



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-12/12/2025-0967

202585001210

FILED

December 12, 2025

HUGH NGUYEN
CLERK - RECORDER

By LEAH JEN
Deputy clerk

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

TYPE OR PRINT CLEARLY

Project Title

TURF CARE MAINTENANCE FACILITY ("PROPOSED PROJECT")

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 12/12/2025

Posted 12/12/2025 Removed _____

Returned to agency on _____

DEPUTY 483

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

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

From: (Public Agency): City of Laguna Niguel
Community Development Department
30111 Crown Valley Parkway
Laguna Niguel, CA 92677

County Clerk
County of: Orange
601 N. Ross Street
Santa Ana, CA 92701

Project Title: Turf Care Maintenance Facility ("Proposed Project")

Project Applicant: El Niguel Country Club, 23700 Clubhouse Drive, Laguna Niguel, California 92677

Project Location - Specific: 23700 Clubhouse Drive, Laguna Niguel, California 92677 ("Project Site")

Description of Nature, Purpose and Beneficiaries of Project: The Project Applicant is seeking approval of a Site Development Permit to allow replacement of the existing turf care facility at the El Niguel Country Club within the existing 1.5-acre footprint. No expansion of the existing footprint is proposed. City Council has adopted Resolution No. 2025-1518, denying the appeal and upholding the Planning Commission's decision to approve Site Development Permit Amendment SP96-37A01, subject to conditions of approval.

Name of Public Agency Approving the Project: City of Laguna Niguel

Name of Person or Agency Carrying Out the Project: El Niguel Country Club

Exempt Status: (check one):

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 1080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: Section 15302(b) and 15304
- ☐ Statutory Exemptions. State code number: _____

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DEC 12 2025

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BY: KD DEPUTY

Reasons why project is exempt:

The Proposed Project qualifies under CEQA Guidelines Section 15302(b) as a replacement or reconstruction of existing structures and facilities where the new structure will be located at the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. In addition, the Proposed Project qualifies under CEQA Guidelines Section 15304 consisting of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry and agricultural purposes. The Project Applicant is seeking approval of a Site Development Permit to allow replacement of the existing turf care facility at the El Niguel Country Club within the existing 1.5-acre footprint. No expansion of the existing footprint is proposed. The current facility includes a 3,500 square foot Operations Building with approximately 1,000 square feet of covered but not enclosed space, a 3,500 square foot Storage Building with approximately 1,200 square feet of covered but not enclosed space, and a pump station and building. An additional 800 square feet of covered but not enclosed storage space is located just north of the Storage Building. Currently, the facility serves as a central location for the storage and maintenance of all the landscaping equipment used on the golf course and the Country Club facility. Pursuant to CEQA Guidelines Section 15300.2, no exceptions to these exemptions apply. See attached Technical Memorandum dated September 26, 2025, for additional information.

Notice of Exemption

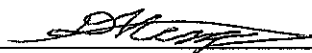
Appendix E

Lead Agency

Contact Person: Daniel Kesicbasian Area Code/Telephone/Extension: (949) 362-4396

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature:  Date: 12/11/25 Title: Associate Planner

☒ Signed by Lead Agency

☐ Signed by Applicant

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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

Print	STAMP	Save
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RECEIPT NUMBER:
30-12/12/2025-0967
STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF LAGUNA NIGUEL	LEAD AGENCY EMAIL	DATE 12/12/2025
COUNTY/STATE AGENCY OF FILING ORANGE COUNTY	DOCUMENT NUMBER 202585001210	
PROJECT TITLE		

TURF CARE MAINTENANCE FACILITY ("PROPOSED PROJECT")

PROJECT APPLICANT NAME EL NIGUEL COUNTRY CLUB	PROJECT APPLICANT EMAIL		PHONE NUMBER (949) 362-4396
PROJECT APPLICANT ADDRESS 23700 CLUBHOUSE DRIVE	CITY LAGUNA NIGUEL	STATE CA	ZIP CODE 92677

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 Kalci Do Deputy Clerk
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