



ORANGE COUNTY  
CLERK-RECORDER  
CEQA FILING COVER SHEET

202685000190

**FILED**

February 20, 2026

HUGH NGUYEN

CLERK - RECORDER

By H. Nguyen  
Deputy clerk

30-02/20/2026-0120

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

COASTAL DEVELOPMENT PERMIT, USE PERMIT, AND VARIANCE FOR A NEW SINGLE-FAMILY DWELLING

**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 02/20/2026**

Posted 02/20/2026 Removed \_\_\_\_\_

Returned to agency on \_\_\_\_\_

DEPUTY 428

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.

## CEQA NOTICE OF EXEMPTION

**To:** County Clerk, County of Orange

**From:** County of Orange  
OC Public Works, Development Services/Planning

Planning Application Number (PA): PA24-0160

**Project Title:** Coastal Development Permit, Use Permit, and Variance for a New Single-Family Dwelling

**Project Location(s):** 1100 Emerald Bay, Laguna Beach, CA 92651

**Project Description:** The proposed project involves the approval of Coastal Development Permit, Use Permit, and Variance to demolish an existing single-family residence and construct a new 6,856 square feet, two-story house (Project) at 1100 Emerald Bay in Laguna Beach. The scope of work for the Project includes an attached 1,813-square-foot 6-car subterranean garage and 1-car lattice carport, retaining walls ranging between 5 feet to 19 feet and 6 inches in height within the front and side yard setback areas, and a reduced front yard setback of 5 feet.

**Name of Public Agency Approving Project:** OCPW Zoning Administrator

**Name of Applicant Carrying-Out Project:** Brian Flornes, Property Owner and Applicant

**Address of Applicant:** 1100 Emerald Bay, Laguna Beach, CA 92651

**FILED**

**FEB 20 2026**

**HUGH NGUYEN, CLERK-RECORDER**

BY: MG DEPUTY

**Exempt Status:**

- Ministerial (Guidelines Section No. 15268)
- Emergency Project (Guidelines Section No. 15269 )
- Common Sense (Guidelines Section No. 15061(b)(3))
- Statutory Exemption: State Code number:
- Categorical Exemption: Section 15302 – Class 2 – Replacement or Reconstruction
- Other Exemption:

**Reason(s) why project is exempt:** The exemption provides for the replacement or reconstruction of existing structures where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

**Date of Decision:** 2/20/2026

**CEQA Contact Person:** Virginia Gomez, Senior Planner Phone: 714-667-1614

**Project Manager Signature:** 

**Name:** Ilene Lundfelt

**Title:** Associate Planner

**Fish & Game Fees:** Pursuant to Section 711.4 (c) (2)(A) of the California Fish and Game Code, this project is exempt from the required fees, as it is exempt from CEQA.


Form Rev. 3.12.20



 County Administration South  
601 North Ross Street  
Santa Ana, California 92701

 P.O. Box 4048  
Santa Ana, CA 92702-4048

 info@ocpw.ocgov.com

 (714) 667-8800

 OCPublicWorks.com



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:  
 30-02/20/2026-0120  
 STATE CLEARINGHOUSE NUMBER (if applicable)

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

LEAD AGENCY OCPW, DEVELOPMENT SERVICES	LEAD AGENCY EMAIL	DATE 02/20/2026
COUNTY/STATE AGENCY OF FILING ORANGE COUNTY	DOCUMENT NUMBER 202685000190	

PROJECT TITLE  
 COASTAL DEVELOPMENT PERMIT, USE PERMIT, AND VARIANCE FOR A NEW SINGLE-FAMILY DWELLING

PROJECT APPLICANT NAME BRIAN FLORNES	PROJECT APPLICANT EMAIL	PHONE NUMBER (714) 667-1614
PROJECT APPLICANT ADDRESS 1100 EMERALD BAY	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> <i>lgomez</i>	AGENCY OF FILING PRINTED NAME AND TITLE Melissa Gomez Deputy Clerk
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