



ORANGE COUNTY  
CLERK-RECORDER  
CEQA FILING COVER SHEET

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



50.00

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202585000045 2:56 pm 01/23/25

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0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

30-01/23/2025-0038

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 24-0285 AND CDP 24-028

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

JAN 23 2025

HUGH NGUYEN, CLERK-RECORDER

BY: MG DEPUTY

FILED IN THE OFFICE OF THE ORANGE  
COUNTY CLERK-RECORDER ON January 23, 2025

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.



# NOTICE OF EXEMPTION

From: Community Development – Planning Division  
505 Forest Avenue Laguna Beach, California 92651

**FILED**

**JAN 23 2025**

HUGH NGUYEN, CLERK-RECORDER

BY: MG

DEPUTY

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

The foregoing instrument is a CERTIFIED COPY of the original on file in this office.

Attest (date) 1/23/2025

City Clerk of the City of Laguna Beach,  
County of Orange, State of California.

By: [Signature]

City Clerk

1. **APPLICANT:** Horst Noppenberger, Horst Architects, 247 Forest Avenue, Unit A, Laguna Beach, CA 92651, (949) 494-9569
2. **LEAD AGENCY:** City of Laguna Beach, 505 Forest Ave. Laguna Beach, CA, 92651
3. **PROJECT PLANNER:** Wendy Jung, Principal Planner, (949) 497-0321
4. **PROJECT TITLE:** DR 24-0285 and CDP 24-028
5. **PROJECT LOCATION:** 8 Rockledge Road, Laguna Beach, CA, 92651 (APN: 656-151-08)
6. **DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT:**  
Design Review 24-0285 and Coastal Development Permit 24-0284 for modifications to a prior Design Review approval (DR 18-1095, CDP 18-1096, DR 18-1910) to construct a new pool, spa, additional hardscape, and a new landscape plan in the rear portion of the lot in an environmentally sensitive area.

### ENVIRONMENTAL DETERMINATION:

In accordance with the California Environmental Quality Act (CEQA), the recommended action is exempt from further review per State CEQA Guidelines Section 15304 of the State CEQA Guidelines Minor Alterations to Land (Class 4), in that the project consists of minor alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees. The Project will involve minimal disturbance to the overall landscape, including excavation of a small to moderate area of soil to accommodate the pool consisting of 60 cubic yards. These changes are localized and do not require substantial modifications to the Project site's use or the surrounding environment.

Additionally, the Project is categorically exempt pursuant to State CEQA Guidelines Section 15303 - New Construction or Conversion of Small Structures (Class 3). Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Examples of this exemption include but are not limited to, accessory structures including swimming pools. (State CEQA Guidelines, § 15303(a)(e).) Here, the Project includes a new pool, spa, deck, BBQ, and landscaping. The Project therefore falls within the Class 3 exemption as they fit within the examples provided and in fact are even smaller in scope than some of the other examples provided, such as the construction of a single-family residence.

None of the exceptions outlined in State CEQA Guidelines section 15300.2 apply. The Project site does not contain any environmentally sensitive areas that will be impacted as supported by the Coastal Hazards Analysis and Geotechnical Bluff Edge Report. There will be no cumulative impact resulting from successive projects of the same type in the same place, over time in that the existing site and surrounding area is already developed. There is no evidence of any unusual or special conditions that would result in a significant effect on the environment, which was supported by the analysis of a Coastal Hazards Analysis and Geotechnical Bluff Edge Report, as explained above. 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 as they do not apply. A Historical Report was prepared, which determined there was no impact on the historic residence and its character-defining features and materials because the proposed Project will be separated and subordinate to the main residence and will be compatible with the historic character of the property. Thus, there will be no significant adverse impacts to historic resources. 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. Consequently, additional environmental analysis is not necessary to meet the requirements of CEQA.

Therefore, the City Council (CC) 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) and Section 15304 (Class 4 – Minor Alterations to Land)

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 January 14, 2025

*Wendy Jung*

Wendy Jung, Principal Planner

January 21, 2025

**FILED**

**JAN 23 2025**

**HUGH NGUYEN, CLERK-RECORDER**

BY: MG DEPUTY



State of California - Department of Fish and Wildlife  
**2025 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

Print

Start Over

Save

RECEIPT NUMBER:  
 30 — 01/23/2025 — 0038  
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY <b>CITY OF LAGUNA BEACH</b>	LEAD AGENCY EMAIL	DATE <b>01/23/2025</b>
COUNTY/STATE AGENCY OF FILING <b>Orange</b>	DOCUMENT NUMBER <b>202585000045</b>	

PROJECT TITLE

**DR 24-0285 AND CDP 24-028**

PROJECT APPLICANT NAME <b>HORST NOPPENBERGER, HORST ARCHITECTS</b>	PROJECT APPLICANT EMAIL	PHONE NUMBER <b>(949) 494-9569</b>
PROJECT APPLICANT ADDRESS <b>247 FOREST AVENUE, UNIT A</b>	CITY <b>LAGUNA BEACH</b>	STATE <b>CA</b>
		ZIP CODE <b>92651</b>

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)  | \$4,123.50 | \$ | <u>0.00</u>       |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)   | \$2,968.75 | \$ | <u>0.00</u>       |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW         | \$1,401.75 | \$ | <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 <b>X</b> 	AGENCY OF FILING PRINTED NAME AND TITLE <b>MELISSA GOMEZ, DEPUTY</b>
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Hugh Nguyen  
Orange County Clerk-Recorder  
601 N. Ross Street  
Santa Ana, CA 92701

County

Finalization: 20250000021707  
1/23/25 2:56 pm  
428 VitIndx

Item	Title	Count
1	Z01	1
EIR: Exempt or Previously Paid Document ID		Amount
DOC# 202585000045		50.00
Time Recorded 2:56 pm		
Total		50.00

Payment Type	Amount
Check tendered # 030525	50.00
Amount Due	0.00

THANK YOU  
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