

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION



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

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: 749 Marlin Drive Road Extension (RD EXT-2021-10443/CDP-2022-2071) Project

LOCATION/ADDRESS: 749 Marlin Drive Road, Laguna Beach, CA 92651

APN(s): 656-032-03

GENERAL PLAN DESIGNATION AND ZONING: The Project site has a General Plan land use designation of Residential/Hillside Protection. The Residential/Hillside Protection designation is intended to balance the preservation of open-space lands and environmentally sensitive areas, while allowing for limited residential development. Development capability of hillside lands is established by analysis of physical constraints and implementation of natural resource protection policies and ordinance requirements. The Project site is zoned as R/HP (Residential/Hillside Protection), which allows for low-intensity, residential development.

PROJECT APPLICANT: Merrick and Mary Lynn Leckey

DESCRIPTION OF PROJECT: The Project proposes a Road Extension and a Coastal Development Permit to extend the northerly end of Marlin Drive approximately one foot by 37 feet in order to provide access from Marlin Drive for the potential future development of a single-family residence. No development is proposed at this time. The environmental analysis is limited to the assessment of the potential impacts associated with the proposed dedication of the approximately one-foot by 37 feet portion of the larger parcel to public right-of-way and the potential improvements that would occur to extend the paved road approximately one foot into the existing parcel as part of the driveway, including the construction of a concrete curb cut and drive apron per City standards and relocation of existing utilities (as necessary).

Meaningful environmental review of the anticipated single-family residence is not feasible or being performed at this time, since there are no specific site and building plans. The subsequent design of the anticipated single-family residence, including the structure placement, size, site coverage, setbacks, building height, driveway location, and associated improvements will require future discretionary approval by the City's Design Review Board and will be required to comply with the California Environmental Quality Act (CEQA). The road extension of Marlin Drive, if approved, will be contingent upon approval of design review and coastal development permit for a single-family residence and any further associated CEQA compliance.

ENVIRONMENTAL SETTING: The Project site consists of an approximately one foot by 37-foot (37 square feet) portion of an approximately 1.96-acre parcel (APN 656-032-03), directly adjacent to the terminus of Marlin Drive. The parcel, including the approximately 37-square foot Project site (per Tact Map No. 6029), is undeveloped. The parcel has varied topography, portions of which have been previously graded, and consists of a combination of coastal-sage scrub and chaparral, areas with non-native vegetation and grasses, and areas that have been previously disturbed. The Project site has previously been graded with flat terrain and no vegetation. The Project site is bounded by Marlin Drive to the south, a residential development zoned R-1 to the east and west, and the northern portion of the undeveloped parcel zoned R/HP, which includes high value habitat and a mapped water course.

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HAZARDOUS WASTE SITE: The Project site is not included on a list enumerated in Government Code Section 65962.5.

PUBLIC COMMENT PERIOD: The public review period begins on January 13, 2023 and ends on February 13, 2023. The public and all affected agencies are hereby invited to review the Initial Study/Negative Declaration, and submit written comments. **Comments must be received by February 13, 2023 at 5:00 p.m.**

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

<https://www.lagunabeachcity.net/publicnotices>

COMMENTS SHOULD BE DIRECTED TO:

Chris Dominguez, Senior Planner
City of Laguna Beach
505 Forest Avenue
Laguna Beach, California, 92651
cdominguez@lagunabeachcity.net

NEGATIVE DECLARATION PREPARED BY:

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

Contact: Chris Dominguez
Title: Senior Planner
Email: cdominguez@lagunabeachcity.net

Signature Chris Dominguez

Date: January 10, 2023

DISTRIBUTION LIST

CITY DEPARTMENTS

<input checked="" type="checkbox"/> Community Development	<input checked="" type="checkbox"/> Fire	<input type="checkbox"/> Marine Safety
<input checked="" type="checkbox"/> Police	<input checked="" type="checkbox"/> Public Works	<input type="checkbox"/> Recreation
<input checked="" type="checkbox"/> Water Quality		

FEDERAL

<input type="checkbox"/> Occupational Safety and Health Administration	<input type="checkbox"/> US Army Corps of Engineers	<input type="checkbox"/> US Fish and Wildlife Services
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STATE

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Department of Housing and Community Development	<input checked="" type="checkbox"/> Native American Heritage Commission
<input checked="" type="checkbox"/> California Coastal Commission Conservancy	<input type="checkbox"/> Department of Parks and Recreation	<input type="checkbox"/> Office of Emergency Services
<input type="checkbox"/> California Coastal Conservancy	<input type="checkbox"/> Department of Transportation District 12 (Caltrans)	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Department of Conservation	<input type="checkbox"/> Department of Toxic Substances Control	<input type="checkbox"/> Resources Agency
<input checked="" type="checkbox"/> Department of Fish and Game – Region 5	<input type="checkbox"/> Department of Water Resources	<input type="checkbox"/> Seismic Safety Commission
<input type="checkbox"/> Department of Forestry and Fire Protection	<input checked="" type="checkbox"/> Governor’s Office of Planning and Research	<input checked="" type="checkbox"/> State Clearinghouse
<input type="checkbox"/> Department of Health and Drinking Water	<input type="checkbox"/> Integrated Waste Management Board	<input type="checkbox"/> State Lands Commission
		<input type="checkbox"/> State Water Resources Control Board

REGIONAL

<input type="checkbox"/> San Diego Regional Water Quality Control Board	<input type="checkbox"/> South Coast Air Quality Management District	<input type="checkbox"/> Southern California Association of Governments
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COUNTY

<input checked="" type="checkbox"/> Orange County Clerk-Recorder	<input type="checkbox"/> Orange County Flood Control District	<input type="checkbox"/> Orange County Local Agency Formation Commission
<input type="checkbox"/> Orange County Environmental Health Department	<input type="checkbox"/> Orange County Harbors Beaches and Parks	<input type="checkbox"/> Orange County Planning & Development Services Department
<input type="checkbox"/> Orange County Fire Department	<input type="checkbox"/> Orange County Integrated Waste Management Department	<input type="checkbox"/> Orange County Public Facilities & Resources Department

LOCAL

<input type="checkbox"/> Aliso Water Management Agency	<input type="checkbox"/> City of Laguna Woods	<input type="checkbox"/> Laguna Beach Visitor’s Bureau
<input type="checkbox"/> City of Aliso Viejo	<input type="checkbox"/> City of Newport Beach	<input type="checkbox"/> Laguna Beach Coastline Pilot
<input type="checkbox"/> City of Dana Point	<input type="checkbox"/> Laguna Beach Chamber of Commerce	<input type="checkbox"/> Laguna News-Post
<input type="checkbox"/> City of Irvine	<input type="checkbox"/> Laguna Beach County Water District	<input type="checkbox"/> Moulton Niguel Water District
<input type="checkbox"/> City of Laguna Hills	<input type="checkbox"/> Laguna Beach Independent	<input type="checkbox"/> South Coast Water District
<input type="checkbox"/> City of Laguna Niguel	<input type="checkbox"/> Laguna Beach Unified School District	<input type="checkbox"/> South Orange County Wastewater Authority

UTILITIES

<input type="checkbox"/> Cox Digital Cable	<input type="checkbox"/> San Diego Gas & Electric	<input type="checkbox"/> Southern California Edison
<input type="checkbox"/> Southern California Gas Company	<input type="checkbox"/> Verizon	