

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Juanita Way Road Expansion Project

Lead Agency: City of Laguna Beach

Contact Person: Heather Steven

Mailing Address: 505 Forest Avenue

Phone: (949) 497-0332

City: Laguna Beach

Zip: 92651

County: Orange

Project Location: County: Orange

City/Nearest Community: Laguna Beach

Cross Streets: Juanita Way/Alta Vista Way

Zip Code: 92651

Longitude/Latitude (degrees, minutes and seconds): 33 ° 31 ' 36.9 " N / 117 ° 45 ' 48.2 " W Total Acres: 0.184

Assessor's Parcel No.: 656-131-04

Section: _____

Twp.: _____

Range: _____

Base: _____

Within 2 Miles: State Hwy #: 1

Waterways: _____

Airports: _____

Railways: _____

Schools: _____

Document Type:CEQA: ☐ NOP☒ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS☐ Other: _____☐ Mit Neg Dec

Other: _____

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☐ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☐ Use Permit☐ Coastal Permit☐ Community Plan☒ Site Plan☐ Land Division (Subdivision, etc.)☐ Other: _____**Development Type:**☒ Residential: Units 1 Acres 0.184☐ Office: Sq.ft. _____

Acres _____

Employees _____

☐ Transportation: Type _____☐ Commercial: Sq.ft. _____

Acres _____

Employees _____

☐ Mining: Mineral _____☐ Industrial: Sq.ft. _____

Acres _____

Employees _____

☐ Power: Type _____

MW _____

☐ Educational: _____☐ Waste Treatment: Type _____

MGD _____

☐ Recreational: _____☐ Hazardous Waste: Type _____☐ Water Facilities: Type _____

MGD _____

☐ Other: _____**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☒ Recreation/Parks☒ Vegetation☒ Agricultural Land☒ Flood Plain/Flooding☒ Schools/Universities☒ Water Quality☒ Air Quality☒ Forest Land/Fire Hazard☐ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☒ Sewer Capacity☐ Wetland/Riparian☒ Biological Resources☒ Minerals☒ Soil Erosion/Compaction/Grading☐ Growth Inducement☒ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☒ Cumulative Effects☐ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☐ Other: _____**Present Land Use/Zoning/General Plan Designation:**

Residential Low Density (R-1) Zone/Village Low Density

Project Description: (please use a separate page if necessary)

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).

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

☐ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☐ Caltrans District # _____	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☐ Regional WQCB # _____
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☐ Fish & Game Region # _____	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	☒ Other: Southern California Edison
☐ Housing & Community Development	☒ Other: California Department of Fish and Wildlife
☐ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date January 23, 2026 Ending Date March 9, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>Chambers Group</u>	Applicant: <u>Brion Jeanette Archiecture</u>
Address: <u>3151 Airway Avenue, Suite F208</u>	Address: <u>470 Old Newport Boulevard</u>
City/State/Zip: <u>Costa Mesa, CA 92626</u>	City/State/Zip: <u>Newport Beach, CA 92663</u>
Contact: <u>Thomas Strand</u>	Phone: <u>(949) 645.5854</u>
Phone: <u>(858) 541.2800 x7107</u>	

Signature of Lead Agency Representative: Heather Steven  Date: 01/22/2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.