



HUGH NGUYEN
CLERK - RECORDER

BIRTH AND DEATH RECORDS
FICTITIOUS BUSINESS NAMES
MARRIAGE LICENSES/RECORDS
NOTARY REGISTRATION
ORANGE COUNTY ARCHIVES
PASSPORTS
PROPERTY RECORDS

December 5, 2025

CITY OF LAGUNA BEACH
505 FOREST AVE
LAGUNA BEACH, CA 92651

Office of the ORANGE COUNTY CLERK-RECORDER
Memorandum

SUBJECT: EIR NOTICE OF EXEMPTION

The attached notice was received, filed and a copy was posted on 12/5/2025

It remained posted for 30 (thirty) days.

HUGH NGUYEN
CLERK - RECORDER
In and for the County of ORANGE

By: 135 - Deputy

Public Resource Code 21092.3

The notice required pursuant to Sections 21080.4 and 21092 for an environmental impact report shall be posted in the office of the County Clerk of each county *** in which the project will be located and shall remain posted for a period of 30 days. The notice required pursuant to Section 21092 for a negative declaration shall be so posted for a period of 20 days, unless otherwise required by law to be posted for 30 days. The County Clerk shall post notices within 24 hours of receipt.

Public Resource Code 21152

All notices filed pursuant to this section shall be available for public inspection, and shall be posted *** within 24 hours of receipt in the office of the County Clerk. Each notice shall remain posted for a period of 30 days.

*** Thereafter, the clerk shall return the notice to the local lead agency *** within a notation of the period it was posted. The local lead agency shall retain the notice for not less than nine months.

Additions or changes by underline; deletions by ***

NORTH COUNTY BRANCH OFFICE
WELLS FARGO BUILDING
222 S. HARBOR BLVD., STE 110
ANAHEIM, CALIFORNIA 92805

ORANGE COUNTY
COUNTY ADMINISTRATIONSOUTH
601 N. ROSS STREET
SANTA ANA, CALIFORNIA 92701

OLD ORANGE COUNTY
COURTHOUSE
211 W. SANTA ANA BLVD. ROOM 201
SANTA ANA, CALIFORNIA 92701

SOUTH COUNTY BRANCH OFFICE
LAGUNA HILLS CIVIC CENTER
24031 EL TORO ROAD, SUITE 150
LAGUNA HILLS, CALIFORNIA 92653

30-12/05/2025-0934



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

202585001175

FILED

December 5, 2025

HUGH NGUYEN

CLERK - RECORDER

By 
Deputy clerk

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 25-1886, CDP 25-1887 AND VAR 25-1888, S COAST HWY LLC 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 12/05/2025
Posted 12/05/2025 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.



NOTICE OF EXEMPTION

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

FILED

DEC 05 2025

HUGH NGUYEN, CLERK-RECORDER

BY: DEPUTY

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

1. **APPLICANT:** Marshall Innins, Architect 410 Broadway #210, Laguna Beach CA 92651 (949) 376-1794
2. **LEAD AGENCY:** City of Laguna Beach, 505 Forest Ave. Laguna Beach CA, 92651
3. **PROJECT PLANNER:** Nancy Balmer-Csira, Planner (949) 715-1284
4. **PROJECT TITLE:** DR 25-1886, CDP 25-1887 and VAR 25-1888, S Coast Hwy LLC Residence
5. **PROJECT LOCATION:** 32005 Coast Highway, Laguna Beach, CA, 92651 (APN: 056-160-08)
6. **DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT:**
Construct a new single-family dwelling with a two-car garage, vehicular access, elevated decks, grading, retaining walls, pool, spa, landscaping, and construction in an environmentally sensitive area (oceanfront proximity) on a vacant building site in the R-1 (Residential Low Density) zone.

ENVIRONMENTAL DETERMINATION:

In accordance with the California Environmental Quality Act (CEQA) guidelines, the project qualifies for a categorical exemption pursuant to Section 15303 – 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. The Project involves the construction of a single-family dwelling with a two-car garage with elevated decks, terraces, a pool, spa, and landscaping.

Furthermore, the project is an allowed residential use in the R-1 zone. No evidence demonstrates a reasonable possibility that the project will have a significant effect on the environment due to unusual circumstances. None of the exceptions outlined in CEQA Section 15300.2 apply. The project site does not include a bluff and bluff setback. The project is not located on a hazardous waste site, or any list compiled under Government Code section 65962.5. The project will not result in significant adverse impacts to historical resources, as there are none on or adjacent to the site. Consequently, additional environmental analysis is not necessary to meet CEQA requirements.

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 November 13, 2025.

Nancy Balmer Csira
Signature

Date: December 2, 2025

Nancy Balmer-Csira
Name

Title: 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

DEC 05 2025

HUGH NGUYEN, CLERK-RECORDER

BY: HN 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
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RECEIPT NUMBER: 30-12/05/2025-0934
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF LAGUNA BEACH	LEAD AGENCY EMAIL	DATE 12/06/2025
COUNTY/STATE AGENCY OF FILING ORANGE COUNTY	DOCUMENT NUMBER 202585001175	
PROJECT TITLE DR 25-1886, CDP 25-1887 AND VAR 25-1888, S COAST HWY LLC RESIDENCE		

PROJECT APPLICANT NAME MARSHALLININNS, ARCHITECT	PROJECT APPLICANT EMAIL		PHONE NUMBER (949) 376-1794
PROJECT APPLICANT ADDRESS 410 BROADWAY #210	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)

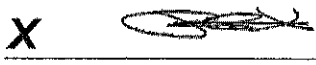
☐ Fee previously paid (attach previously issued cash receipt copy)

- | | | |
|---|-----------|----------|
| ☐ 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 	AGENCY OF FILING PRINTED NAME AND TITLE Roberto Uriostegui Deputy Clerk
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Orange County
Clerk-Recorder
Hugh Nguyen
601 N. Ross Street
Santa Ana, CA 92701
(714) 834-2500

Receipt No.: RPT20250000343341

Finalization No.: 20250000371736

Cashier: 135

Register: SOUTHCOUNTY1A

Date/Time: 12/05/2025 01:41 PM

Item	Title	Count
1	201	1
EIR: Exempt or Previously Paid		
Document ID	Amount	
Doc# 202585001175	\$50.00	
Time Recorded 01:41 PM		

Total Amount Due: \$50.00

Total Paid

Check Tendered: \$50.00

#15642

Amount Due: \$0.00

THANK YOU
PLEASE RETAIN THIS RECEIPT
FOR YOUR RECORDS
www.ocrecorder.com

