 for the operation of a cannabis distribution business because said Agreement expired and Pinnacle Wellness has failed to complete the development and operate at the site as required by the Agreement

Name of Public Agency Approving Project: City of La Habra City Council
Name of Person or Agency Carrying Out Project: City of La Habra – Planning Division
110 E. La Habra Blvd .
La Habra, CA 96031

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: 15060(c)(2) and 15061(b)(3)
- Statutory Exemption. State code number: _____

Reason why projects exempt: The proposed termination of Development Agreement 20-01 was reviewed pursuant to the guidelines of the California Environmental Quality Act (CEQA) and determined to be Categorically Exempt pursuant to 14 CCR Section 15060(c)(2) and 15061(b)(3) because it can be seen with certainty that there is no possibility that the project will have a significant impact on the environment for which the subject Development Agreement applies.

Lead Agency

Contact Person: Sonya Lui, Planning Manager Area/Telephone: (562) 383-4100

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: 9/9/25 Title: Planning Manager

- Signed by Lead Agency
 - Signed by Applicant
- Date received for filing 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

RECEIPT NUMBER:
 30-09/16/2025-0688
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

| | | |
|--|---------------------------------|--------------------|
| LEAD AGENCY CITY OF LA HABRA | LEAD AGENCY EMAIL | DATE 09/16/2025 |
| COUNTY/STATE AGENCY OF FILING ORANGE COUNTY | DOCUMENT NUMBER 202585000875 | |

PROJECT TITLE
 TERMINATION OF DEVELOPMENT AGREEMENT 20-01 -PINNACLE WELLNESS GROUP, LLC

| | | |
|---|-------------------------|--------------------------------|
| PROJECT APPLICANT NAME CITY OF LA HABRA- PLANNING DIVISION | PROJECT APPLICANT EMAIL | PHONE NUMBER (562) 383-4100 |
| PROJECT APPLICANT ADDRESS 110 E. LA HABRA BLVD | CITY LA HABRA | STATE CA |
| | | ZIP CODE 96031 |

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 |
|--|---|