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: Downtown Laguna Beach Specific Plan Phase II Update EIR

Lead Agency: City of Laguna Beach | Contact Person: Kate Kazama
Mailing Address: 505 Forest Avenue | Phone: (949) 497-0748
City: Laguna Beach | Zip: 92651 | County: Orange

Project Location: County: Orange | City/Nearest Community: Laguna Beach
Cross Streets: Laguna Canyon Road, South Coast Highway/Highway 1, Legion Street, Forest Avenue, and Cliff Drive | Zip Code: 92651
Longitude/Latitude (degrees, minutes and seconds): 33 ° 32 ′ 44.34 ″ N / -117 ° 46 ′ 52.15 ″ W | Total Acres: 115
Assessor's Parcel No.: Various; See Project Description | Section: N/A | Twp.: 7S | Range: 9W | Base: SBPM
Within 2 Miles: State Hwy #: 1, 133 | Waterways: Pacific Ocean
Airports: N/A | Railways: N/A | Schools: Multiple

Document Type:

CEQA: ☒ NOP ☐ Draft EIR ☐ Early Cons ☐ Supplement/Subsequent EIR ☐ Neg Dec (Prior SCH No.) ☐ Mit Neg Dec Other:
NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI
Other: ☐ Joint Document ☐ Final Document ☐ Other:

Local Action Type:

☐ General Plan Update ☐ General Plan Amendment ☐ General Plan Element ☐ Community Plan
☒ Specific Plan ☐ Master Plan ☐ Planned Unit Development ☐ Site Plan
☐ Rezone ☐ Prezone ☐ Use Permit ☐ Land Division (Subdivision, etc.)
☐ Annexation ☐ Redevelopment ☐ Coastal Permit ☐ Other:

Development Type:

☒ Residential: Units 450 Acres
☐ Office: Sq.ft. Acres Employees
☐ Commercial: Sq.ft. Acres Employees
☐ Industrial: Sq.ft. Acres Employees
☐ Educational:
☐ Recreational:
☐ Water Facilities: Type MGD
☐ Transportation: Type
☐ Mining: Mineral
☐ Power: Type MW
☐ Waste Treatment: Type MGD
☐ Hazardous Waste: Type
☐ Other:

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Designated: Village High Density, Village Low Density, Central Business District (CBD), Local Business/Professional; Zoned: Arts District, CBD Multi-Family District, CBD Office, CBD Downtown Commercial, CBD Visitor Commercial

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

The project proposes, generally, to amend several housing-related provisions, including changes to building height, maximum residential density, lot merger regulations, Urban Design Guidelines, allowed uses, and parking requirements. Refer to the Project Description in the NOP.

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 and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

x	Air Resources Board	x	Office of Historic Preservation
	Boating & Waterways, Department of		Office of Public School Construction
	California Emergency Management Agency		Parks & Recreation, Department of
x	California Highway Patrol		Pesticide Regulation, Department of
x	Caltrans District # 12	x	Public Utilities Commission
	Caltrans Division of Aeronautics	x	Regional WQCB # 9
	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.
x	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
x	Energy Commission		SWRCB: Water Rights
x	Fish & Game Region # 5		Tahoe Regional Planning Agency
	Food & Agriculture, Department of		Toxic Substances Control, Department of
	Forestry and Fire Protection, Department of	x	Water Resources, Department of
	General Services, Department of		
	Health Services, Department of		Other:
	Housing & Community Development		Other:
x	Native American Heritage Commission		

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

Starting Date January 26, 2026 Ending Date February 25, 2026

Lead Agency (Complete if applicable):

Consulting Firm: CSG Consultants, Inc,
Address: 3240 El Camino Real
City/State/Zip: Irvine, CA 92602
Contact: Glenn Lajoie
Phone: (714) 815-8124

Applicant: City of Laguna Beach
Address: 505 Forest Avenue
City/State/Zip: Laguna Beach, CA 92651
Phone: (949) 497-0713

Signature of Lead Agency Representative: Kate Kazama Digitally signed by Kate Kazama DN: C=US, E="kkazama@lagunabeachcity.net", O="City of Laguna Beach", OU=Community Development, CN=Kate Kazama Date: 2026.01.22 22:32:50-08'00' **Date:** 1/22/25

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