Hugh Nguyen Orange County Clerk-Recorder 601 N. Ross Street Santa Ana, CA 92701

County

Finalization: 20240000072423

3/19/24 12:34 pm

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THANK YOU
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Hugh Nguyen, Clerk-Recorder

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202485000214 12:34 pm 03/19/24

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

TYPE OR PRINT CLEARLY

Project Title

31451 South Coast Highway Project

| | Check Document being Filed: |
|---------|---|
| 0 | Environmental Impact Report (EIR) |
| 0 | Mitigated Negative Declaration (MND) or Negative Declaration (ND) |
| 0 | Notice of Exemption (NOE) |
| \odot | Other (Please fill in type): Notice of Determination (Negative Declaration) |

FILED

MAR 1 9 2024

HUGH NGUYEN, CLERK-RECORDER

BY: DEPUTY

FILED IN THE OFFICE OF THE ORANGE

COUNTY CLERK-RECORDER ON March 19, 2024

Posted for 30 days

DEPUTY Victoria Grijalva

Notice of Determination

Appendix D

| To: | Office of Planning and Researd U.S. Mail: P.O. Box 3044 Sacramento, CA 95812-3044 County Clerk County of: Orange Address: 601 N. Ross St. Santa Ana, CA 92701 | Street Address: 1400 Tenth St., Rm 113 | From: Public Agency: City of La Address: 505 Forest Ave Laguna Beach, CA 926 Contact: Amber Dobson Phone: (949) 497-0362 Lead Agency (if different for the contact: | FILED |
|--|---|--|---|--------------------------------------|
| | BJECT: Filing of Notice of E sources Code. | Determination in complia | ance with Section 21108 | or 21152 of the Public |
| Sta | te Clearinghouse Number (if s | submitted to State Clearin | ghouse): 2023080(| e+2 |
| | ject Title: 31451 South Coas | | | |
| Pro | oject Applicant: Tonya Reyna | , 718 The Strand Hermos | sa Beach, CA 90254, texio | an@earthlink.net |
| Pro | eject Location (include county) | : 31451 South Coast Hw | y, Laguna Beach, CA 926 | 51, Orange County |
| Pro | ject Description: | | | |
| wi sti po | ne project involves the construction on Coast Highway in the atotal buildable lot area of fucture with a total of 7,584 squal, and an attached three-car is to advise that the City of | the City of Laguna Beach, approximately 0.56 acre. uare feet of livable space garage. f Laguna Beach | The project site is compressive project consists of a with related retaining wal | rised of one parcel new three level |
| | | ■ Lead Agency or ☐ Re | | |
| | scribed project on <u>3/12/2024</u> (date scribed project. | | e following determinations | regarding the above |
| 3. 4. 5. | The project [will will not an Environmental Impact F A Negative Declaration was Mitigation measures [were A mitigation reporting or monit a statement of Overriding Cor Findings [were were not a were not a were monit were were not a were monit were were were monit were were were were were were were wer | Report was prepared for the prepared for the prepared for this project were not] made a contoring plan [was | nis project pursuant to the et pursuant to the provision edition of the approval of the as not] adopted for this provas not] adopted for this provises. | ns of CEQA. ne project. nject. |
| ne | is is to certify that the final EIF gative Declaration, is available aguna Beach City Hall, 505 F | e to the General Public at | t: | ect approval, or the |
| Sig | gnature (Public Agency): _ 🚾 | of my frame | Title: Planning Ma | ınager |
| Da | te: 3/12/2024 | Date Rece | eived for filing at OPR: | |



CITY OF LAGUNA BEACH 505 Forest Avenue Leguna 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 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

FILED

MAY 2'3 2023

HUGH NGUYEN-CLERK-RECORDER

MAR 1 9 2024 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 | Mys. | Date | 51 | 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.

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MAY 2'3 2023

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BY: VQ DEPUTY

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| CITY DEPARTMENTS ☑ Community Development ☑ Fire ☐ Marine Safety ☐ Police ☑ Public Works ☑ Recreation ☑ Water Quality | | |
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| FEDERAL | | |
| Occupational Safety and Health Administration | US Army Corps of Engineers US Environmental Protection Agency | ☑ US Fish and Wildlife Service |
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| | □ 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 | T South Coast Air Quality Management | Southern California Association of |
| Board | ☐ South Coast Air Quality Management District | Governments |
| COUNTY | | * |
| | ☑ Orange County Harbors Beaches and Parks ☐ Orange County Integrated Waste Management Department ☐ Orange County Local Agency Formation Commission | □ Orange County Planning & Developmer Services Department □ Orange County Public Facilities & Resources Department |
| LOCAL Aliso Water Management Agency | City of Newport Beach | ☐ Laguna News-Post |
| ☐ City of Aliso Vielo ☐ City of Dana Point ☐ City of Irvine ☐ City of Laguna Hills ☐ City of Laguna Niguel ☐ City of Laguna Woods | ☐ 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 | ☐ Moulton Niguel Water District ☐ South Coast Water District ☐ South Orange County Wastewater Authority |
| UTILITIES ☑ Cox Digital Cable ☐ San Diego Gas & Electric ☑ Southern California Edison | | FILED |
| ☑ Southern California Gas Company ☑ Verizon | | MAR 1 9 2024 |
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| MAY 23 2023 | | |

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

California Environmental Quality Act

| TO EXPEDITE SUBMITTAL OF 1497-0771 | YOUR COMMENTS, YOU MAY | RESPOND BY F | ACSIMILE TO (949) |
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| ☐ This Agency/City Department no comments. NAME OF AGENCY/CITY DEPARTMENT | has comments, see attached. | This Agen | ncy/City Department has |
| SIGNATURE OF REPRESENTATIVE | | DATE | |
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| Notice of Completion 8 | Environmental Do | Cumer | t Transmi | ttal . | | | | |
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| Project Title: 31451 South Coast H | | | | | | | | |
| Lead Agency: City of Laguna Bea | | | | | | | | |
| Mailing Address: 505 Forest Aven | | | The second second second | ontact Person: | Convenient Contract | Dobson | manth designation of the control of | |
| City: Laguna Reach | | 7: 000 | | ione: (949) 4 | - Carlotte of the last of the | | HEROPE STREET | |
| | | | 51 C | ounty: Orang | 8 | | - | |
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| Assessor's Parcel No.: 056-032-26 | | | | | | | | DE |
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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.

| Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X". Air Resources Board Boating & Waterways, Department of California Emergency Management Agency California Highway Patrol Caltrans District # 12 Caltrans District # 12 Caltrans Planning Central Valley Flood Protection Board Coachella Valley Mtns. Conservancy X Coastal Commission Colorado River Board Conservation, Department of Corrections, Department of Sant Amonica Mtns. Conservancy Sant Amonica Mtns. Conservancy State Lands Commission Corrections, Department of Sure Resources Control, Department of Forestry and Fire Protection, Department of Health Services, Department of Mative American Heritage Commission Nature Marican Heritage Commission Contest Public Villities Commission Regional WQCB # 9 Resources Agency Resources Recycling and Recovery, Department of San Gabriel & Lower L.A. Rivers & Mtns. San Joaquin River Conservancy San Gabriel & Lower L.A. Rivers & Mtns. Conservation, Department of State Lands Commission SwRCB: Clean Water Grants SwRCB: Water Quality SwRCB: Water Quality SwRCB: Water Rights Tahoe Regional Planning Agency Toxic Substances Control, Department of Health Services, Department of Health Services, Department of Health Services, Department of Health Services Recounted Toxic Substances Control, Department of Health Services, Department of Housing & Community Development Native American Heritage Commission Local Public Review Period (to be filled in by lead agency) Starting Date Ending Date Ending Date Ending Date Local Public Review Period (to be filled in by lead agency) | mn. |
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| Lead Agency (Complete if applicable): Consulting Firm: EcoTlerra Consulting Applicant: Tonya Reyna | |
| Consulting Firm: EcoTlerra Consulting Address: 633 W 5th Street, 26th Floor Address: 16530 Ventura Blvd, Suite 305 | |
| Address: 653 W Still Street, Zolin Floor City/State/Zip: Los Angeles, CA 90071 City/State/Zip: Encino, CA 91436 | |
| Contact: Jennifer Johnson Phone: | |
| Phone: 213-235-4770 | |
| | |
| Signature of Lead Agency Representative: Date | مسير ومدس ولومات ألمائق الاسمة المعمد |
| Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code. | 5/23/2 |
| POSTED FILED | 5/23/2 |
| MAY 2 3 2023 MAR 1 9 2024 | 5/23/2 |
| HUGH NGUYEN, CLERK-RECORDER HUGH NGUYEN, CLERK-RECORDER | 5/23/ |

DEPUTY

Revised 2010

Hugh Nguyen Orange County Clerk-Recorder 601 N. Ross Street Santa Ana, CA 92701

County

Finalization: 20230000214925

8/3/23 12:06 pm

390 SC4A

| Item | Title | | Count |
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| | 2023850000 Recorded | -,- | 2814.00 pm |
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Total 2814.00

Payment Type Amount
Check tendered 2814.00

2081

Amount Due 0.00

THANK YOU
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MAR 1 9 2024

HUGH NGUYEN, CLERK-RECORDER

BY: DEPUT



Recorded in Official Records, Orange County

Hugh Nguyen, Clerk-Recorder

DEPUTY

202385000679 12:06 pm 08/03/23

390 SC4A Z03

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder TYPE OR PRINT CLEARLY

Project Title

31451 SOUTH COAST HIGHWAY PROJECT

| Check Document I Environmental Impact Report (EIR) | being Filed: FILED |
|---|---|
| Mitigated Negative Declaration (MND) or Notice of Exemption (NOE) Other (Please fill in type): | Negative Declaration (ND) MAR 1 9 2024 HUGH NGUYEN, CLERK-RECORDER BY: |
| FILED | POSTED |
| AUG 03 2023 HUGH NGUYEN, CLERK-RECORDER BY: DEPUTY | AUG 0 3 2023 HUGH NGUYEN, CLERK-RECORDER BY: |
| FILED IN THE OFFICE OF COUNTY CLERK-RECORDER Posted Rem Returned to agency on | R ON August 3, 2023 |

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office.For more information on filling fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

DEPUTY VICTORIA GRIJALVA

LO21FD

AUG 0 3 2023

| IAC | dice of Determination | HUGH NGUYEN. | CLERK-RECORDER | | Appendix D | |
|------------------------|--|--|--|---------------------------------------|--|--------|
| To: | | At la | | | | |
| | Office of Planning and Research | | Public Agency: City | of Laguna | a Beach | |
| | U.S. Mail: Street | Address: | Address: 505 Fore | | | |
| | P.O. Box 3044 1400 7 | enth St., Rm 113 | Laguna Beach, C Contact: Amber Do | | | |
| | Sacramento, CA 95812-3044 Sacrar | nento, CA 95814 | Phone: (949) 497-0 | | | |
| | County Clerk | | Filone. (343) 437-0 | 002 | FILED | |
| | County of: Orange | | Lead Agency (if diffe | erent from a | above): | |
| | Address: 601 N. Ross St. | | A 11 | | AUG 03 2023 | |
| | Santa Ana, CA 92701 | | Address: | | | |
| | | | Contact: | HDUH | GUYEN, CLERK-RECOR | DER |
| | | | Phone: | BY: | Voj | DEPUTY |
| | BJECT: Filling of Notice of Determ sources Code. | ination in complia | nnce with Section 2 | ?1108 or 2 | - | |
| Sta | te Clearinghouse Number (if submitt | ed to State Clearing | ghouse): | | | |
| Pro | ject Title: 31451 South Coast Highy | vay Project | | | | |
| Pro | ject Applicant: Tonya Reyna, 718 Ti | ne Strand Hermosa | Beach, CA 90254, | texican@e | earthlink.net | |
| Pro | ject Location (include county): 3154 | South Coast Hwy | , Laguna Beach, C/ | 92651, O | range County | |
| Pro | ject Description: | | | | | |
| pa wit str po | e project involves the construction of reel lot on Coast Highway in the City that total buildable lot area of approx ucture with a total of 7,584 square fe ol, and an attached three-car garage | of Laguna Beach. imately 0.56 acre. The of livable space is. | The project site is of The project consists with related retaining | omprised of a new to a g walls, dr | of one parcel three level riveway, deck, | |
| l hi | s is to advise that the City of Lagur (Lea | na Beach d Agency or | | has a | oproved the above | |
| | scribed project on 7/27/2023 (date) scribed project. | and has made the | e following determin | ations rega | arding the above | |
| 1.7 | The project [will will not] have | a significant effect | on the environment | | | |
| | An Environmental Impact Report | | | | visions of CEQA. | |
| 0.22 | A Negative Declaration was prepared | | | | | |
| | Mitigation measures [were were we | | | | | |
| | A mitigation reporting or monitoring p | | | | | |
| | A statement of Overriding Considerate | | | | | |
| | Findings [were were not] mad | | (- 0 | | | |
| neg | s is to certify that the final EIR with c pative Declaration, is available to the | General Public at: | | f project a | pproval, or the | |
| L | aguna Beach City Hall, 505 Forest A | ve, Laguna Beach, | , CA 92651 | | | |
| Sig | nature (Public Agency): | my/n | Title: Plannir | ng Manage | 17 | |
| Da | te: 7/31/23 | Date Recei | ved for filing at OPI | તે: | | |

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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: 31451 South Coast Highway Project | |
| Lead Agency: Laguna Beach | |
| Contact Name: Amber Dobson | |
| Email: adobson@lagunabeachcity.net | Phone Number: (949) 497-0362 |
| Project Location: 31451 South Coast Highway, Laguna Beach, Orange City | County County |

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

The proposed development 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. The project site is located within an urbanized setting in the City of Laguna Beach. Property in the surrounding area is characterized by low-density neighborhoods. Surrounding land uses include the Pacific Ocean shoreline to the west, Coast Highway to the east and single-family residential land uses beyond, and single-family residential land uses to the north and south. There is a partially in-filled natural drainage channel to the north. Similar to the project site, surrounding land use designations are Village Low Density. The project would require the following permits and approvals: Design Review, Coastal Development Permit, Building Permit and Grading Permit. The IS prepared by the City of Laguna Beach determined that the proposed project will not have a significant environmental effect.

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

The project could result in direct or indirect impacts to biological resources, geology and soils resources, hydrology and water quality resources, cultural resources, public services-fire resources, and tribal cultural resources. There is the potential that nesting birds could occur on-site or near the project site and construction activities for the project could impact vegetation and water quality. Mitigation measures to reduce impacts to less than significant include compensatory mitigation, avoidance, construction housekeeping, work window restrictions, and restoration of areas. To avoid impacts to unknown tribal cultural resources or human remains that could be present on the project site, the project would be required to implement mitigation measures including worker awareness training, construction monitoring, and compliance with State Health and Safety Code Section 7050.5 and PRC Section 5097.98. To avoid impacts related to potential soil erosion during construction the project would be required to implement installation of adequate erosion and sedimentation barriers at the project site boundaries to prevent a sediment-laden runoff or debris from reaching the coastal bluffs and Pacific Ocean located to the west of the project site. To avoid impacts related to fire protection services the project would be required to submit a Fire Department Site Access Plan prepared for the project to the Laguna Beach Fire Department.

| If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised be agencies and the public. |
|--|
| Areas of controversy include: -Blocked scenic vistas of the Pacific Ocean -Surface runoff into the Pacific Ocean -Coastal Bluff Erosion -Consistency with the Local Coastal Program -Presence of a cultural resource on the Site |
| |
| |
| Provide a list of the responsible or trustee agencies for the project. No other approvals by outside public agencies are required. |
| The outer approvale by outside public agentices are required. |
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