




ORANGE COUNTY  
CLERK-RECORDER  
CEQA FILING COVER SHEET

202585000934

**FILED**

September 29, 2025  
HUGH NGUYEN  
CLERK - RECORDER

By   
Deputy clerk

30-09/29/2025-0739

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 2024-0658, CDP 2024-0657 ZHOU RESIDENCE

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 09/29/2025  
Posted 09/29/2025 Removed \_\_\_\_\_  
Returned to agency on \_\_\_\_\_  
DEPUTY 135

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.



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:  
 30-09/29/2025-0739

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF LAGUNA BEACH	LEAD AGENCY EMAIL	DATE 09/29/2025
COUNTY/STATE AGENCY OF FILING ORANGE COUNTY	DOCUMENT NUMBER 202586000934	

PROJECT TITLE  
 DR 2024-0658, CDP 2024-0657 ZHOU RESIDENCE

PROJECT APPLICANT NAME GABRIEL PONCIANO, LCRA ARCHITECTS	PROJECT APPLICANT EMAIL	PHONE NUMBER (626) 449-9698
PROJECT APPLICANT ADDRESS 35 HUGUS ALY #220,	CITY PASADENA	STATE CA
		ZIP CODE 91103

PROJECT APPLICANT (Check appropriate box)

Local Public Agency   
  School District   
  Other Special District   
  State Agency   
  Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$ 4,123.50	\$ _____
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$ 2,968.75	\$ _____
<input type="checkbox"/> 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)

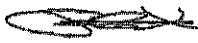
Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$ 850.00	\$ _____
<input checked="" type="checkbox"/> County documentary handling fee	\$ 50.00	\$ _____ 50.00
<input type="checkbox"/> Other		\$ _____

PAYMENT METHOD:

Cash   
  Credit   
  Check   
  Other

TOTAL RECEIVED \$ \_\_\_\_\_ 50.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Roberto Uriostegul Deputy Clerk
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# NOTICE OF EXEMPTION

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

# FILED

SEP 29 2025

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY

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

1. **APPLICANT:** Gabriel Ponciano, LCRA Architects, 35 Hugus Aly #220, Pasadena, CA 91103, 626-449-9698
2. **LEAD AGENCY:** City of Laguna Beach, 505 Forest Ave. Laguna Beach, CA, 92651
3. **PROJECT PLANNER:** Heather Steven, Senior Planner 949-497-0332
4. **PROJECT TITLE:** DR 2024-0658, CDP 2024-0657 Zhou Residence
5. **PROJECT LOCATION:** 31526 Valido Road, Laguna Beach, CA, 92651 (APN: 056-062-25).
6. **DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT:**  
Demolition of an existing 1,278 square foot, single-family residence and construction of a new 4,002 square foot, two-story single-family residence, attached garage, elevated decks, grading, and landscaping, in the R-1 (residential Low Density) Zoning District.

### ENVIRONMENTAL DETERMINATION:

In accordance with the California Environmental Quality Act (CEQA) guidelines, the project qualifies for a categorical exemption 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. This project fits within the Class 3 exemption because it is a single-family dwelling on an existing legal building site.

Further, none of the exceptions outlined in State CEQA Guidelines Section 15300.2 apply. The project site does not contain any environmentally sensitive areas. There are no unusual circumstances resulting in a significant impact on the environment as the project is similar in scope to other developed properties in the surrounding developed neighborhood. 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 as the project site does not contain any environmentally sensitive areas. 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 existing single-family dwelling, detached garage, and the subject property are not a historic resource as determined by the Historic Resource Assessments prepared for the project. Consequently, additional environmental analysis is not necessary to meet the requirements of the CEQA.

Therefore, the 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: September 25, 2025.

Heather Steven  
Signature

Date: 9/26/2025

Heather Steven  
Name

Title: Senior 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**

SEP 29 2025

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

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

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Receipt No.: RPT20250000268981

Finalization No.: 20250000297930

Cashier: 135

Register: SOUTHCOUNTY1A

Date/Time: 09/29/2025 09:31 AM

Item	Title	Count
1	201	1
EIR: Exempt or Previously Paid		
Document ID	Amount	
Doc# 202585000934	\$50.00	
Time Recorded 09:31 AM		

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Total Amount Due: \$50.00

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Total Paid

Check Tendered: \$50.00

#950

Amount Due: \$0.00

THANK YOU  
PLEASE RETAIN THIS RECEIPT  
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