



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: Demolition of existing single-family dwelling and construction of a new single-family dwelling

LOCATION/ADDRESS: 1007 Gaviota Drive, Laguna Beach, CA 92651

APPLICATION NUMBERS: Design Review 16-1844, Coastal Development Permit 16-1845, Variance 19-5474, and Revocable Encroachment Permit 16-1846

APN(s): 644-076-01

GENERAL PLAN DESIGNATION AND ZONING: Village Medium Density and R-s (Residential Medium Density)

PROJECT APPLICANT: Designer Glen Gellatly, Lohrbach Studio, 31742 Coast Highway, Laguna Beach, CA 92651 (949) 315-0470

DESCRIPTION OF PROJECT: The applicant requests design review and a coastal development permit for demolition of an existing single-family dwelling and construction of a 3,592 square-foot single-family residence with an attached 657 square-foot two-car garage in the R-2 (Residential Medium Density) zone. Design review is required for the new structure, elevated decks/terraces (1,612 square feet), lot coverage, stringline, skylight, grading, retaining walls, landscaping, and construction in an environmentally sensitive area due to oceanfront location. A variance is requested to encroach into the front setback [LBMC 25.12.008(C)(2)] and additional building setback at the front [LBMC 25.50.004(D)]. A revocable encroachment permit is requested to construct pilasters, walls, fencing, lighting, irrigation, patio, walkways, and driveway gate within the public right-of-way along Gaviota Drive and Anita Street.

ENVIRONMENTAL SETTING: The project site is located on the west side of Gaviota Drive, between Anita Street and Oak Street. The property is an oceanfront lot, immediately adjacent to the Anita Street public beach accessway. The property is zoned R-2 (Residential Medium Density) with a General Plan designation of "Village Medium Density." The site is comprised of a 5,181 square-foot lot within the Central Laguna-Gaviota neighborhood. The topography of the lot is steep with an average 35.3 percent lot slope down toward the ocean. City records indicate that the property was originally developed in 1924 with a two-story "C" shaped single-family dwelling with a one-car attached garage. The developed neighborhood is comprised of one-, two-, and multi-family residential structures along the ocean side of Gaviota Drive and commercial structures on the inland side of Gaviota Drive which also front South Coast Highway. Most properties enjoy ocean views from existing structures and outdoor areas. The setting along the ocean side of Gaviota Drive today is characterized by the informal layout of the street without curbs, gutters, and sidewalks, irregular setbacks, and varied building sizes and architectural styles as viewed from the street and beach.

PUBLIC COMMENT PERIOD: From December 23, 2019 to January 23, 2020, 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).

PUBLIC HEARING DATE: To Be Determined

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. City Hall hours: Monday – Thursday: 7:30am – 5:30pm; every other Friday: 7:30am – 4:30pm; closed alternating Fridays.

MITIGATED NEGATIVE DECLARATION PREPARED BY AND COMMENTS SHOULD BE DIRECTED TO:

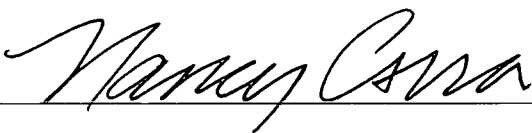
Nancy Csira, Zoning Administrator
City of Laguna Beach
505 Forest Avenue
Laguna Beach, CA 92651
Phone: (949) 497-0332
ncsira@lagunabeachcity.net

NEGATIVE DECLARATION PREPARED BY

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

Contact: Nancy Csira Title: Zoning Administrator
Telephone: (949) 497-0332
Fax: (949) 497-0771

Signature



Date

12.23.19

COMMENTS DUE BY January 23, 2020

The attached Mitigated Negative Declaration dated December 23, 2019 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

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

☐ This Agency/City Department has

NAME OF AGENCY/CITY
DEPARTMENT

SIGNATURE OF
REPRESENTATIVE

DATE

**INITIAL ENVIRONMENTAL STUDY
CITY OF LAGUNA BEACH, CALIFORNIA**

1. Project Title: Design Review 16-1844
Coastal Development Permit 16-1845
Variance 19-5474
Revocable Encroachment Permit 16-1846
2. Lead Agency Name and Address: City of Laguna Beach
Community Development Department
505 Forest Avenue
Laguna Beach, California 92651
3. Contact Person and Phone Number: Nancy Csira, Zoning Administrator
(949) 497-0332
4. Project Location: Gray Residence
1007 Gaviota Drive
APN 644-076-01
5. Project Sponsor's Name and Address: Glen Gellatly, Designer
Lohrbach Studio
31742 Coast Highway
Laguna Beach, CA
(949) 315-0470
glenshir@cox.net
6. General Plan Designation: Village Medium Density
7. Zoning: R-2 (Residential Medium Density)
8. Description of the Project: The applicant requests design review and a coastal development permit for demolition of an existing single-family dwelling and construction of a 3,592 square-foot single-family residence with an attached 657 square-foot two-car garage in the R-2 (Residential Medium Density) zone. Design review is required for the new structure, elevated decks/terraces (1,612 square feet), lot coverage, stringline, skylight, grading, retaining walls, landscaping, and construction in an environmentally sensitive area due to oceanfront location. A variance is requested to encroach into the front setback [LBMC 25.12.008(C)(2)] and additional building setback at the front [LBMC 25.50.004(D)]. A revocable encroachment permit is requested to construct pilasters, walls, fencing, lighting, irrigation, patio, walkways, and driveway gate within the public right-of-way along Gaviota Drive and Anita Street.
9. Surrounding Land Uses and Setting: The subject site is located on the west side of Gaviota Drive, between Anita Street and Oak Street. The property is an oceanfront lot, immediately adjacent to the Anita Street public beach accessway. The property is zoned R-2 (Residential Medium Density) with a General Plan designation of "Village Medium Density." The site is comprised of a 5,181 square-foot lot within the Central Laguna-Gaviota neighborhood. The topography of the lot is steep with an average lot slope of 35.3 percent down toward the ocean. City records indicate that the property was

originally developed in 1924 with a two-story “C” shaped single-family dwelling with a one-car attached garage. The developed neighborhood is comprised of single and multi-family residential structures along the ocean side of Gaviota Drive and commercial structures on the inland side of Gaviota Drive which also front South Coast Highway. Most properties enjoy ocean views from existing structures and outdoor areas. The setting along the ocean side of Gaviota Drive today is characterized by the informal layout of the street without curbs, gutters, and sidewalks, irregular setbacks, and varied building sizes and architectural styles as viewed from the street and beach.

10. Other public agencies whose approval is required (e.g. permits, financing approval, or participation agreement): No other public agency approvals have been identified at this time.
11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code §21080.3.1? If so, has consultation begun?

Letters, serving as formal notice of this project, were sent on September 26, 2019 to:

1. California Cultural Resource Preservation Alliance, Inc. (CCRPA)
2. Gabrieleno Band of Mission Indians – Kizh Nation
3. San Gabriel Band of Mission Indians
4. Juaneno Band of Mission Indians
5. Tongva Ancestral Territorial Tribal Nation
6. Soboba Band of Luiseno Indians
7. Gabrielino Tongva Tribe

As of the date of the preparation of this Initial Study, the Gabrieleno Band of Mission Indians – Kizh Nation requested consultation but were unable to accommodate such within a reasonable time frame. See the correspondence with the Gabrieleno Band of Mission Indians – Kizh Nation provided as Resource List Item 26.

On October 14, 2019, the California Cultural Resource Preservation alliance, Inc. recommended a record search be conducted at the South Central Coastal Information Center at the California State University, Fullerton to be conducted by a qualified archeologist. The applicant submitted a California Historical Resources Information System (CHRIS) report provided as Resource List Item 27.

Note: Conducting consultation early in the CEQA process allows tribal governments, public lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and to reduce the potential for delay and conflict in the environmental review process (see Public Resources Code §21083.3.2). Information is also available from the Native American Heritage Commission’s Sacred Lands File per Public Resources Code §5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code §21082.3(e) contains provisions specific to confidentiality.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

| | | | | | |
|--|------------------------------------|--|---------------------------|--|------------------------------------|
| | Aesthetics | | Air Quality | | Biological Resources |
| | Cultural Resources | | Geology / Soils | | Greenhouse Gas Emissions |
| | Hazards & Hazardous Materials | | Hydrology / Water Quality | | Land Use / Planning |
| | Mineral Resources | | Noise | | Population / Housing |
| | Public Services | | Recreation | | Transportation / Traffic |
| | Utilities / Service Systems | | Tribal Cultural Resources | | Agriculture and Forestry Resources |
| | Mandatory Findings of Significance | | | | |

DETERMINATION: On the basis of this initial evaluation:

| | |
|--|----------|
| I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared. | |
| I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared. | X |
| I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required. | |
| I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed. | |
| I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required. | |

Signature

Date

Nancy Csira, Zoning Administrator

Name

| Issues and Supporting Information Sources | Sources | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---------|--------------------------------|--|------------------------------|-----------|
|---|---------|--------------------------------|--|------------------------------|-----------|

| | | | | | |
|---|-----------------|--|--|---|--|
| 1. AESTHETICS Would the project: | | | | | |
| a) Have a substantial adverse effect on a scenic vista? | 1, 3, 9, 10, 12 | | | X | |
| The site is currently improved with a single-family home that has been mostly demolished. According to the City's General Plan Open Space Element Addendum A, Figure 4 (Visual Image), the project site is not considered a scenic vista; therefore, the proposed project is not anticipated to cause adverse effects on a scenic vista. To preserve any existing scenic characteristics of the site, the Design Review Board will ensure that new residential development complies with the City's zoning standards and Design Guidelines in order to make the finding of Municipal Code Section 25.05.040(H)(4) - Environmental Context. Although not considered a potential adverse effect on a scenic vista, potential public and private view impacts will be considered with design review of the house and associated improvements. In addition, the property will be staked with story poles and the neighborhood will be noticed for the Design Review public hearing regarding the requested site development application(s). | | | | | |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings or historic buildings within a scenic highway? | 1, 3, 9, 10, 12 | | | X | |
| The site is not identified as a scenic resource or located adjacent to a scenic highway. No Heritage or Candidate Heritage trees or rock outcroppings exist. It is not anticipated that the project will damage scenic resources, including, but not limited to, trees and rock outcroppings. | | | | | |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? | 1, 3, 9, 10, 12 | | | X | |
| The proposed residence will not change the visual character of the site that was originally developed in 1924. The property is zoned, and land use classified, by the General plan, for residential development. The surrounding neighborhood consists of multi-story homes with varying period and traditional architectural styles, height, mass, and scale. Thus, the project is not anticipated to have substantial environmental impact regarding the existing visual character or quality of the site and its surroundings. The proposed development is also subject to Design Review Board approval prior to construction. The Design Review Board will review the proposed project for compatibility with the surrounding area and compliance with Municipal Code Section 25.05.040(H), which requires that the Design Review Board make findings that the development will not degrade the natural scenic setting. | | | | | |
| d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? | 1,3, 9, 10, 12 | | | X | |
| The new residential development is anticipated to have only a nominal change to neighborhood light and glare and will have a less than significant environmental impact because lighting must comply with Municipal Code Section 25.05.040(H)(8) Design Review Criteria relating to light and glare, and must comply with Municipal Code Section 7.70 (Good Neighbor Lighting) which will address any potential impacts. | | | | | |

| Issues and Supporting Information Sources | Sources | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---------|--------------------------------|--|------------------------------|-----------|
|---|---------|--------------------------------|--|------------------------------|-----------|

2. AIR QUALITY (Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.) Would the project:

| | | | | | |
|---|----|--|--|---|--|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | 11 | | | X | |
|---|----|--|--|---|--|

The basis for project air quality review is evaluating consistency with the Southern California Air Quality Management District (SCAQMD) regulations. The proposed project relates to the SCAQMD's Air Quality Management Plan (AQMP) through the land use and growth assumptions used to forecast projected air pollution emissions in the Basin. The SCAQMD's AQMP provides a blueprint as to how the SCAQMD expects to bring the Basin into attainment for all National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS). The AQMP is based on the designated land use and allowed density for a project site as described in the various approved General Plans throughout the Basin. To the extent that a proposed project is consistent with the growth assumptions in a General Plan for its jurisdiction, it is also considered consistent with the SCAQMD's AQMP. Such consistency dictates that a project would not create any significant regional air quality impacts because such impacts have already been anticipated within the framework of the regional air quality planning process.

The new single-family residence is considered redevelopment and is proposed on an existing subdivided lot. Rebuilding the new single-family residence will create a short-term (during construction) increase in the number of automobiles in the local area; however, this property is zoned and land use classified by the General Plan for medium-density residential development, therefore the proposed single-family residential development is assumed as a component for this site and was considered in the growth assumptions in the General Plan and with the SCAQMD's AQMP. The project would be required to implement appropriate dust control measures as required by the California Building Code and the City's Municipal Code, and thereby will minimize construction dust emissions. Therefore, the project will not conflict with or obstruct implementation of the applicable air quality plan.

| | | | | | |
|--|----|--|--|---|--|
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | 11 | | | X | |
|--|----|--|--|---|--|

See 2(a).

| | | | | | |
|---|----|--|--|--|---|
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | 11 | | | | X |
|---|----|--|--|--|---|

See 2(a).

| | | | | | |
|--|----|--|--|--|---|
| d) Expose sensitive receptors to substantial pollutant concentrations? | 11 | | | | X |
|--|----|--|--|--|---|

Sensitive receptors include a class of receivers considered "sensitive" to environmental factors. By definition sensitive receptors include, but are not limited to, residential uses, hospitals, schools, daycare facilities, elderly housing and convalescent facilities. The Project would be within close proximity to residences. All off-road construction equipment and some support vehicles are expected to be diesel fueled. Diesel exhaust particulate matter has been identified by the State of California as a Toxic Air Contaminant. Construction activities would be for a short period of time, are mobile in nature, and would not involve significant numbers of emissions sources. The project's estimated construction and operation mass emissions are below the applicable SCAQMD thresholds of significance. Therefore, the project is not expected to expose sensitive receptors to substantial pollutant concentrations and potential impacts are less than significant.

| Issues and Supporting Information Sources | Sources | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|----------------|---------------------------------------|---|-------------------------------------|------------------|
|--|----------------|---------------------------------------|---|-------------------------------------|------------------|

| | | | | | |
|---|----|--|--|--|---|
| e) Create objectionable odors affecting a substantial number of people? | 11 | | | | X |
|---|----|--|--|--|---|

The project involves the demolition of an existing home and construction of a new single-family home. No odor generating land uses are proposed and therefore odor emissions would be limited to the period of construction. The proposed construction would be short-term and therefore any odors associated with construction equipment would be temporary and would dissipate rapidly once construction is complete. Subsequently, no significant air quality — odor impacts are expected to affect surrounding receptors. Therefore, the proposed project is not anticipated to create objectionable odors affecting a substantial number of people.

3. BIOLOGICAL RESOURCES Would the project:

| | | | | | |
|--|--------------|--|--|---|--|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | 3, 9, 10, 12 | | | X | |
|--|--------------|--|--|---|--|

The proposed project site is not located in an area designated by the Open Space/Conservation Element of the City's General Plan as potentially having high or very high value habitat. Furthermore, the proposed new single-family dwelling and site improvements do not remove or impact a habitat or sensitive or special status species. The slope on the seaward side of the structure was the site of a landslide in 1980 and was entirely rebuilt with new retaining walls. The proposed project and area of construction are located within previous developed areas and will not encroach seaward of the existing retaining walls. Therefore, the proposed development is not anticipated to create such an impact.

| | | | | | |
|--|--------------|--|--|---|--|
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | 3, 9, 10, 12 | | | X | |
|--|--------------|--|--|---|--|

See 3(a) above. No such effect is anticipated on any species identified as a candidate, sensitive or special status species in local, regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.

| | | | | | |
|---|--------------|--|--|--|---|
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption or other means? | 3, 9, 10, 12 | | | | X |
|---|--------------|--|--|--|---|

The site does not contain wetlands. The project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.

| Issues and Supporting Information Sources | Sources | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------|--------------------------------|--|------------------------------|-----------|
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites? | 3, 9, 10, 12 | | | | X |
| The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites. | | | | | |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | 3, 9, 10, 12 | | | | X |
| The site does not contain any trees on the City's Heritage Tree list. | | | | | |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other local, regional or state habitat conservation plan? | 3, 9, 10, 12 | | | | X |
| The project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other local, regional or state habitat conservation plan. | | | | | |
| 4. CULTURAL RESOURCES Would the project: | | | | | |
| a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5? | 1, 3, 15 | | | | X |
| According to the Historic Resource Assessment and Impacts Analysis report completed by ESA in August 2017, the property does not qualify as an historic resource pursuant to CEQA and does not appear to be situated in a designated or potentially eligible historic district. The report concluded the Project would have no direct impacts to historical resources on the project site. Furthermore, the Project would result in no indirect impacts to historical resources in the neighborhood, as no recorded historical resources are located in the Project Vicinity. Furthermore, the subject site was not included in the City's Historic Resource Inventory adopted in 1982 and is not listed on the City's Historic Register. Therefore, the subject site is not considered a historic resource pursuant to CEQA. | | | | | |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5? | 1, 3, 15, 27 | | X | | |
| There are no known archeological resources located on the project site. However, there is always a possibility that buried archaeological deposits could be found during demolition and earth disturbing activities. Based on the December 9, 2019, California Cultural Historical Resources Information System (CHRIS) report there are five discovered and recorded prehistoric archaeological sites within a ½ mile radius of the subject property. Those sites contained human remains and habitation debris as well as artifacts. Given the proximity of the archaeological finds to the subject property and the sensitivity regarding the presence of human remains in the area, it is recommended a qualified archaeological consultant be maintained to monitor any ground-disturbing activities. | | | | | |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | 1, 3, 15, 27 | | X | | |
| See 4(b). | | | | | |

| Issues and Supporting Information Sources | Sources | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|-----------------------|--------------------------------|--|------------------------------|-----------|
| d) Disturb any human remains, including those interred outside of formal cemeteries? | 1, 3, 15, 27 | | X | | |
| See 4(b). | | | | | |
| 5. GEOLOGY AND SOILS Would the project: | | | | | |
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving: | | | | | |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.) | 2, 19, 20, 21, 22, 23 | | | X | |
| According to the Geotechnical Report submitted for the proposal, the property does not lie within an Alquist-Priolo Earthquake Fault Zone. The closest published active fault to the site is the offshore extension of the Newport-Inglewood Fault Zone, approximately 2.9 miles west-southwest. Other active faults in the vicinity of the site include the San Joaquin Hills, approximately 4.0 miles from the site; the Palo Verdes Fault, approximately 17.3 miles to the northwest; the Colorado Bank Fault, approximately 20.4 miles southwest; and the San Andreas Fault, approximately 52.8 miles to the northeast. The report concluded that no active faults are known to transect the site and therefore the site is not expected to be adversely affected by surface rupturing. It will, however, be affected by ground motions from earthquakes during the design life of the residence. The potential for fault rupture due to active faulting is considered low due to the absence of an active fault on site. The project would not expose people or structures to potential substantial adverse effects involving rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, or liquefaction. Therefore, the project will not create any such impact. | | | | | |
| ii) Strong seismic ground shaking? | 2, 19, 20, 21, 22, 23 | | | X | |
| See 5 (a)(i). | | | | | |
| iii) Seismic-related ground failure, including liquefaction? | 2, 19, 20, 21, 22, 23 | | | X | |
| According to the Geotechnical Report, review of the Seismic Hazards Zones Map (CDMG, 1998) for the Laguna Beach Quadrangle, Figure 2, indicates this lot is not located within a "zone of require investigation" for earthquake induced landslides or liquefaction. Other secondary seismic hazards can include deep rupture, shallow cracking, tsunami inundation, liquefaction, and settlement. With the absence of active faulting on site, the report concludes the potential for deep fault rupture is not present. The potential for shallow ground cracking to occur during an earthquake is a possibility at any site but does not pose a significant hazard to site development. Given the site is underlain by competent natural deposits, the potential for seismically induced settlement to occur is considered remote. The developed pad is above estimated tsunami inundations elevations. | | | | | |
| iv) Landslides? | 2, 19, 20, 21, 22, 23 | | | X | |
| According to the Updated Preliminary Geotechnical Investigation completed June 17, 2019, the slope located within the property generally has an adequate factor of safety for gross and shallow slope stability of over 1.5 for static condition and 1.1 for pseudo-static conditions." Therefore, a less than significant impact is anticipated. | | | | | |

| Issues and Supporting Information Sources | Sources | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|-----------------------|--------------------------------|--|------------------------------|-----------|
| b) Result in substantial soil erosion or loss of topsoil? | 2, 19, 20, 21, 22, 23 | | | | X |
| On April 8, 2019, a slope stability analysis was prepared by Geofirm using the SLIDE computer program and graphically depicted Figures D-1 and D-2. It concludes that the site is feasible from a geotechnical point of view and slope stability can be achieved without any unusual measures. | | | | | |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | 2, 19, 20, 21, 22, 23 | | | | X |
| See 5(b) above. The Wave Run-up Study completed April 12, 2016 determined that the lowest floor level proposed at elevation 42 feet (NAVD88) is a approximately 24.92 feet above the maximum anticipated wave run-up elevation. Based on this information a less than significant impact is anticipated. | | | | | |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | 2, 19, 20, 21, 22, 23 | | | X | |
| According to the Geotechnical Report, the site and vicinity are underlain at relatively shallow depth by bedrock of Miocene-age Topanga Formation on the basis of regional geological mapping. Within the upper portion of the developed pad, the bedrock is overlain by marine and non-marine terrace deposits and locally by artificial fill. Sandy beach deposits overlain the wave-cut bedrock bench at beach level. According to the Geotechnical Investigation the "onsite soil materials are anticipated to be suitable for re-use as compacted fill provided they are free of rubble and debris. Materials should be placed at approximately 120 percent of optimum moisture content and compacted under the observation and testing of the soil engineer to at least 90 percent of the maximum dry density as evaluated by ASTM D 1557." Based on this recommendation a less than significant impact is anticipated. | | | | | |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water? | 2, 19, 20, 21, 22, 23 | | | | X |
| The site is directly connected to the City's sewer system. Therefore, no such impact is anticipated. | | | | | |
| 6. GREENHOUSE GAS EMISSIONS Would the project: | | | | | |

| Issues and Supporting Information Sources | Sources | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | 8 | | | X | |
|---|---|--|--|---|--|

California's Sustainable Communities and Climate Protection Act (SB 375) requires Southern California Association of Governments (SCAG) to develop a Sustainable Communities Strategy (SCS) to reduce per capita GHG emissions through integrated transportation, land use, housing, and environmental planning. Pursuant to SB 375, the Air Resources Board (ARB) set per capita GHG emission reduction targets from passenger vehicles for each of the state's 18 MPOs. For the SCAG region (including Laguna Beach), the targets are set at eight percent below 2005 per capita emissions levels by 2020 and 13 percent below 2005 per capita emissions levels by 2035. The 2012-2035 RTP/SCS achieves per capita GHG emission reductions relative to 2005 of nine percent in 2020 and 16 percent in 2035. The SCAG Sustainable Communities Strategy GHG emission targets are based on regional "land use" and "housing" estimates that were derived utilizing anticipated growth factors and existing/projected land use densities.

In the case of the subject property, the land use category is Residential Medium Density, which allows 8-14 dwelling units per acre and two houses per parcel. The proposed development is for construction of one residential unit, which is anticipated by the Land Use Element as the property is considered a legal building site. Based on the aforementioned, it is anticipated that the proposed demolition of the existing home and new replacement home within a developed neighborhood located within a City that has almost reached "build-out" conditions would not result in a significant cumulative impact on the regional GHG targets.

Lastly, the City has adopted the "California Green Building Standards Code," which requires implementation of building practices that reduce potential greenhouse gas emissions through energy efficiency, pollutant controls and air quality/exhaust mitigations. Any proposed residential development of the subject property will comply with these regulations.

| | | | | | |
|---|----|--|--|---|--|
| b) Conflict with an applicable plan, policy or regulation adopted for the purposes of reducing the emissions of greenhouse gases? | 14 | | | X | |
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The City's Climate Protection Action Plan (CPAP), which the City Council adopted on February 6, 2007, was developed to set a roadmap for implementing key provisions of the U.S. Mayor's Climate Protection Agreement. The broad goal is to reduce GHG emissions 7% below 1990 proposed levels no later than 2012, which would mean a reduction in Laguna Beach of 10% from present levels. The recommendations of the CPAP include measures to reduce emissions across the City, with a focus on transportation and activities that consume electricity. A single-family residence and associated improvements is anticipated to only generate a nominal amount of GHG emissions due to the low number of daily vehicle trips. Additionally, the project would not hinder or impede any of the goals or objectives of the CPAP. Therefore, potential impacts would be less than significant.

7. HAZARDS AND HAZARDOUS MATERIALS Would the project:

| | | | | | |
|--|---|--|--|--|---|
| a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials? | 7 | | | | X |
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The proposed project does not involve transporting hazardous materials.

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| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | 7 | | | | X |
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See 7(a).

| Issues and Supporting Information Sources | Sources | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|-------------------------|--------------------------------|--|------------------------------|-----------|
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | 7 | | | | X |
| The proposed project is not anticipated to cause a significant hazard to the public or environment through the emission or handling of hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. | | | | | |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment? | 7 | | | | X |
| The proposed project is not located on or near a site that is known to accommodate hazardous materials. | | | | | |
| e) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | 3, 7 | | | | X |
| The proposed project is not anticipated to interfere with an emergency response or evacuation plan. | | | | | |
| f) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | 9, 10, 17 | | | X | |
| The site is not located within the very high hazard severity or fuel modification zone, indicating a low probability of wildland fires in the area. The project incorporates a Fire Department approved site and access plan. Furthermore, automatic fire sprinklers will be required. | | | | | |
| 8. HYDROLOGY AND WATER QUALITY Would the project: | | | | | |
| a) Violate any water quality standards or waste discharge requirements? | 1, 5, 9, 10, 11, 12, 16 | | | | X |
| The site is improved with a partially demolished single-family dwelling with attached garages. The proposed project includes the demolition of most of the existing structure and new/redeveloped in a Water Quality Environmentally Sensitive Area. A Water Quality Management Plan (WQMP) is required. According to the Water Quality Management Plan completed by Calcoast Engineering & Design Group, Inc. on August 10, 2017, the proposed drainage will be collected and conveyed to the on-site Bioretention BMPs for storm water filtration and volume reduction prior to offsite discharge to the coastline/beach area. Additionally, much of the runoff is directed towards landscaped areas before being collected by the drain inlets. In addition, Low Impact Development Best Management Practices are required for all construction projects in Laguna Beach 10 control water runoff and pollution from properties. As such, the proposed project includes BMPs for the site development as well as during construction. | | | | | |

| Issues and Supporting Information Sources | Sources | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---------------------|---------------------------------------|---|-------------------------------------|------------------|
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | 1, 5, 9, 10, 12, 16 | | | | X |
| See 8(a). | | | | | |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? | 1, 5, 9, 10, 12, 16 | | | | X |
| See 8(a). | | | | | |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site? | 1, 5, 9, 10, 12, 16 | | | | X |
| See 8(a). | | | | | |
| e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | 1, 5, 9, 10, 12, 16 | | | | X |
| See 8(a). | | | | | |
| f) Result in an increase in pollutant discharges to receiving waters? (Consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical storm water pollutants [e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances and trash].) | 1, 5, 9, 10, 12, 16 | | | | X |
| See 8(a). | | | | | |
| g) Result in significant alteration of receiving water quality during or following construction? | 1, 5, 9, 10, 12, 16 | | | | X |
| See 8(a). | | | | | |
| h) Result in increased impervious surfaces and associated increased runoff? | 1, 5, 9, 10, 12, 16 | | | | X |
| See 8(a). | | | | | |

| Issues and Supporting Information Sources | Sources | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---------------------|---------------------------------------|---|-------------------------------------|------------------|
| i) Create a significant adverse environmental impact to drainage patterns due to changes in runoff flow rates or volumes? | 1, 5, 9, 10, 12, 16 | | | | X |
| See 8(a). | | | | | |
| j) Result in increased erosion downstream? | 1, 5, 9, 10, 12, 16 | | | | X |
| See 8(a). | | | | | |
| k) Result in an increase in any pollutant for which a downstream water body is already impaired, as listed on the Clean Water Act Section 303(d) list? | 1, 5, 9, 10, 12, 16 | | | | X |
| See 8(a). | | | | | |
| l) Exacerbate already existing sensitive conditions to downstream environmentally sensitive area? | 1, 5, 9, 10, 12, 16 | | | | X |
| See 8(a). | | | | | |
| m) Have a potentially significant adverse impact on the surface water quality of either marine, fresh or wetland waters? | 1, 5, 9, 10, 12, 16 | | | | X |
| See 8(a). | | | | | |
| n) Have a potentially significant adverse impact on ground water quality? | 1, 5, 9, 10, 12, 16 | | | | X |
| See 8(a). | | | | | |
| o) Cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives, policies or degradation of beneficial uses? | 1, 5, 9, 10, 12, 16 | | | | X |
| See 8(a). | | | | | |
| p) Impact aquatic, wetland or riparian habitat | 1, 5, 9, 10, 12, 16 | | | | X |
| See 8(a). | | | | | |
| q) Otherwise substantially degrade water quality? | 1, 5, 9, 10, 12, 16 | | | | X |
| See 8(a). | | | | | |
| r) Place housing within 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map (FIRM) or other flood hazard delineation map? | 9, 10, 12, 13 | | | | X |
| The project is located in Flood Zone X per the Flood Insurance Rate Map (FIRM). Flood Zone X is defined by FEMA as outside the limits of the 500-year flood. | | | | | |

| Issues and Supporting Information Sources | Sources | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|-----------------|---------------------------------------|---|-------------------------------------|------------------|
| s) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | 9, 10, 12, 13 | | | | X |
| See 8(r). | | | | | |
| t) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | 13 | | | | X |
| The proposed project site is not located upstream or downstream of a levee or a dam. | | | | | |
| u) Inundation by seiche, tsunami or mudflow? | 1, 3 | | | | X |
| See 8(a). There are no water towers located above the site and the lowest property elevation is located above the anticipated potential tsunami level. No increase in mudflow is anticipated as a result of the project. | | | | | |
| 9. LAND USE AND PLANNING Would the project: | | | | | |
| a) Physically divide an established community? | 9 | | | | X |
| The proposed project site located in the R-2, Residential Medium Density Zone allows for two-family residences that are sensitive to their surroundings. The site is surrounded by established residential homes. The proposed single-family home will fit into the existing neighborhood and will not divide the established community and no such impact is anticipated. | | | | | |
| b) Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to a general plan, specific plan, local coastal program or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | 1, 3, 9, 10, 12 | | | | X |
| The proposed development is compliant with all zoning standards and the City's General Plan; therefore, the project is anticipated to create no such impact. | | | | | |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? | 3 | | | | X |
| The proposed project does not conflict with any applicable habitat or natural community conservation plan. | | | | | |
| 10. MINERAL RESOURCES Would the project: | | | | | |
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | 3 | | | | X |
| No mineral resources are known to exist on the property; therefore, no such impact is anticipated. | | | | | |
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | 3 | | | | X |
| See 10(a). | | | | | |

| Issues and Supporting Information Sources | Sources | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---------|--------------------------------|--|------------------------------|-----------|
|---|---------|--------------------------------|--|------------------------------|-----------|

11. NOISE Would the project result in:

| | | | | | |
|---|---|--|---|--|--|
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | 3 | | X | | |
|---|---|--|---|--|--|

Residential noise levels (post development) are not anticipated to result in levels that exceed standards. Construction noise will produce short-term noise impacts. It is expected that short-term noise levels will be noticeable during grading and construction activities.

To mitigate excessive noise impacts to the adjacent neighborhoods during construction and grading, site development activities shall be limited to the allowed daytime hours and prohibited on weekends as specified in the City's Noise Ordinance. In addition, all construction equipment shall be properly maintained and affixed with functional OEM (original equipment manufacturer) mufflers to minimize noise impacts and only conventional tractors (or similar tractors as approved by the Director of Community Development) with ripper shanks will be used for site grading. Heavy pounding machines and large-scale earth breaking devices shall be prohibited. Hand-held jack hammers shall only be used to complete cuts that are inaccessible by tractor. The Building Official or his designee shall have authority to prohibit the use of any heavy equipment with damaged or faulty mufflers, until equipment is repaired accordingly. Therefore, a less than significant impact is anticipated with mitigation.

| | | | | | |
|---|----------|--|--|---|--|
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | 3, 9, 12 | | | X | |
|---|----------|--|--|---|--|

The project is not anticipated to generate excessive ground-borne vibration or noise, and the use of earth breaking devices is not anticipated during construction grading; therefore, significant ground-borne vibration or noise is not anticipated. See 11 (a), above.

| | | | | | |
|--|----------|--|--|---|--|
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | 3, 9, 12 | | | X | |
|--|----------|--|--|---|--|

No substantial permanent increase in ambient noise levels in the project vicinity is anticipated. Potential noise increases will be temporary and in compliance with the City's noise ordinance.

| | | | | | |
|--|----------|--|---|--|--|
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | 3, 9, 12 | | X | | |
|--|----------|--|---|--|--|

See 11(a).

12. POPULATION AND HOUSING Would the project:

| | | | | | |
|---|----------|--|--|--|---|
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | 3, 9, 12 | | | | X |
|---|----------|--|--|--|---|

The proposed project is not anticipated to induce substantial population growth in the area because the proposed project is a single-family residence and associated improvements on a site zoned for such a use. The proposed home replaces an existing home proposed to be demolished. Therefore, no such impact is anticipated.

| Issues and Supporting Information Sources | Sources | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|----------------|---------------------------------------|---|-------------------------------------|------------------|
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | 3, 9, 12 | | | | X |
| The proposed project is demolition of and rebuilding a new single-family dwelling on a building site; therefore, housing displacement will not occur. No such impact is anticipated. | | | | | |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | 3, 9, 12 | | | | X |
| There will not be a significant population change as a result of the proposed project. See 12(b), above. | | | | | |
| 13. PUBLIC SERVICES | | | | | |
| a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: | 1, 3 | | | X | |
| The proposed project is anticipated to result in a less than significant impact to governmental facilities or public services because the project site is located adjacent to a developed area zoned for such use and public services are currently provided, including but not limited to fire services, police services, schools, parks, and other public facilities. | | | | | |
| i) Fire protection? | 1, 3 | | | | X |
| The proposed residence is not anticipated to have a significant environmental impact on acceptable fire protection service ratios. | | | | | |
| ii) Police protection? | 1, 3 | | | | X |
| The proposed residence is not anticipated to have a significant environmental impact on acceptable police protection service ratios. The new house and associated improvements are located adjacent to a developed neighborhood that is currently served by the Laguna Beach Police Department. | | | | | |
| iii) Schools? | 1, 3 | | | | X |
| Educational facilities will not be impacted as a result of the proposed development. | | | | | |
| iv) Parks? | 1, 3 | | | | X |
| Parks or recreation areas will not be impacted as a result of the proposed development. | | | | | |
| v) Other public facilities? | 1, 3 | | | | X |
| Public facilities are not likely to be impacted as a result of the proposed development. | | | | | |

| Issues and Supporting Information Sources | Sources | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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| 14. RECREATION | | | | | |
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | 3 | | | X | |
| The proposed project will have a less than significant impact on neighborhood and regional parks and local recreational facilities because the proposed project is a single-family residence and associated improvements on a site zoned for such a use. | | | | | |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | 1, 3 | | | | X |
| The proposed project use does not include recreational facilities or require the construction or expansion of recreational facilities. Therefore, no such impact is anticipated. | | | | | |
| 15. TRANSPORTATION / TRAFFIC Would the project: | | | | | |
| a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? | 3 | | | | X |
| The Transportation, Circulation, and Growth Management Element of the City's General Plan identifies Gaviota Drive as a local street capable of handling the increased traffic of a new single-family residence. Therefore, the proposed project is not anticipated to create any such impact. | | | | | |
| b) Conflict with an applicable congestion management program, including, but limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? | 1, 3 | | | | X |
| The proposed construction of a single-family residence in a residential zone is not anticipated to create any such impact. | | | | | |
| c) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | 9 | | | | X |
| The project construction does not include or propose any design changes to the circulation system within the study area. | | | | | |

| Issues and Supporting Information Sources | Sources | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|----------------|---------------------------------------|---|-------------------------------------|------------------|
| d) Result in inadequate emergency access? | 9, 10, 17 | | | X | |
| The Fire Department has reviewed and conceptually approved of the proposal, which includes a Fire Department Site Access Plan and a 3-foot wide firefighter access around the structure perimeter. As such, the project will not result in inadequate emergency access. | | | | | |
| e) Conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? | 3, 9, 10 | | | | X |
| The proposed construction of a single-family residence in a residential zone is not anticipated to create any such impact. | | | | | |
| 16. UTILITIES AND SERVICE SYSTEMS Would the project: | | | | | |
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | 6, 7 | | | | X |
| The nominal change in sewer demand would not exceed the local sewer treatment capacity. | | | | | |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | 6, 7 | | | X | |
| The existing water and waste-water treatment facilities are capable of providing for the proposed use. | | | | | |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | 6, 7 | | | X | |
| The proposed project is not anticipated to create any such impact. A drainage plan will be prepared and approved by the City prior to the issue of building permits. | | | | | |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | 6, 7 | | | | X |
| The Laguna Beach County Water District has sufficient supply and storage to provide for the proposed use. No new water supplies are needed to serve the project. | | | | | |
| e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | 6, 7 | | | | X |
| The wastewater treatment provider has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments. No negative effects are anticipated with the proposed project. | | | | | |

| Issues and Supporting Information Sources | Sources | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | 6, 7 | | | X | |
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The State of California requires that each City and County demonstrate a reduction of at least 50 percent in the amount of waste from that jurisdiction that had gone into landfills in the year 1990. The State requires that this level of reduction be sustained. The City of Laguna Beach has a residential recycling program as part of their requirements for solid waste disposal. This program, compliant with State Law, that mandates a reduction in solid waste through recycling of certain items during construction and operation. The City's Public Works Department will supply the proposed residence with waste carts for recyclables and green waste when the resident contracts for solid waste disposal. According to the Orange County Waste Management District there are three landfills that have the capacity to serve the project site, Frank R. Bowerman, Olinda Alpha, and Prima Deshecha landfills. The Waste Management of Orange County provides solid waste disposal for the City of Laguna Beach. Trash collected in Laguna Beach is first taken to Sunset Environmental Transfer Station, where recyclables are separated from the solid waste. Final disposal is at the Prima Deshecha landfill. The Prima Deshecha landfill is approximately 1,530 acres in size with 699 acres permitted for refuse disposal. The estimated closure date of the landfill is 2067, which exceeds the 15-year threshold established by the California Integrated Waste Management Board (CIWMB). Therefore, the Prima Deshecha landfill is anticipated to accommodate the solid waste generated by the proposed project. With compliance of the City's recycling programs, the waste from the proposed project would be adequately accommodated by the Prima Deshecha landfill. The current disposal needs of the City will not be significantly altered or increased.

| | | | | | |
|--|---|--|--|--|---|
| g) Comply with federal, state and local statutes and regulations related to solid waste? | 7 | | | | X |
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The proposed project is not anticipated to create a negative impact on statutes and regulations related to solid waste. See 16(f), above.

17. TRIBAL CULTURAL RESOURCES Would the project:

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

| Issues and Supporting Information Sources | Sources | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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| i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k). | 1, 3 | | X | | |
|---|------|--|---|--|--|

Pursuant to Public Resources Code section 21080.3.1, prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report for a project, a lead agency (the City) shall begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project if: (1) the California Native American tribe requested to the lead agency, in writing, to be informed by the lead agency through formal notification of proposed projects in the geographic area that is traditionally and culturally affiliated with the tribe, and (2) the California Native American tribe responds, in writing, within 30 days of receipt of the formal notification, and requests the consultation. In this regard, the Community Development Department keeps on record a list of Native American Tribe contacts that have indicated that they are traditionally and culturally affiliated with the Laguna Beach geographic area and have requested that the City contact them with the release of environmental documents.

City staff have contacted by letter the CCRPA, the San Gabriel Band of Mission Indians, the Gabrieleno Band of Mission Indians – Kizh Nation, the Jauneno Band of Mission Indians, the Soboba Band of Luiseno Indians and the Tongva Tribal Nation and requested that they respond with any project concerns or consultation. As of the date of the preparation of this Initial Study, the Gabrieleno Band of Mission Indians – Kizh Nation requested consultation but were unable to accommodate such within a reasonable time frame.

The site is not known to contain tribal cultural resources listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k); however, if buried tribal cultural resources are discovered during construction and earth-disturbing operations, all work shall be stopped and a qualified tribal cultural resource consultant shall be contracted immediately by the City and paid for by the applicant to review potential on-site resource impacts. Construction activities shall not resume until the City is notified and a qualified tribal cultural resource consultant has determined that no impacts to cultural resources will result from continuing construction activities.

| Issues and Supporting Information Sources | Sources | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|----------------|---------------------------------------|---|-------------------------------------|------------------|
| ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. | 1, 3 | | X | | |
| <p>As indicated above, staff contacted by letter local tribe organizations that are traditionally and culturally affiliated with the Laguna Beach geographic area and have requested that the City contact them with the release of environmental documents. As of the date of the preparation of this Initial Study, the Gabrieleno Band of Mission Indians – Kizh Nation requested consultation but were unable to accommodate such within a reasonable time frame.</p> <p>The site is not known to contain tribal cultural resources. Therefore, no adverse changes in tribal resources are anticipated. If buried tribal cultural resources are discovered during construction and earth-disturbing operations, all work shall be stopped and a qualified tribal cultural resource consultant shall be contracted immediately by the City and paid for by the applicant to review potential on-site resource impacts. Construction activities shall not resume until the City is notified and a qualified tribal cultural resource consultant has determined that no impacts to cultural resources will result from continuing construction activities.</p> | | | | | |
| 18. AGRICULTURE AND FORESTRY RESOURCES Would the project: | | | | | |
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Important Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, or other agricultural resources, to non-agricultural use? | 18 | | | | X |
| <p>The project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, and has no other potential agricultural resource. As such, no impact is anticipated.</p> | | | | | |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | 18 | | | | X |
| <p>The project site is zoned R-2, which does not allow agricultural uses. The proposal does not change the existing zoning. Therefore, the project would not conflict with existing zoning for agricultural use, or a Williamson Act Contract, and no impact is anticipated.</p> | | | | | |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), or timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? | 18 | | | | X |

| Issues and Supporting Information Sources | Sources | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|----------------|---------------------------------------|---|-------------------------------------|------------------|
|--|----------------|---------------------------------------|---|-------------------------------------|------------------|

| | | | | | |
|---|-----------|--|--|--|----------|
| The project site does not contain forest lands or timberland. The City of Laguna Beach does not have any existing Timberland Production Zones. No rezoning is proposed. Therefore, the proposed project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland or timberland production zones, and no impact is anticipated. | | | | | |
| d) Result in the loss of forest land, conversion of forest land to non-forest use, or involve other changes in the existing environment, which, due to their location or nature, could result in conversion of forest land to non-forest use? | 18 | | | | X |
| The project site does not contain any forest lands as defined in Public Resources Code section 12220(g). In addition, the project site is not located in the vicinity of offsite forest resources. Thus, the proposed project would not result in the loss or conversion of forest land to non-forest use, and no impact is anticipated. | | | | | |
| d) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Important Farmland or other agricultural resources, to nonagricultural use? | 18 | | | | X |
| The project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. Therefore, no Prime Farmland, Unique Farmland, Farmland of Statewide or Local Importance, or active agricultural operations will be converted to a non-agricultural use, and no impact is anticipated. | | | | | |

19. MANDATORY FINDINGS OF SIGNIFICANCE:

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

The project which involves the demolition of the existing single-family home and garage and the construction of a new single-family home and garage and other site improvements will not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal. Mitigation measures are proposed to mitigate the potential to impact or eliminate important examples of the major periods of California history or prehistory if any resources are found during ground disturbance activities.

- b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects.)

The proposed project will not result in cumulatively considerable impacts and the implementation of local, State and federal laws and the mitigation measures incorporated herein will reduce any potentially significant impacts to a level of insignificance.

- c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

The proposed project does not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly. The proposed construction will adhere to the requirements of the City's Municipal Code, General Plan, State and Federal laws, which thereby reduces any potentially significant impacts to less than significant.

| 20. SOURCE REFERENCES | |
|-----------------------|---|
| 1 | City of Laguna Beach Municipal Code – Titles 7, 16 and 25. |
| 2 | California Building Code; Municipal Code Titles 14 and 22. |
| 3 | City of Laguna Beach General Plan – Land Use Element, Open Space/Conservation Element, Transportation, Circulation and Growth Management Element, Safety Element, Historic Resources Element, Noise Element, Landscape and Scenic Highways Element. |
| 4 | City of Laguna Beach Local Coastal Program, Archaeology and Paleontology Section. |
| 5 | City of Laguna Beach Water Quality Department |
| 6 | City of Laguna Beach Public Works Department |
| 7 | Orange County Waste Management Department |
| 8 | Senate Bill 375 and Assembly Bill 32. |
| 9 | Proposed design plans prepared by Lohrbach Studio; September 19, 2019 |
| 10 | Proposed landscape plans prepared by Ann Christoph Landscape Architect, ASLA; August 28, 2017 |
| 11 | Southern California Air Quality Management District (SCAQMD) CEQA Air Quality Handbook (1993). |
| 12 | Preliminary grading and drainage plan prepared by Calcoast Engineering & Design Group; August 6, 2019 |
| 13 | FEMA - Flood Insurance Rate Map, Map Revised; December 3, 2009. |
| 14 | City of Laguna Beach Climate Protection Action Plan |
| 15 | Historic Resource Assessment and Impacts Analysis prepared by ESA (Environmental Science Associates); May 2017 |
| 16 | Water Quality Management Plan (WQMP) prepared by Calcoast Engineering & Design Group, Inc; August 10, 2017 |
| 17 | City of Laguna Beach Fire Department |
| 18 | California Important Farmland Finder, https://maps.conservation.ca.gov/DLRP/CIFF/ ; January 16, 2018 |
| 19 | Wave Run-up Study prepared by Coastal Geotechnical; April 12, 2016 |
| 20 | Geotechnical Bluff Top Evaluation, Geofirm; May 8, 2015. |
| 21 | Clarification of Bluff Edge Determination, Geofirm; September 18, 2019. |
| 22 | Updated Preliminary Geotechnical Investigation, Geofirm; June 17, 2019. |
| 23 | Geotechnical Slope Stability Determination, Geofirm; April 8, 2019. |
| 24 | Orange County Sustainable Communities Strategy |
| 25 | Clean Water Act Section 303(d) List of Water Quality Limited Segments Requiring TMDLS, 2006, San Diego Regional Water Quality Control Board |
| 26 | Correspondence with the Gabrieleno Band of Mission Indians |
| 27 | California Historical Resources Information System (CHRIS) report |

21. Mitigation Measures. For effects that are "Less Than Significant with Mitigation Incorporated," describe the mitigation measure(s) which were incorporated and the extent to which they address site-specific conditions of the project. The responsible person, Department, Agency, etc., that will be responsible for verification and the event or time of verification should also be specified.

1. Archeology (4b) - Onsite monitoring by a qualified archaeological monitor (determined by California OHP) and appropriate Native American(s) monitor (documented ancestral ties to the area appointed consistent with the standards of the Native American Heritage Commission (NAHC)) will be present during all earth disturbing activities. If buried archaeological deposits are found during earth disturbing activities, all work must stop and a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources shall assess on-site potential resource impacts. Construction activities shall not resume until the City is notified and a licensed archeologist and a culturally affiliated Native American has determined that no impacts to cultural resources will result from continuing construction activities and/or proper disposition of recovered cultural items is determined.
2. Paleontology (4c) - Onsite monitoring by a qualified paleontologist, will be present during all earth disturbing activities. If buried paleontological deposits are found during earth disturbing activities, all work must stop and a qualified paleontologist shall assess on-site potential resource impacts. Construction activities shall not resume until the City is notified and a licensed paleontologist has determined that no impacts to cultural resources will result from continuing construction activities and/or proper disposition of recovered cultural items is determined.
3. Noise 11(a) & (d) - To mitigate excessive noise to the adjacent neighborhoods during construction and grading, site development activities shall be limited to the allowed daytime hours and prohibited on weekends. In addition, all construction equipment shall be properly maintained and affixed with functional OEM (original equipment manufacturer) mufflers to minimize noise impacts and only conventional tractors (or similar tractors as approved by the Director of Community Development) with ripper shanks will be used for site grading. Heavy pounding machines and large scale earth breaking devices shall be prohibited. Hand held jack-hammers shall only be used to complete cuts that are inaccessible by tractor. The Building Official or his designee shall have authority to prohibit the use of any heavy equipment with damaged or faulty mufflers, until equipment is repaired accordingly.
4. Tribal 17(a) - If buried human remains are inadvertently discovered during construction and earth disturbing activities, all work must stop. Health and Safety Code Section 7050.5, Public Resources Code section 5097.98, and Cal. Code Regs., tit 14, section 15064.5, shall be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery. If buried tribal cultural resources are discovered during construction and earth-disturbing operations, all work shall be stopped, and a qualified tribal cultural resource consultant shall be contracted immediately by the City and paid for by the applicant to review potential on-site resource impacts. Construction activities shall not resume until the City is notified and a qualified tribal cultural resource consultant has determined that no impacts to cultural resources will result from continuing construction activities.

MITIGATION MONITORING PROGRAM CHECKLIST

1007 Gaviota Drive - New Single-Family Dwelling

December 23, 2019

Design Review 16-1844, Coastal Development Permit 16-1845, Variance 19-5474, and Revocable Encroachment Permit 16-1846

| Mitigation Measure | Method of Verification | Timing of Verification | Responsible Person | Sanctions |
|--|------------------------|--|--------------------|-----------|
| 1. Archeology (4b) - Onsite monitoring by a qualified archaeological monitor (determined by California OHP) and appropriate Native American(s) monitor (documented ancestral ties to the area appointed consistent with the standards of the Native American Heritage Commission (NAHC)) will be present during all earth disturbing activities. If buried archaeological deposits are found during earth disturbing activities, all work must stop and a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources shall assess on-site potential resource impacts. Construction activities shall not presume until the City is notified and a licensed archeologist and a culturally affiliated Native American has determined that no impacts to cultural resources will result from continuing construction activities and/or proper disposition of recovered cultural items is determined. | A | | | 3 |
| 2. Paleontology (4c) - Onsite monitoring by a qualified paleontologist, will be present during all earth disturbing activities. If buried paleontological deposits are found during earth disturbing activities, all work must stop and a qualified paleontologist shall assess on-site potential resource impacts. Construction activities shall not presume until the City is notified and a licensed paleontologist has determined that no impacts to cultural resources will result from continuing construction activities and/or proper disposition of recovered cultural items is determined. | A | | | 3 |
| 3. Noise 11(a & d) – Workshops, events, or classes that involve the operation of heavy machinery (e.g. chainsaws) shall be prohibited; and amplified live music shall be limited to one day per year and must conform to the City's applicable exterior noise standards. The Code Enforcement Department will make routine site inspections to assure compliance. | A | The Code Enforcement Department will make routine site inspections to assure compliance. | DCD | 3 |
| 4. Tribal 17(a) - If buried human remains are inadvertently discovered during construction and earth disturbing activities, all work must stop. Health and Safety Code Section 7050.5, Public Resources Code section 5097.98, and Cal. Code Regs., tit 14, section 15064.5, shall be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery. If buried tribal cultural resources are discovered during construction and earth-disturbing operations, all work shall be stopped, and a qualified tribal cultural resource consultant shall be contracted immediately by the City and paid for by the applicant to review potential on-site resource impacts. Construction activities shall not resume until the City is notified and a qualified tribal cultural resource consultant has determined that no impacts to cultural resources will result from continuing construction activities. | A | | | 3 |

Method of Verification:

- A - On-site Inspection
- B - Other Agency Permit/Approval
- C - Plan Check
- D - Separate Submittal (Reports/Studies/Plans)

Sanctions:

- 1 - Withhold Demolition, Grading or Building Permit
- 2 - Withhold Building Permit
- 3 - Stop Work Order

Responsible Person:

- DCD - Director of Community Development
- BO - Building Official
- DPW - Director of Public Works
- DPS - Director of Public Safety
- FC - Fire Chief
- DR - Design Review Board
- OCCA - Orange County Certified Archaeologist

- 4 - Withhold Building Final/Cert. Of Use
- 5 - Withhold Design Review Hearing Date

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:** Design Review 16-1844, Coastal Development Permit 16-1845, Variance 19-5474, and Revocable Encroachment Permit 16-1846 to demolish an existing single-family residence with an attached two-car garage and construct a new residence with an attached two-car garage in the R-2 zone.Lead Agency: City of Laguna BeachContact Person: Nancy Csira, Zoning AdministratorMailing Address: 505 Forest AvenuePhone: (949) 497-0332City: Laguna BeachZip: 92651County: Orange**Project Location:** County: Orange City/Nearest Community: Laguna BeachCross Streets: Gaviota Drive and Anita Street Zip Code: 92651Longitude/Latitude (degrees, minutes and seconds): ° ' " N / ° ' " W Total Acres: _____Assessor's Parcel No.: 644-076-01

Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: 1 (South Coast Highway)Waterways: Pacific OceanAirports: _____ Railways: _____ Schools: Laguna Beach High School**Document Type:**CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS☐ Other: _____☒ Mit Neg Dec

Other: _____

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☐ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☒ Redevelopment☐ General Plan Element☐ Planned Unit Development☐ Use Permit☒ Coastal Permit☐ Community Plan☐ Site Plan☐ Land Division (Subdivision, etc.)☒ Other: Design Review**Development Type:**☒ Residential: Units 1 Acres 0.19☐ Office: Sq.ft. _____ Acres _____ Employees _____☐ Transportation: Type _____☐ Commercial: Sq.ft. _____ Acres _____ Employees _____☐ Mining: Mineral _____☐ Industrial: Sq.ft. _____ Acres _____ Employees _____☐ Power: Type _____ MW _____☐ Educational: _____☐ Waste Treatment: Type _____ MGD _____☐ Recreational: _____☐ Hazardous Waste: Type _____☐ Water Facilities: Type _____ MGD _____☐ Other: _____**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☒ Recreation/Parks☐ Vegetation☒ Agricultural Land☒ Flood Plain/Flooding☐ Schools/Universities☒ Water Quality☒ Air Quality☒ Forest Land/Fire Hazard☒ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☒ Sewer Capacity☒ Wetland/Riparian☒ Biological Resources☐ Minerals☒ Soil Erosion/Compaction/Grading☐ Growth Inducement☒ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☐ Population/Housing Balance☒ Toxic/Hazardous☒ Cumulative Effects☐ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☒ Other: Tribal**Present Land Use/Zoning/General Plan Designation:**

Residential/R-2, Residential Medium Density Zone/Village Medium Density (8-14 dwelling units/acre)

Project Description: (please use a separate page if necessary)

The applicant requests design review and a coastal development permit for demolition of an existing single-family dwelling and construction of a 3,592 square-foot single-family residence with an attached 657 square-foot two-car garage in the R-2 (Residential Medium Density) zone. Design review is required for the new structure, elevated decks/terraces (1,612 square feet), lot coverage, stringline, skylight, grading, retaining walls, landscaping, and construction in an environmentally sensitive area due to oceanfront location. A variance is requested to encroach into the front setback [LBMC 25.12.008(C)(2)] and additional building setback at the front [LBMC 25.50.004(D)]. A revocable encroachment permit is requested to construct pilasters, walls, fencing, lighting, irrigation, patio, walkways, and driveway gate within the public right-of-way along Gaviota Drive and Anita Street.

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 Emergency Services |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Regional WQCB # _____ |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> Resources Agency |
| <input checked="" type="checkbox"/> Coastal Commission | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> Health Services, Department of | |
| <input type="checkbox"/> Housing & Community Development | <input checked="" type="checkbox"/> Other: <u>Orange County Clerk-Recorder</u> |
| <input type="checkbox"/> Integrated Waste Management Board | Other: _____ |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date December 24, 2019 Ending Date January 23, 2019

Lead Agency (Complete if applicable):

| | |
|---|---|
| Consulting Firm: <u>City of Laguna Beach</u> | Applicant: <u>Designer Glen Gellatly, Lohrbach Studio</u> |
| Address: <u>505 Forest Avenue</u> | Address: <u>31742 Coast Highway</u> |
| City/State/Zip: <u>Laguna Beach, CA 92651</u> | City/State/Zip: <u>Laguna Beach, CA 92651</u> |
| Contact: <u>Nancy Csira, Zoning Administrator</u> | Phone: <u>(949) 315-0470</u> |
| Phone: <u>(949) 497-0332</u> | |

Signature of Lead Agency Representative:  Date: 12.23.19

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