



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder



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202485000558 4:04 pm 06/25/24
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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

Planning Application PA23-0224 for Coastal Development Permit.

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** May 23, 2024
Posted for 30 **days**

DEPUTY Roberto Uriostegui

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.



OC Public Works/OC DEVELOPMENT
601 North Ross Street
SANTA ANA, CALIFORNIA 92701

NOTICE OF EXEMPTION

TO: COUNTY CLERK
 COUNTY OF ORANGE

FROM: COUNTY OF ORANGE
 OC DEVELOPMENT

Project Title: Planning Application PA23-0224 for a Coastal Development Permit.

Description, Nature, Purpose and Beneficiaries of Project: A request for a Coastal Development Permit to replace an existing sewage lift station and repair/enhance landscape materials, pedestrian walkways, stairway handrails, swing set, and a public beach shower in the vicinity. Also included is a request to permit an annual holiday lighting display on four existing beachfront palm trees from Thanksgiving through the first week of January.

Location: The sewage lift station is located in the community of Emerald Bay at 9787 Emerald Bay, Laguna Beach, CA 92651. (APN 053-060-76). The project site is generally located across from 68 Emerald Bay.

Name of Public Agency Approving Project: County of Orange Zoning Administrator

Name of Person or Agency Carrying Out Project: Emerald Bay Community Association, Co-Applicant and Property Owner Emerald Bay Service District, Co-Applicant

Address of Person or Agency Carrying Out Project: 600 Emerald Bay, Laguna Beach, CA 92651

Exempt Status: (Check One)

- ☐ Ministerial (Sec. 15268)
- ☐ Declared Emergency (Sec. 15269 (a))
- ☐ Emergency Project (Sec. 15269(a)&(b))
- ☐ General Rule (Sec. 15061(b)(3))
- ☐ Statutory Exemption: State Code number
- ☒ X Categorical Exemption: State classes and section number(s): Class 1 Sec. 15301, Class 2 Sec. 15302

Date of Decision April 18, 2024

Reasons why project is exempt: The California Environmental Quality Act (CEQA) allows categorical exemptions for projects that have been determined not to have a significant effect on the environment. (CEQA Guidelines §15300-15332). Following is a brief analysis of why the project is consistent with Class 1 and Class 2 categorical exemptions.

Class 1 Categorical Exemption

The Class 1 (Section 15301) exemption provides for 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 the use beyond that existing at the time of the lead agency's determination.

The project includes the replacement of an existing lift station and landscaping that would not result in the expansion of the sewer system or the lift station and the proposed landscaping and hardscape would be within the existing landscape footprint. The holiday lights are installed and removed by hand, and via a boom lift. The boom lift is operated from the paved parking lot and there is no equipment, mechanical or otherwise, placed on the beach. No work is done on the sandy beach. The holiday lights are only present during the holiday season which is outside of bird nesting season. However, in an abundance of caution, the trees undergo a visual inspection to confirm that bird nests are not present prior to the installation of holiday lighting. The project is exempt under Class 1 Exemption because the lift station and landscaped areas will function in the same capacity as it currently does. The holiday lighting poses no impact to the environment given the installation from the paved parking lot, distance to the mean high tideline, and inspection to ensure bird nests are not disturbed.

Class 2 Categorical Exemption

The Class 2 (Section 15302) exemption consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

As noted in the Class 1 Exemption discussion above, the new lift station components will occupy the same footprint as the existing lift station and will serve in the same capacity. The project is exempt under Class 2 Exemption because the lift station will have the same purpose and capacity as the existing lift station.

The California Environmental Quality Act (CEQA) allows categorical exemptions for projects that have been determined not to have a significant effect on the environment. Each component of the project, including the replacement of an existing lift station and landscaping and placement of seasonal holiday lights, meets criteria outlined in the Class 1 and Class 2 exemptions. The project will not result in a cumulative impact or a significant environmental effect and will not damage scenic or historic resources and the appropriate environmental document for this project is a Notice of Exemption. Standard conditions of approval applied by the County for all construction projects of this nature will address any short-term construction related concerns

Project Contact Person: Kevin Canning, Contract Planner
CEQA Contact Person: Kevin Canning, Contract Planner

Phone: (714) 667-8847
Phone: (714) 667-8847

Signature: 
Title: Contract Planner

Hugh Nguyen
Orange County Clerk-Recorder
601 N. Ross Street
Santa Ana, CA 92701

County

Finalization: 20240000171381
6/25/24 4:04 pm
135 SC1A

Item	Title	Count
1	Z01	1
EIR: Exempt or Previously Paid		
Document ID		Amount
DOC# 202485000558		50.00
Time Recorded 4:04 pm		

Total	50.00
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Payment Type	Amount
Credit Card tendered	50.00
# 05246g	

Amount Due	0.00
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