

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

From: City of Fullerton
303 W. Commonwealth Ave.
Fullerton, CA 92832

County Clerk
County of Orange
601 N. Ross Street
Santa Ana, CA 92701

Project Title: Major Site Plan Review (PRJ2024-0004 – ZON-2024-0056) for construction of a veterinarian hospital and related site improvements

Project Applicant: MLJ Resources ; PO BOX 1234, Garden Grove, CA. 92842

Project Location – Specific: 2433 West Commonwealth Avenue, 3400 and 3404 Gregory Avenue

Project Location – City: Fullerton **Project Location – County:** Orange

Description of Project: Major Site Plan Review for review of architectural plans for veterinarian hospital and site improvements. Project includes demolition of existing veterinarian hospital.

Name of Public Agency Approving Project: City of Fullerton

Name of Persons or Agency Carrying Out Project: MLJ Resources, LLC, PO Box 1234, Garden Grove, CA 92842

FILED

Exempt Status: (check one):

SEP 18 2025

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: 15332, Infill Exemption and, 15183 Projects Consistent with a Community Plan, General Plan, or Zoning.
- Statutory Exemptions. State code number: _____

HUGH NGUYEN, CLERK-RECORDER

BY: MEI DEPUTY

Reasons why project is exempt: Proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. Site can be adequately served by all required utilities and public services. Project is consistent with general plan policies for which an EIR was certified.

Lead Agency

Contact Person: Andrew Kusch **Area Code/Telephone:** 714-738-6550

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:** 8/28/25 **Title:** Associate Planner

- Signed by Lead Agency
- Signed by Applicant

Date received for filing at OPR: _____



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

202585000888

FILED

September 18, 2025
HUGH NGUYEN
CLERK - RECORDER

By Hugh Nguyen
Deputy clerk

30-09/18/2025-0701

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

MAJOR SITE PLAN REVIEW (PRJ2024-0004-ZON-2024-0056) FOR CONSTRUCTION OF A VETERINARIAN HOSPITAL AND RELATED SITE IMPROVEMENTS

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 09/18/2025**
Posted 09/18/2025 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.



HUGH NGUYEN
CLERK - RECORDER

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

September 18, 2025

CITY OF FULLERTON
303 W. COMMONWEALTH AVE
FULLERTON, CA 92832

**COMMUNITY
DEVELOPMENT**

OCT 22 2025

DEPARTMENT

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 9/18/2025

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
Hugh Nguyen
601 N. Ross Street
Santa Ana, CA 92701
(714) 834-2500

Fullerton, City of

Receipt No.: RPT20250000259986

Finalization No.: 20250000289018

Cashier: 428

Register: VITALSINDEXING

Date/Time: 09/18/2025 12:33 PM

Item	Title	Count
1	Z01	1

EIR: Exempt or Previously Paid

Document ID	Amount
Doc# 202585000888	\$50.00

Time Recorded 12:33 PM

Total Amount Due: \$50.00

Total Paid

House Charge: \$50.00

Amount Due: \$0.00

THANK YOU
PLEASE RETAIN THIS RECEIPT
FOR YOUR RECORDS
www.ocrecorder.com





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:
 30-09/18/2025-0701
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF FULLERTON	LEAD AGENCY EMAIL	DATE 09/18/2025
COUNTY/STATE AGENCY OF FILING ORANGE COUNTY	DOCUMENT NUMBER 202585000888	

PROJECT TITLE
 MAJOR SITE PLAN REVIEW (PRJ2024-0004-ZON-2024-0056) FOR CONSTRUCTION OF A VETERINARIAN HOSPITAL AND RELATED SITE IMPROVEMENTS

PROJECT APPLICANT NAME MLJ RESOURCES	PROJECT APPLICANT EMAIL	PHONE NUMBER (714) 738-6550
PROJECT APPLICANT ADDRESS PO BOX 1234	CITY GARDEN GROVE	STATE CA
		ZIP CODE 92842

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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