



NOTICE OF EXEMPTION

From: Community Development – Planning Division
505 Forest Avenue Laguna Beach, California 92651

(above for use by County Clerk-Recorder's Office only)

1. **APPLICANT:** Tiffany Del Gatto, 261 S. Pacific St., San Marcos, CA 92078, (760) 736-6070
2. **LEAD AGENCY:** City of Laguna Beach, 505 Forest Ave. Laguna Beach, CA, 92651
3. **PROJECT PLANNER:** Anthony Viera, Planning Manager (949) 497-0398
4. **PROJECT TITLE:** SP 24-2167, VAR 24-2168 Master Sign Program
5. **PROJECT LOCATION:** 30814-30912 Coast Highway, Laguna Beach, CA 92651 | APNs: 656-191-30, -31, -32, -33, and -34

6. **DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT:**

A sign permit and variance to amend the existing master sign program for the Aliso Creek Plaza. A sign permit is required to allow for the placement of wall signs and blade signs, and to maintain an existing monument sign on the subject property; and a variance is required because the proposed master sign program includes a total proposed sign area that exceeds the maximum allowable sign area for the site.

ENVIRONMENTAL DETERMINATION:

The Project is exempt from CEQA pursuant to Section 15301, or in the alternative Section 15311, in that the Project consists of minor nonstructural modifications that would allow for the replacement and addition of certain commercial signage to be installed on existing commercial buildings, and an existing freestanding sign, with no expansion, nor modification of any existing or former use.

Further, none of the exceptions outlined in CEQA Guidelines section 15300.2 apply. The Project site does not contain any environmentally sensitive areas in that the site is fully developed with commercial buildings, a surface parking lot, and ornamental landscaping, and the City's environmentally sensitive areas maps do not identify any such areas on site or within the immediate project vicinity. There will be no cumulative impact resulting from successive projects of the same type in the same place, over time. There are no unusual circumstances resulting in a significant impact on the environment in that the Project merely modifies the sign allowances for a developed shopping center, and those allowances are consistent with the signage allowed at other properties in that no tenant would be allowed to exceed one square foot of allowable sign area per linear foot of suite frontage. There will be no damage to scenic resources, including trees, historic buildings, rock outcroppings or similar resources, within a highway officially designated as a state scenic highway. The Project is not located on a hazardous waste site or any other site included on a list compiled pursuant to Government Code section 65962.5. The Project will not result in significant adverse impacts to historical resources as defined by CEQA. Consequently, additional environmental analysis is not necessary to meet the requirements of the CEQA.

Therefore, the Planning Commission has determined that further environmental evaluation is not required because:

- The project is not subject to CEQA because it “does not involve the exercise of discretionary power,” or “will not result in a direct or reasonably foreseeable indirect physical change in the environment,” or, “is not a project as defined in Section 15378 of the CEQA guidelines.” (Sections 15060(c)(1), (2) & (3)); or,
- “The activity is covered by the commonsense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA” (Section 15061(b)(3)); or,
- The project is statutorily exempt, Section _____, <name> (Sections 15260-15277); or,
- The project is categorically exempt per State CEQA Guidelines, Section 15301 (Class 1 – Existing Facilities), or in the alternative Section 15311 (Class 11 – Accessory Structures).

7. If filed by applicant: Attach Certificate of Determination (Form “A”) before filing.

8. Has a Notice of Exemption been filed by the public agency approving this project?

9. Was a public hearing held by the Lead Agency to consider the exemption?
Yes No If yes, the date of the public hearing was: May 7, 2025.



Date: May 7, 2025

Signature

Anthony Viera

Name

Title: Planning Manager

Signed by Lead Agency

Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

CERTIFICATE OF DETERMINATION

(If Notice of Exemption filed by Project Applicant, Project Applicant must attach to Notice of Exemption)

1. Name or description of project:	A sign permit and variance to amend the existing master sign program for the Aliso Creek Plaza. A sign permit is required to allow for the placement of wall signs and blade signs, and to maintain an existing monument sign on the subject property; and a variance is required because the proposed master sign program includes a total proposed sign area that exceeds the maximum allowable sign area for the site.	
2. Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15’ or 7 1/2’ topographical map identified by quadrangle name):	30814-30912 Coast Highway, Laguna Beach, CA 92651 APNs: 656-191-30, -31, -32, -33, and -34 Cross streets: Coast Highway and Wesley Drive	
3. Entity or person undertaking project:	A. Tiffany Del Gatto, 261 S. Pacific St., San Marcos, CA 92078, (760) 736-6070	
	B. Other (Private)	
	(1) Name	
	(2) Address	
4. Staff Determination: The Lead Agency’s Staff, having undertaken and completed a preliminary review of this project in accordance with the California Environmental Quality Act (CEQA) and the Lead Agency’s Local Guidelines for Implementing CEQA has concluded that this project does not require further environmental assessment because:		
a. <input type="checkbox"/>	The proposed action does not constitute a project under CEQA.	
b. <input type="checkbox"/>	The project is a Ministerial Project.	
c. <input type="checkbox"/>	The project is an Emergency Project.	
d. <input type="checkbox"/>	The project constitutes a feasibility or planning study.	
e. <input checked="" type="checkbox"/>	The project is categorically exempt.	
	Applicable Exemption Class:	Class 1, or Class 11 in the alternative
f. <input type="checkbox"/>	The project is statutorily exempt.	
	Applicable Exemption:	
g. <input type="checkbox"/>	The project is otherwise exempt on the following basis:	
h. <input type="checkbox"/>	The project involves another public agency which constitutes the Lead Agency.	
	Name of Lead Agency:	

Date: May 7, 2025

Staff: Anthony Viera, Planning Manager