



## **1 O'HILL RIDGE – GARG RESIDENCE PROJECT NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

Date: July 30, 2020

To: Responsible Agencies, Organizations, and Interested Parties

Subject: Notice of Intent (NOI) to Adopt a Mitigated Negative Declaration for the 1 O'Hill Ridge – Garg Residence Project

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**A Mitigated Negative Declaration (MND) has been prepared by the City of Laguna Niguel for the 1 O'Hill Ridge – Garg Residence Project located at 1 O'Hill Ridge. Pursuant to the California Environmental Quality Act (CEQA), the City of Laguna Niguel, as Lead Agency, is responsible for preparation of this document. The MND indicates that the proposed project would not result in significant environmental impacts with incorporation of the prescribed mitigation measures.**

**PROJECT TITLE:** 1 O'Hill Ridge – Garg Residence Project

**PROJECT DESCRIPTION:** The project proposes to develop a two-story single-family residence with a basement and attached 11-car garage, detached guest house, terraced yards, and a paved access driveway from O'Hill Ridge. The residence would have a total of 31,319 square feet of livable space with approximately 5,595 square feet of garage and mechanical space. Grading of the property would be required to allow for the access driveway and building pads. Ornamental landscaping would be installed throughout the project site, and fuel modification zones would be created surrounding the proposed development footprint. The project would require the following discretionary actions from the City of Laguna Niguel: CEQA Clearance, Site Development Permit (SP 17-03), Use Permit (UP 17-01), Minor Adjustment (MA 17-10), and Variance (VA 17-02). Additionally, the project would require the following discretionary approvals from the Orange County Fire Authority (OCFA): Fire Master Plan Approval, Fire Protection Plan Approval, and Fuel Modification Plan Approval.

The project site is not listed on any hazardous materials or waste databases pursuant to Section 65962.5 of the Government Code.

**PROJECT LOCATION:** 1 O'Hill Ridge, Laguna Niguel, California 92677

**PUBLIC REVIEW PERIOD:** The 30-day public comment period on the MND will commence on **Thursday, July 30, 2020, and conclude on Friday, August 28, 2020**. Due to Governor Gavin Newsom's Executive Order and the Orange County's Declaration of Local Emergency related to the COVID-19 pandemic, all County libraries, including the Laguna Niguel Library, have been closed to the public until further notice. As such, the MND and Initial Study are available for review at the City of Laguna Niguel Planning Division located at 30111 Crown Valley Parkway, Laguna Niguel, CA 92677, or on the City's website at: <https://www.cityoflagunaniguel.org/ohill>.

Please submit comments in writing to the address or email provided below. Comment letters must be received by **5:00 p.m. on August 28, 2020**.

City of Laguna Niguel  
Planning Division  
30111 Crown Valley Parkway  
Laguna Niguel, CA 92677  
Contact: Adam Johnson, Senior Planner  
Email: [ajohnson@cityoflagunaniguel.org](mailto:ajohnson@cityoflagunaniguel.org)

All comments received will be included in the final package that is forwarded to the Laguna Niguel Planning Commission for final consideration.

**PUBLIC HEARING DATE:** The Laguna Niguel Planning Commission is tentatively scheduled to review the project to consider approval of the project and adoption of the MND on **Tuesday, September 22, 2020** at 7:00 p.m. at the City Council Chambers, located at 30111 Crown Valley Parkway, Laguna Niguel, CA 92677.

For any questions regarding the review of the MND, please contact the City planner at the phone or email address above.

A handwritten signature in black ink, appearing to read 'AJ', is written over a horizontal line.

Adam Johnson  
Senior Planner