



HUGH NGUYEN
CLERK - RECORDER

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

July 14, 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 7/14/2026

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 ADMINISTRATION SOUTH
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 160
LAGUNA HILLS, CALIFORNIA 92653



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-07/14/2026-0610

202685000837

FILED

July 14, 2026

HUGH NGUYEN
CLERK - RECORDER

By Andy
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

PARCEL MAP 2026-0865 AND COASTAL DEVELOPMENT PERMIT 2026-0954

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 07/14/2026
Posted 07/14/2026 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.

FILED

JUL 14 2026

HUGH NGUYEN, CLERK-RECORDER

BY: Ar DEPUTY



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:** Liane Takano, 660 Newport Center Drive, Suite 1250, Newport Beach, CA 92660; ltakano@related.com; 949-660-7272
2. **LEAD AGENCY:** City of Laguna Beach, 505 Forest Ave. Laguna Beach, CA, 92651.
3. **PROJECT PLANNER:** Shaveta Sharma, Senior Planner, (949) 715-0958, ssharma@lagunabeachcity.net
4. **PROJECT TITLE:** Parcel Map 2026-0865 and Coastal Development Permit 2026-0954
5. **PROJECT LOCATION:** 340 St. Ann's Drive, Laguna Beach, CA, 92651 (APNs: 644-034-05, 644-034-09)
6. **DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT:**
Tentative Parcel Map 2026-0865 and Coastal Development Permit 2026-0954 merging four lots located at 340 St. Ann's Drive into two lots within the Local Business Professional (LBP) and Residential Medium Density (R-2) zones.

ENVIRONMENTAL DETERMINATION:

The proposed merger is being processed in conjunction with the previously approved Housing Development Project and associated Site Improvements approved by the Planning Commission on June 3, 2026. In acting on the Housing Development Project and associated Site Improvements, the Planning Commission relied on the prior environmental analysis prepared for the City's adopted Housing Element, including the Housing Element Initial Study/Negative Declaration, for which the City Council approved the Housing Element on January 11, 2022, with a Notice of Determination filed on January 25, 2022.

As part of that prior analysis, the subject property was identified in the City's Housing Element site inventory as a key opportunity site for affordable housing. The Housing Element environmental review contemplated redevelopment of the site with affordable residential uses, including the retention of church uses on-site, and analyzed development capacity for residential construction on the property. The approved Housing Development Project proposes 29 residential units, together with associated Site Improvements and the Merger, which fall within the development assumptions previously evaluated in the Housing Element Initial Study/Negative Declaration.

Accordingly, the proposed Merger does not require new environmental review because it is part of the same project previously analyzed and approved, and the City has not identified: (1) substantial changes to the project requiring major revisions to the previous environmental document due to new significant environmental effects or a substantial increase in the severity of previously identified effects; (2) substantial changes in the circumstances under which the project is being undertaken that would require major revisions to the previous environmental document; or (3) new information of substantial importance showing new or more severe significant effects that could not have been known when the prior negative declaration was adopted. Under Public Resources Code Section 21166 and State

CEQA Guidelines Section 15162, when those circumstances are absent, no subsequent or supplemental environmental review is required.

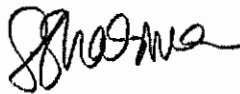
The proposed Merger is therefore within the scope of the prior CEQA determination for the Housing Development Project and associated Site Improvements, and the City may rely on that prior environmental analysis for purposes of taking action on the Merger. The Merger is being processed as an implementing action for the previously approved Housing Development Project and does not alter the nature, intensity, or environmental effects of the underlying development in a manner that would trigger further CEQA review. Notably, the Housing Development Project and the Planning Commission's approval of the same specifically contemplated the Merger, and Planning Commission-adopted Resolution No. 2026-0865 includes Condition No. 14 to require the Applicant to receive City Council approval of this Tentative Parcel Map 2026-0865 and Coastal Development Permit 2026-0954.

As an independent and alternative basis, the Planning Commission also found that the Housing Development Project component of the project qualifies for streamlined, ministerial treatment under the Affordable Housing on Faith and Higher Education Lands Act of 2023, Government Code section 65913.16, because the Housing Development Project satisfies the eligibility criteria and objective development standards as allowed by that statute and the Density Bonus Law. A qualifying housing development project approved as a "use by right" under Government Code section 65913.16 is not a "project" for purposes of CEQA. (Gov. Code, §65913.16(c), (b)(12)(B).) In addition, the Merger component of the project was found statutorily exempt from CEQA pursuant to Government Code section 65913.16, subdivision (l)(7), because the Merger is consistent with the objective subdivision standards in Chapter 21.08 of the Laguna Beach Municipal Code and Density Bonus Law.

Therefore, the City Council has determined that further environmental evaluation is not required because:

The project is exempt under State CEQA Guidelines Section 15162 or, in the alternative, the project is not a "project" or is exempt under Government Code Sections 65913.16(c), (b)(12)(B), and 65913.16(l)(7), and no further environmental analysis is required under CEQA.

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: July 7, 2026.



Date: July 8, 2026

Signature

Shaveta Sharma

Title: Senior 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

JUL 14 2026

HUGH NGUYEN, CLERK-RECORDER

BY: AJ

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	Scan/Over	Save
-------	-----------	------

RECEIPT NUMBER:
30-07/14/2026-0610
STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF LAGUNA BEACH	LEAD AGENCY EMAIL	DATE 07/14/2026
COUNTY/STATE AGENCY OF FILING ORANGE COUNTY	DOCUMENT NUMBER 202685000837	
PROJECT TITLE		

PARCEL MAP 2026-0865 AND COASTAL DEVELOPMENT PERMIT 2026-0954

PROJECT APPLICANT NAME LIANE TAKANO	PROJECT APPLICANT EMAIL ltakno@related.com	PHONE NUMBER (949) 660-7272
PROJECT APPLICANT ADDRESS 660 NEWPORT CENTER DRIVE, SUITE 1250	CITY NEWPORT BEACH	STATE CA
		ZIP CODE 92660

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 <i>Andy</i>	AGENCY OF FILING PRINTED NAME AND TITLE Xiaoxi Zhou Deputy Clerk
--------------------------------	--

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

Receipt No.: RPT20260000210465

Finalization No.: 20260000208832

Cashier: 516

Register: SOUTHCOUNTY3A

Date/Time: 07/14/2026 01:06 PM

Item	Title	Count
1	Z01	1

ETR: Exempt or Previously Paid

Document ID	Amount
Doc# 202685000837	\$50.00

Time Recorded 01:06 PM

Total Amount Due: \$50.00

Total Paid

Check Tendered: \$50.00

#11915

Amount Due: \$0.00

THANK YOU
PLEASE RETAIN THIS RECEIPT

FOR YOUR RECORDS

www.ocrecorder.com

