

Notice of Exemption**Appendix E**

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

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

Project Title: Conditional Use Permit (CUP26-0006) to Implement a Sign Program for a Multi-Tenant Commercial Building Located at 121 E Whittier Boulevard (Assessor's Parcel Number 017-293-34)

Project Location – Specific: 121 E Whittier Boulevard

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

Description of Project: Approval of design criteria for signage at a previously approved commercial building located at 121 E Whittier Boulevard.

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

Name of Person or Agency Carrying Out Project: Robert Gire (of Shuxing Properties, LLC)
87 Holmes Place
Tustin, CA 92782

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" and Section 15061(b)(3) "Common Sense Exemption"
☐ Statutory Exemptions. State code number: _____

Reason why projects exempt: This project was reviewed pursuant to the guidelines of the California Environmental Quality Act (CEQA) and determined to be categorically exempt pursuant to Section 15311, Class 11: "Accessory Structures" of the CEQA Guidelines. The Class 11 exemption consists of construction or placement of minor structures accessory to existing commercial, industrial, or institutional facilities, including on-premise signs. The proposed project involves the approval of sign criteria and design standards for on-premise signage, consisting of wall signs, canopy signs, and one freestanding sign, at a previously approved commercial building. No modifications are being proposed to the existing building and/or site, and all signage proposed will be located on the project site. The project is also exempt pursuant to Section 15061(b)(3) (Common Sense Exemption) of the CEQA Guidelines in that there is no possibility that the approval of the Sign Program may have a significant effect on the environment.

The project is not subject to any of the exceptions for exemption under Section 15300.2 of the CEQA Guidelines. The project site is located in an urban setting and not in a sensitive environment. Therefore, the Project will not result in a significant environmental impact. The approval of this Project, and of successive projects of a similar type in the vicinity, will not result in a significant cumulative environmental impact. Staff also do not expect the project to cause significant environmental impacts because of unusual circumstances. The project site is not located on any state-designated scenic highway nor within any designated hazardous waste sites. Construction of the project will also not cause a substantial adverse change in the significance of a historical resource because the Sign Program is for a new commercial building that is still under construction. Therefore, the project is categorically exempt from CEQA.

Lead Agency

Contact Person: Gus Grunau **Area Code/Telephone/Extension:** (562) 383-4129

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:** 9/15/2026 **Title:** Assistant Planner

- ☒ Signed by Lead Agency
☐ Signed by Applicant

Date received for filling at OPR: