ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-01|29|2026-0061

202685000103
FILED
January 29, 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-24-1151, CDP-24-1152, VAR-24-1153, PRANER RESIDENCE

Check Document being Filed:

- [ ] Environmental Impact Report (EIR)
- [ ] Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- [x] Notice of Exemption (NOE)
- [ ] Other (Please fill in type):

FILED IN THE OFFICE OF THE ORANGE COUNTY CLERK-RECORDER ON 01/29/2026
Posted 01/29/2026 **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

FILED

JAN 29 2026

HUGH NGUYEN, CLERK-RECORDER

BY: _____ DEPUTY

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

1. **APPLICANT:** David Parker, 1502 N. Coast Hwy, Laguna Beach, CA 92651, 949-872-6616
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-24-1151, CDP-24-1152, VAR-24-1153, Praner Residence
5. **PROJECT LOCATION:** 31731 Seacove Drive, Laguna Beach, CA, 92651 (APN: 053-092-16)
6. **DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT:**
   Additions and remodel of an existing single-family dwelling, new two-car garage, elevated decks, grading, landscaping, pool, and attached accessory dwelling unit (ADU). A Variance is requested for additions to encroach into the front yard setback, rear yard setback, and additional building setback, and to construct a pool within the front yard setback in the R-1 (Residential Low Density) Zoning District.

ENVIRONMENTAL DETERMINATION:

In accordance with the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt 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 existing or former use. Examples of projects that qualify for a Class 1 exemption under State CEQA Guidelines Section 15301 include interior or exterior alterations that include such things as interior partitions, plumbing, and electrical conveyances, and additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the additions, or 2,500 square feet, whichever is less, or 10,000 square feet if the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the area in which the project is located is not environmentally sensitive and is not an oceanfront lot. . As aforementioned, the Project involves the remodel of and addition to an existing single-family dwelling, one accessory dwelling unit, a pool and deck, and the Project has been conditioned to require approval of a Lot Line Adjustment (lot merger) prior to issuance of grading or building permits. Furthermore, the Project will not expand the use of the subject structure because the single-family home will continue to serve a residential use. Also, these additions will not result in an increase of more than 50 percent of the floor area of the structures before the additions, nor more than 2,500 square feet, and the project site is not located in an environmentally sensitive area. No evidence has been presented to demonstrate that there is a reasonable possibility that the proposed Project will have a significant effect on the environment due to unusual circumstances, and therefore is exemption from CEQA. There is no evidence of any unusual or special conditions that would result in a significant effect on the environment in that there are no historic resources or heritage trees on the 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 in that the site is fully developed with an existing single-family residence, decks, and pool, and is adjacent to developed residential properties. The City's environmentally sensitive area maps do not identify any such areas on-site or within the immediate Project vicinity, and there are no mapped watercourses on the subject site. There will be no cumulative impact resulting from successive projects of the same type in the same place, over time in that the Project proposes one accessory dwelling unit and only a junior accessory dwelling could be permitted on the subject site in the future. There are no unusual circumstances resulting in a significant impact on the environment in that there are no historic resources or heritage trees on the site, or any other concerns with regards to the Project site. 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 in that the Project would not impact trees, there are no historic buildings or rock outcroppings on the site, and the closest officially designated state scenic highway is located near Anaheim and therefore the Project will not result in damage to scenic resources within or near such 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 there is no historic resource on the site or

immediately adjacent to the site. Consequently, additional environmental analysis is not necessary to meet the requirements of the CEQA.

Therefore, the City Council 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 - 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: January 27, 2026.

Heather Steven Digitally signed by Heather Steven DN: C=US, E=hsteven@lagunabeachcity.net, O=City of Laguna Beach, OU=Community Development Department, CN=Heather Steven Date: 2026.01.28 13:46:35-08'00'
Signature

Date: January 28, 2026

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

JAN 29 2026

HUGH NGUYEN, CLERK-RECORDER

BY: _____ 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 | StartOver | Save

RECEIPT NUMBER:
30-01/29/2026-0061

STATE CLEARINGHOUSE NUMBER *(If applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF LAGUNA BEACH		01/29/2026
COUNTY/STATE AGENCY OF FILING		**DOCUMENT NUMBER**
ORANGE COUNTY		202685000103

PROJECT TITLE

DR-24-1151, CDP-24-1152, VAR-24-1153, PRANER RESIDENCE

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL		PHONE NUMBER
DAVID PARKER			(949) 872-6616
PROJECT APPLICANT ADDRESS	**CITY**	**STATE**	**ZIP CODE**
1502 N. COAST HWY	LAGUNA BEACH	CA	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)	$ 4,227.50	$
☐ 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	AGENCY OF FILING PRINTED NAME AND TITLE
X Andy	Xiaoxi Zhou Deputy Clerk

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

Receipt No.: RPT20260000028284

Finalization No.: 20260000028049

Cashier: 516

Register: SOUTHCOUNTY2A

Date/Time: 01/29/2026 11:04 AM

Item	Title	Count
1	Z01	1

EIR: Exempt or Previously Paid

Document ID	Amount
Doc# 202685000103	$50.00
Time Recorded 11:04 AM	

Total Amount Due:	$50.00
Total Paid	
Check Tendered: #3850	$50.00
Amount Due:	$0.00

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