



**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](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

**POSTED**

**MAY 23 2023**

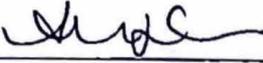
HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY

**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**

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# 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

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**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  
no comments.

NAME OF AGENCY/CITY  
DEPARTMENT

SIGNATURE OF  
REPRESENTATIVE

DATE

**POSTED**

**MAY 23 2023**

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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: <input type="checkbox"/> NOP              | <input type="checkbox"/> Draft EIR                 | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons             | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA        | <input type="checkbox"/> Final Document        |
| <input type="checkbox"/> Neg Dec                | (Prior SCH No.) _____                              | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____          |
| <input checked="" type="checkbox"/> Mit Neg Dec | Other: _____                                       | <input type="checkbox"/> FONSI     |  |

### Local Action Type:

- |   |   |  |  |
|---|---|--|--|
| <input type="checkbox"/> General Plan Update    | <input type="checkbox"/> Specific Plan            | <input type="checkbox"/> Rezone                            | <input type="checkbox"/> Annexation                |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan              | <input type="checkbox"/> Prezone                           | <input type="checkbox"/> Redevelopment             |
| <input type="checkbox"/> General Plan Element   | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit                        | <input checked="" type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan         | <input checked="" type="checkbox"/> Site Plan     | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other: _____              |

### Development Type:

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Residential: Units <u>1</u> Acres <u>.56</u> | <input type="checkbox"/> Transportation: Type _____            |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____        | <input type="checkbox"/> Mining: Mineral _____                 |
| <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____    | <input type="checkbox"/> Power: Type _____ MW _____            |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____    | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Educational: _____                                      | <input type="checkbox"/> Hazardous Waste: Type _____           |
| <input type="checkbox"/> Recreational: _____                                     | <input type="checkbox"/> Other: _____                          |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____                  |  |

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MAY 23 2023

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### Project Issues Discussed in Document:

- |  |  |   |  |
|--|--|---|--|
| <input checked="" type="checkbox"/> Aesthetic/Visual         | <input type="checkbox"/> Fiscal                                | <input checked="" type="checkbox"/> Recreation/Parks                | <input checked="" type="checkbox"/> Vegetation                     |
| <input checked="" type="checkbox"/> Agricultural Land        | <input checked="" type="checkbox"/> Flood Plain/Flooding       | <input checked="" type="checkbox"/> Schools/Universities            | <input checked="" type="checkbox"/> Water Quality                  |
| <input checked="" type="checkbox"/> Air Quality              | <input checked="" type="checkbox"/> Forest Land/Fire Hazard    | <input type="checkbox"/> Septic Systems                             | <input checked="" type="checkbox"/> Water Supply/Groundwater       |
| <input checked="" type="checkbox"/> Archeological/Historical | <input checked="" type="checkbox"/> Geologic/Seismic           | <input type="checkbox"/> Sewer Capacity                             | <input checked="" type="checkbox"/> Wetland/Riparian               |
| <input checked="" type="checkbox"/> Biological Resources     | <input checked="" type="checkbox"/> Minerals                   | <input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading | <input checked="" type="checkbox"/> Growth Inducement              |
| <input checked="" type="checkbox"/> Coastal Zone             | <input checked="" type="checkbox"/> Noise                      | <input checked="" type="checkbox"/> Solid Waste                     | <input checked="" type="checkbox"/> Land Use                       |
| <input checked="" type="checkbox"/> Drainage/Absorption      | <input checked="" type="checkbox"/> Population/Housing Balance | <input checked="" type="checkbox"/> Toxic/Hazardous                 | <input checked="" type="checkbox"/> Cumulative Effects             |
| <input type="checkbox"/> Economic/Jobs                       | <input checked="" type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation             | <input checked="" type="checkbox"/> Other: <u>GHG &amp; Energy</u> |

### 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.

# Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".  
If you have already sent your document to the agency please denote that with an "S".

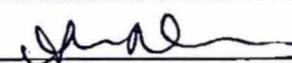
- |  |  |
|--|--|
| <input type="checkbox"/> Air Resources Board                         | <input type="checkbox"/> Office of Historic Preservation                     |
| <input type="checkbox"/> Boating & Waterways, Department of          | <input type="checkbox"/> Office of Public School Construction                |
| <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 # 12                      | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics            | <input type="checkbox"/> Regional WQCB # 9                                   |
| <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 # 5                      | <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>	

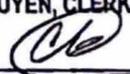
Signature of Lead Agency Representative:  Date: 5/23/23

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

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## MAY 23 2023

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BY:  DEPUTY