



HUGH NGUYEN CLERK - RECORDER

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

June 12, 2026

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

Office of the ORANGE COUNTY CLERK-RECORDER Memorandum

SUBJECT: EIR NOTICE OF EXEMPTION

The attached notice was received, filed and a copy was posted on 6/12/2026

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 ***

NORTH COUNTY BRANCH OFFICE
WELLS FARGO BUILDING
222 S. HARBOR BLVD., STE 110
ANAHEIM, CALIFORNIA 92805

ORANGE COUNTY
COUNTY ADMINISTRATION SOUTH
601 N. ROSS STREET
SANTA ANA, CALIFORNIA 92701

OLD ORANGE COUNTY
COURTHOUSE
211 W. SANTA ANA BLVD. ROOM 201
SANTA ANA, CALIFORNIA 92701

SOUTH COUNTY BRANCH OFFICE
LAGUNA HILLS CIVIC CENTER
24031 EL TORO ROAD, SUITE 150
LAGUNA HILLS, CALIFORNIA 92653



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

20-06/12/2026 - 0510

202685000700

FILED

June 12, 2026

HUGH NGUYEN

CLERK - RECORDER

By Andy
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

MODIFICATION OF DESIGN REVIEW 25-0319 AND COASTAL DEVELOPMENT PERMIT 25-0318 OF THE PROMENADE DESIGN APPROVALS FOR TREE REPLACEMENT

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):

**FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON 06/12/2026**
Posted 06/12/2026 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 EXEMPTION

From: Community Development – Planning Division
505 Forest Avenue Laguna Beach, California 92651

FILED

JUN 12 2026

HUGH NGUYEN, CLERK-RECORDER

BY: Ad DEPUTY

(above for use by County Clerk-Recorder's Office only)

1. **APPLICANT:** City of Laguna Beach, 505 Forest Ave. Laguna Beach, CA, 92651
2. **LEAD AGENCY:** City of Laguna Beach, 505 Forest Ave. Laguna Beach, CA, 92651
3. **PROJECT PLANNER:** Anthony Viera, Deputy Director of Community Development, aviera@lagunabeachcity.net
4. **PROJECT TITLE:** Modification of Design Review 25-0319 and Coastal Development Permit 25-0318 of the Promenade Design Approvals for Tree Replacement
5. **PROJECT LOCATION:** Lower Forest Avenue, between the Forest Avenue/South Coast Highway intersection and the Forest Avenue/Glenneyre Street intersection
6. **DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT:**
Tree replacements resulting from the emergency tree removals on Forest Avenue to allow completion of a previously approved project to convert a temporary pedestrian plaza into a more permanent pedestrian plaza at Lower Forest Avenue. The one tree that failed and nine trees that were removed due to risk of failure will be replaced at a one-to-one ratio.

ENVIRONMENTAL DETERMINATION:

In March 2026, a mature eucalyptus tree on Lower Forest Avenue failed and fell. Subsequent soil testing found high soluble salt levels that likely contributed to tree decline. Reviews by two independent arborist consultants, Dudek and Monarch Environmental, found that nine (9) nearby eucalyptus trees had similar problems, including poor health, weak or damaged root systems, structural instability, and conditions comparable to the failed tree, and recommended their removal for public safety. Based on these findings, the City of Laguna Beach removed nine trees on April 20, 2026, and later removed a tenth tree on May 2 after pathology testing showed the same root and soil pathogens found in the failed tree. The City then sought emergency waivers from the California Coastal Commission for the removals. Since the approved project had assumed these ten trees would remain, the City determined that full compliance with the original Promenade Design Approvals was no longer feasible. Under its authority, the City approved replacing the removed trees with nine (9) trees of the same species and one California sycamore to best match the original project while addressing the site's challenging soil conditions.

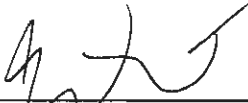
This action was determined to be statutorily exempt from the California Environmental Quality Act ("CEQA") pursuant to Public Resources Code section 21080(b)(1), for the same reasons set forth in the June 2025 Notice of Exemption, in that this action to modify the Promenade design approvals is part of the Promenade on Forest Project, which proposes the development of a pedestrian promenade within the existing City right-of-way and for which the City determined was statutorily exempt under Senate Bill (SB) 922/Public Resources Code section 21080.25(b)(1). There have been no changes to the project, no changed circumstances, and no new information that could not previously have been known, that would trigger the need for a subsequent CEQA review. In addition, and in the alternative, this action is exempt pursuant to Public Resources Code section 21080(b)(4) and CEQA Guidelines section 15269(c) as an emergency project because the removal of these trees was necessary to prevent or mitigate an emergency. The action was further determined to be exempt pursuant to CEQA Guidelines section 15304 (Class 4 – Minor Alterations to Land), which exempts "minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry and agricultural purposes." Each of the trees that were removed had health issues and posed an imminent risk to public safety and the public and/or nearby structures at risk. Thus, these trees do not meet the criteria of "healthy, mature, scenic trees." None of the exceptions set forth in CEQA Guidelines section 153002 apply. There have been no changes to the Project, no changed circumstances, and no new information that could not previously have been known, that would trigger the need for a subsequent CEQA review. Thus, this action is statutorily exempt under Senate Bill (SB) 922/Public Resources Code section 21080.25(b)(1), and in the alternative, is exempt from CEQA under CEQA Guidelines section 15269(c) as an emergency project or CEQA Guidelines section 15304 (Class 4 – Minor Alterations to Land).

Therefore, the Director of Community Development has determined that further environmental evaluation is not required because:

- ☐ The project is not subject to CEQA because it "does not involve the exercise of discretionary power," or "will not result in a direct or reasonably foreseeable indirect physical change in the environment," or, "is not a project as defined in Section 15378 of the CEQA guidelines." (Sections 15060(c)(1), (2) & (3)); or,
- ☐ "The activity is covered by the commonsense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA" (Section 15061(b)(3)); or,
- ☒ The project is statutorily exempt, State CEQA Guidelines, Section 15269(c) and Public Resources Code section 21080.25(b)(1); or,
- ☒ The project is categorically exempt per State CEQA Guidelines, Section 15304.

9. Was a public hearing held by the Lead Agency to consider the exemption?

Yes ☐ No ☒ If yes, the date of the public hearing was:



Signature

Date: 6/11/26

Anthony Viera

Name

Title: Deputy Director of
Community Development

☒ Signed by Lead Agency

☐ Signed by Applicant

Authority cited: Section 21080, Public Resources Code & CEQA Guidelines sections 15269 and 15304.

FILED

JUN 12 2026

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY

**2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT**

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

Print

StartOver

Save

RECEIPT NUMBER:

30-06/12/2026-0510

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF LAGUNA BEACH		06/12/2026
COUNTY/STATE AGENCY OF FILING		DOCUMENT NUMBER
ORANGE COUNTY		202685000700
PROJECT TITLE		

MODIFICATION OF DESIGN REVIEW 25-0319 AND COASTAL DEVELOPMENT PERMIT 25-0318 OF THE PROMENADE DESIGN APPROVALS FOR TREE REPLACEMENT

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
CITY OF LAGUNA BEACH		(949) 715-0969
PROJECT APPLICANT ADDRESS	CITY	STATE
505 FOREST AVE	LAGUNA BEACH	CA
		ZIP CODE
		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) \$ 4,227.50 \$ _____
☐ Mitigated/Negative Declaration (MND)(ND) \$ 3,043.75 \$ _____
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW \$ 1,437.25 \$ _____

☒ 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 \$ _____
☐ County documentary handling fee \$ 50.00 \$ _____
☐ Other \$ _____

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☐ Other

TOTAL RECEIVED \$ 0.00

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X <i>Andy</i>	Xiaoxi Zhou Deputy Clerk