



## Notice of Preparation of a Draft Environmental Impact Report

**To:** Agencies, Organizations, and Interested Parties

**From:** The City of Laguna Beach

**Subject:** Notice of Preparation of a Draft Environmental Impact Report. The City of Laguna Beach (City) is the lead agency under the California Environmental Quality Act (CEQA) for the proposed project. The City has prepared an Initial Study and will prepare an Environmental Impact Report (EIR) for the proposed project identified below:

**Project Title:** Juanita Way Road Expansion Project

**Agencies:** The City requests your views on the scope and content of the environmental information associated with the proposed project, in accordance with California Code of Regulations, Title 14, Section 15082(b).

**Organizations and Interested Parties:** The City requests your comments regarding the environmental issues associated with construction and operation of the proposed project.

**Project Location:** The Project site is located at 2400 Juanita Way, Laguna Beach, CA 92651 (APN 656-131-04), which is in a residential neighborhood.

**Project Description:** The project proposes to extend the road at the terminus of Juanita Way in the City of Laguna Beach, California (Project). The Project scope consists of adding approximately 18.5 linear feet of road surface at the terminus of Juanita Way. The proposed street access would facilitate the creation of a new building site and the potential development of a single-family residence at 2400 Juanita Way (APN 656-131-04).

**Potential Environmental Effects:** Based on the Initial Study prepared for the proposed project, the City has determined that an EIR is the appropriate level of environmental documentation. The EIR analysis will include the provision of alternatives, and topical areas will include: aesthetics, air quality, biological resources, cultural resources, energy, geology/soils, greenhouse gas emissions, hazards and hazardous materials, land use/planning, noise, public services, transportation, tribal cultural resources, and wildfire.

**Agency/Public Comments:** The City will accept written comments from **July 24 to August 25, 2025**. Please indicate a contact person for your agency or organization and send your responses and comments to: Heather Steven at 505 Forest Avenue, Laguna Beach, CA 92651. Your comments may also be sent via e-mail to [HSteven@lagunabeachcity.net](mailto:HSteven@lagunabeachcity.net) (please include the name of the project in the subject heading).

The Initial Study can be reviewed at the following site: [www.lagunabeachcity.net/government/departments/community-development/planning-zoning/public-notices](http://www.lagunabeachcity.net/government/departments/community-development/planning-zoning/public-notices)