

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

County

Finalization: 20240000072423
3/19/24 12:34 pm
390 SC4A

Item	Title	Count
1	Z01	1
EIR: Exempt or Previously Paid Document ID Amount		
DOC# 202485000214		50.00
Time Recorded 12:34 pm		

Total 50.00

Payment Type	Amount
Check tendered # 3224	50.00

Amount Due 0.00

THANK YOU
PLEASE RETAIN THIS RECEIPT
FOR YOUR RECORDS

www.ocrecorder.com



Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: _____ Street Address: _____
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
County of: Orange
Address: 601 N. Ross St.
Santa Ana, CA 92701

From:

Public Agency: City of Laguna Beach
Address: 505 Forest Ave
Laguna Beach, CA 92651

Contact: Amber Dobson

Phone: (949) 497-0362

Lead Agency (if different from above): _____

Address: _____
HUGH NGUYEN, CLERK-RECORDER

Contact: _____ BY: Hg DEPUTY
Phone: _____

FILED
MAR 19 2024

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2023080642

Project Title: 31451 South Coast Highway Project

Project Applicant: Tonya Reyna, 718 The Strand Hermosa Beach, CA 90254, texican@earthlink.net

Project Location (include county): 31451 South Coast Hwy, Laguna Beach, CA 92651, Orange County

Project Description:

The 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.

This is to advise that the City of Laguna Beach has approved the above
(Lead Agency or Responsible Agency)

described project on 3/12/2024 and has made the following determinations regarding the above
(date)
described project.

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

Laguna Beach City Hall, 505 Forest Ave, Laguna Beach, CA 92651

Signature (Public Agency):  Title: Planning Manager

Date: 3/12/2024 Date Received for filing at OPR: _____



CITY OF LAGUNA BEACH
 505 Forest Avenue
 Laguna Beach, CA 92851
 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

MAY 23 2023

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY

FILED

MAR 19 2024

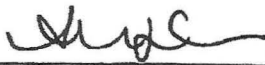
HUGH NGUYEN, CLERK-RECORDER

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  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

HUGH NGUYEN, CLERK-RECORDER
BY:  DEPUTY

FILED

MAR 19 2024

HUGH NGUYEN, CLERK-RECORDER
BY:  DEPUTY

**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

NAME OF AGENCY/CITY
DEPARTMENT

SIGNATURE OF
REPRESENTATIVE

DATE

POSTED

MAY 23 2023

HUGH NGUYEN, CLERK-RECORDER

BY: _____



DEPUTY

FILED

MAR 19 2024

HUGH NGUYEN, CLERK-RECORDER

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

Mailing Address: 505 Forest Avenue

City: Laguna Beach

Zip: 92651

Contact Person: Amber Dobson

Phone: (949) 497-0362

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: NOP

Early Cons

Neg Dec

Mit Neg Dec

Draft EIR

Supplement/Subsequent EIR

(Prior SCH No.) _____

Other: _____

NEPA: NOI

EA

Draft EIS

FONSI

Other: Joint Document

Final Document

Other: _____

Local Action Type:

General Plan Update

General Plan Amendment

General Plan Element

Community Plan

Specific Plan

Master Plan

Planned Unit Development

Site Plan

Rezone

Prezone

Use Permit

Land Division (Subdivision, etc.)

Annexation

Redevelopment

Coastal Permit

Other: _____

Development Type:

Residential: Units 1 Acres .56

Office: Sq.ft. _____ Acres _____ Employees _____

Commercial: Sq.ft. _____ Acres _____ Employees _____

Industrial: Sq.ft. _____ Acres _____ Employees _____

Educational: _____

Recreational: _____

Water Facilities: Type _____ MGD _____

Transportation: Type _____

Mining: Mineral _____

Power: Type _____ MW _____

Waste Treatment: Type _____ MGD _____

Hazardous Waste: Type _____

Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual

Agricultural Land

Air Quality

Archeological/Historical

Biological Resources

Coastal Zone

Drainage/Absorption

Economic/Jobs

Fiscal

Flood Plain/Flooding

Forest Land/Fire Hazard

Geologic/Seismic

Minerals

Noise

Population/Housing Balance

Public Services/Facilities

Recreation/Parks

Schools/Universities

Septic Systems

Sewer Capacity

Soil Erosion/Compaction/Grading

Solid Waste

Toxic/Hazardous

Traffic/Circulation

Vegetation

Water Quality

Water Supply/Groundwater

Wetland/Riparian

Growth Inducement

Land Use

Cumulative Effects

Other: GHG & Energy

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.

FILED
MAR 19 2024
POSTED
MAY 23 2023

HUGH NGUYEN, CLERK-RECORDER
BY: Vg DEPUTY
HUGH NGUYEN, CLERK-RECORDER
BY: [Signature] DEPUTY

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "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 # <u>12</u> | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Regional WQCB # <u>9</u> |
| <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 # <u>5</u> | <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 | Other: _____ |
| <input type="checkbox"/> Health Services, Department of | Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <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.

POSTED

MAY 23 2023

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY

FILED

MAR 19 2024

HUGH NGUYEN, CLERK-RECORDER

BY: 

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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1	Z03	1
EIR: Negative Declaration		
Document ID		Amount

DOC# 202385000679		2814.00
Time Recorded 12:06 pm		

Total		2814.00
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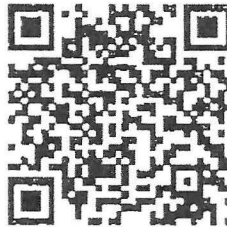
Payment Type		Amount
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Check	tendered	2814.00
	# 2081	

Amount Due		0.00
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THANK YOU
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FILED

MAR 19 2024

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder



2814.00

* \$ R 0 0 1 4 4 8 8 5 3 5 \$ *

202385000679 12:06 pm 08/03/23

390 SC4A Z03

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

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:

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type):

FILED

MAR 19 2024

HUGH NGUYEN, CLERK-RECORDER

BY: VG DEPUTY

FILED

AUG 03 2023

HUGH NGUYEN, CLERK-RECORDER

BY: VG DEPUTY

POSTED

AUG 03 2023

HUGH NGUYEN, CLERK-RECORDER

BY: VG DEPUTY

FILED IN THE OFFICE OF THE ORANGE COUNTY CLERK-RECORDER ON August 3, 2023	
Posted _____	Removed _____
Returned to agency on _____	
DEPUTY VICTORIA GRIJALVA	

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

POSTED

AUG 03 2023

Notice of Determination

HUGH NGUYEN, CLERK-RECORDER

Appendix D

To:

Office of Planning and Research
U.S. Mail: P.O. Box 3044
Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113
Sacramento, CA 95814

County Clerk
County of: Orange
Address: 601 N. Ross St.
Santa Ana, CA 92701

BY:

Vg

From:

DEPUTY

Public Agency: City of Laguna Beach
Address: 505 Forest Ave
Laguna Beach, CA 92651
Contact: Amber Dobson
Phone: (949) 497-0362

FILED

Lead Agency (if different from above):

Address: AUG 03 2023

Contact: HUGH NGUYEN, CLERK-RECORDER
Phone: BY: Vg DEPUTY

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse):

Project Title: 31451 South Coast Highway Project

Project Applicant: Tonya Reyna, 718 The Strand Hermosa Beach, CA 90254, texican@earthlink.net

Project Location (include county): 31541 South Coast Hwy, Laguna Beach, CA 92651, Orange County

Project Description:

The 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.

This is to advise that the City of Laguna Beach has approved the above (Lead Agency or Responsible Agency)

described project on 7/27/2023 and has made the following determinations regarding the above described project.

- 1. The project [] will [X] will not have a significant effect on the environment.
2. [] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. [X] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [X] were [] were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [X] was [] was not adopted for this project.
5. A statement of Overriding Considerations [] was [X] was not adopted for this project.
6. Findings [X] were [] were not made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

Laguna Beach City Hall, 505 Forest Ave, Laguna Beach, CA 92651

Signature (Public Agency): [Signature] Title: Planning Manager

Date: 7/31/23 Date Received for filing at OPR:

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 County

City

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 by 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.