



Notice of Availability of a Draft Environmental Impact Report

To: Agencies, Organizations, and Interested Parties

From: The City of Laguna Beach

Subject: Notice of Availability 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 a Draft Environmental Impact Report (EIR) that is available for public review and comment.

Project Title: Juanita Way Road Extension 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 Draft EIR analysis includes the provision of alternatives, and topical areas 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. The Draft EIR concludes that the proposed project will have significant and unavoidable impacts in the areas of Biological Resources, Land Use and Planning, and Transportation and Traffic. All other environmental factors would result in less than significant impacts or less than significant impacts with mitigation.

Agency/Public Comments: The City will accept written comments from **January 23, 2026 to March 9, 2026**. 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 email to HSteven@lagunabeachcity.net (please include the name of the project in the subject heading).

The Draft EIR can be reviewed at the following site:

<https://www.lagunabeachcity.net/government/departments/community-development/planning-zoning/public-notices>

Hard copies of the Draft EIR will be available for review at Laguna Beach City Hall, 505 Forest Avenue, Laguna Beach, CA and the Laguna Beach Library, 363 Glenneyre Street, Laguna Beach, CA.

A public hearing on the proposed Project and the Final EIR will be scheduled before the City Planning Commission at a time and date to be determined subsequent to the close of the Draft EIR public review period.