

Notice of Exemption

30-08/14/2023-0698

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044
County Clerk
County of: Orange
601 N. Ross Street
Santa Ana, CA 92701

From: (Public Agency): City of Laguna Beach
Community Development Department
505 Forest Avenue, Laguna Beach CA 92651
(Address)

Project Title: 2471 Riviera Drive (City of Laguna Beach Design Review 22-2048)

Project Applicant: Jeffrey Gross, 2471 RIVIERA DR., LAGUNA BEACH, CA 92651

Project Location - Specific:
2471 Riviera Drive, Laguna Beach, CA 92651 (APN 053-319-04)

Project Location - City: Laguna Beach Project Location - County: Orange County

Description of Nature, Purpose and Beneficiaries of Project:

The project involves the demolition of an existing approximately 6,320 square-foot single-family residence with an attached 860 square-foot three-car garage and swimming pool and spa. In place of the existing structure the project will construct a new approximately 9,148 square-foot two-level single-family residence with an approximately 769.5 square-foot attached three-car garage.

FILED

Name of Public Agency Approving Project: City of Laguna Beach

Name of Person or Agency Carrying Out Project: Jeffrey Gross

AUG 14 2023

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
Declared Emergency (Sec. 21080(b)(3); 15269(a));
Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
[X] Categorical Exemption. State type and section number: 15303, Class 3.
Statutory Exemptions. State code number:

ORANGE COUNTY CLERK-RECORDER DEPARTMENT
BY: C.C DEPUTY

Reasons why project is exempt:

The project is exempt pursuant to CEQA Guidelines Section 15303, Class 3. Class 3 consists of construction and location of new, small facilities or structures and examples of this exemption include single-family residences, such as the project.

Lead Agency
Contact Person: Amber Dobson Area Code/Telephone/Extension: (949) 497-0712

If filed by applicant:

- 1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: [Signature] Date: 8/9/23 Title: Planning Manger

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.

Date Received for filing at OPR:

POSTED

AUG 14 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT
BY: C.C DEPUTY

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



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