HUGH NGUYEN
CLERK - RECORDER

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

October 26, 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 10/26/2026

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

30-10/26/2026-0883
202685001207
FILED
October 26, 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

DESIGN REVIEW 2026-1967 (MERMAID PARKING LOT RENOVATION)

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 10/26/2026
Posted 10/26/2026 **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

OCT 26 2026

HUGH NGUYEN, CLERK-RECORDER

BY: _____ DEPUTY

☒ *Exempt from recording fees pursuant to Govt. Code §27383*

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

1. **APPLICANT:** City of Laguna Beach, 505 Forest Avenue, Laguna Beach, CA, 92651, csanford@lagunabeachcity.net, (949) 715-8621
2. **LEAD AGENCY:** City of Laguna Beach, 505 Forest Ave. Laguna Beach, CA, 92651
3. **PROJECT PLANNER:** Shehriyar Khan, Associate Planner, skhan@lagunabeachcity.net, (949) 715-0672
4. **PROJECT TITLE:** Design Review 2026-1967 (Mermaid Parking Lot Renovation)
5. **PROJECT LOCATION:** 348 Glenneyre Street, Laguna Beach, CA, 92651 (APN: 641-266-09)
6. **DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT:** The project involves renovating the existing City-owned Mermaid Public Parking Lot No. 5 within the CBD-2 (Downtown Commercial) District of the Downtown Specific Plan area. The scope includes repair, rehabilitation, and minor alterations to the existing parking lot, such as constructing low seat walls around the two entrance planters, installing new landscaping within the planters, adding decorative brick paving at the Glenneyre Street driveway entrance, relocating the existing pay station and trash receptacle, slurry-sealing and restriping the parking lot, and completing related improvements.

ENVIRONMENTAL DETERMINATION:

The Project is exempt from CEQA under Section 15301 (Class 1 – Existing Facilities) because it consists of the repair, rehabilitation, and minor alteration of an existing public parking lot and its associated facilities. The deteriorated planter walls would be replaced with new 18-inch brick-veneer seat walls, a decorative brick paving strip would be added at the entrance, the existing pay station and trash receptacle would be relocated, bollards would be installed at the relocated pay station, and the lot would be slurry sealed and restriped. The lot is not enlarged, the number of stalls (15) does not change, and no new or more intensive use is proposed. All work occurs within the existing developed footprint of the lot and its two planters

Further, none of the exceptions outlined in CEQA Guidelines section 15300.2 apply. The project site does not contain any environmentally sensitive areas. The site is an existing paved public parking lot in a developed downtown setting. The only natural features are the two existing planters, and the two mature magnolia trees in them would be retained and protected. There will be no cumulative impact resulting from successive projects of the same type in the same place, over time. The Project does not change the use or capacity of the lot, and staff is not aware of successive projects of the same type planned for this site. There are no unusual circumstances resulting in a significant impact on the environment. The Project is a small entrance improvement to an existing paved parking lot, and nothing about its size, location, or features distinguishes it from other Class 1 projects. 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 retains both mature trees and removes no scenic resource, and the site is a developed downtown parcel. Site is not within a designated state scenic highway corridor. 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 site is an existing public parking lot and is not included on any list compiled under Government Code Section 65962.5. The project will not result in significant adverse impacts to historical resources as defined by CEQA. The parking lot is not listed on the City's Historic Register nor is it considered a historic resource for the purpose of CEQA, and the adjacent buildings, including the building with the mural, are outside the limits of work. Consequently, additional environmental analysis is not necessary to meet the requirements of the CEQA.

Therefore, the Planning Commission (PC) 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).

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: October 21, 2026.

Signature

Date: 10/23/2026

Shehriyar Khan
Name

Title: Associate 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

OCT 26 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 | Start Over | Save

RECEIPT NUMBER:
30-10/26/2026-0883

STATE CLEARINGHOUSE NUMBER *(If applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF LAGUNA BEACH		10/26/2026

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
ORANGE COUNTY	202685001207

PROJECT TITLE

DESIGN REVIEW 2026-1967 (MERMAID PARKING LOT RENOVATION)

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL		PHONE NUMBER
CITY OF LAGUNA BEACH			(949) 715-8621
PROJECT APPLICANT ADDRESS	**CITY**	**STATE**	**ZIP CODE**
505 FOREST AVENUE	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	$
☐ Other		$

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☐ Other **TOTAL RECEIVED** $ 0.00

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)