



# NOTICE OF EXEMPTION

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

(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:** Louie Lacasella, Senior Administrative Analyst, [llacasella@lagunabeachcity.net](mailto:llacasella@lagunabeachcity.net), (949) 497-0736
4. **PROJECT TITLE:** Coastal Development Permit 25-0587 (Implementing the Promenade on Forest Project)
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:**  
Coastal Development Permit 25-0587 implements the closure of Forest Avenue, between the Forest Avenue/South Coast Highway intersection and the Forest Avenue/Glenneyre Street intersection to vehicular traffic. This Coastal Development Permit is a part of the Promenade on Forest project (hereinafter referred to as "Project"), which proposes the development of a pedestrian promenade within the existing City right-of-way.

## ENVIRONMENTAL DETERMINATION:

On April 9, 2025, the Director of Community Development adopted Determination No. 25-0587, approving Coastal Development Permit 25-0587 to close Lower Forest Avenue to vehicular traffic. This action further implements the Project by formally and permanently closing the Project site to vehicular traffic. Thus, Coastal Development Permit 25-0587 is statutorily exempt from the California Environmental Quality Act ("CEQA") (Public Resources Code §21000 et seq.; 14 CCR § 15000 et seq.) pursuant to Public Resources Code section 21080.25(b), as amended by Senate Bill 922 (SB 922), which exempts "pedestrian and bicycle facilities that improve safety, access, or mobility, including new facilities, within the public right-of-way." (Pub. Resources Code, §21080.25(b)(1).) The Project qualifies for the statutory exemption as a pedestrian facility within the public right-of-way because it would involve the development of a pedestrian promenade within the existing City right-of-way, improving safety and mobility by providing a pedestrian-only facility that is separated from active roadways and improving access by providing new opportunities for residents and visitors to visit shops, restaurants, and City events on foot.

- 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 pursuant to State CEQA Guidelines section 21080.25(b)(1); or,
- The project is categorically exempt per State CEQA Guidelines, Sections 15304 and 15301.

7. Was a public hearing held by the Lead Agency to consider the exemption?  
Yes  No  If yes, the date of the public hearing was: April 9, 2025.

*Louie Lacasella*

Louie Lacasella, Senior Administrative Analyst

April 10, 2025