



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

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

DESIGN REVIEW 25-0572

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 06/09/2025
Posted 06/09/2025 Removed _____
Returned to agency on _____
DEPUTY 135



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:** Mavi Line LLC *668 NORTH COAST HIGHWAY, LAGUNA BEACH, CA 92651*
2. **LEAD AGENCY:** City of Laguna Beach, 505 Forest Ave, Laguna Beach, CA, 92651
3. **PROJECT PLANNER:** Claire Park, Planning Technician clpark@lagunabeachcity.net (949)-464-6632
4. **PROJECT TITLE:** Design Review 25-0572
5. **PROJECT LOCATION:** 436 Alta Vista Way. APN: 656-144-02
6. **DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT:**

Above ground spa in the R-1 (residential Low Density) Zoning District.

ENVIRONMENTAL DETERMINATION:

In accordance with the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt pursuant to Section 15303 - New Construction or Conversion of Small Structures, in that the project consists of construction and location of limited numbers of new, small structures. There is no evidence of any unusual or special conditions that would result in a significant effect on the environment in that the project involves a new above ground spa.

Further, none of the exceptions outlined in State CEQA Guidelines Section 15300.2 apply. The project site does not contain any environmentally sensitive areas according to the City's GIS. There will be no cumulative impacts 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 involves minimal grading and there are no ESAs within or directly adjacent to the project's area of work. 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 in that nearest designated scenic highway is in Anaheim. 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 according to Cortese List database. The project will not result in significant adverse impacts to historical resources as defined by CEQA as there are no known resources on the project site. Consequently, additional environmental analysis is not necessary to meet the requirements of the CEQA.

Therefore, the Administrative Design Review Board (DRB) 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 15303 (Class 3 – New Construction or Conversion of Small 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 28, 2025.

FILED

JUN 09 2025

HUGH NGUYEN, CLERK-RECORDER

BY: *[Signature]* DEPUTY

Orange County
Clerk-Recorder
Hugh Nguyen
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1	Z01	1
EIR: Exempt, or Previously Paid		
Document ID		Amount
Doc# 202585000554		\$50.00
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