



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 05/23/2024

It remained posted for 30 (thirty) days.

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

By: Cuevas Dulce

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

30-05/23/2024-0448

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



50.00

* \$ R 0 0 1 4 9 6 0 2 8 3 \$ *

202485000458 2:35 pm 05/23/24

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0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

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-24-0673 AND CUP 23-2087, LE PETIT PALI (FORMERLY THE LAGUNA
BEACH LODGE)

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

MAY 23 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: De DEPUTY

FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON May 23, 2024

Posted for 30 days

DEPUTY DULCE CUEVAS

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

MAY 23 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY

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

1. **APPLICANT:** Jan Van Dijs - (562) 436-5200 - jan@jrvandijs.com, 380 Junipero Ave. Ste 200, Long Beach, CA 90814
2. **LEAD AGENCY:** City of Laguna Beach, 505 Forest Ave. Laguna Beach, CA, 92651
3. **PROJECT PLANNER:** Jessica Mendoza, Assistant Planner, (949) 949-0390
4. **PROJECT TITLE:** DR-24-0673 and CUP 23-2087, Le Petit Pali (Formerly The Laguna Beach Lodge)
5. **PROJECT LOCATION:** 30806 Coast Highway. Laguna Beach, CA 92651 (APNs: 656-191-11 & 656-191-12)
6. **DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT:**
Façade improvements including new colors, lighting, and building materials, Exterior improvements to the courtyard areas including new hardscape, lighting, landscape, railing, and fencing, Remodel of the existing scullery prep kitchen. In addition, Conditional Use Permit to allow the service of alcohol, beer, and wine to guests via a Type 70 Restrictive Service License in the C-N Commercial Neighborhood zone.

ENVIRONMENTAL DETERMINATION:

In accordance with the California Environmental Quality Act (CEQA), the action is exempt from further review per State CEQA Guidelines Section 15301, Existing Facilities in that the proposed project consists of minor alterations to an existing commercial building not involving a change in land use intensity, with no negative effects on biologically sensitive resources. Additionally, the Project does not involve a change in land use intensity.

None of the exceptions to the categorical exemptions identified in CEQA Guidelines, section 15300.2 applies. The project site does not contain any environmentally sensitive areas in that the site is fully developed with an existing commercial building and is surrounded on all sides by public streets and developed properties, and the City's environmentally sensitive areas maps do not identify any such areas on-site or within the immediate Project vicinity. There will be no cumulative impact resulting from successive projects of the same type in the same place, over time, as the current request is limited to a building color change. 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. Further, the project will not cause a substantial adverse change in the significance of a historic resource. Thus, the Class 1 categorical exemption applies.

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. Was a public hearing held by the Lead Agency to consider the exemption?
Yes No If yes, the date of the public hearing was: May 15, 2024



Jessica Mendoza , Assistant Planner

May 15, 2024

FILED

MAY 23 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: DC DEPUTY



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 — 05/23/2024 — 0448
 STATE CLEARINGHOUSE NUMBER (if applicable)
 N/A

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF LAGUNA BEACH	LEAD AGENCY EMAIL	DATE 05/23/2024
COUNTY/STATE AGENCY OF FILING Orange	DOCUMENT NUMBER 202485000458	

PROJECT TITLE
 DR-24-0673 AND CUP 23-2087, LE PETIT PALI (FORMERLY THE LAGUNA BEACH LODGE)

PROJECT APPLICANT NAME JAN VAN DIJS	PROJECT APPLICANT EMAIL	PHONE NUMBER (949)949-0390
PROJECT APPLICANT ADDRESS 380 JUNIPERO AVE STE 200	CITY LONG BEACH	STATE CA
		ZIP CODE 90814

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	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,916.75	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,377.25	\$	0.00
<input 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	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	50.00
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

Cash
 Credit
 Check
 Other
 TOTAL RECEIVED
 \$ 50.00

SIGNATURE X <i>Dulce Cuevas</i>	AGENCY OF FILING PRINTED NAME AND TITLE DULCE CUEVAS, DEPUTY
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