ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

202585001078
FILED
November 12, 2025
HUGH NGUYEN
CLERK - RECORDER
By _____
Deputy clerk

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 25-1566, GIDANIAN RESIDENCE

Check Document being Filed:

- [ ] Environmental Impact Report (EIR)
- [ ] Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- [x] Notice of Exemption (NOE)
- [ ] Other (Please fill in type):

FILED IN THE OFFICE OF THE ORANGE COUNTY CLERK-RECORDER ON 11/12/2025
Posted 11/12/2025 **Removed** _____
Returned to agency on _____
DEPUTY 135

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

NOV 12 2025

HUGH NGUYEN, CLERK-RECORDER

BY: _____ DEPUTY

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

1. **APPLICANT:** Koorosh Gidanian 2755 Park Ave, Laguna Beach 92651 (949) 533-3517
2. **LEAD AGENCY:** City of Laguna Beach, 505 Forest Ave. Laguna Beach, CA, 92651
3. **PROJECT PLANNER:** Sarah Olsen, Assistant Planner, (949) 715-1149
4. **PROJECT TITLE:** DR 25-1566, Gidanian Residence
5. **PROJECT LOCATION:** 2755 Park Avenue, Laguna Beach, CA 92651 (APN: 641-042-36)
6. **DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT:** Exterior remodel that includes adding natural stone to the building's exterior in the R-1 (residential Low Density) Zoning District.

ENVIRONMENTAL DETERMINATION:

In accordance with the California Environmental Quality Act (CEQA), the recommended action is exempt from further review per State CEQA Guidelines Section 15301, Class 1, Existing Facilities. Class 1 allows for the repair, maintenance, or minor alteration of existing structures or topographical features, involving negligible or no expansion of existing or former use. As aforementioned, the project involves an exterior remodel to an existing single family dwelling and no evidence has been presented to demonstrate that there is a reasonable possibility that the proposed project will have a significant effect on the environment due to unusual circumstances, and therefore is exempt from CEQA.

None of the exceptions to the categorical exemptions identified in CEQA Guidelines, section 15300.2 applies. There is nothing unusual about the project site or the project itself that would lead to a potentially significant impact. And, even if an unusual circumstance did exist (one does not), there is no reasonable possibility that the project would have a significant effect on the environment. The project site is zoned for single-family development and provides adequate off-street parking. Further, the project will not result in damage to scenic resources within a highway officially designated as a state scenic highway; the closest officially designated state scenic highway is located near Anaheim and therefore the project will not result in damage to scenic resources within or near such highway. Further, the project is not located on a site which is included on any list compiled pursuant to Government Section 65962.5; the project site has not been designated as a hazardous waste site. Further, the project will not cause a substantial adverse change in the significance of a historic resource. Thus, the Class 1 categorical exemption applies.

Therefore, the Design Review Board (DRB) 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 15301 (Class 1 – Existing Facilities)

7. If filed by applicant: Attach Certificate of Determination (Form "A") before filing.

8. Has a Notice of Exemption been filed by the public agency approving this project?

9. Was a public hearing held by the Lead Agency to consider the exemption?
   Yes ☒ No ☐ If yes, the date of the public hearing was: November 6, 2025.

Sarah Olsen
Signature

Date: November 6, 2025

Sarah Olsen
Name

Title: Assistant Planner

☒ Signed by Lead Agency

☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

FILED
NOV 12 2025
HUGH NGUYEN, CLERK-RECORDER
BY: _____ 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:
30-11/12/2025-0857

STATE CLEARINGHOUSE NUMBER *(If applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF LAGUNA BEACH		11/12/2025
COUNTY/STATE AGENCY OF FILING		**DOCUMENT NUMBER**
ORANGE COUNTY		202585001078

PROJECT TITLE

DR 25-1566, GIDANIAN RESIDENCE

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL		PHONE NUMBER
KOOROSH GIDANIAN			(949) 533-3517
PROJECT APPLICANT ADDRESS	**CITY**	**STATE**	**ZIP CODE**
2755 PARK AVE	LAGUNA BEACH	CA	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	AGENCY OF FILING PRINTED NAME AND TITLE
X	Roberto Uriostegui Deputy Clerk

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

Orange County
Clerk-Recorder
Hugh Nguyen
601 N. Ross Street
Santa Ana, CA 92701
(714) 834-2500

Receipt No.: RPT20250000318599

Finalization No.: 20250000347199

Cashier: 135

Register: SOUTHCOUNTY1A

Date/Time: 11/12/2025 09:33 AM

Item	Title	Count
1	Z01	1

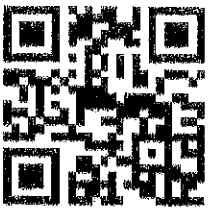
EIR: Exempt or Previously Paid

Document ID	Amount
Doc# 202585001078	$50.00
Time Recorded 09:33 AM	

Total Amount Due: $50.00

Total Paid

Check Tendered: $50.00
#1486

Amount Due: $0.00

THANK YOU
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