

Notice of Exemption

Appendix E

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

FILED

OCT 20 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: Design Review 24-0014 to remodel the facade of an existing multi-tenant commercial shopping center and update the master sign program at 121-125 South Harbor Boulevard, 131-231 South Harbor Boulevard and 1100 East La Habra Boulevard

Project Location - Specific: 121-125 South Harbor Boulevard, 131-231 South Harbor Boulevard and 1100 East La Habra Boulevard, La Habra, CA 90631

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

Description of Project: Facade remodel of an existing multi-tenant commercial shopping center and update to the master sign program

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

Name of Person or Agency Carrying Out Project: Bruce Manzer
24275 Ponchartrain Ln
Lake Forest, CA 92630

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 Project consists of the remodeling the facades of four buildings within an existing shopping center and updating the Sign Program for the shopping center. No expansion of building square footage is proposed. The Project involves no expansion of use and therefore is categorically exempt from CEQA.

Lead Agency

Contact Person: Jacob Wielenga Area Code/Telephone/Extension: (562) 383-4132

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: 10/14/2025 Title: Associate Planner

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

Date received for filling at OPR:



HUGH NGUYEN
CLERK - RECORDER

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

October 20, 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 10/20/2025

It remained posted for 30 (thirty) days.

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

By: 461 - 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
401 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

30-10/20/2025-0799

202585001008

FILED

October 20, 2025

HUGH NGUYEN

CLERK - RECORDER

By
Deputy clerk

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

TYPE OR PRINT CLEARLY

Project Title

DESIGN REVIEW 24-0014 TO REMODEL THE FACADE OF AN EXISTING MULTI-TENANT COMMERCIAL SHOPPING CENTER AND UPDATE THE MASTER SIGN PROGRAM AT 121-125 SOUTH HARBOR BOULEVARD, 131-231 SOUTH HARBOR BOULEVARD AND 100 EAST 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 10/20/2025**
 Posted 10/20/2025 Removed _____
 Returned to agency on _____
 DEPUTY 461

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.



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:
 30-10/20/2025-0799
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF LA HABRA	LEAD AGENCY EMAIL	DATE 10/20/2025
COUNTY/STATE AGENCY OF FILING ORANGE COUNTY	DOCUMENT NUMBER 202585001008	

PROJECT TITLE

DESIGN REVIEW 24-0014 TO REMODEL THE FACADE OF AN EXISTING MULTI-TENANT COMMERCIAL SHOPPING CENTER AND UPDATE THE MASTER SIGN PROGRAM AT 121-125 SOUTH HARBOR BOULEVARD, 131-231 SOUTH HARBOR BOULEVARD AND 100 EAST LA HABRA BOULEVARD

PROJECT APPLICANT NAME BRUCE MANZER	PROJECT APPLICANT EMAIL	PHONE NUMBER (562) 383-4132
PROJECT APPLICANT ADDRESS 24275 PONCHARTRAIN LN	CITY LAKE FOREST	STATE CA
		ZIP CODE 92630

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	AGENCY OF FILING PRINTED NAME AND TITLE Sarah Luna Deputy Clerk
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