



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-01/26/2026-0049

202685000086

FILED

January 26, 2026

HUGH NGUYEN

CLERK - RECORDER

By Andy
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 25-1554, CDP 25-1555, REP 25-1626 & VA 25-2882 FASSERO 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 01/26/2026**
Posted 01/26/2026 Removed _____
Returned to agency on _____
DEPUTY 516

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

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

1. **APPLICANT:** Denise Xagorarakis, Architect 17900 Sky Park Cir. #102, Irvine CA 92614 (949) 422-4364
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 25-1554, CDP 25-1555, REP 25-1626 & VA 25-2882 Fassero Residence
5. **PROJECT LOCATION:** 1425 Morningside Drive, Laguna Beach, CA, 92651 (APN: 644-311-17)
6. **DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT:**
Construct a new 3,861 square-foot single-family residence, new landscaping, three-car tandem garage, elevated decks, grading, retaining walls, pool, spa, and fuel modification/landscaping on a vacant lot 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 - 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 construction of a single-family dwelling on an existing legal building site and no structures are proposed within the open space overlay/environmentally sensitive area.

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. 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. 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?

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RV. *AB* DEPUTY

Yes ☒ No ☐ If yes, the date of the public hearing was December 11, 2025.

Nancy Balmer-Csira
Signature

Date: December 29, 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.

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JAN 26 2026

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BY: AB DEPUTY



State of California - Department of Fish and Wildlife
2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT
DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

Print	Stateover	Save
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RECEIPT NUMBER: 30-01/26/2026-0049
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF LAGUNA BEACH	LEAD AGENCY EMAIL	DATE 01/26/2026
COUNTY/STATE AGENCY OF FILING ORANGE COUNTY	DOCUMENT NUMBER 202685000086	
PROJECT TITLE		

DR 25-1554, CDP 25-1555, REP 25-1626 & VA 25-2882 FASSERO RESIDENCE

PROJECT APPLICANT NAME DENISE XAGORARAKIS, ARCHITECT	PROJECT APPLICANT EMAIL	PHONE NUMBER (949) 422-4364
PROJECT APPLICANT ADDRESS 17900 SKY PARK CIR. #102	CITY IRVINE	STATE CA
		ZIP CODE 92614

PROJECT APPLICANT (Check appropriate box)

- ☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

CHECK APPLICABLE FEES:

- | | | |
|---|-------------|----------|
| ☐ Environmental Impact Report (EIR) | \$ 4,227.50 | \$ _____ |
| ☐ Mitigated/Negative Declaration (MND)(ND) | \$ 3,043.75 | \$ _____ |
| ☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$ 1,437.25 | \$ _____ |

☒ 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>Andy</i>	AGENCY OF FILING PRINTED NAME AND TITLE Xiaoxi Zhou 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.: RPT20260000024425

Finalization No.: 20260000024230

Cashier: 516

Register: SOUTHCOUNTY2A

Date/Time: 01/26/2026 02:08 PM

Item	Title	Count
1	Z01	1
EIR: Exempt or Previously Paid		
Document ID	Amount	
Doc# 202685000086	\$50.00	
Time Recorded 02:08 PM		

Total Amount Due: \$50.00

Total Paid

Check Tendered: \$50.00

#1104

Amount Due: \$0.00

THANK YOU
PLEASE RETAIN THIS RECEIPT
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www.ocrecorder.com

