



**HUGH NGUYEN**  
CLERK - RECORDER

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

February 13, 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 2/13/2026

**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



ORANGE COUNTY  
CLERK-RECORDER  
CEQA FILING COVER SHEET

30-02/13/2026-0105

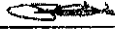
202685000172

**FILED**

February 13, 2026

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

DESIGN REVIEW 2025-1431, COASTAL DEVELOPMENT PERMIT 2025-1432, VARIANCE 2025-1433 AND REVOCABLE ENCROACHMENT PERMIT 2025-1434

**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 02/13/2026**  
 Posted 02/13/2026 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.




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? Yes

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: February 12, 2026.

  
\_\_\_\_\_  
Signature

Date: February 12, 2026

13

*FOR*  
**BILL RODRIGUES**  
\_\_\_\_\_  
Shehriyar Khan

Title: Associate 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**

FEB 13 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

RECEIPT NUMBER:  
 30-02/13/2026-0105

STATE CLEARINGHOUSE NUMBER (if applicable)

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY CITY OF LAGUNA BEACH	LEAD AGENCY EMAIL	DATE 02/13/2026
COUNTY/STATE AGENCY OF FILING ORANGE COUNTY	DOCUMENT NUMBER 202685000172	
PROJECT TITLE		

DESIGN REVIEW 2025-1431, COASTAL DEVELOPMENT PERMIT 2025-1432, VARIANCE 2025-1433 AND REVOCABLE ENCROACHMENT PERMIT 2025-1434

PROJECT APPLICANT NAME MARK ABEL, ARCHITECT, ABEL ARCHITECTURE	PROJECT APPLICANT EMAIL	PHONE NUMBER (949) 813-8058
PROJECT APPLICANT ADDRESS 668 N COAST HWY #1255	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) \$ 4,227.50 \$ \_\_\_\_\_  
 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 <b>X</b>	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.: RPT20260000045074

Finalization No.: 20260000044713

Cashier: 135

Register: SOUTHCOUNTY1A

Date/Time: 02/13/2026 02:15 PM

Item	Title	Count
1	Z01	1

EIR: Exempt or Previously Paid

Document ID	Amount
Doc# 202695000172	\$50.00

Time Recorded 02:15 PM

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Total Amount Due: \$50.00

Total Paid

Check Tendered: \$50.00

#194

Amount Due: \$0.00

THANK YOU  
PLEASE RETAIN THIS RECEIPT  
FOR YOUR RECORDS  
[www.ccrecorder.com](http://www.ccrecorder.com)

