



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-11/12/2025-0858

202585001079
FILED
November 12, 2025
HUGH NGUYEN
CLERK - RECORDER


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

PACIFIC EDGE HOTEL REMODEL PROJECT

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 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.



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

StartOver

Save

RECEIPT NUMBER:

30 — 11/12/2025 — 0858

STATE CLEARINGHOUSE NUMBER (If applicable)

2020100528

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

CITY OF LAGUNA BEACH

LEAD AGENCY EMAIL

DATE

11/12/2025

COUNTY/STATE AGENCY OF FILING

Orange

DOCUMENT NUMBER

202585001079

PROJECT TITLE

PACIFIC EDGE HOTEL REMODEL PROJECT

PROJECT APPLICANT NAME

DUNE DRIFTER, LLC

PROJECT APPLICANT EMAIL

PHONE NUMBER

(949)497-0321

PROJECT APPLICANT ADDRESS

2029 CENTURY PARK EAST

CITY

LOS ANGELES

STATE

CA

ZIP CODE

90067

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

\$

0.00

☐ Mitigated/Negative Declaration (MND)(ND)

\$2,968.75

\$

0.00

☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW

\$1,401.75

\$

0.00

☐ 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

\$

0.00

☒ County documentary handling fee

\$

50.00

☐ Other

\$

PAYMENT METHOD:

☒ Cash

☐ Credit

☐ Check

☐ Other

TOTAL RECEIVED

\$

50.00

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

, DEPUTY CLERK

FILED

Notice of Determination

NOV 12 2025

To:

☒ Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

☒ County Clerk
County of: Orange
Address: 24031 El Toro Road, Suite
150 & 160, Laguna Hills, CA 92653

From:

HUGH NGUYEN, CLERK-RECORDER

Public Agency: Laguna Beach  DEPUTY
Address: 505 Forest Avenue Laguna Beach, CA
92651
Contact: Wendy Jung
Phone: (949) 497-0321

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): 2020100528

Project Title: Pacific Edge Hotel Remodel Project

Project Applicant: Dune Drifter, LLC, 2029 Century Park East, Los Angeles, CA 90067

Project Location (include county): Sleepy Hollow Lane and S Coast Hwy 1, Laguna Beach, CA 92651 (Orange County)

Project Description: On August 10, 2021, the City adopted a Mitigated Negative Declaration (SCH No. 20200100528) for an existing hotel/resort complex (Pacific Edge Hotel). Subsequent to the approval, the original project now involves a modification to the prior approval to remodel the Pacific Edge Hotel with restaurants in the C-1 (Local Business District) and CH-M (Commercial Hotel-Motel) zones (hereinafter referred to as the "modified project"). A conditional use permit amendment is requested to expand the hotel, to redistribute seating between two existing restaurants and one previously entitled but not yet established café, and to modify the valet parking plan. Design review is required for modifications to this prior approval, including an exterior and interior remodel of nine existing buildings, additions to three buildings (Bahia, Surf, and Reef Tower), reconfiguration of existing and previously entitled pools and spa/lounge areas, construction of a new automated parking garage with private, passive roof garden, modifications to a previously entitled but not yet constructed new hotel building (new Reef Wing building, 667 Sleepy Hollow Lane) and café with outdoor dining (existing Coast building, 647 S. Coast Highway), grading, new vehicular access from Sleepy Hollow Lane to create an improved valet drop-off driveway, public sidewalk and pedestrian access improvements along South Coast Highway, air conditioning units, new egress stairs and elevators, and landscaping. Overall, the modified project will provide 20 fewer hotel rooms than previously entitled (136 total). A coastal development permit is required for the new structures and an intensification of use. A revocable encroachment permit is requested for improvements within the public right-of-way including enhanced paving along Sleepy Hollow Lane. A variance is requested to construct six new elevators to meet Fire Code access requirements that will exceed the maximum building height [Laguna Beach Municipal Code ("LBMC") Sections 25.08.016, 25.20.008(D), 25.21.006(D)(2), and 25.51.010].

The City, as lead agency, has prepared an Addendum to the Pacific Edge Hotel MND for the approval of the modified project. The Addendum evaluates the modified project and has concluded that the modified project would not result in substantial changes to the previously adopted MND because it would not involve new significant impacts, nor would it substantially increase the severity of an impact identified in the MND. The Addendum further determined that no new mitigation is required beyond those measures in the previously adopted MND.

This is to advise that the City of Laguna Beach (☒ Lead Agency or ☐ Responsible Agency) has approved the above described modified project on November 5, 2025 and has made the following determinations regarding the above described modified project.

1. The modified project [☐ will ☒ will not] have a more significant effect on the environment than previously identified in the adopted Pacific Edge Hotel Project MND.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☒ An Addendum to the adopted Pacific Edge Hotel Project MND was prepared and adopted in full compliance with CEQA, and reflects the independent judgment of the City.
3. The modified project is subject to the previously identified mitigation measures identified in the previously adopted Pacific Edge Hotel Project MND, and no additional mitigation measures were made a condition of approval of the modified project beyond those identified in the Pacific Edge Hotel Project MND.
4. A Statement of Overriding Considerations [☐ was ☒ was not] adopted for the original project in the previously adopted Pacific Edge Hotel Project MND, and is not required for the modified project because the modified project will not have any new significant and unavoidable impacts.
5. The modified project does not present new information of substantial new information that was not known and could not have been known at the time the Pacific Edge Hotel Project MND was adopted.
6. Findings [☒ were ☐ were not] made pursuant to Public Resources Code section 21166 and State CEQA Guidelines section 15162 relating to subsequent environmental review.

This is to certify that the Addendum, the previously adopted Pacific Edge Hotel Project MND, and the record of project approval, are available to the general public at:

Laguna Beach City Hall, 505 Forest Avenue, Laguna Beach, CA 92651

Signature (Public Agency): Wendy J. King Title: Principal Planner
Date: 11/10/2025 Date Received for filing at OPR: _____

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

FILED

NOV 12 2025

HUGH NGUYEN, CLERK-RECORDER

BY: P DEPUTY

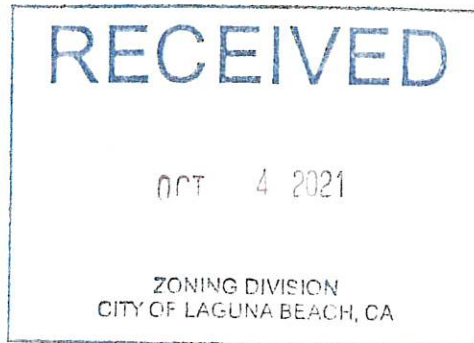


647 SCH

HUGH NGUYEN
CLERK-RECORDER

BIRTH AND DEATH RECORDS
FICTITIOUS BUSINESS NAMES
MARRIAGE LICENSES/RECORDS
NOTARY REGISTRATION
ORANGE COUNTY ARCHIVES
PASSPORTS
PROPERTY RECORDS

CITY OF LAGUNA BEACH
505 FOREST AVE
LAGUNA BEACH, CA 92651



Office of the Orange County Clerk-Recorder
Memorandum

SUBJECT: NOTICE OF DETERMINATION - NEG. DEC.

The attached notice was received, filed and a copy was posted on 08/18/2021

It remained posted for 30 (thirty) days.

Hugh Nguyen
Clerk - Recorder
In and for the County of Orange

By: Sandra Lopez

Deputy

Public Resource Code 21092.3

The notice required pursuant to Sections 21080.4 and 21092 for an environmental impact report shall be posted in the office of the County Clerk of each county *** in which the project will be located and shall remain posted for a period of 30 days. The notice required pursuant to Section 21092 for a negative declaration shall be so posted for a period of 20 days, unless otherwise required by law to be posted for 30 days. The County Clerk shall post notices within 24 hours of receipt.

Public Resource Code 21152

All notices filed pursuant to this section shall be available for public inspection, and shall be posted *** within 24 hours of receipt in the office of the County Clerk. Each notice shall remain posted for a period of 30 days.

*** Thereafter, the clerk shall return the notice to the local lead agency *** within a notation of the period it was posted. The local lead agency shall retain the notice for not less than nine months.

Additions or changes by underline; deletions by ***

FILED
NOV 12 2025
HUGH NGUYEN, CLERK-RECORDER
BY: [Signature] DEPUTY



State of California - Department of Fish and Wildlife
2021 ENVIRONMENTAL FILING FEE CASH RECEIPT
DFW 753.5a (REV. 01/01/21) Previously DFG 753.5a

Print

Start Over

Save

RECEIPT NUMBER:

30 — 08/18/2021 — 0646

STATE CLEARINGHOUSE NUMBER (If applicable)

2020100528

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

CITY OF LAGUNA BEACH

LEAD AGENCY EMAIL

DATE

08/18/2021

COUNTY/STATE AGENCY OF FILING

Orange

DOCUMENT NUMBER

202185000664

PROJECT TITLE

PACIFIC EDGE HOTEL

PROJECT APPLICANT NAME

HCI LAGUNA OWNER L.P

PROJECT APPLICANT EMAIL

PHONE NUMBER

(646) 732-2005

PROJECT APPLICANT ADDRESS

870 7TH AVE 2ND

CITY

NEW YORK

STATE

NY

ZIP CODE

10019

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency

☐ School District

☐ Other Special District

☐ State Agency

☒ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)

\$3,445.25

\$

0.00

☒ Mitigated/Negative Declaration (MND)(ND)

\$2,480.25

\$

2,480.25

☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW

\$1,171.25

\$

0.00

☐ 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

\$

0.00

☒ County documentary handling fee

\$

50.00

☐ Other

\$

PAYMENT METHOD:

☐ Cash

☒ Credit

☒ Check

☐ Other

TOTAL RECEIVED

\$

2,530.25

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

DEPUTY CLERK, SANDRA VALENCIA LOPEZ

FILED

NOV 12 2025

HUGH NGUYEN, CLERK-RECORDER

BY:

DEPUTY



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder



2530.25

202185000664 2:20 pm 08/18/21

414 VitIndx Z03

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

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

PACIFIC EDGE HOTEL

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

NOV 12 2025

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

FILED

AUG 18 2021

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY

POSTED

AUG 18 2021

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY

FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON August 18, 2021
Posted August 18, 2021 Removed _____
Returned to agency on _____
DEPUTY SANDRA VALENCIA LOPEZ

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
Address: 601 N Ross Street
Santa Ana, CA 92701

From:

Public Agency: Laguna Beach
Address: 505 Forest Avenue
Laguna Beach, CA 92651
Contact: Anthony Viera
Phone: 949.497.0398

Lead Agency (if different from above):

Address:

Contact:

Phone: ORANGE COUNTY CLERK-RECORDER DEPARTMENT

POSTED

AUG 18 2021

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): 2020100528

Project Title: Pacific Edge Hotel

Project Applicant: HCI Laguna Owner L.P. 810 1st Ave 2nd Floor NY NY 10019 - 646 732 2005

Project Location (include county): Sleepy Hollow Lane and S Coast Hwy 1, Laguna Beach, Orange County

Project Description:

The project involves a remodel an existing hotel resort with restaurants and conference facilities (Pacific Edge Hotel). The project includes a remodel of nine existing buildings, relocation of the pool, spa, and hotel lobby, the construction of a subsurface parking garage and a new hotel building, restriping of the parking areas, a new porte cochère, roadway improvements along Sleepy Hollow Lane, new office and conference areas, a new café with outdoor dining, HVAC equipment, and landscaping. Overall, the

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

described project on August 10, 2021 (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

Signature (Public Agency): Anthony Viera Title: Senior Planner

Date: 8/16/2021

Date Received for filing at ORP:

FILED

NOV 12 2025

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

HUGH NGUYEN, CLERK-RECORDER

Revised 2011

BY: Deputy

20-0010-2021-0646

FILED

AUG 18 2021

ORANGE COUNTY CLERK-RECORDER DEPARTMENT
BY: DEPUTY

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

Receipt No.: RPT20250000318686

Finalization No.: 20250000347286

Cashier: 135

Register: SOUTHCOUNTY1A

Date/Time: 11/12/2025 09:47 AM

Item	Title	Count
1	Z01	1
EIR: Exempt or Previously Paid		
Document ID	Amount	
Doc# 202585001079	\$50.00	
Time Recorded 09:47 AM		

Total Amount Due: \$50.00

Total Paid

Cash Tendered: \$50.00

Amount Due: \$0.00

THANK YOU
PLEASE RETAIN THIS RECEIPT
FOR YOUR RECORDS
www.ocrecorder.com

