

# NOTICE OF INTENT TO ADOPT A MITIGATED 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:** 150 Vista Del Sol Project

**LOCATION/ADDRESS:** 150 Vista Del Sol, Laguna Beach, CA 92651

**APN(s):** 670-241-07

**GENERAL PLAN DESIGNATION AND ZONING:** The project site is located within the Residential Hillside Protection (R/HP) and Open Space/Conservation Zones (OSC). Specifically, the project site includes one parcel, with the 26,781 sq. ft. of the parcel within the R/HP zoning designation and 47,135 sq. ft. within the OSC zone. The entirety of the proposed structure is situated within the R/HP zone. The R/HP zoning allows single-family residential structures and uses.

**PROJECT APPLICANT:** Villa 505 LLC., 1117 North Sherbourne, West Hollywood, CA 90069 (310) 734-8477

**DESCRIPTION OF PROJECT:** The proposed project involves the construction of a new single-family residential structure on a vacant lot in the foothills of the City of Laguna Beach. The project site consists of one parcel with a total buildable lot area of roughly 82,819 sq. ft. The proposed project consists of a new three level structure with a total of approximately 10,522 sq. ft. of livable space with related landscape walls, terrace, pool, pool deck, courtyard, and an attached three-car garage.

**ENVIRONMENTAL SETTING:** The project site consists of one parcel that covers 1.9 acres. The project site currently consists of a vacant parcel, which has been disturbed previously to install underground water tanks. Vegetation on the project site includes trees, shrubs, plants, and untouched soil.

**PUBLIC COMMENT PERIOD:** From April 3, 2023 to May 3, 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](http://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

**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 4/3/23 \_\_\_\_\_

**COMMENTS DUE BY:** May 3, 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.

# 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

**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**

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

**This Agency/City Department has**

NAME OF AGENCY/CITY  
DEPARTMENT

\_\_\_\_\_

SIGNATURE OF  
REPRESENTATIVE

\_\_\_\_\_

DATE

\_\_\_\_\_