

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

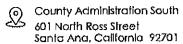
Project Description: The project proposes the demolition of the existing on-site structures and merger of existing Parcels 1 and 2 into a single building site to accommodate the construction of a new two-level single-family residence with 5,493 square feet of living area and an attached three-car garage, 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 o 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: Zoning Administrator

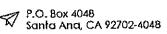
Name of Applicant Carrying-Out Project: The B & K Slavik Family Trust, Property O	From H. H. Branes women		
Address of Applicant: 4450 MacArthur Boulevard, Newport Beach, CA 92660	FILED		
Exempt Status: Ministerial (Guidelines Section No. 15268) Emergency Project (Guidelines Section No. 15269) Common Sense (Guidelines Section No. 15061(b)(3)) Statutory Exemption: State Code number: Categorical Exemption: CEQA Guidelines Section 15301 — Class 1 Existing Facilities, 153 Reconstruction, and 15303 — New Construction or Conversion Other Exemption:	ORANGE COUNTY CLERK-RECORDER DEPARTMENT BY: DEPUTY 302 — Class 2 Replacement or of Small Structures.		
Reason(s) why project is exempt: The project includes the demolition of an existing st	ingle-family residence and		

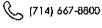






construction of a new single-family residence with attached garage spaces and accessory structures. All components of the project meets criteria outlined in the CEQA Guidelines Section 15301 Class 1(1)(1), Class 2, and Class 3(a) and (e).











ÓCPublic 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: June 20, 2024

CEQA Contact Person: Cindy Salazar. Phone: 714-667-8870

Project Manager Signature: Phone: 714-667-8847

Name: Kevin Canning Phone: 714-667-8847

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

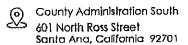
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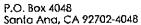
ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY:_____ DEPUTY

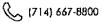




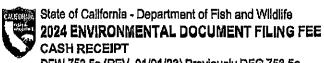












DEW 753 59 (REV. 01/01/23) Previously DEG 753 59

DEW 133.08 (NEV. 0 NO 1125) FIRMOUSLY DEG 103.08		Print	StartOv	er Save
		RECEIPT N	UMBER:	<u></u>
			7/03/2024 -	— 0571
				NUMBER (If applicable)
OFFINANCIATIONS AND STRUCTURED CONTRACT OF FRANCISCO CONTRACTOR OF FRANCISCO C	•			, , , , , , , , , , , , , , , , , , ,
SEE INSTRUCTIONS ON REVERSE, TYPE OR PRINT CLEARLY. LEAD AGENCY	LEADAGENCY EMAIL	<u> </u>	DATE	
OCPW, DEVELOPMENT SERVICES	EUDVOPIA LIAVIT		07/03/2	024
COUNTY/STATE AGENCY OF FILING				NT NUMBER
Orange 7			202485	
PROJECT TITLE				
PLANNING APPLICATION PA22-0227 FOR A COAST PROJECT APPLICANT NAME THE B & K SLAVIK FAMILY TRUST, PROPERTY OW	PROJECT APPLICANT E		PHONE N	UMBER
PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE	
4450 MACARTHUR BOULEVARD	NEWPORT BEACH	CA	92660	
PROJECT APPLICANT (Check appropriate box)	INCAN ON BENOT		32000	
Local Public Agency School District	Other Special District	☐ Stat	e Agency	Private Entity
CHECK APPLICABLE FEES: Environmental Impact Report (EIR) Mitigated/Negative Declaration (MND)(ND) Certifled Regulatory Program (CRP) document - payment due Exempt from fee Notice of Exemption (attach)		\$4,051.25 \$2,916.75 \$1,377.25	\$ \$	
CDFW No Effect Determination (attach) Fee previously paid (attach previously issued cash receipt cop) 			
☐ Water Right Application or Petition Fee (State Water Resource	es Control Board only)	\$850.00	\$	0.00
☑ County documentary handling fee			\$	50.00
☐ Other			\$	
PAYMENT METHOD:				E0 00
☐ Cash ☐ Credit	TOTAL R	ECEIVED	s	50.00
SIGNATURE	NCY OF FILING PRINTED N	AME AND TIT	LE	
X CAF	RINA HERRERA, DEPL	JTY		
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ORIGINAL - PROJECT APPLICANT



30-07 03 2024-057 Recorded in Official Records, Orange County Hugh Nguyen, Clerk-Recorder

* \$ R Q Q 1 5 Q 2 5 9 Q 3 \$ *

202485000578 9:25 am 07/03/24

477 Vitlndx Z01

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 HOT LOT LINE ADJUSTMENT

	Check Document being Fried:
0	Environmental Impact Report (EIR)
0	Mitigated Negative Declaration (MND) or Negative Declaration (ND)
(Notice of Exemption (NOE)
0	Other (Please fill in type):

FILED

JUL 0 3 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.H DEPUTY

FILED IN THE OFFICE OF THE ORANGE

COUNTY CLERK-RECORDER ON July 3, 2024

Posted for 30 days

DEPUTY CARINA HERRERA

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

Summary

SCH Number

2024070163

Public Agency

Orange County

Document Title

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

Document Type

NOE - Notice of Exemption

Received

7/3/2024

Posted

7/3/2024

Document 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).

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https://ceqanet.opr.ca.gov/2024070163

Contact Information

Name

Cindy Salazar

Agency Name

Orange County

Job Title

Planning Division Manager

Contact Types

Lead/Public Agency

Address

601 North Ross Street Santa Ana, CA 92701

Phone

(714) 667-8870

Email

cindy.salazar@ocpw.ocgov.com

Location

Cities

Laguna Beach

Counties

Orange

Regions

Unincorporated

Zip

92651

Notice of Exemption

Exempt Status

Categorical Exemption

Type, Section or Code

Section 15301 - Class 1, 15302 - Class 2, Section 15303 - Class 3

Reasons for Exemption

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). None of the exceptions listed in Section 15300.2, such as location in a sensitive environment, cumulative impact,

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County Clerk

Orange

Attachments

Notice of Exemption



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