



CITY OF LAGUNA BEACH
 505 Forest Avenue
 Laguna Beach, CA 92651
 PHONE: (949) 497-0714
 FAX: (949) 497-0771

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act of 1970" as amended to date, this is to advise you that the City of Laguna Beach has prepared an Initial Study for the following project.

PROJECT: 31451 South Coast Highway Project

LOCATION/ADDRESS: 31541 South Coast Highway, Laguna Beach, CA 92651

APN(s): 056-032-26

GENERAL PLAN DESIGNATION AND ZONING: The project site is located within the Village Low Density General Plan designation and R-1, Residential Low Density Zoning District

PROJECT APPLICANT: Tonya Reyna, 16530 Ventura Boulevard, Suite 305, Encino, CA 91436

DESCRIPTION OF PROJECT: The proposed development ("project") involves the construction of a new single-family residential structure on a vacant bluff top parcel lot on Coast Highway in the City of Laguna Beach. The project site is comprised of one parcel with a total buildable lot area of approximately 0.56 acre. The project consists of a new three level structure with a total of 7,584 square feet of livable space with related retaining walls, driveway, deck, pool, and an attached three-car garage.

ENVIRONMENTAL SETTING: The project site, which consists of a bluff top parcel within Assessor Parcel Number (APN) 056-032-26, is rectangular in shaped, and totals approximately 0.56-acre (24,338 square feet). The project site is currently undeveloped with the exception of an existing electrical utility box and an associated three-foot high retaining wall along the northern edge of the project site. Site vegetation consists of weeds, grasses, shrubs, and sparse trees. The project site consists of a gently sloping pad trending southwesterly adjacent to Coast Highway, followed by a steeply sloping area to a second pad area, followed by a coastal bluff descending to the Pacific Ocean shoreline.

PUBLIC COMMENT PERIOD: From May 24, 2023 to June 24, 2023, the public and all affected agencies are hereby invited to review the Mitigated Negative Declaration and Initial Study with mitigation measures, and submit written comments. Such comments may be submitted prior to or during the public hearing(s).

DOCUMENT AVAILABILITY: The Mitigated Negative Declaration and Initial Study and other supporting environmental documents are available for public review on the City website at www.lagunabeachcity.net and at the City of Laguna Beach, Community Development Department, located at 505 Forest Avenue.

MITIGATED NEGATIVE DECLARATION PREPARED BY AND COMMENTS SHOULD BE DIRECTED TO:

Amber Dobson
 Planning Manager
 City of Laguna Beach, Planning Division
 505 Forest Avenue Laguna Beach, CA 92651
 (949) 497-0362
 adobson@lagunabeachcity.net

POSTED

MAY 23 2023

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY

DISTRICT

NEGATIVE DECLARATION PREPARED BY

City of Laguna Beach
505 Forest Avenue
Laguna Beach, CA 92651

Contact: Amber Dobson
Title: Planning Manager
Telephone: (949) 497-0362

Signature  Date 5/23/23

COMMENTS DUE BY: June 24, 2023

The attached Mitigated Negative Declaration dated March 2023 is being referred to your agency/City department for review and comment. Your written comments should be received prior to, or be submitted verbally during the Public Hearing. If you have any questions, please contact the Contact Person above.

ATTACHMENTS: Mitigated Negative Declaration

SUPPORTING ENVIRONMENTAL DOCUMENTS: See source references within the attached Initial Study.

POSTED

MAY 23 2023

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY

DISTRIBUTION LIST

CITY DEPARTMENTS

- Community Development
- Fire
- Marine Safety
- Police
- Public Works
- Recreation
- Water Quality

FEDERAL

- Occupational Safety and Health Administration

- US Army Corps of Engineers
- US Environmental Protection Agency

- US Fish and Wildlife Service

STATE

- Air Resources Board
- California Coastal Commission
- California Coastal Conservancy
- Department of Conservation
- Department of Fish and Game – Region 5
- Department of Forestry and Fire Protection
- Department of Health and Drinking Water

- Department of Housing and Community Development
- Department of Parks and Recreation
- Department of Transportation District 12 (Caltrans)
- Department of Toxic Substances Control
- Department of Water Resources
- Governor's Office of Planning and Research

- Integrated Waste Management Board
- Native American Heritage Commission
- Office of Emergency Services
- Office of Historic Preservation
- Resources Agency
- Seismic Safety Commission
- State Clearinghouse
- State Lands Commission
- State Water Resources Control Board

REGIONAL

- San Diego Regional Water Quality Control Board

- South Coast Air Quality Management District

- Southern California Association of Governments

COUNTY

- Orange County Clerk-Recorder
- Orange County Environmental Health Department
- Orange County Fire Department
- Orange County Flood Control District

- Orange County Harbors Beaches and Parks
- Orange County Integrated Waste Management Department
- Orange County Local Agency Formation Commission

- Orange County Planning & Development Services Department
- Orange County Public Facilities & Resources Department

LOCAL

- Aliso Water Management Agency
- City of Aliso Viejo
- City of Dana Point
- City of Irvine
- City of Laguna Hills
- City of Laguna Niguel
- City of Laguna Woods

- City of Newport Beach
- Laguna Beach Chamber of Commerce
- Laguna Beach County Water District
- Laguna Beach Independent
- Laguna Beach Unified School District
- Laguna Beach Visitor's Bureau
- Laguna Beach Coastline Pilot

- Laguna News-Post
- Moulton Niguel Water District
- South Coast Water District
- South Orange County Wastewater Authority

UTILITIES

- Cox Digital Cable
- San Diego Gas & Electric
- Southern California Edison
- Southern California Gas Company
- Verizon

POSTED

MAY 23 2023

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY

**NOTICE OF INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION**
California Environmental Quality Act

**TO EXPEDITE SUBMITTAL OF YOUR COMMENTS, YOU MAY RESPOND BY FACSIMILE TO (949)
497-0771**

This Agency/City Department has comments, see attached.
no comments.

This Agency/City Department has

NAME OF AGENCY/CITY
DEPARTMENT

SIGNATURE OF
REPRESENTATIVE

DATE

POSTED

MAY 23 2023

HUGH NGUYEN, CLERK-RECORDER

BY: _____



DEPUTY

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: 31451 South Coast Highway Project

Lead Agency: City of Laguna Beach Contact Person: Amber Dobson
Mailing Address: 505 Forest Avenue Phone: (949) 497-0362
City: Laguna Beach Zip: 92651 County: Orange

Project Location: County: Orange City/Nearest Community: Laguna Beach
Cross Streets: Coast Highway Zip Code: 92651

Longitude/Latitude (degrees, minutes and seconds): ° ' " N / ° ' " W Total Acres: _____
Assessor's Parcel No.: 056-032-26 Section: _____ Twp.: _____ Range: _____ Base: _____
Within 2 Miles: State Hwy #: 1 Waterways: Pacific Ocean
Airports: N/A Railways: N/A Schools: _____

Document Type:

- CEQA: NOP Draft EIR NEPA: NOI Other: 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 .56 Transportation: Type _____
- Office: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
- Commercial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW
- Industrial: Sq.ft. _____ Acres _____ Employees _____ Waste Treatment: Type _____ MGD
- Educational: _____ Hazardous Waste: Type _____
- Recreational: _____ Other: _____
- Water Facilities: Type _____ MGD _____

POSTED MAY 23 2023

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: GHG & Energy

Present Land Use/Zoning/General Plan Designation:

R-1, Residential Low Density, Village Low Density

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

The proposed development ("project") involves the construction of a new single-family residential structure on a vacant bluff top parcel lot on Coast Highway in the City of Laguna Beach. The project site is comprised of one parcel with a total buildable lot area of approximately 0.56 acre. The project consists of a new three level structure with a total of 7,584 square feet of livable space with related retaining walls, driveway, deck, pool, and an attached three-car garage.

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.

BY: HUGH NGUYEN, CLERK-RECORDER DEPUTY

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".

- | | |
|----------------------------------------------------------------------|------------------------------------------------------------------------------|
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans District # <u>12</u> | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Regional WQCB # <u>9</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input checked="" type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Fish & Game Region # <u>5</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input type="checkbox"/> Health Services, Department of | Other: _____ |
| <input type="checkbox"/> Housing & Community Development | Other: _____ |
| <input type="checkbox"/> Native American Heritage Commission | |

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

Starting Date 5/24/23 Ending Date 6/24/23

Lead Agency (Complete if applicable):

Consulting Firm: <u>EcoTierra Consulting</u>	Applicant: <u>Tonya Reyna</u>
Address: <u>633 W 5th Street, 26th Floor</u>	Address: <u>16530 Ventura Blvd, Suite 305</u>
City/State/Zip: <u>Los Angeles, CA 90071</u>	City/State/Zip: <u>Encino, CA 91436</u>
Contact: <u>Jennifer Johnson</u>	Phone: _____
Phone: <u>213-235-4770</u>	

Signature of Lead Agency Representative:  Date: 5/23/23

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

POSTED

MAY 23 2023

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY