



ORANGE COUNTY  
CLERK-RECORDER  
CEQA FILING COVER SHEET

30-0511512026-0416

202685000579

**FILED**

May 15, 2026

HUGH NGUYEN  
CLERK - RECORDER

By [Signature]  
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

LOT LINE ADJUSTMENT 2023-1747 AND COASTAL DEVELOPMENT PERMIT 2025-0096

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 05/15/2026  
 Posted 05/15/2026 Removed \_\_\_\_\_  
 Returned to agency on \_\_\_\_\_  
 DEPUTY 878

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

MAY 15 2026

HUGH NGUYEN, CLERK-RECORDER

BY: EV DEPUTY

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

1. **APPLICANT:** Karen Huber, 675 Buena Vista Way, Laguna Beach CA 92651, (949) 683-1007
2. **LEAD AGENCY:** City of Laguna Beach, 505 Forest Ave. Laguna Beach, CA, 92651
3. **PROJECT PLANNER:** Claire Park, Assistant Planner, (949) 464-6632
4. **PROJECT TITLE:** Lot Line Adjustment 2023-1747 and Coastal Development Permit 2025-0096
5. **PROJECT LOCATION:** 675 Buena Vista Way and 620 Temple Hills Drive, Laguna Beach, CA 92651 (APNs 644-122-01 and 644-122-59)
6. **DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT:**  
Modify the location of common lot lines between the lots located at 675 Buena Vista Way and 620 Temple Hills Drive. No additional lots would be created as a result of the lot line adjustment.

### ENVIRONMENTAL DETERMINATION:

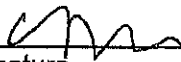
In accordance with the California Environmental Quality Act (CEQA), the recommended action is exempt from further review per State CEQA Guidelines Section 15061(b)(3), which states that CEQA does not apply to projects which have no potential for causing a significant effect on the environment. When it 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. As stated above, the proposed lot line adjustment involves a negligible exchange of land area between two existing legal building sites, with approximately 1,181 square feet added to 675 Buena Vista Way from the existing 620 Temple Hills Drive lot. The adjustment areas are primarily located within the side and rear yard setbacks for both lots. According to the applicant, the purpose of the proposed lot line adjustment is to reconfigure the open space areas between the two abutting properties. The project is located within an urbanized area surrounded by existing single-family development, residential density would remain unchanged, and no additional lots would be created as a result of the lot line adjustment.

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 15303 (Class 3 – Existing Facilities).

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: May 12, 2026.

Date: May 12, 2026.

  
\_\_\_\_\_  
Signature

Claire Park  
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**

MAY 15 2026

HUGH NGUYEN, CLERK-RECORDER

BY: EV 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**      **Start Over**      **Save**

RECEIPT NUMBER:  
 30-05/15/2026-0416  
 STATE CLEARINGHOUSE NUMBER (if applicable)

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

LEAD AGENCY CITY OF LAGUNA BEACH	LEAD AGENCY EMAIL	DATE 05/15/2026
COUNTY/STATE AGENCY OF FILING ORANGE COUNTY	DOCUMENT NUMBER 202685000579	
PROJECT TITLE		

LOT LINE ADJUSTMENT 2023-1747 AND COASTAL DEVELOPMENT PERMIT 2025-0096

PROJECT APPLICANT NAME KAREN HUBER	PROJECT APPLICANT EMAIL	PHONE NUMBER (949) 683-1007
PROJECT APPLICANT ADDRESS 675 BUENA VISTA WAY	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 Esmeralda Ventura Deputy Clerk
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