



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

202585000794

FILED

August 22, 2025

HUGH NGUYEN

CLERK - RECORDER

By Hugh Nguyen

Deputy clerk

30-08/22/2025-0022

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

CDP-2024-2411, VAR-2024-2410, CUP-2022-1903, SP-2022-1603, DR-2022-1901 LAGUNA NURSERY

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 08/22/2025**

Posted 08/22/2025 Removed _____

Returned to agency on _____

DEPUTY 333

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

AUG 22 2025

HUGH NGUYEN, CLERK-RECORDER

BY: 10 DEPUTY

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

1. **APPLICANT:** Ruben Flores, 481 N Coast Highway, Laguna Beach, CA 92651, 949-494-5200, r126657@aol.com
2. **LEAD AGENCY:** City of Laguna Beach, 505 Forest Ave. Laguna Beach, CA, 92651
3. **PROJECT PLANNER:** Daniel Besinalz, Associate Planner, 949-497-0745, dbesinalz@lagunabeachcity.net
4. **PROJECT TITLE:** CDP-2024-2411, VAR-2024-2410, CUP-2022-1903, SP-2022-1603, DR-2022-1901 Laguna Nursery.
5. **PROJECT LOCATION:** 481 N Coast Highway, Laguna Beach, CA, 92651 (APN: 496-081-02).
6. **DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT:**

Proposed outdoor display and non-illuminated wall and blade signage for an existing tenant (Laguna Nursery) and for non-attended valet parking and exterior building color changes to the existing multi-tenant commercial building in the C-1 (Local Business District) zone. A variance is requested to provide less than the required number of parking spaces, to exceed the maximum allowable sign area, and to exceed the maximum number of wall signs. A coastal development permit is required for an intensification of use

ENVIRONMENTAL DETERMINATION:

The Project is exempt from CEQA pursuant to Section 15301 - Existing Facilities, in that the Project consists of the repair, maintenance, or minor alteration of existing structures or topographical features, involving negligible or no expansion of the existing or former use. Here, the proposed project includes new and replacement signage, modification to the exterior paint color of an existing commercial building, outdoor display of retail products associated with an existing plant nursery business, and reconfiguration of an existing surface parking lot to provide four tandem parking spaces. These items involve minor alteration of the existing structure and negligible expansion of the existing use in that no floor area additions are proposed, the existing building would not increase in height, and the Project, as conditioned, requires only two additional off-street parking spaces, which will be provided on-site.

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 currently improved with a commercial building, pavement, and ornamental landscaping and is surrounded on all sides by 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. There are no unusual circumstances resulting in a significant impact on the environment in that the proposed Project is limited to minor alterations to an existing commercial building associated with an existing plant nursery and the legalization of outdoor retail display, which will be reduced in area to comply with the applicable parking requirements. 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 in that the Project site is not considered a historic resource and no historic resources immediately abut the site. 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 15301 (Class 1 – Existing Facilities).

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: August 21, 2025.

Daniel Besinaiz
Signature

Date: 8/21/25

Daniel Besinaiz
Name

Title: Associate Planner

☒ 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.

FILED

AUG 22 2025

HUGH NGUYEN, CLERK-RECORDER

BY: 10 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

Print

Signature

Save

RECEIPT NUMBER:

30-08/22/2025-0622

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF LAGUNA BEACH		08/22/2025
COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER	
ORANGE COUNTY	202585000794	
PROJECT TITLE		

CDP-2024-2411, VAR-2024-2410, CUP-2022-1903, SP-2022-1603, DR-2022-1901 LAGUNA NURSERY

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
RUBEN FLORES		(949) 494-5200
PROJECT APPLICANT ADDRESS	CITY	STATE
481 N COAST HIGHWAY	LAGUNA BEACH	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	AGENCY OF FILING PRINTED NAME AND TITLE
X	Isabel Dominguez Deputy Clerk

Orange County
Clerk-Recorder
Hugh Nguyen
601 N. Ross Street
Santa Ana, CA 92701
(714) 834-2500

Receipt No.: RPT20250000231521

Finalization No.: 20250000260767

Cashier: 333

Register: SOUTHCOUNTY4A

Date/Time: 08/22/2025 10:57 AM

Item	Title	Count
1	Z01	1
EIR: Exempt or Previously Paid		
Document ID		Amount
Doc# 202585000794		\$50.00
Time Recorded 10:57 AM		

Total Amount Due: \$50.00

Total Paid

Check Tendered: \$50.00

#17122

Amount Due: \$0.00

THANK YOU
PLEASE RETAIN THIS RECEIPT
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