



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-06/11/2026-0509

202685000698

FILED

June 11, 2026

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 2025-0407 , CDP2025-0408 , DAVUTOGLU RESIDENCE

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 06/11/2026

Posted 06/11/2026 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

JUN 11 2026

HUGH NGUYEN, CLERK-RECORDER

BY: _____ DEPUTY

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

1. **APPLICANT:** Stan Andrade, Andrade Architects, Inc., 2880 S Coast Hwy, Laguna Beach, CA 92651 (949) 715-7474, stan@andradearchitects.com
2. **LEAD AGENCY:** City of Laguna Beach, 505 Forest Ave. Laguna Beach, CA, 92651
3. **PROJECT PLANNER:** Heather Steven, Senior Planner, (949) 497-0332
4. **PROJECT TITLE:** DR 2025-0407, CDP 2025-0408, Davutoglu Residence
5. **PROJECT LOCATION:** 31565 Eagle Rock Way, Laguna Beach, CA, 92651 (APN: 056-086-20).
6. **DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT:**
Construct a new 2,714 square-foot single-family residence, two-car garage, elevated deck, grading, pool, spa, landscaping, new vehicular access, public street improvements, detached ADU, and demolition of an existing storage building in the VC (Village Community) Zoning District.

ENVIRONMENTAL DETERMINATION:

In accordance with the California Environmental Quality Act (CEQA) guidelines, the project qualifies for a categorical exemption pursuant to Section 15303 - New Construction or Conversion of Small Structures, in that the project consists of construction and location of limited numbers of new, small structures. Here, the project is limited to the construction of a new two-story single-family dwelling and a detached ADU in a developed residential neighborhood along with associated improvements, including two-car garage, elevated deck, grading, pool, spa, landscaping, hardscaping, new vehicular access, public street improvements, and demolition of an existing storage building. Further, none of the exceptions outlined in State CEQA Guidelines Section 15300.2 apply. The project site does not contain any environmentally sensitive areas because it contains ornamental landscaping and paving in a developed neighborhood. The City's environmentally sensitive area maps do not identify any such areas on-site and there are no mapped watercourses on the subject site. There will be no cumulative impact resulting from successive projects of the same type in the same place over time because the Project proposes a single-family dwelling and an accessory dwelling unit and the City is unaware of plans for future development on the site. There are no unusual circumstances resulting in a significant impact on the environment in that construction of a new single-family residence and ADU within a developed neighborhood is anticipated on the site. There will be no damage to scenic resources, including trees, historic buildings, rock outcroppings or similar resources, within a highway officially designated as a state scenic highway in that there are no such resources on the site. The project is not located on a hazardous waste site or any other site included on a list compiled pursuant to Government Code section 65962.5. The project will not result in significant adverse impacts to historical resources as defined by CEQA in that there are no historic structures on the site. Consequently, additional environmental analysis is not necessary to meet the requirements of the CEQA.

Therefore, the City Council 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 15303 (Class 3 – New Construction or Conversion of Small Structures).

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: June 9, 2026.

Heather Steven

Digitally signed by Heather Steven
DN: cn=US, e=astevens@lagunabeachcity.net,
c=City of Laguna Beach, ou=Community
Development Department, cn=Heather Steven
Dated: 2026.06.10 09:57:17 -0700

Date: 6/10/2026

Signature

Heather Steven

Name

Title: Senior 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.

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HUGH NGUYEN, CLERK-RECORDER

BY:



DEPUTY

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

Receipt No.: RPT20260000175950

Finalization No.: 20260000174579

Cashier: 135

Register: SOUTHCOUNTY1A

Date/Time: 06/11/2026 11:13 AM

Item	Title	Count
1	201	1
EIR: Exempt or Previously Paid		
Document ID		Amount
Doc#	202685000698	\$50.00
Time Recorded 11:13 AM		

Total Amount Due: \$50.00

Total Paid

Check Tendered: \$50.00

#4373

Amount Due: \$0.00

THANK YOU

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