Print From

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: 1 O'Hill Ridge - Garg Residence Project

Lead Agency: City of Laguna Niguel

Contact Name: Adam Johnson, Senior Planner

Email: ajohnson@cityoflagunaniguel.org Phone Number: 949.362.4363

Project Location: Laguna Niguel (*City*) Orange County (*County*)

Project Description (Proposed actions, location, and/or consequences).

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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Environmental topical areas identified to have potentially significant impacts include: Biological Resources, Cultural Resources, Geology and Soils, and Tribal Cultural Resources.

Mitigation Measures BIO-1 through BIO-9 are required to avoid and minimize project impacts to coastal California gnatcatcher (CAGN) and its habitat. If previously undiscovered cultural or paleontological resources are encountered during construction, Mitigation Measures CUL-1 and GEO-2 through GEO-4 would require construction activities to halt until a qualified professional evaluates the significance of the find and recommends a course of action. Additionally, Mitigation Measure GEO-1 requires the project to implement all recommended design and construction methods detailed in the project's Geotechnical Report to mitigate on-site geological hazards.

Implementation of Mitigation Measures BIO-1 through BIO-9, CUL-1, and GEO-1 through GEO-4 would reduce potentially significant impacts to less than significant levels. No significant and unavoidable impacts would occur with project development.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Not applicable.

Commenters have the opportunity to submit comments to the City of Laguna Niguel on the Initial Study/Mitigated Negative Declaration from July 30, 2020 through August 28, 2020.

Provide a list of the responsible or trustee agencies for the project.

Orange County Fire Authority