



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

202585000714

FILED

July 23, 2025

HUGH NGUYEN
CLERK - RECORDER

By HGN
Deputy clerk

30-07/23/2025-0561

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

DR 25-1044, CDP 25-1045

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 07/23/2025
Posted 07/23/2025 Removed _____
Returned to agency on _____
DEPUTY 497

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.



NOTICE OF EXEMPTION

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

FILED

JUL 23 2025

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: _____ DEPUTY

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

1. **APPLICANT:** Anders Lasater, 384 Forest Avenue, #12 Laguna Beach, CA 92651, (949) 497-1827
2. **LEAD AGENCY:** City of Laguna Beach, 505 Forest Ave. Laguna Beach, CA, 92651
3. **PROJECT PLANNER:** Shaveta Sharma, Senior Planner, (949) 715-0958
4. **PROJECT TITLE:** DR 25-1044, CDP 25-1045
5. **PROJECT LOCATION:** 1040 North Coast Highway Laguna Beach, CA, 92651 (APN: 644-087-12)
6. **DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT:** The applicant requests design review and a coastal development permit for a new mixed-use structure (major remodel to an existing single-story commercial building with additions exceeding 50%, including upper-level additions to establish four new apartment units) in the C-1 (Local Business District) zone. Site improvements include parking lot modifications and landscaping.

ENVIRONMENTAL DETERMINATION: The Project is exempt from CEQA 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. Here, the proposed Project consists of minor alterations to an existing commercial building, including an upper-level addition to establish four one-bedroom apartment units, modifications to façade materials and colors, new roof-mounted mechanical equipment, and associated parking lot and landscape improvements. Therefore, the Project is exempt under Class 3.

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 an existing commercial building, is surrounded on all sides by public streets and developed properties, 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, as the current request is limited to improvements to an existing commercial structure, including an upper-level addition, within the existing developed site and associated site improvements, including parking and landscaping improvements, and two-story structures are common within the urbanized project area. There are no unusual circumstances resulting in a significant impact on the environment. 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 because there are no historic resources on the subject property and none in the Project vicinity that would be impacted by the remodel and addition. Consequently, additional environmental analysis is not necessary to meet the requirements of the CEQA.

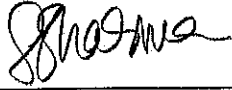
Therefore, the Planning Commission (PC) has determined that further environmental evaluation is not required because:

- 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. Was a public hearing held by the Lead Agency to consider the exemption?

Yes No If yes, the date of the public hearing was: July 16, 2025.



Shaveta Sharma, Senior Planner

July 17, 2025

July 17, 2025

FOR
SHAVETA
SHARMA

FILED

JUL 23 2025

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY:  DEPUTY



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:
 30-07/23/2025-0561
 STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF LAGUNA BEACH	LEAD AGENCY EMAIL	DATE 07/23/2025
COUNTY/STATE AGENCY OF FILING ORANGE COUNTY	DOCUMENT NUMBER 202585000714	
PROJECT TITLE DR 25-1044, CDP 25-1045		

PROJECT APPLICANT NAME ANDERS LASATER	PROJECT APPLICANT EMAIL	PHONE NUMBER (949) 497-1827
PROJECT APPLICANT ADDRESS 384 FOREST AVENUE #12	CITY LAGUNA BEACH	STATE CA
		ZIP CODE 92651

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	AGENCY OF FILING PRINTED NAME AND TITLE Cesar Munoz Deputy Clerk
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