HUGH NGUYEN
CLERK - RECORDER

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

August 17, 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 8/17/2026

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 ***

ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-08/17/2026-0710
202685000959
FILED
August 17, 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

DESIGN REVIEW 2026-1347, COASTAL DEVELOPMENT PERMIT 2026-1074

Check Document being Filed:

- [ ] Environmental Impact Report (EIR)
- [ ] Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- [x] Notice of Exemption (NOE)
- [ ] Other (Please fill in type):

FILED IN THE OFFICE OF THE ORANGE COUNTY CLERK-RECORDER ON 08/17/2026
Posted 08/17/2026 **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

AUG 17 2026

HUGH NGUYEN, CLERK-RECORDER

BY: _____ DEPUTY

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

1. **APPLICANT:** Anders Lasater, 384 Forest Ave, Suite 12, Laguna Beach, CA 92651, (949) 497-1827 | eunice@anderslasaterarchitects.com
2. **LEAD AGENCY:** City of Laguna Beach, 505 Forest Ave. Laguna Beach, CA, 92651
3. **PROJECT PLANNER:** Sarah Olsen, Assistant Planner (949) 715-1149 | solsen@lagunabeachcity.net
4. **PROJECT TITLE:** Design Review 2026-1347, Coastal Development Permit 2026-1074
5. **PROJECT LOCATION:** 400 Locust Street, Laguna Beach, CA, 92651 (APN: 496-153-13)
6. **DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT:** Addition and remodel of an existing single-family dwelling, including a lower-level addition and an attached accessory dwelling unit (ADU) which exceeds the allowable building site coverage, and an elevated deck in the R-1 (Residential Low Density) zone.

ENVIRONMENTAL DETERMINATION:

In accordance with the California Environmental Quality Act (CEQA) guidelines, the project qualifies for a categorical exemption pursuant to Section 15301 - Existing Facilities, in that the project consists of the repair, maintenance, or minor alteration of existing structures or topographical features, involving negligible or no expansion of existing or former use, and Section 15303 – New Construction or Conversion of Small Structures, in that the project consists of construction and location of limited numbers of new, small structures. There is no evidence of any unusual or special conditions that would result in a significant effect on the environment in that the project is limited to a remodel to the existing single-family residence construction of a lower-level addition, development of an attached accessory dwelling unit (ADU) above the attached garage, and construction of an elevated deck and exterior access stairs serving the ADU. Further, none of the exceptions outlined in State CEQA Guidelines Section 15300.2 apply. The project site does not contain any environmentally sensitive areas because the site is already developed and is located within an established residential neighborhood. There will be no cumulative impact resulting from successive projects of the same type in the same place, over time, because the property is limited to one accessory dwelling unit and one junior accessory dwelling unit and could not exceed the allowable number of units. There are no unusual circumstances resulting in a significant impact on the environment because the property is already developed and the proposed project is limited in scope to a remodel to the existing single-family residence construction of a lower-level addition, development of an attached accessory dwelling unit (ADU) above the attached garage, and construction of an elevated deck and exterior access stairs serving the ADU. 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 no such resources exist on site or within the immediate project vicinity. 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 does not contain historic resources. 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 15301 (Class 1 – Existing

Facilities) and Section 15303 (Class 3 – New Construction or Conversion of Small Structures).

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: August 13, 2026.

SARAH FOR CLARE
Signature

Date: AUGUST 17, 2026

BILL RODRIGUES, AICP
Name

Title: PLANNING MANAGER

☒ 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

AUG 17 2026

HUGH NGUYEN, CLERK-RECORDER

BY: AT 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:
30-08/17/2026-0710

STATE CLEARINGHOUSE NUMBER *(If applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF LAGUNA BEACH		08/17/2026

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
ORANGE COUNTY	202685000959

PROJECT TITLE

DESIGN REVIEW 2026-1347, COASTAL DEVELOPMENT PERMIT 2026-1074

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
ANDERS LASATER	eunice@anderslasaterarchitects.com	(949) 497-1827

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
384 FOREST AVE, SUITE 12	LAGUNA BEACH	CA	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	AGENCY OF FILING PRINTED NAME AND TITLE
X Andy	Xiaoxi Zhou Deputy Clerk

ORIGINAL - PROJECT APPLICANT | COPY - CDFW/ASB | COPY - LEAD AGENCY | COPY - COUNTY CLERK | DFW 753.5a (Rev. 01012026)

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

Receipt No.: RPT20260000247360

Finalization No.: 20260000245427

Cashier: 516

Register: SOUTHCOUNTY3A

Date/Time: 08/17/2026 01:49 PM

Item	Title	Count
1	Z01	1

EIR: Exempt or Previously Paid

Document ID	Amount
Doc# 202685000959	$50.00
Time Recorded 01:49 PM	

Total Amount Due: $50.00

Total Paid

Check Tendered: $50.00
#756

Amount Due: $0.00

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