



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-09/24/2026-0806

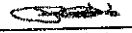
202685001090

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

DESIGN REVIEW 2026-0922 & VARIANCE 2026-0923

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:  DEPUTY

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

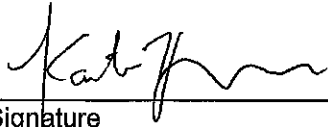
1. **APPLICANT:** Horst Noppenberger (Architect), 247 Forest Ave. Laguna Beach, CA 92651, (949)494-9569
horst@horst-architects.com
2. **LEAD AGENCY:** City of Laguna Beach, 505 Forest Ave. Laguna Beach, CA, 92651
3. **PROJECT PLANNER:** Kate Kazama, Senior Planner, (949)497-0748 kkazama@lagunabeachcity.net
4. **PROJECT TITLE:** Design Review 2026-0922 & Variance 2026-0923
5. **PROJECT LOCATION:** 31552 Eagle Rock Way Laguna Beach, CA 92651 | APN: 056-087-18
6. **DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT:**
Construct additions (424 square feet) including 172 square feet at the upper level, landscaping, new window and door openings, to create new on-site vehicular access, and to exceed the allowable building site coverage and floor area at 31552 eagle rock way in the Village Community 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 15305 – Minor Alterations in Land Use Limitations in that the project consists of setback variances that do not create any new parcel. There is no evidence of any unusual or special conditions that would result in a significant effect on the environment. Here, the project consists of additions, landscaping, and new vehicular access. The requested setback variance is to encroach into the required side and front yard but would not result in the creation of a new parcel or any change in land use or density. Further, none of the exceptions outlined in State CEQA Guidelines Section 15300.2 apply. The project site does not contain any environmentally sensitive areas. 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. 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 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 15305 (Class 5 – Minor Alterations 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: June 25, 2026



Signature

Date: September 23, 2026

Kate Kazama
Name

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

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:
30-09/24/2026-0806
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 202685001090	
PROJECT TITLE		

DESIGN REVIEW 2026-0922 & VARIANCE 2026-0923

PROJECT APPLICANT NAME HORST NOPPENBERGER (ARCHITECT)	PROJECT APPLICANT EMAIL	PHONE NUMBER (949) 494-9569
PROJECT APPLICANT ADDRESS 247 FOREST AVE	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 	AGENCY OF FILING PRINTED NAME AND TITLE Roberto Urlostegui 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.: RPT20260000286762
Finalization No.: 20260000284514
Cashier: 135
Register: SOUTHCOUNTY1A
Date/Time: 09/24/2026 01:05 PM

Item	Title	Count
1	Z01	1
EIR: Exempt or Previously Paid		
Document ID		Amount
Doc# 202685001090		\$50.00
Time Recorded 01:05 PM		
Total Amount Due:		\$50.00
Total Paid		
Check Tendered:		\$50.00
#137		
Amount Due:		\$0.00

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

