

**HUGH NGUYEN**  
CLERK-RECORDER

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

CITY OF LAGUNA BEACH  
505 FOREST AVE  
LAGUNA BEACH, CA 92651

Office of the Orange County Clerk-Recorder  
**Memorandum**

SUBJECT: NOTICE OF EXEMPTION

The attached notice was received, filed and a copy was posted on 04/15/2024

**It remained posted for 30 (thirty) days.**

Hugh Nguyen  
Clerk - Recorder  
In and for the County of Orange

By: Victoria Grijalva 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

Recorded in Official Records, Orange County  
Hugh Nguyen, Clerk-Recorder



50.00

\* \$ R 0 0 1 4 8 9 4 2 5 3 \$ \*

202485000304 2:44 pm 04/15/24

390 SC4A Z01

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

30-0415|2024-0306

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

ZPC 23-0120, EDINGTON 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

APR 15 2024

HUGH NGUYEN, CLERK-RECORDER

BY: VG DEPUTY

FILED IN THE OFFICE OF THE ORANGE

COUNTY CLERK-RECORDER ON April 15, 2024

Posted for 30 days

DEPUTY VG

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

## APR 15 2024

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY

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

1. **APPLICANT:** Warren Hutcherson, 2435 Laguna Canyon Road Laguna Beach, CA 92651, (949)338-6905
2. **LEAD AGENCY:** City of Laguna Beach, 505 Forest Ave. Laguna Beach, CA, 92651
3. **PROJECT PLANNER:** Kate Kazama, Associate Planner, (949)497-0748
4. **PROJECT TITLE:** ZPC 23-0120, Edington Residence
5. **PROJECT LOCATION:** 477 Pearl Street, Laguna Beach, CA 92651 (APN:644-263-13)
6. **DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT:**  
Construction of upper-level additions, new elevated deck area, landscaping, and a revocable encroachment permit in the R-1 (residential Low Density) Zoning District.


### ENVIRONMENTAL DETERMINATION:


In accordance with the California Environmental Quality Act (CEQA), the recommended action is exempt from further review per State CEQA Guidelines Section 15303, Class 3(a), New Construction. Class 3(a) allows for one single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption. As aforementioned, the project involves improvements to an existing one single-family home and no evidence has been presented to demonstrate that there is a reasonable possibility that the proposed project will have a significant effect on the environment due to unusual circumstances, and therefore is exempt from CEQA.

None of the exceptions to the categorical exemptions identified in CEQA Guidelines, section 15300.2 applies. There is nothing unusual about the project site or the project itself that would lead to a potentially significant impact. And, even if an unusual circumstance did exist (one does not), there is no reasonable possibility that the project would have a significant effect on the environment. The project site is zoned for single-family development and provides adequate off-street parking. Further, the project will not result in damage to scenic resources within a highway officially designated as a state scenic highway; the closest officially designated state scenic highway is located near Anaheim and therefore the project will not result in damage to scenic resources within or near such highway. Further, the project is not located on a site which is included on any list compiled pursuant to Government Section 65962.5; the project site has not been designated as a hazardous waste site. Further, the project will not cause a substantial adverse change in the significance of a historic resource. Thus, the Class 3 categorical exemption applies.

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 15303 (Class 3 – Existing Facilities).
7. Was a public hearing held by the Lead Agency to consider the exemption?  
Yes  No  If yes, the date of the public hearing was: April 11, 2024.

  
\_\_\_\_\_  
Kate Kazama, Associate Planner

  
\_\_\_\_\_  
April 11, 2024



State of California - Department of Fish and Wildlife  
**2024 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

**Print**    **StartOver**    **Save**

RECEIPT NUMBER:  
 30 — 04/15/2024 — 0306  
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF LAGUNA BEACH	LEAD AGENCY EMAIL	DATE 04/15/2024
COUNTY/STATE AGENCY OF FILING Orange	DOCUMENT NUMBER 202485000304	

PROJECT TITLE  
 ZPC 23-0120, EDINGTON RESIDENCE

PROJECT APPLICANT NAME WARREN HUTCHERSON	PROJECT APPLICANT EMAIL	PHONE NUMBER (949 ) 338-6905
PROJECT APPLICANT ADDRESS 2435 LAGUNA CANYON ROAD	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:

- |   |            |    |                   |
|---|------------|----|-------------------|
| <input type="checkbox"/> Environmental Impact Report (EIR)  | \$4,051.25 | \$ | <u>0.00</u>       |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)   | \$2,916.75 | \$ | <u>0.00</u>       |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW         | \$1,377.25 | \$ | <u>0.00</u>       |
| <br>  |            |    |                   |
| <input checked="" type="checkbox"/> Exempt from fee   |            |    |                   |
| <input checked="" type="checkbox"/> Notice of Exemption (attach)  |            |    |                   |
| <input type="checkbox"/> CDFW No Effect Determination (attach)  |            |    |                   |
| <input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)                   |            |    |                   |
| <hr/>   |            |    |                   |
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00   | \$ | <u>0.00</u>       |
| <input checked="" type="checkbox"/> County documentary handling fee   |            | \$ | <u>50.00</u>      |
| <input type="checkbox"/> Other  |            | \$ | <u>          </u> |

PAYMENT METHOD:

- Cash   
 Credit   
 Check   
 Other
- TOTAL RECEIVED**    \$    50.00

SIGNATURE  X	AGENCY OF FILING PRINTED NAME AND TITLE  CARINA HERRERA, DEPUTY
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