



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-09/24/2026-0807

202685001091

FILED

September 24, 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 2026-0024, CDP 2026-0025, AND VARIANCE 2026-0026 KRISHNA
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 09/24/2026

Posted 09/24/2026 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

FILED

SEP 24 2026

HUGH NGUYEN, CLERK-RECORDER

BY: fw DEPUTY

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

1. **APPLICANT:** Morris Skenderian, 1590 S. Coast Highway #8, Laguna Beach, CA 92651 (949) 497-3374 morris@msaarchitects.com
2. **LEAD AGENCY:** City of Laguna Beach, 505 Forest Ave. Laguna Beach, CA, 92651
3. **PROJECT PLANNER:** Wendy Jung, Principal Planner (949) 497-0321 wjung@lagunabeachcity.net
4. **PROJECT TITLE:** DR 2026-0024, CDP 2026-0025, and Variance 2026-0026 Krishna Residence
5. **PROJECT LOCATION:** 31985 & 31987 Coast Highway, Laguna Beach, CA 92651 (APN: 056-160-03 & 056-160-41)
6. **DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT:**

Demolish existing structures and construct a new single-family dwelling, two-car garage with new vehicular access, elevator height, grading, retaining walls, elevated decks, pool, spa, fencing, landscaping, and construction in an environmentally sensitive area (oceanfront) in the R-1 (Residential Low Density) zone.

ENVIRONMENTAL DETERMINATION:

Based on its review of the entire record before it, the City Council hereby finds and determines, in accordance with CEQA, that the Project is categorically exempt pursuant to State CEQA Guidelines 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. Here, the Project involves the demolition of existing structures and the construction of a single-family dwelling with an attached two-car garage with new vehicular access, elevator height, elevated decks, grading, retaining walls, pool, spa, fencing, and landscaping. Furthermore, the project is an allowed residential use in the R-1 zone.

Further, none of the exceptions outlined in CEQA Guidelines section 15300.2 apply. The project site does not contain any environmentally sensitive areas except for being an oceanfront property. There will be no cumulative impact resulting from successive projects of the same type in the same place, over time. There are no unusual circumstances resulting in a significant impact on the environment. 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 as it is proposed less than 3.6 feet above the curb along Coast Highway which is a highway officially designated as a 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. Consequently, additional environmental analysis is not necessary to meet the requirements of the CEQA.

Therefore, the City Council (CC) 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).

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: September 22, 2026.

Wendy Jung
Signature

Date: September 23, 2026

Wendy Jung
Name

Title: Principal 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

SEP 24 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

Print	Signature	Save
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RECEIPT NUMBER: 30-09/24/2026-0807
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF LAGUNA BEACH	LEAD AGENCY EMAIL	DATE 09/24/2026
COUNTY/STATE AGENCY OF FILING ORANGE COUNTY	DOCUMENT NUMBER 202685001091	
PROJECT TITLE DR 2026-0024, CDP 2026-0025, AND VARIANCE 2026-0026 KRISHNA RESIDENCE		

PROJECT APPLICANT NAME MORRIS SKENDERIAN	PROJECT APPLICANT EMAIL	PHONE NUMBER (949) 497-3374
PROJECT APPLICANT ADDRESS 1590 S. COAST HIGHWAY #8	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.: RPT20260000286853

Finalization No.: 20260000284605

Cashier: 135

Register: SOUTHCOUNTY1A

Date/Time: 09/24/2026 01:38 PM

Item	Title	Count
1	Z01	1

EIR: Exempt or Previously Paid

Document ID	Amount
Doc# 202685001091	\$50.00

Time Recorded 01:38 PM

Total Amount Due: \$50.00

Total Paid

Check Tendered: \$50.00

#15147

Amount Due: \$0.00

THANK YOU

PLEASE RETAIN THIS RECEIPT

FOR YOUR RECORDS

www.ocrecorder.com

