



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

RECEIPT NUMBER:
 30-02/20/2025-0098

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY OCPW, DEVELOPMENT SERVICES	LEAD AGENCY EMAIL	DATE 02/20/2025
COUNTY/STATE AGENCY OF FILING ORANGE COUNTY	DOCUMENT NUMBER 202585000123	

PROJECT TITLE
 COASTAL DEVELOPMENT PERMIT, VARIANCE, AND SITE DEVELOPMENT PERMIT FOR 323 EMERALD BAY

PROJECT APPLICANT NAME CRISTINA THOMAS	PROJECT APPLICANT EMAIL	PHONE NUMBER (714) 667-1614
PROJECT APPLICANT ADDRESS 325 EMERALD BAY	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:

Environmental Impact Report (EIR) \$ 4,123.50 \$ _____
 Mitigated/Negative Declaration (MND)(ND) \$ 2,968.75 \$ _____
 Certified Regulatory Program (CRP) document - payment due directly to CDFW \$ 1,401.75 \$ _____
 Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

Water Right Application or Petition Fee (State Water Resources Control Board only) \$ 850.00 \$ _____
 County documentary handling fee \$ 50.00 \$ _____ **50.00**
 Other \$ _____

PAYMENT METHOD:

Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ _____ **50.00**

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Jacqueline Chaboya Deputy Clerk
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ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

202585000123

FILED

February 20, 2025

HUGH NGUYEN
CLERK - RECORDER

By [Signature]
Deputy clerk

30-2/20/2025-0098

Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

TYPE OR PRINT CLEARLY

Project Title

COASTAL DEVELOPMENT PERMIT, VARIANCE, AND SITE DEVELOPMENT PERMIT FOR 323 EMERALD BAY

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 IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON 02/20/2025**

Posted 02/20/2025 Removed _____

Returned to agency on _____

DEPUTY 475

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): PA24-0149

Project Title: Coastal Development Permit, Variance, and Site Development Permit for 325 Emerald Bay

Project Location(s): 325 Emerald Bay, Laguna Beach, CA 92651

Project Description: The proposed project involves demolition of an existing 4,885 square foot house and construction of a new two-story residence at 325 Emerald Bay, Laguna Beach, California. The proposed new two-story residence will include 2,894 square feet of livable space, an 805-square-foot garage, a 242-square-foot deck, and will feature a five-foot setback along the front, sides, and rear of the property. The proposed project will also include retaining walls of varying heights between two and seven feet due to the property's natural slope within the front and side setback areas. The proposed project requires a Site Development Permit to construct retaining walls, a Coastal Development Permit to demolish the existing house and construct the new residence, and a Variance to allow the 5-foot setback along the front and rear of the property.

Name of Public Agency Approving Project: OCPW/OC Development Services

Name of Applicant Carrying-Out Project: Cristina Thomas (Owner), Chad Peterson (Agent)

Address of Applicant: 325 Emerald Bay, Laguna Beach, CA 92651

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: Section 15302 – Class 2 – Replacement or Reconstruction
- Other Exemption:

FILED

FEB 20 2025


HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY

Reason(s) why project is exempt: The exemption provides for the replacement or reconstruction of an existing structure where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

Date of Decision: February 20, 2025


CEQA Contact Person: Virginia Gomez, Senior Planner Phone: 714-667-1614


Project Manager Signature: 


Name: Cynthia Burgos


Title: Contract Planner Phone: (714)667-8898



 County Administration South
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Santa Ana, California 92701

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