



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-08/21/2025-0617

202585000788

FILED

August 21, 2025

HUGH NGUYEN
CLERK - RECORDER

By Shirley
Deputy clerk

Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

TYPE OR PRINT CLEARLY

Project Title

COASTAL DEVELOPMENT PERMIT FOR 131 EMERALD BAY

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** 08/21/2025

Posted 08/21/2025 Removed _____

Returned to agency on _____

DEPUTY 461

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.

CEQA NOTICE OF EXEMPTION

To: County Clerk, County of Orange

From: County of Orange
OC Public Works, Development Services/Planning

Application Number: PA24-0185

Project Title: Coastal Development Permit for 131 Emerald Bay

Project Location(s): 131 Emerald Bay, Laguna Beach, CA 92651

Project Description: The proposed project is a request for a Coastal Development Permit to demolish an existing 3,391-square-foot (sf) two story single-family residence, and construct a new two-story residence at 131 Emerald Bay, in the City of Laguna Beach, CA. The new two-story residence will include 4,585 sf of livable space, an attached 500-sf garage, and a 370-sf deck. The proposed project is consistent with the development standards and land use policies of the Coastal Development Overlay zone and Emerald Bay Local Coastal Program.

Name of Public Agency Approving Project: OC Development Services Zoning Administrator

Name of Applicant Carrying-Out Project: Christopher Brandon, Architect

Address of Applicant: 151 Kalmus Dr G-1, Costa Mesa, CA 92626

Exempt Status:

- ☐ Ministerial (Guidelines Section No. 15268)
- ☐ Emergency Project (Guidelines Section No. 15269)
- ☐ Common Sense (Guidelines Section No. 15061(b)(3))
- ☐ Statutory Exemption: State Code number:
- ☒ Categorical Exemption: Section 15302, Class 2 – Replacement or Reconstruction
- ☐ Other Exemption:

FILED

AUG 21 2025

HUGH NGUYEN, CLERK-RECORDER

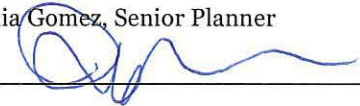
BY:  **DEPUTY**

Reason(s) why project is exempt: The exemption provides for the replacement or reconstruction of an existing structure 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.

Date of Decision: 8/21/2025

CEQA Contact Person: Virginia Gomez, Senior Planner

Phone: (714) 667-1614

Project Manager Signature: 

Name: Ilene Lundfelt

Phone: (714)667-9697

Title: Associate Planner

Fish & Game Fees: Pursuant to Section 711.4 (c) (2)(A) of the California Fish and Game Code, this project is exempt from the required fees, as it is exempt from CEQA.

Form Rev. 3.12.20



County Administration South
601 North Ross Street
Santa Ana, California 92701



P.O. Box 4048
Santa Ana, CA 92702-4048



info@ocpw.ocgov.com



(714) 667-8800



OCPublicWorks.com



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

Print

Signature

Save

RECEIPT NUMBER:

30-08/21/2025-0617

STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY OCPW, DEVELOPMENT SERVICES	LEAD AGENCY EMAIL	DATE 08/21/2025
COUNTY/STATE AGENCY OF FILING ORANGE COUNTY	DOCUMENT NUMBER 202585000788	
PROJECT TITLE COASTAL DEVELOPMENT PERMIT FOR 131 EMERALD BAY		

PROJECT APPLICANT NAME CHRISTOPHER BRANDON, ARCHITECT	PROJECT APPLICANT EMAIL	PHONE NUMBER (714) 667-1614
PROJECT APPLICANT ADDRESS 151 KALMUS DR G-1	CITY COSTA MESA	STATE CA
	ZIP CODE 92626	

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 <i>S. Luna</i>	AGENCY OF FILING PRINTED NAME AND TITLE Sarah Luna Deputy Clerk
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