



HUGH NGUYEN
CLERK - RECORDER

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

March 3, 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 3/3/2026

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 - 03/03/2026 - 0148

202685000227

FILED

March 3, 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

DR 2026-0018, CDP 2026-0019, AND REP 2026-0020

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 03/03/2026**
 Posted 03/03/2026 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.



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:** Tim Nicol, 604 Vista Lane, Laguna Beach, CA 92651 (949) 494-0026
2. **LEAD AGENCY:** City of Laguna Beach, 505 Forest Ave. Laguna Beach, CA, 92651
3. **PROJECT PLANNER:** Samantha Beier, Planning Manager, (949) 497-0730
4. **PROJECT TITLE:** DR 2026-0018, CDP 2026-0019, and REP 2026-0020
5. **PROJECT LOCATION:** 2360 San Clemente Street (APN: 656-122-06)
6. **DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT:** The applicant requests approval to remodel an existing dwelling and carport with a minor addition, including façade modifications, elevated decks, retaining walls, grading, hardscape and right-of-way improvements, and to construct and attached accessory dwelling unit (ADU) in the R-1 (Residential Low Density) zone.

ENVIRONMENTAL DETERMINATION: The Project is exempt from CEQA pursuant to Section 15303 of the State CEQA Guidelines. Here, the project consists of remodeling the existing single-family dwelling and constructing an attached ADU and associated on and offsite improvements on already disturbed land within an existing residential neighborhood with adjacent properties already developed with residential structures and improvements. None of the exceptions outlined in CEQA Guidelines section 15300.2 apply.

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 – Section 15303 - New Construction or Conversion of Small Structures).

7. 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.

Samantha Beier, Planning Manager

Date: February 16, 2026

Signed by Lead Agency

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

FILED

MAR 03 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:
 30-03/03/2026-0148
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF LAGUNA BEACH	LEAD AGENCY EMAIL	DATE 03/03/2026
COUNTY/STATE AGENCY OF FILING ORANGE COUNTY	DOCUMENT NUMBER 202685000227	

PROJECT TITLE

DR 2026-0018, CDP 2026-0019, AND REP 2026-0020

PROJECT APPLICANT NAME TIM NICOL	PROJECT APPLICANT EMAIL	PHONE NUMBER (949) 497-0730
PROJECT APPLICANT ADDRESS 604 VISTA LANE	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 X	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.: RPT20260000064169

Finalization No.: 20260000063666

Cashier: 135

Register: SOUTHCOUNTY1A

Date/Time: 03/03/2026 11:49 AM

Item	Title	Count
1	Z01	1

EIR: Exempt or Previously Paid

Document ID	Amount
Doc# 202685000227	\$50.00

Time Recorded 11:49 AM

Total Amount Due: \$50.00

Total Paid

Check Tendered: \$50.00

#2626

Amount Due: \$0.00

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

