



ORANGE COUNTY  
CLERK-RECORDER  
CEQA FILING COVER SHEET

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



50.00

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30-1211712024-1076

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

PLANNING APPLICATION PA22-0227 FOR A COASTAL DEVELOPMENT PERMIT, VARIANCE  
PERMIT, USE PERMIT AND LOT LINE ADJUSTMENT

**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**

**DEC 17 2024**

HUGH NGUYEN, CLERK-RECORDER

BY: MG. DEPUTY

**FILED IN THE OFFICE OF THE ORANGE  
COUNTY CLERK-RECORDER ON** December 17, 2024  
Posted for 30 days  
**DEPUTY MELISSA GOMEZ**

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.

## CEQA NOTICE OF EXEMPTION

To: County Clerk, County of Orange

From: County of Orange  
OC Public Works, Development Services/Planning

Planning Application Number (PA): PA22-0227

**Project Title:** Planning Application PA22-0227 for a Coastal Development Permit, Variance Permit, Use Permit and Lot Line Adjustment

**Project Location(s):** 211 Emerald Bay, Laguna Beach, CA 92651

**Project Description:** The project proposes the demolition of the existing on-site structures and merger of existing Parcels 1 and 2 into a single building site to accommodate the construction of a new two-level single-family residence with 5,493 square feet of living area and an attached three-car garage, a detached pool house, and an 'entry gate' structure spread across the single lot (or building site).

The proposed project requires a Coastal Development Permit, Variance Permit, Use Permit, and Lot Line Adjustment in conjunction with the demolition of an existing two-level single-family residence and its replacement with a new two-level single-family residence and associated site improvements. The Coastal Development Permit is required for the demolition of the existing structure and construction of the replacement residence, along with the associated site grading and improvements. The Variance Permit is requested to reduce the front and rear setbacks from standards required under the Zoning Code. The front setback for the main structure and entry gateway/gazebo would be a minimum of 5 feet from front property line and the rear setback would be 0 feet from the edge of the access easement. Both reduced setbacks would match existing nonconforming setback conditions of the residence to be demolished. The project also seeks approval of a Variance Permit to allow a (westerly) side yard setback of 2 feet 5 inches from the edge of the access easement for a portion of the pool house. The Use Permit is required to permit specific proposed over-height structures. A privacy wall is proposed in the front setback area at 5 feet in height (with 6-foot pilasters) where Zoning requirement would limit the wall to 3 feet 6 inches in height. The Lot Line Adjustment is requested to merge two existing legal building sites into one legal building site.

**Name of Public Agency Approving Project:** Board of Supervisors

**Name of Applicant Carrying-Out Project:** The B & K Slavik Family Trust, Property Owner

**Address of Applicant:** 4450 MacArthur Boulevard, Newport Beach, CA 92660

FILED

DEC 17 2024

**Exempt Status:**

- Ministerial (Guidelines Section No. 15268)  
 Emergency Project (Guidelines Section No. 15269 )  
 Common Sense (Guidelines Section No. 15061(b)(3))  
 Statutory Exemption: State Code number:  
 Categorical Exemption: CEQA Guidelines Section 15301 – Class 1 Existing Facilities, 15302 – Class 2 Replacement or Reconstruction, and 15303 – New Construction or Conversion of Small Structures.  
 Other Exemption:

HUGH NGUYEN, CLERK-RECORDER

BY: M.G. DEPUTY

**Reason(s) why project is exempt:** The project includes the demolition of an existing single-family residence and construction of a new single-family residence with attached garage spaces and accessory structures. All components of the project meets criteria outlined in the CEQA Guidelines Section 15301 Class 1(l)(1), Class 2, and Class 3(a) and (e).



County Administration South  
601 North Ross Street  
Santa Ana, California 92701

P.O. Box 4048  
Santa Ana, CA 92702-4048

info@ocpw.ocgov.com

(714) 667-8800

OCPublicWorks.com

ORANGE COUNTY  
**OC Public Works**

None of the exceptions listed in Section 15300.2, such as location in a sensitive environment, cumulative impact, significant effect, scenic highways, hazardous waste sites, or historic resources apply to the project. The project applicant commissioned their own Historical Resource Analysis Report (HRAR) (February 2024) related to the existing structure, which was conducted fully in compliance with applicable professional standards and state procedures, and was included as part of PA22-0227 application materials submitted by the applicant during the course of the County's discretionary review. The February 2024 HRAR concluded that the property and its structures did not qualify under the applicable standards as an historic resource pursuant to the criteria outlined in CEQA Guidelines Section 15064.5.

**Date of Decision:** December 17, 2024

**CEQA Contact Person:** Cindy Salazar

Phone: 714-667-8870

**Project Manager Signature:** \_\_\_\_\_

**Name:** Kevin Canning

**Title:** Consultant Planner

**FILED**

**DEC 17 2024**


HUGH NGUYEN, CLERK-RECORDER


BY:           M.G.           DEPUTY

**Fish & Game Fees:** Pursuant to Section 711.4 (c) (2)(A) of the California Fish and Game Code, this project is exempt from the required fees, as it is exempt from CEQA.


Form Rev. 3.12.20



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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



RECEIPT NUMBER:  
 30 — 12/17/2024 — 1076  
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY OCPW, DEVELOPMENT SERVICES	LEAD AGENCY EMAIL	DATE 12/17/2024
COUNTY/STATE AGENCY OF FILING Orange	DOCUMENT NUMBER 202485001092	

PROJECT TITLE

PLANNING APPLICATION PA22-0227 FOR A COASTAL DEVELOPMENT PERMIT, VARIANCE PERMIT, USE PER...

PROJECT APPLICANT NAME THE B & K SLAVIK FAMILY TRUST, PROPERTY OW..	PROJECT APPLICANT EMAIL	PHONE NUMBER (714 ) 667-8870
PROJECT APPLICANT ADDRESS 4450 MACARTHUR BOULEVARD	CITY NEWPORT BEACH	STATE CA
		ZIP CODE 92660

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  |
| <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   | \$ | 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 <b>X</b> <i>Melissa Gomez</i>	AGENCY OF FILING PRINTED NAME AND TITLE MELISSA GOMEZ, DEPUTY
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