

## Notice of Exemption

## Appendix E

To: Office of Planning and Research  
P.O. Box 3044, Room 113  
Sacramento, CA 95812-3044

County Clerk

County of: Orange

12 Civic Center Plaza Room 101

Santa Ana, CA 92701

From: (Public Agency): Dana Point

33282 Golden Lantern

Dana Point CA 92629

(Address)

Project Title: Coastal Development Permit CDP25-0019 & SDP25-0026

Project Applicant: Gavin Frieauf 151 Kalmus Dr Suite G1 Costa Mesa, CA 92626

Project Location - Specific:

**33781 Cabrillo Isle, Dana Point CA 92629**

Project Location - City: Dana Point Project Location - County: Orange

Description of Nature, Purpose and Beneficiaries of Project:

Demolition of an existing single-family dwelling and construction of a new 6,030 square foot, two-story, single-family dwelling with a 701 square foot attached garage, spa, air conditioning units, site walls, retaining walls, and associated landscape and hardscape improvements.

Name of Public Agency Approving Project: Planning Commission

Name of Person or Agency Carrying Out Project: Gavin Frieauf, Brandon Architects

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: 15303
- ☐ Statutory Exemptions. State code number: \_\_\_\_\_

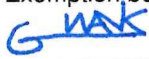
Reasons why project is exempt:

The project involves construction of a single family dwelling. Moreover, there are no unusual circumstances that are associated with the project, and thus it is not subject to the unusual circumstances exception.

Lead Agency  
Contact Person: Garrett Wank Area Code/Telephone/Extension: (949)248-3591

**If filed by applicant:**

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature:  Date: 06/23/2026 Title: Associate 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.

Date Received for filing at OPR: \_\_\_\_\_