

**HUGH NGUYEN**  
CLERK - RECORDER

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

March 31, 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 3/31/2026

**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

30-03/31/2026-0247

202685000362

**FILED**

March 31, 2026

HUGH NGUYEN

CLERK - RECORDER

By Amg  
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 2026-0278, CDP 2026-0279, VAR 2026-0280, ABEL RESIDENCE

**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 03/31/2026**

Posted 03/31/2026 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

MAR 31 2026

HUGH NGUYEN, CLERK-RECORDER

BY: AB DEPUTY

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

1. **APPLICANT:** Gregg Abel, 855 La Vista Drive Laguna Beach, CA 92651, (949) 683-1007  
gregg@greggabel.com.
2. **LEAD AGENCY:** City of Laguna Beach, 505 Forest Ave. Laguna Beach, CA, 92651.
3. **PROJECT PLANNER:** Shehriyar Khan, Associate Planner, (949) 715-0672  
skhan@lagunabeachcity.net
4. **PROJECT TITLE:** DR 2026-0278, CDP 2026-0279, VAR 2026-0280, Abel Residence
5. **PROJECT LOCATION:** 855 La Vista Drive, Laguna Beach, CA, 92651 (APN: 641-352-57)
6. **DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT:**  
Construct a new 972 square-foot detached ADU, an elevated deck, grading, stairs, air conditioning unit, and associated retaining walls within a significantly modified watercourse setback area 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 15303, New Construction or Conversion of Small Structures, and Section 15305, Minor Alteration in Land Use Limitations, because the proposed project scope involves the construction of an accessory dwelling unit located partially within a modified (i.e., underground piped) watercourse setback. Here, the project includes the construction of a single detached accessory dwelling unit (ADU) of approximately 972 square feet on a developed residential lot, which is located within an established urbanized residential neighborhood and is also already developed with an existing single-family residence. The project includes limited grading, retaining walls, and an elevated deck associated with residential development, all confined to the immediate area of the ADU and previously disturbed portions of the site. is a detached ADU which requires limited grading and retaining walls on a slope. In addition, the mapped watercourse has been substantially modified and is conveyed through an existing storm drain system. The proposed improvements will not alter drainage patterns or interfere with the function of this infrastructure. There is no evidence of any unusual or special conditions that would result in a significant effect on the environment.

Further, none of the exceptions outlined in State CEQA Guidelines Section 15300.2 apply. The project site does not contain any environmentally sensitive areas. The mapped watercourse has been significantly modified and incorporated as part of the City's drainage system. The utility easement further protects the subterranean drainage course and infrastructure. There will be no cumulative impacts because the ADU and related improvements are located on an area of the property that has not undergone successive development. There are no unusual circumstances resulting in a significant impact on the environment because the project is an allowed use in the R-1 zone, has been designed to meet zone standards, and the findings can be made to the support the variance request. 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 because it is not located within a designated state scenic 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 because the project site is not a historic property. Consequently, additional environmental analysis is not necessary to meet the requirements of the CEQA.

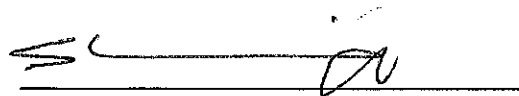
Therefore, the Design Review Board (DRB) has determined that further environmental evaluation is not required because:

- 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 – New Construction or Conversion of Small Structures), and Section 15305 (Class 5 - Minor Alteration in Land Use Limitations).

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: March 26, 2026.

  
\_\_\_\_\_  
Signature

Date: 3/31/2026

Shehriyar Khan  
Name

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**

MAR 31 2026

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY



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

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Receipt No.: RPT20260000096154

Finalization No.: 20260000095400

Cashier: 516

Register: SOUTHCOUNTY2A

Date/Time: 03/31/2026 11:33 AM

Item	Title	Count
1	201	1
EIR: Exempt or Previously Paid		
Document ID		Amount
Doc# 202685000362		\$50.00
Time Recorded 11:33 AM		

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Total Amount Due: \$50.00

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Total Paid

Check Tendered: \$50.00

#2167

Amount Due: \$0.00

THANK YOU

PLEASE RETAIN THIS RECEIPT

FOR YOUR RECORDS

[www.ocrecorder.com](http://www.ocrecorder.com)

