HUGH NGUYEN
CLERK - RECORDER

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

July 14, 2026

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

Office of the ORANGE COUNTY CLERK-RECORDER
Memorandum

SUBJECT: NOTICE OF DETERMINATION / EIR / PRIOR FILING

The attached notice was received, filed and a copy was posted on 7/14/2026

It remained posted for 30 (thirty) days.

HUGH NGUYEN
CLERK - RECORDER
In and for the County of ORANGE

By: 516 - 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 ***

ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-07/14/2026-0612

202685000839

FILED

July 14, 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 2026-1135, DR 2026-0863, CDP 2026-0864, TPM 2026-0865, CDP 2026-0954

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 07/14/2026

Posted 07/14/2026 **Removed** _____

Returned to agency on _____

DEPUTY 516

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

To:

☒ Office of Land Use and Climate Innovation
P.O. Box 3044
Sacramento, CA 95812-3044

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

From:

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

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

FILED
JUL 14 2026
HUGH NGUYEN, CLERK-RECORDER
BY: _____ DEPUTY

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): 2022010276

Project Title: DR 2026-1135, DR 2026-0863, CDP 2026-0864, TPM 2026-0865, CDP 2026-0954

Project Applicant: Liane Takano, The Related Companies of California LLC, 660 Newport Center Drive, Suite 1250, Newport Beach, CA 92660; ltakano@related.com; 949-660-7272

Project Location (include county): 340 St. Ann's Drive, Laguna Beach, CA 92651, Orange County (APNs 644-034-05, 644-034-09)

Project Description: On January 11, 2022, the City adopted an Initial Study/Negative Declaration (SCH No. 2022010276) for the City's 2021-2029 General Plan Housing Element Update ("Housing Element IS/ND"). In furtherance of the Housing Element, the Project proposes a Ministerial Design Review 2026-1135 for demolition of an existing parsonage building and existing surface parking lot and construction of a three-story, 30,690 sq. ft. multi-family residential building (28 affordable housing rental units and 1 manager's unit) and 41-stall parking garage in the R-2 (Residential Medium Density) and Local Business Professional (LBP) zones. Design Review 2026-0863 for more than 20 cubic yards of grading outside the building footprint, retaining walls with more than 5 feet of exposed height, landscaping, and elevated deck. Tentative Parcel Map 2026-0865 to merge four parcels into two parcels in the Local Business Professional (LBP) and Residential Medium Density (R-2) zones. Coastal Development Permit 2026-0864 and Coastal Development Permit 2026-0954 for such non-exempt development in the Coastal Zone.

The Project is within the scope of the development capacity and environmental analysis previously considered in the Housing Element IS/ND. The Project would result in fewer residential units than the capacity analyzed for the site in the Housing Element, and the City has not identified substantial changes to the Project, substantial changes in the circumstances under which the Project would be undertaken, or new information of substantial importance that would require major revisions to the previously adopted IS/ND due to significant new environmental

effects or a substantial increase in the severity of previously identified significant effects. Accordingly, no subsequent or supplemental environmental review is required pursuant to Public Resources Code section 21166 and State CEQA Guidelines section 15162.

This is to advise that the City of Laguna Beach City Council (☒ Lead Agency or ☐ Responsible Agency) has approved the above described project on July 7, 2026 and has made the following determinations regarding the above described project.

1. An IS/ND for the City's Housing Element was previously prepared and adopted in full compliance with CEQA, and reflects the independent judgment of the City.
2. The project will not have a more significant effect on the environment than previously identified in the adopted Housing Element IS/ND.
3. The project is subject to the previously identified mitigation measures identified in the previously adopted Housing Element IS/ND, and no additional mitigation measures were made a condition of approval of the project beyond those identified in the Housing Element IS/ND.
4. A Statement of Overriding Considerations was not adopted for the Housing Element in the previously adopted IS/ND, and is not required for the project because the project will not have any new significant and unavoidable impacts.
5. The project does not present new information of substantial importance to the project that was not known and could not have been known at the time the Housing Element IS/ND was adopted.
6. Findings were 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 previously adopted Housing Element IS/ND, 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): _____ _____ Title: Senior Planner

Date: 07/08/2026 Date Received for filing at OPR: _____

Authority cited: Section 21166, Public Resources Code; Section 15162, State CEQA Guidelines.
Reference: Sections 21000-21174, Public Resources Code.

FILED

JUL 14 2026

HUGH NGUYEN, CLERK-RECORDER

BY: _____ DEPUTY

HUGH NGUYEN
CLERK-RECORDER

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

RECEIVED
MAR 07 2022
City Manager's Office

LAGUNA BEACH CITY COUNCIL
505 FOREST AVENUE
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~~ 01/25/2022

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
JUL 14 2026
HUGH NGUYEN, CLERK-RECORDER
BY: AZ DEPUTY

State of California - Department of Fish and Wildlife

2022 ENVIRONMENTAL DOCUMENT FILING FEE

CASH RECEIPT

DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

Print | Start over | Save

RECEIPT NUMBER:
30 — 01/25/2022 — 0047

STATE CLEARINGHOUSE NUMBER *(If applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
LAGUNA BEACH CITY COUNCIL		01/25/2022

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
Orange	202285000047

PROJECT TITLE

FINAL NEGATIVE DECLARATION FOR THE LAGUNA BEACH 2021-2029 GENERAL PLAN HOUSING ELEMENT UPDATE

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
CITY OF LAGUNA BEACH		(949)497-0736

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
505 FOREST AVENUE	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)	$3,539.25	$	0.00
☑ Mitigated/Negative Declaration (MND)(ND)	$2,548.00	$	2,548.00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$1,203.25	$	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 $ 2,598.00

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X	DEPUTY CLERK, SANDRA VALENCIA LOPEZ

FILED

JUL 14 2026

HUGH NGUYEN, CLERK-RECORDER

BY: AT DEPUTY

ORIGINAL - PROJECT APPLICANT | COPY - CDFW/ASB | COPY - LEAD AGENCY | COPY - COUNTY CLERK | DFW 753.5a (Rev. 01012022)

ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder
2598.00
$R00134890013$
202285000047 8:43 am 01/25/22
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

FINAL NEGATIVE DECLARATION FOR THE LAGUNA BEACH 2021-2029 GENERAL PLAN HOUSING ELEMENT UPDATE

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):

POSTED
JAN 25 2022
ORANGE COUNTY CLERK-RECORDER DEPARTMENT
BY:_____DEPUTY

FILED
JAN 25 2022
ORANGE COUNTY CLERK-RECORDER DEPARTMENT
BY:_____DEPUTY

FILED IN THE OFFICE OF THE ORANGE COUNTY CLERK-RECORDER ON January 25, 2022
Posted January 25, 2022 **Removed** _____
Returned to agency on _____
DEPUTY SANDRA VALENCIA LOPEZ

FILED
JUL 14 2026
HUGH NGUYEN, CLERK-RECORDER
BY:_____DEPUTY

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.

Print Form

Notice of Determination

Appendix D

To:
☒ Office of Planning and Research

U.S. Mail: P.O. Box 3044, Sacramento, CA 95812-3044

Street Address: 1400 Tenth St., Rm 113, Sacramento, CA 95814

☒ County Clerk
County of: Orange
Address: 601 N. Ross Street
Sanata Ana CA 92701

From:
Public Agency: City of Laguna Beach
Address: 505 Forest Avenue
Laguna Beach CA 92651
Contact: So Kim, Asst. Director of Comm Dev Dept
Phone: 949 497 0736

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):

Project Title: Final Negative Declaration for the Laguna Beach 2021-2029 General Plan Housing Element Update

Project Applicant: City of Laguna Beach

Project Location (include county): Citywide, City of Laguna Beach, County of Orange

Project Description:
The City of Laguna Beach Community Development Department update of the Laguna Beach General Plan Housing Element pursuant to State of California mandates. The State requires jurisdictions to update the Housing Element of the General Plan every eight years. The Housing Element Update includes a comprehensive analysis of the community's current and future housing needs and includes policies and actions to help facilitate the production of housing to meet the City's share of the regional housing need (RHNA). Housing Element law does not require the City to construct housing, but rather ensure there are adequate sites with appropriate zoning to meet the projected need.

This is to advise that the Laguna Beach City Council (☒ Lead Agency or ☐ Responsible Agency) has approved the above described project on January 11, 2022 (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:
City of Laguna Beach, 505 Forest Avenue, Laguna Beach, CA 92651 and www.lagunabeachcity.net

Signature (Public Agency): _____ Title: Asst. Director of Community Dev't.

Date: January 18, 2022 Date Received for filing at OPR:

FILED
JUL 14 2026
HUGH NGUYEN, CLERK-RECORDER
BY: _____ DEPUTY

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

Revised 2011

FILED
JAN 25 2022
ORANGE COUNTY CLERK-RECORDER DEPARTMENT
BY: _____ DEPUTY

POSTED
JAN 25 2022
ORANGE COUNTY CLERK-RECORDER DEPARTMENT
BY: _____ DEPUTY

20-01-25-2022

State of California - Department of Fish and Wildlife

2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

Print | Startover | Save

RECEIPT NUMBER:
30 — 07/14/2026 — 0612

STATE CLEARINGHOUSE NUMBER *(If applicable)*
2022010276

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF LAGUNA BEACH		07/14/2026

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
Orange	202685000839

PROJECT TITLE

DR 2026-1135, DR 2026-0863, CDP 2026-0864, TPM 2026-0865, CDP 2026-0954

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
LIANE TAKANO, THE RELATED COMPANIES OF CALIFORNIA LLC	ltakano@related.com	(949) 660-7272

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
660 NEWPORT CENTER DRIVE, SUITE 1250	NEWPORT BEACH	CA	92660

PROJECT APPLICANT *(Check appropriate box)*

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☑ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$4,227.50	$	0.00
☐ Mitigated/Negative Declaration (MND)(ND)	$3,043.75	$	0.00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$1,437.25	$	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		$	0.00
☐ Other		$	50.00

PAYMENT METHOD:

☐ Cash ☐ Credit ☑ Check ☐ Other **TOTAL RECEIVED** $ 50.00

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X Andy	Xiaoxi Zhou, DEPUTY CLERK

ORIGINAL - PROJECT APPLICANT | COPY - CDFW/ASB | COPY - LEAD AGENCY | COPY - COUNTY CLERK | DFW 753.5a (Rev. 01012026)

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

Receipt No.: RPT20260000210921

Finalization No.: 20260000209288

Cashier: 516

Register: SOUTHCOUNTY3A

Date/Time: 07/14/2026 04:04 PM

Item	Title	Count
1	Z01	1

EIR: Exempt or Previously Paid

Document ID	Amount
Doc# 202685000839	$50.00
Time Recorded 04:04 PM	

Total Amount Due:	$50.00
Total Paid	
Check Tendered:	$50.00
#11917	
Amount Due:	$0.00

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