ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

202585000977
FILED
October 10, 2025
HUGH NGUYEN
CLERK - RECORDER
By _____
Deputy clerk

30-10110/2025-0773

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

820 GAINSBOROUGH DRIVE PROJECT (DR-23-0131/CDP-23-0132/REP-23-0133)

Check Document being Filed:

- [ ] Environmental Impact Report (EIR)
- [x] 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 10/10/2025
Posted 10/10/2025 **Removed** _____
Returned to agency on _____
DEPUTY 428

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 Determination

Appendix D

To:

☒ Office of Planning and Research

U.S. Mail:	*Street Address:*
P.O. Box 3044	1400 Tenth St., Rm 113
Sacramento, CA 95812-3044	Sacramento, CA 95814

☒ County Clerk
County of: Orange County Clerk Recorder
Address: County Administration
601 N. Ross Street, Santa Ana, CA 92701

From:
Public Agency: City of Laguna Beach
Address: 505 Forest Avenue
Laguna Beach, CA 92651
Contact: Shaveta Sharma, Senior Planner
Phone: (949) 715-0958

FILED
OCT 10 2025
HUGH NGUYEN, CLERK-RECORDER
BY: M.G. DEPUTY

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2025020577

Project Title: 820 Gainsborough Drive Project (DR-23-0131/CDP-23-0132/REP-23-0133)

Project Applicant: Laguna 3 Land LLC, Yousef Audi , 1485 POMONA ROAD, SUITE G, CORONA, CA 92882

Project Location (include county): 820 Gainsborough Drive, Laguna Beach, CA 92651 (Orange County)

Project Description:

The Project proposes to construct a new three-story, single-family residence and an attached two-car garage, with hardscaping and landscaping on a vacant lot. In addition to the three-story, 2,558 square-foot residence, the proposed residential development would include a 295 square-foot elevated deck with glass guardrails, 36-foot-tall elevator, photovoltaic panels, one off-site parking space, an off-site catch basin, retaining walls, and skylights. The Project proposes an off-site parking space which

This is to advise that the City of Laguna Beach has approved the above
(☒ Lead Agency or ☐ Responsible Agency)

described project on October 9, 2025 (date) and has made the following determinations regarding the above described project.

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
   ☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☐ were ☒ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:
Laguna Beach City Hall, 505 Forest Avenue, Laguna Beach, CA 92651 and www.lagunabeachcity.net

Signature (Public Agency): Shaveta Sharma Title: Senior Planner

Date: 10/09/2025 Date Received for filing at OPR:

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011

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:
30-10/10/2025-0773

STATE CLEARINGHOUSE NUMBER *(If applicable)*
2025020577

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF LAGUNA BEACH		10/10/2025

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
ORANGE COUNTY	202585000977

PROJECT TITLE

820 GAINSBOROUGH DRIVE PROJECT (DR-23-0131/CDP-23-0132/REP-23-0133)

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL		PHONE NUMBER
LAGUNA 3 LAND LLC, YOUSEF AUDI			(949) 715-0958
PROJECT APPLICANT ADDRESS	**CITY**	**STATE**	**ZIP CODE**
1485 POMONA ROAD, SUITE G	CORONA	CA	92882

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	$ 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** $ 3,018.75

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X L Gomez	Melissa Gomez Deputy Clerk

ORIGINAL - PROJECT APPLICANT | COPY - CDFW/ASB | COPY - LEAD AGENCY | COPY - COUNTY CLERK | DFW 753.5a (Rev. 01012025)