



HUGH NGUYEN
CLERK - RECORDER

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

January 30, 2026

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 1/30/2026

It remained posted for 30 (thirty) days.

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

By: 516 - 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



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-01/30/2026-0068

202685000112

FILED

January 30, 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

CUP 2026-0066, THE SEAHORSE LOUNGE

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 01/30/2026
Posted 01/30/2026 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 30 2026

HUGH NGUYEN, CLERK-RECORDER

BY: Ab DEPUTY

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

1. **APPLICANT:** Garry Ledesma, 1796 S Coast Highway, Laguna Beach, CA 92651 (949) 306-4242
2. **LEAD AGENCY:** City of Laguna Beach, 505 Forest Ave. Laguna Beach, CA, 92651
3. **PROJECT PLANNER:** Sarah Olsen, Assistant Planner (949) 715-1149
4. **PROJECT TITLE:** CUP 2026-0066, The Seahorse Lounge
5. **PROJECT LOCATION:** 1796 S Coast Highway, Laguna Beach, CA 92651 (APN: 644-271-07)
6. **DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT:**

Historic preservation incentive for a parking requirement reduction of 75% (18 spaces) at an existing commercial property to accommodate a coffee shop, a retail store, and a tavern in the C-1 (Local Business District) Zoning District.

ENVIRONMENTAL DETERMINATION:

In accordance with the California Environmental Quality Act (CEQA), the recommended action is exempt from further review per State CEQA Guidelines Section 15301, Class 1, Existing Facilities, and Section 15331 Historical Resource Restoration/Rehabilitation. Class 1 allows for repair, maintenance, or minor alteration of existing structures or topographical features, involving negligible or no expansion of former use. Class 31 allows for the maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995). As aforementioned, the project involves a parking requirement reduction for an existing commercial property to accommodate a coffee shop, a retail store, and a tavern, and 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 exempt from CEQA.

Further, none of the exceptions outlined in CEQA Guidelines, section 15300.2 applies. There is nothing unusual about the project site or the project itself that would lead to a potentially significant impact. And, even if an unusual circumstance did exist (one does not), there is no reasonable possibility that the project would have a significant effect on the environment. The project site is zoned for commercial development and provides adequate off-street parking with a 75% parking reduction and eight (8) parking spaces provided on-site. Further, the project will not result in damage to scenic resources within a highway officially designated as a state scenic highway; 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 site which is included on any list compiled pursuant to Government Section 65962.5; the project site has not been designated as a hazardous waste site. Further, the project will not cause a substantial adverse change in the significance of a historic resource. Thus, the Class 31 categorical exemption applies.

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 (Class 1 – Existing Facilities), and Section 15331 (Class 31 – Historical Resource Restoration/Rehabilitation).

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.

Sarah Olsen
Signature

Date: January 29, 2026

Sarah Olsen
Name

Title: Assistant 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 30 2026

HUGH NGUYEN, CLERK-RECORDER

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

Cancel/Over

Save

RECEIPT NUMBER:

30-01/30/2026-0068

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF LAGUNA BEACH		01/30/2026
COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER	
ORANGE COUNTY	202685000112	
PROJECT TITLE		

CUP 2026-0066, THE SEAHORSE LOUNGE

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
GARRY LEDESMA		(949) 306-4242
PROJECT APPLICANT ADDRESS	CITY	STATE
1796 S COAST HIGHWAY	LAGUNA BEACH	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) \$ 4,227.50 \$ _____
☐ 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 <i>Andy</i>	Xiaoxi Zhou Deputy Clerk

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

Receipt No.: RPT20260000030128

Finalization No.: 20260000029883

Cashier: 516

Register: SOUTHCOUNTY2A

Date/Time: 01/30/2026 12:16 PM

Item	Title	Count
1	Z01	1

EIR: Exempt or Previously Paid

Document ID	Amount
Doc# 202685000112	\$50.00

Time Recorded 12:16 PM

Total Amount Due: \$50.00

Total Paid

Check Tendered: \$50.00

#9007

Amount Due: \$0.00

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

