

# **APPENDIX H**

## **AB 52 Documentation**







**Community Development Department**

30111 Crown Valley Parkway • Laguna Niguel, California 92677

Phone/949 • 362 • 4360 Fax/949 • 362 • 4369

Mayor Laurie Davies

Mayor Pro Tem Fred Minagar

Council Member Elaine Gennawey

Council Member John Mark Jennings

Council Member Sandy Rains

March 31, 2020

Allen Lawson  
San Pasqual Band of Diegueno Mission Indians  
Chairperson  
P.O. Box 365  
Valley Center, CA 92082

RE: Assembly Bill 52 (AB 52) Tribal Consultation Request for the 1 O'Hill Ridge – Garg Residence Project, City of Laguna Niguel, Orange County, California.

Allen Lawson:

The City of Laguna Niguel (City), as Lead Agency, is processing a development proposal for the 1 O'Hill Ridge-Garg Residence Project (Project). The Project site is approximately six acres and is located in the southern portion of the City at 1 O'Hill Ridge (Assessor's Parcel Number [APN] 121-100-55). Regional access to the Project site is provided via Interstate 5 (I-5), State Route 74 (SR-74), and State Route 1 (SR-1; Pacific Coast Highway; Exhibit 2-1). Local access to the project site is provided via Golden Lantern, Old Ranch Road, and O'Hill Ridge (Exhibit 2-2).

The Project proposes to develop a two-story single-family residence with a basement and attached 11-car garage, a detached guest house, terraced yards, and a paved access driveway from O'Hill Ridge (Exhibit 2-3). The lot size is 261,556 square feet. The Main Residence is approximately 28,382 square feet, the guest house is approximately 2,937 square feet, and the garage/mechanical space is approximately 5,595 square feet. Project earthwork includes approximately 41,127 cubic yards of cut and 6,520 cubic yards of fill, which would require about 34,607 cubic yards of export. This Project will comply with California Environmental Quality Act (CEQA) regulations.

We are contacting you because the San Pasqual Band of Diegueno Mission Indians requested to be notified and provided information, under the provisions of CEQA (Public Resources Code section 21080.3.1 subdivisions (b), (d) and (e)), also known as AB 52, regarding projects with the City's jurisdiction and within the traditional territory of the San Pasqual Band of Diegueno Mission Indians. Please consider this letter and preliminary Project information as the formal notification of the proposed Project. The City is requesting to consult with the San Pasqual Band of Diegueno Mission Indians in order to identify tribal cultural resources that may be impacted by the proposed Project.

A record search was conducted for the Project area on August 24, 2006 at the South Central Coastal Information Center at California State University, Fullerton. The search indicated ten cultural resource studies have been documented within a one-half mile search radius, two of which included the entire Project area and one that only included a portion of the Project area. The record search identified four previously recorded archaeological resources within the one-half mile radius. No cultural resources were located within the Project area. A pedestrian survey was conducted by LSA on June 15, 2007. No cultural resources were identified.

The City would appreciate receiving any comments, issues and/or concerns relating to cultural resources, sacred lands, and tribal cultural resources that you may have within the Project area. All information provided will be kept confidential.

**Please respond within 30 days**, pursuant to PRC 21080.3.1(d), if you would like to consult on this Project. If you have any questions or concerns with the Project, please do not hesitate to contact me at the address below or by phone at 949.362.4363 or e-mail at [ajohnson@cityoflagunaniguel.org](mailto:ajohnson@cityoflagunaniguel.org).

Thank you for your assistance.

Adam Johnson, Senior Planner  
City of Laguna Niguel  
Community Development Department  
30111 Crown Valley Parkway  
Laguna Niguel, CA 92677

Attachments:

Exhibit 2-1	Regional Vicinity
Exhibit 2-2	Site Vicinity
Exhibit 2-3	Conceptual Site Plan







Source: Google Earth Pro, 2020.

Yellow Polygon - Project Boundary

NOT TO SCALE

**Michael Baker**  
INTERNATIONAL



02/2020 JN 176443

1 O'HILL RIDGE – GARG RESIDENCE PROJECT

**Site Vicinity**

**Exhibit 2-2**





Source: Brion Jeannette Architecture, 2019

NOT TO SCALE

**Michael Baker**  
INTERNATIONAL



02/2020 JN 176443

1 O'HILL RIDGE – GARG RESIDENCE PROJECT

## Conceptual Site Plan

Exhibit 2-3



**Community Development Department**

30111 Crown Valley Parkway • Laguna Niguel, California 92677

Phone/949 • 362 • 4360 Fax/949 • 362 • 4369

Mayor Laurie Davies

Mayor Pro Tem Fred Minagar

Council Member Elaine Gennawey

Council Member John Mark Jennings

Council Member Sandy Rains

March 31, 2020

Angela Elliot Santos  
Manzanita Band of Kumeyaay Nation  
Chairperson  
P.O. Box 1302  
Boulevard, CA 91905

RE: Assembly Bill 52 (AB 52) Tribal Consultation Request for the 1 O'Hill Ridge – Garg Residence Project, City of Laguna Niguel, Orange County, California.

Angela Elliot Santos:

The City of Laguna Niguel (City), as Lead Agency, is processing a development proposal for the 1 O'Hill Ridge-Garg Residence Project (Project). The Project site is approximately six acres and is located in the southern portion of the City at 1 O'Hill Ridge (Assessor's Parcel Number [APN] 121-100-55). Regional access to the Project site is provided via Interstate 5 (I-5), State Route 74 (SR-74), and State Route 1 (SR-1; Pacific Coast Highway; Exhibit 2-1). Local access to the project site is provided via Golden Lantern, Old Ranch Road, and O'Hill Ridge (Exhibit 2-2).

The Project proposes to develop a two-story single-family residence with a basement and attached 11-car garage, a detached guest house, terraced yards, and a paved access driveway from O'Hill Ridge (Exhibit 2-3). The lot size is 261,556 square feet. The Main Residence is approximately 28,382 square feet, the guest house is approximately 2,937 square feet, and the garage/mechanical space is approximately 5,595 square feet. Project earthwork includes approximately 41,127 cubic yards of cut and 6,520 cubic yards of fill, which would require about 34,607 cubic yards of export. This Project will comply with California Environmental Quality Act (CEQA) regulations.

We are contacting you because the Manzanita Band of Kumeyaay Nation requested to be notified and provided information, under the provisions of CEQA (Public Resources Code section 21080.3.1 subdivisions (b), (d) and (e)), also known as AB 52, regarding projects with the City's jurisdiction and within the traditional territory of the Manzanita Band of Kumeyaay Nation. Please consider this letter and preliminary Project information as the formal notification of the proposed Project. The City is requesting to consult with the Manzanita Band of Kumeyaay Nation in order to identify tribal cultural resources that may be impacted by the proposed Project.

A record search was conducted for the Project area on August 24, 2006 at the South Central Coastal Information Center at California State University, Fullerton. The search indicated ten cultural resource studies have been documented within a one-half mile search radius, two of which included the entire Project area and one that only included a portion of the Project area. The record search identified four previously recorded archaeological resources within the one-half mile radius. No cultural resources were located within the Project area. A pedestrian survey was conducted by LSA on June 15, 2007. No cultural resources were identified.

The City would appreciate receiving any comments, issues and/or concerns relating to cultural resources, sacred lands, and tribal cultural resources that you may have within the Project area. All information provided will be kept confidential.

**Please respond within 30 days**, pursuant to PRC 21080.3.1(d), if you would like to consult on this Project. If you have any questions or concerns with the Project, please do not hesitate to contact me at the address below or by phone at 949.362.4363 or e-mail at [ajohnson@cityoflagunaniguel.org](mailto:ajohnson@cityoflagunaniguel.org).

Thank you for your assistance.

Adam Johnson, Senior Planner  
City of Laguna Niguel  
Community Development Department  
30111 Crown Valley Parkway  
Laguna Niguel, CA 92677

Attachments:

Exhibit 2-1	Regional Vicinity
Exhibit 2-2	Site Vicinity
Exhibit 2-3	Conceptual Site Plan







Source: Google Earth Pro, 2020.

Yellow Polygon - Project Boundary

NOT TO SCALE

**Michael Baker**  
INTERNATIONAL



02/2020 JN 176443

1 O'HILL RIDGE – GARG RESIDENCE PROJECT

**Site Vicinity**

**Exhibit 2-2**





Source: Brion Jeannette Architecture, 2019

NOT TO SCALE

**Michael Baker**  
INTERNATIONAL



02/2020 JN 176443

1 O'HILL RIDGE – GARG RESIDENCE PROJECT

## Conceptual Site Plan

Exhibit 2-3



**Community Development Department**

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Mayor Laurie Davies

Mayor Pro Tem Fred Minagar

Council Member Elaine Gennawey

Council Member John Mark Jennings

Council Member Sandy Rains

March 31, 2020

Bo Mazzetti

Rincon Band of Luiseno Indians

Chairperson

One Government Center Lane

Valley Center, CA 92082

RE: Assembly Bill 52 (AB 52) Tribal Consultation Request for the 1 O'Hill Ridge – Garg Residence Project, City of Laguna Niguel, Orange County, California.

Bo Mazzetti:

The City of Laguna Niguel (City), as Lead Agency, is processing a development proposal for the 1 O'Hill Ridge-Garg Residence Project (Project). The Project site is approximately six acres and is located in the southern portion of the City at 1 O'Hill Ridge (Assessor's Parcel Number [APN] 121-100-55). Regional access to the Project site is provided via Interstate 5 (I-5), State Route 74 (SR-74), and State Route 1 (SR-1; Pacific Coast Highway; Exhibit 2-1). Local access to the project site is provided via Golden Lantern, Old Ranch Road, and O'Hill Ridge (Exhibit 2-2).

The Project proposes to develop a two-story single-family residence with a basement and attached 11-car garage, a detached guest house, terraced yards, and a paved access driveway from O'Hill Ridge (Exhibit 2-3). The lot size is 261,556 square feet. The Main Residence is approximately 28,382 square feet, the guest house is approximately 2,937 square feet, and the garage/mechanical space is approximately 5,595 square feet. Project earthwork includes approximately 41,127 cubic yards of cut and 6,520 cubic yards of fill, which would require about 34,607 cubic yards of export. This Project will comply with California Environmental Quality Act (CEQA) regulations.

We are contacting you because the Rincon Band of Luiseno Indians requested to be notified and provided information, under the provisions of CEQA (Public Resources Code section 21080.3.1 subdivisions (b), (d) and (e)), also known as AB 52, regarding projects with the City's jurisdiction and within the traditional territory of the Rincon Band of Luiseno Indians. Please consider this letter and preliminary Project information as the formal notification of the proposed Project. The City is requesting to consult with the Rincon Band of Luiseno Indians in order to identify tribal cultural resources that may be impacted by the proposed Project.

A record search was conducted for the Project area on August 24, 2006 at the South Central Coastal Information Center at California State University, Fullerton. The search indicated ten cultural resource studies have been documented within a one-half mile search radius, two of which included the entire Project area and one that only included a portion of the Project area. The record search identified four previously recorded archaeological resources within the one-half mile radius. No cultural resources were located within the Project area. A pedestrian survey was conducted by LSA on June 15, 2007. No cultural resources were identified.

The City would appreciate receiving any comments, issues and/or concerns relating to cultural resources, sacred lands, and tribal cultural resources that you may have within the Project area. All information provided will be kept confidential.

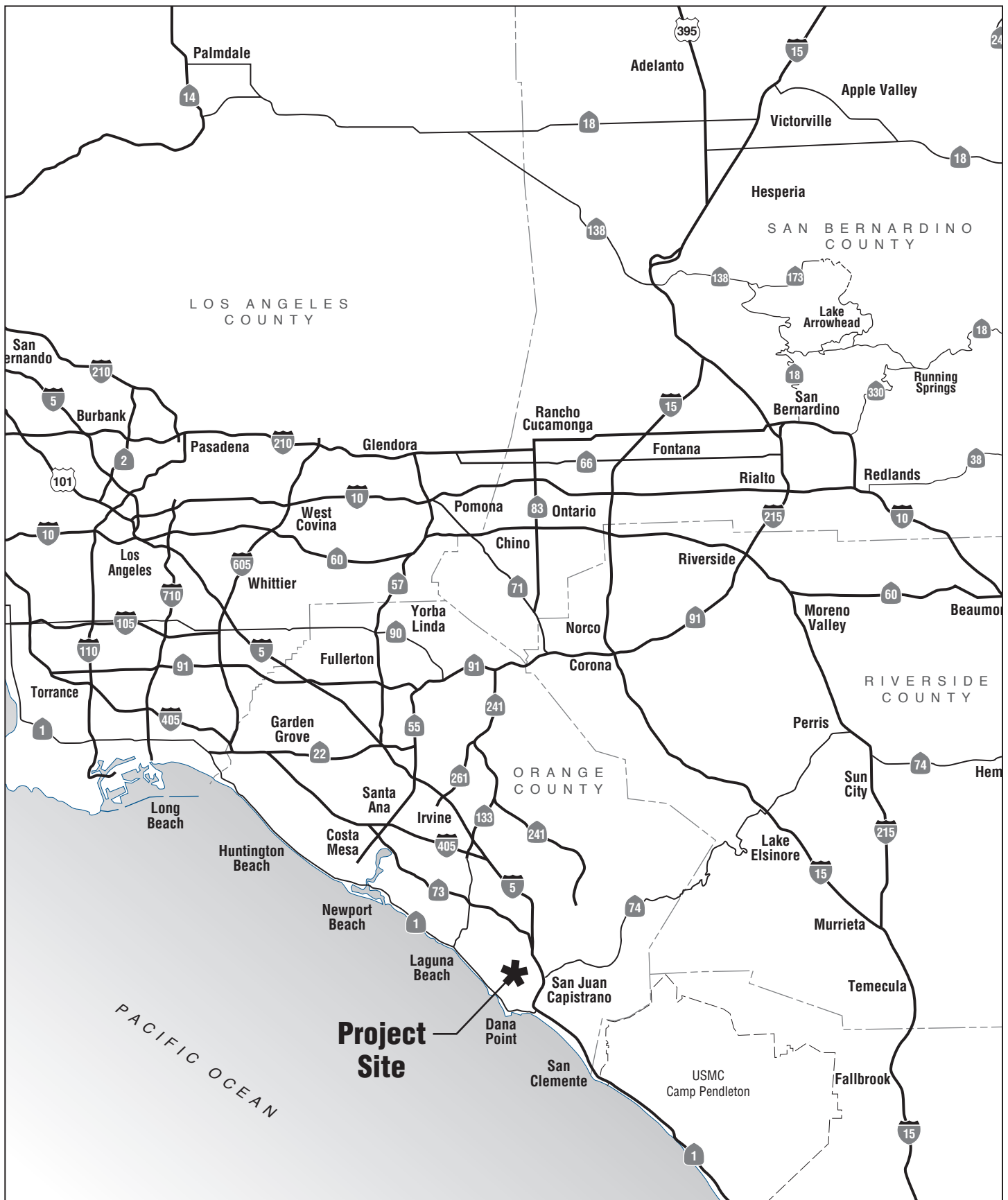
**Please respond within 30 days**, pursuant to PRC 21080.3.1(d), if you would like to consult on this Project. If you have any questions or concerns with the Project, please do not hesitate to contact me at the address below or by phone at 949.362.4363 or e-mail at [ajohnson@cityoflagunaniguel.org](mailto:ajohnson@cityoflagunaniguel.org).

Thank you for your assistance.

Adam Johnson, Senior Planner  
City of Laguna Niguel  
Community Development Department  
30111 Crown Valley Parkway  
Laguna Niguel, CA 92677

Attachments:

Exhibit 2-1	Regional Vicinity
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NOT TO SCALE

Michael Baker  
INTERNATIONAL



02/2020 JN 176443

1 O'HILL RIDGE – GARG RESIDENCE PROJECT

## Regional Vicinity

Exhibit 2-1





Source: Google Earth Pro, 2020.

Yellow Polygon - Project Boundary

NOT TO SCALE

**Michael Baker**  
INTERNATIONAL



02/2020 JN 176443

1 O'HILL RIDGE – GARG RESIDENCE PROJECT

**Site Vicinity**

**Exhibit 2-2**







**Community Development Department**

30111 Crown Valley Parkway • Laguna Niguel, California 92677

Phone/949 • 362 • 4360 Fax/949 • 362 • 4369

Mayor Laurie Davies

Mayor Pro Tem Fred Minagar

Council Member Elaine Gennawey

Council Member John Mark Jennings

Council Member Sandy Rains

March 31, 2020

Cheryl Madrigal  
Rincon Band of Luiseno Indians  
Tribal Historic Preservation Officer  
One Government Center Lane  
Valley Center, CA 92082

RE: Assembly Bill 52 (AB 52) Tribal Consultation Request for the 1 O'Hill Ridge – Garg Residence Project, City of Laguna Niguel, Orange County, California.

Cheryl Madrigal:

The City of Laguna Niguel (City), as Lead Agency, is processing a development proposal for the 1 O'Hill Ridge-Garg Residence Project (Project). The Project site is approximately six acres and is located in the southern portion of the City at 1 O'Hill Ridge (Assessor's Parcel Number [APN] 121-100-55). Regional access to the Project site is provided via Interstate 5 (I-5), State Route 74 (SR-74), and State Route 1 (SR-1; Pacific Coast Highway; Exhibit 2-1). Local access to the project site is provided via Golden Lantern, Old Ranch Road, and O'Hill Ridge (Exhibit 2-2).

The Project proposes to develop a two-story single-family residence with a basement and attached 11-car garage, a detached guest house, terraced yards, and a paved access driveway from O'Hill Ridge (Exhibit 2-3). The lot size is 261,556 square feet. The Main Residence is approximately 28,382 square feet, the guest house is approximately 2,937 square feet, and the garage/mechanical space is approximately 5,595 square feet. Project earthwork includes approximately 41,127 cubic yards of cut and 6,520 cubic yards of fill, which would require about 34,607 cubic yards of export. This Project will comply with California Environmental Quality Act (CEQA) regulations.

We are contacting you because the Rincon Band of Luiseno Indians requested to be notified and provided information, under the provisions of CEQA (Public Resources Code section 21080.3.1 subdivisions (b), (d) and (e)), also known as AB 52, regarding projects with the City's jurisdiction and within the traditional territory of the Rincon Band of Luiseno Indians. Please consider this letter and preliminary Project information as the formal notification of the proposed Project. The City is requesting to consult with the Rincon Band of Luiseno Indians in order to identify tribal cultural resources that may be impacted by the proposed Project.

A record search was conducted for the Project area on August 24, 2006 at the South Central Coastal Information Center at California State University, Fullerton. The search indicated ten cultural resource studies have been documented within a one-half mile search radius, two of which included the entire Project area and one that only included a portion of the Project area. The record search identified four previously recorded archaeological resources within the one-half mile radius. No cultural resources were located within the Project area. A pedestrian survey was conducted by LSA on June 15, 2007. No cultural resources were identified.



The City would appreciate receiving any comments, issues and/or concerns relating to cultural resources, sacred lands, and tribal cultural resources that you may have within the Project area. All information provided will be kept confidential.

**Please respond within 30 days**, pursuant to PRC 21080.3.1(d), if you would like to consult on this Project. If you have any questions or concerns with the Project, please do not hesitate to contact me at the address below or by phone at 949.362.4363 or e-mail at [ajohnson@cityoflagunaniguel.org](mailto:ajohnson@cityoflagunaniguel.org).

Thank you for your assistance.

Adam Johnson, Senior Planner  
City of Laguna Niguel  
Community Development Department  
30111 Crown Valley Parkway  
Laguna Niguel, CA 92677

Attachments:

Exhibit 2-1	Regional Vicinity
Exhibit 2-2	Site Vicinity
Exhibit 2-3	Conceptual Site Plan







Source: Google Earth Pro, 2020.

Yellow Polygon - Project Boundary

NOT TO SCALE

**Michael Baker**  
INTERNATIONAL



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1 O'HILL RIDGE – GARG RESIDENCE PROJECT

**Site Vicinity**

**Exhibit 2-2**







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30111 Crown Valley Parkway • Laguna Niguel, California 92677

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Mayor Laurie Davies

Mayor Pro Tem Fred Minagar

Council Member Elaine Gennawey

Council Member John Mark Jennings

Council Member Sandy Rains

March 31, 2020

Cody Martinez  
Sycuan Band of the Kumeyaay Nation  
Chairperson  
1 Kwaaypaay Court  
El Cajon, CA 92019

RE: Assembly Bill 52 (AB 52) Tribal Consultation Request for the 1 O'Hill Ridge – Garg Residence Project, City of Laguna Niguel, Orange County, California.

Cody Martinez:

The City of Laguna Niguel (City), as Lead Agency, is processing a development proposal for the 1 O'Hill Ridge-Garg Residence Project (Project). The Project site is approximately six acres and is located in the southern portion of the City at 1 O'Hill Ridge (Assessor's Parcel Number [APN] 121-100-55). Regional access to the Project site is provided via Interstate 5 (I-5), State Route 74 (SR-74), and State Route 1 (SR-1; Pacific Coast Highway; Exhibit 2-1). Local access to the project site is provided via Golden Lantern, Old Ranch Road, and O'Hill Ridge (Exhibit 2-2).

The Project proposes to develop a two-story single-family residence with a basement and attached 11-car garage, a detached guest house, terraced yards, and a paved access driveway from O'Hill Ridge (Exhibit 2-3). The lot size is 261,556 square feet. The Main Residence is approximately 28,382 square feet, the guest house is approximately 2,937 square feet, and the garage/mechanical space is approximately 5,595 square feet. Project earthwork includes approximately 41,127 cubic yards of cut and 6,520 cubic yards of fill, which would require about 34,607 cubic yards of export. This Project will comply with California Environmental Quality Act (CEQA) regulations.

We are contacting you because the Sycuan Band of the Kumeyaay Nation requested to be notified and provided information, under the provisions of CEQA (Public Resources Code section 21080.3.1 subdivisions (b), (d) and (e)), also known as AB 52, regarding projects with the City's jurisdiction and within the traditional territory of the Sycuan Band of the Kumeyaay Nation. Please consider this letter and preliminary Project information as the formal notification of the proposed Project. The City is requesting to consult with the Sycuan Band of the Kumeyaay Nation in order to identify tribal cultural resources that may be impacted by the proposed Project.

A record search was conducted for the Project area on August 24, 2006 at the South Central Coastal Information Center at California State University, Fullerton. The search indicated ten cultural resource studies have been documented within a one-half mile search radius, two of which included the entire Project area and one that only included a portion of the Project area. The record search identified four previously recorded archaeological resources within the one-half mile radius. No cultural resources were located within the Project area. A pedestrian survey was conducted by LSA on June 15, 2007. No cultural resources were identified.

The City would appreciate receiving any comments, issues and/or concerns relating to cultural resources, sacred lands, and tribal cultural resources that you may have within the Project area. All information provided will be kept confidential.

**Please respond within 30 days**, pursuant to PRC 21080.3.1(d), if you would like to consult on this Project. If you have any questions or concerns with the Project, please do not hesitate to contact me at the address below or by phone at 949.362.4363 or e-mail at [ajohnson@cityoflagunaniguel.org](mailto:ajohnson@cityoflagunaniguel.org).

Thank you for your assistance.

Adam Johnson, Senior Planner  
City of Laguna Niguel  
Community Development Department  
30111 Crown Valley Parkway  
Laguna Niguel, CA 92677

Attachments:

Exhibit 2-1	Regional Vicinity
Exhibit 2-2	Site Vicinity
Exhibit 2-3	Conceptual Site Plan







Source: Google Earth Pro, 2020.

Yellow Polygon - Project Boundary

NOT TO SCALE



02/2020 JN 176443

1 O'HILL RIDGE – GARG RESIDENCE PROJECT

# Site Vicinity

Exhibit 2-2





Source: Brion Jeannette Architecture, 2019

NOT TO SCALE

**Michael Baker**  
INTERNATIONAL



02/2020 JN 176443

1 O'HILL RIDGE – GARG RESIDENCE PROJECT

## Conceptual Site Plan

Exhibit 2-3



**Community Development Department**

30111 Crown Valley Parkway • Laguna Niguel, California 92677

Phone/949 • 362 • 4360 Fax/949 • 362 • 4369

Mayor Laurie Davies

Mayor Pro Tem Fred Minagar

Council Member Elaine Gennawey

Council Member John Mark Jennings

Council Member Sandy Rains

March 31, 2020

Erica Pinto  
Jamul Indian Village  
Tribal Historic Preservation Officer  
P.O. Box 612  
Jamul, CA 91935

RE: Assembly Bill 52 (AB 52) Tribal Consultation Request for the 1 O'Hill Ridge – Garg Residence Project, City of Laguna Niguel, Orange County, California.

Erica Pinto:

The City of Laguna Niguel (City), as Lead Agency, is processing a development proposal for the 1 O'Hill Ridge-Garg Residence Project (Project). The Project site is approximately six acres and is located in the southern portion of the City at 1 O'Hill Ridge (Assessor's Parcel Number [APN] 121-100-55). Regional access to the Project site is provided via Interstate 5 (I-5), State Route 74 (SR-74), and State Route 1 (SR-1; Pacific Coast Highway; Exhibit 2-1). Local access to the project site is provided via Golden Lantern, Old Ranch Road, and O'Hill Ridge (Exhibit 2-2).

The Project proposes to develop a two-story single-family residence with a basement and attached 11-car garage, a detached guest house, terraced yards, and a paved access driveway from O'Hill Ridge (Exhibit 2-3). The lot size is 261,556 square feet. The Main Residence is approximately 28,382 square feet, the guest house is approximately 2,937 square feet, and the garage/mechanical space is approximately 5,595 square feet. Project earthwork includes approximately 41,127 cubic yards of cut and 6,520 cubic yards of fill, which would require about 34,607 cubic yards of export. This Project will comply with California Environmental Quality Act (CEQA) regulations.

We are contacting you because the Jamul Indian Village requested to be notified and provided information, under the provisions of CEQA (Public Resources Code section 21080.3.1 subdivisions (b), (d) and (e)), also known as AB 52, regarding projects with the City's jurisdiction and within the traditional territory of the Jamul Indian Village. Please consider this letter and preliminary Project information as the formal notification of the proposed Project. The City is requesting to consult with the Jamul Indian Village in order to identify tribal cultural resources that may be impacted by the proposed Project.

A record search was conducted for the Project area on August 24, 2006 at the South Central Coastal Information Center at California State University, Fullerton. The search indicated ten cultural resource studies have been documented within a one-half mile search radius, two of which included the entire Project area and one that only included a portion of the Project area. The record search identified four previously recorded archaeological resources within the one-half mile radius. No cultural resources were located within the Project area. A pedestrian survey was conducted by LSA on June 15, 2007. No cultural resources were identified.

The City would appreciate receiving any comments, issues and/or concerns relating to cultural resources, sacred lands, and tribal cultural resources that you may have within the Project area. All information provided will be kept confidential.

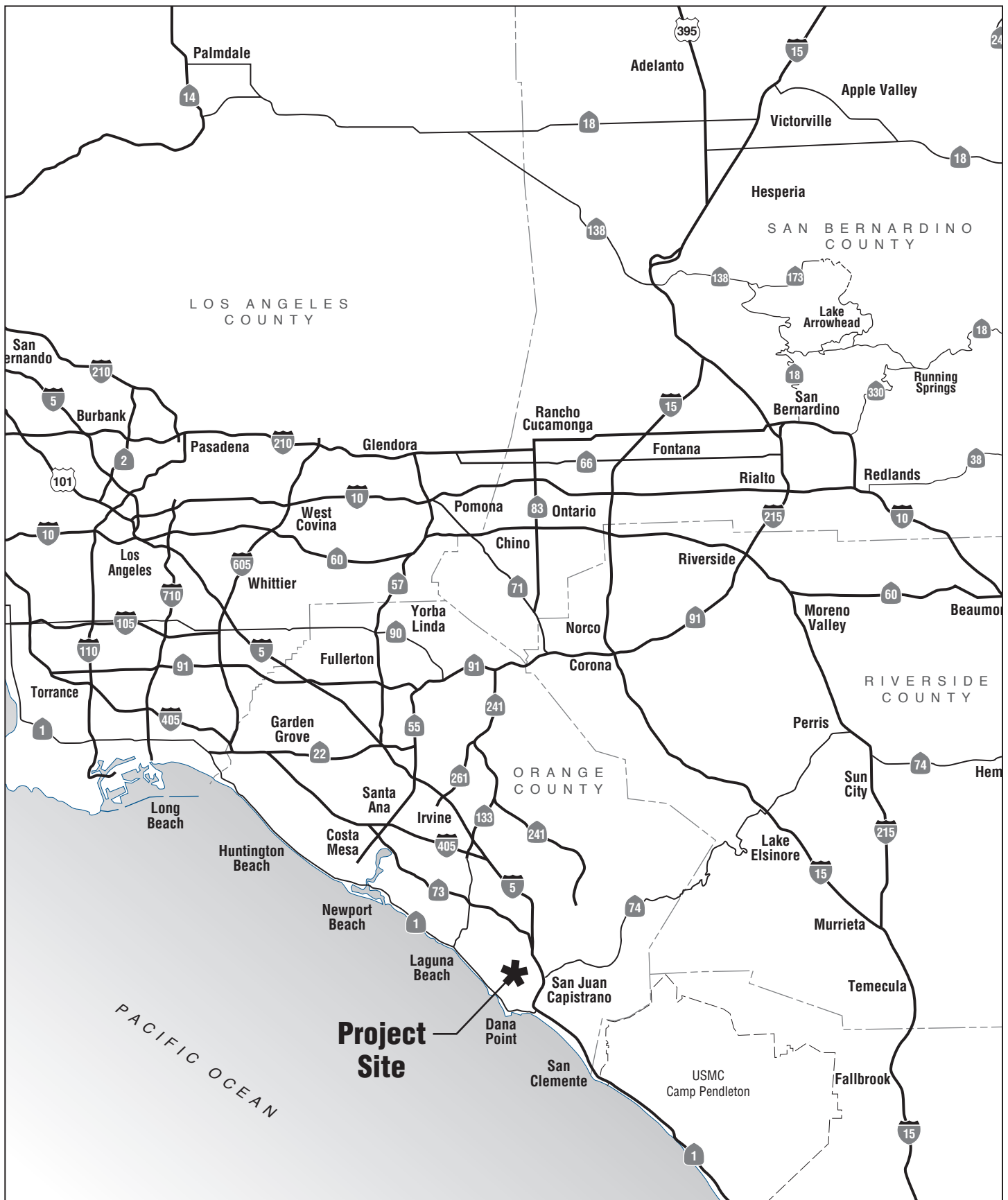
**Please respond within 30 days**, pursuant to PRC 21080.3.1(d), if you would like to consult on this Project. If you have any questions or concerns with the Project, please do not hesitate to contact me at the address below or by phone at 949.362.4363 or e-mail at [ajohnson@cityoflagunaniguel.org](mailto:ajohnson@cityoflagunaniguel.org).

Thank you for your assistance.

Adam Johnson, Senior Planner  
City of Laguna Niguel  
Community Development Department  
30111 Crown Valley Parkway  
Laguna Niguel, CA 92677

Attachments:

Exhibit 2-1	Regional Vicinity
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NOT TO SCALE

Michael Baker  
INTERNATIONAL



02/2020 JN 176443

1 O'HILL RIDGE – GARG RESIDENCE PROJECT

## Regional Vicinity

Exhibit 2-1





Source: Google Earth Pro, 2020.

Yellow Polygon - Project Boundary

NOT TO SCALE



02/2020 JN 176443

1 O'HILL RIDGE – GARG RESIDENCE PROJECT

# Site Vicinity

Exhibit 2-2





Source: Brion Jeannette Architecture, 2019

NOT TO SCALE

**Michael Baker**  
INTERNATIONAL



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1 O'HILL RIDGE – GARG RESIDENCE PROJECT

## Conceptual Site Plan

Exhibit 2-3



**Community Development Department**

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Mayor Laurie Davies

Mayor Pro Tem Fred Minagar Council

Member Elaine Gennawey Council

Member John Mark Jennings Council

Member Sandy Rains

March 31, 2020

Fred Nelson

La Jolla Band of Luiseno Indians

Chairperson

22000 Highway 76

Pauma Valley, CA 92061

RE: Assembly Bill 52 (AB 52) Tribal Consultation Request for the 1 O'Hill Ridge – Garg Residence Project, City of Laguna Niguel, Orange County, California.

Fred Nelson:

The City of Laguna Niguel (City), as Lead Agency, is processing a development proposal for the 1 O'Hill Ridge-Garg Residence Project (Project). The Project site is approximately six acres and is located in the southern portion of the City at 1 O'Hill Ridge (Assessor's Parcel Number [APN] 121-100-55). Regional access to the Project site is provided via Interstate 5 (I-5), State Route 74 (SR-74), and State Route 1 (SR-1; Pacific Coast Highway; Exhibit 2-1). Local access to the project site is provided via Golden Lantern, Old Ranch Road, and O'Hill Ridge (Exhibit 2-2).

The Project proposes to develop a two-story single-family residence with a basement and attached 11-car garage, a detached guest house, terraced yards, and a paved access driveway from O'Hill Ridge (Exhibit 2-3). The lot size is 261,556 square feet. The Main Residence is approximately 28,382 square feet, the guest house is approximately 2,937 square feet, and the garage/mechanical space is approximately 5,595 square feet. Project earthwork includes approximately 41,127 cubic yards of cut and 6,520 cubic yards of fill, which would require about 34,607 cubic yards of export. This Project will comply with California Environmental Quality Act (CEQA) regulations.

We are contacting you because the La Jolla Band of Luiseno Indians requested to be notified and provided information, under the provisions of CEQA (Public Resources Code section 21080.3.1 subdivisions (b), (d) and (e)), also known as AB 52, regarding projects with the City's jurisdiction and within the traditional territory of the La Jolla Band of Luiseno Indians. Please consider this letter and preliminary Project information as the formal notification of the proposed Project. The City is requesting to consult with the La Jolla Band of Luiseno Indians in order to identify tribal cultural resources that may be impacted by the proposed Project.

A record search was conducted for the Project area on August 24, 2006 at the South Central Coastal Information Center at California State University, Fullerton. The search indicated ten cultural resource studies have been documented within a one-half mile search radius, two of which included the entire Project area and one that only included a portion of the Project area. The record search identified four previously recorded archaeological resources within the one-half mile radius. No cultural resources were located within the Project area. A pedestrian survey was conducted by LSA on June 15, 2007. No cultural resources were identified.

The City would appreciate receiving any comments, issues and/or concerns relating to cultural resources, sacred lands, and tribal cultural resources that you may have within the Project area. All information provided will be kept confidential.

**Please respond within 30 days**, pursuant to PRC 21080.3.1(d), if you would like to consult on this Project. If you have any questions or concerns with the Project, please do not hesitate to contact me at the address below or by phone at 949.362.4363 or e-mail at [ajohnson@cityoflagunaniguel.org](mailto:ajohnson@cityoflagunaniguel.org).

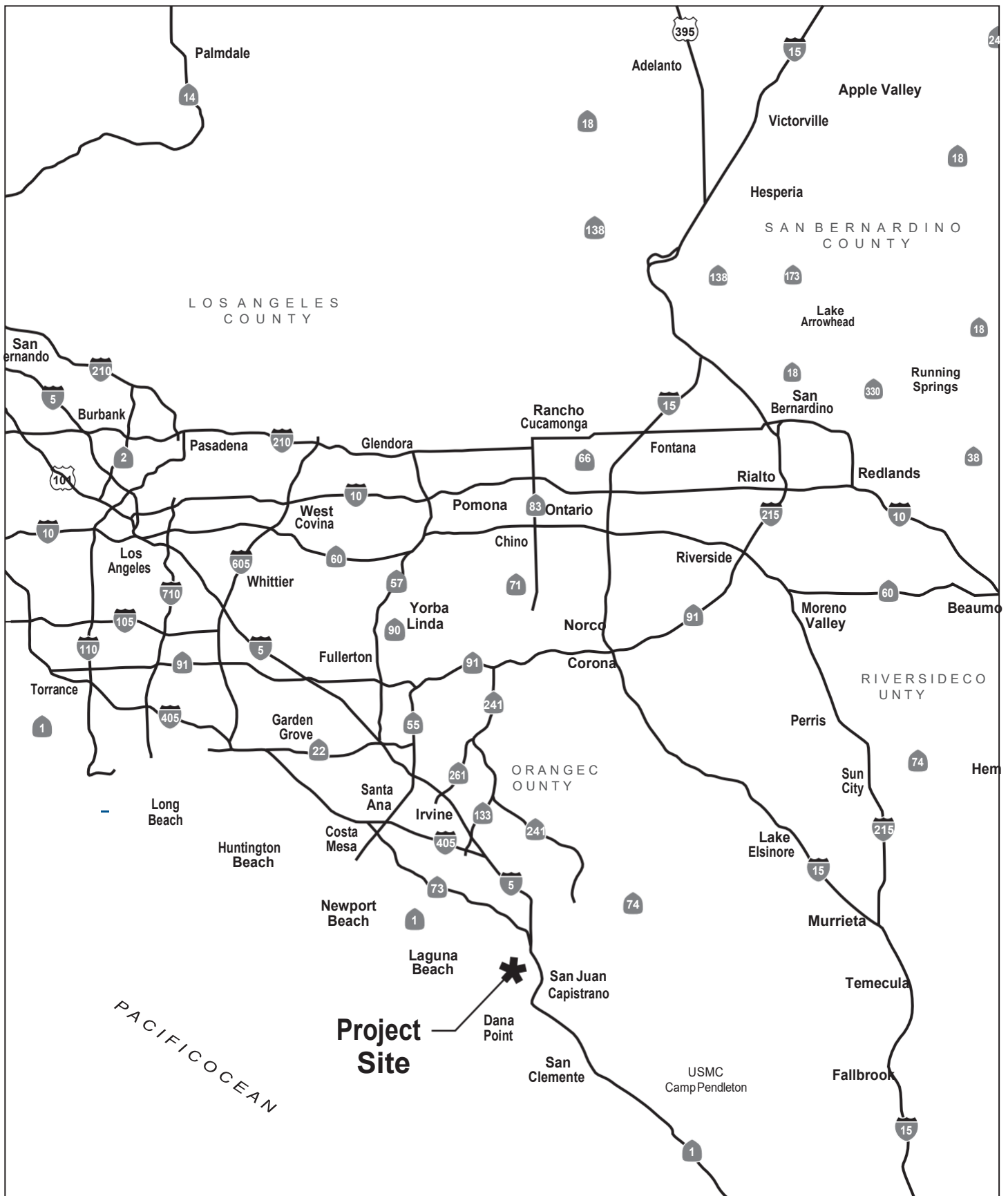
Thank you for your assistance.

Adam Johnson, Senior Planner  
City of Laguna Niguel  
Community Development Department  
30111 Crown Valley Parkway  
Laguna Niguel, CA 92677

Attachments:

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NOT TO SCALE

**Michael Baker**  
INTERNATIONAL



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1 O'HILL RIDGE – GARG RESIDENCE PROJECT

## Regional Vicinity

Exhibit 2-1





Source: Google Earth Pro, 2020.  
- Project Boundary

NOT TO SCALE



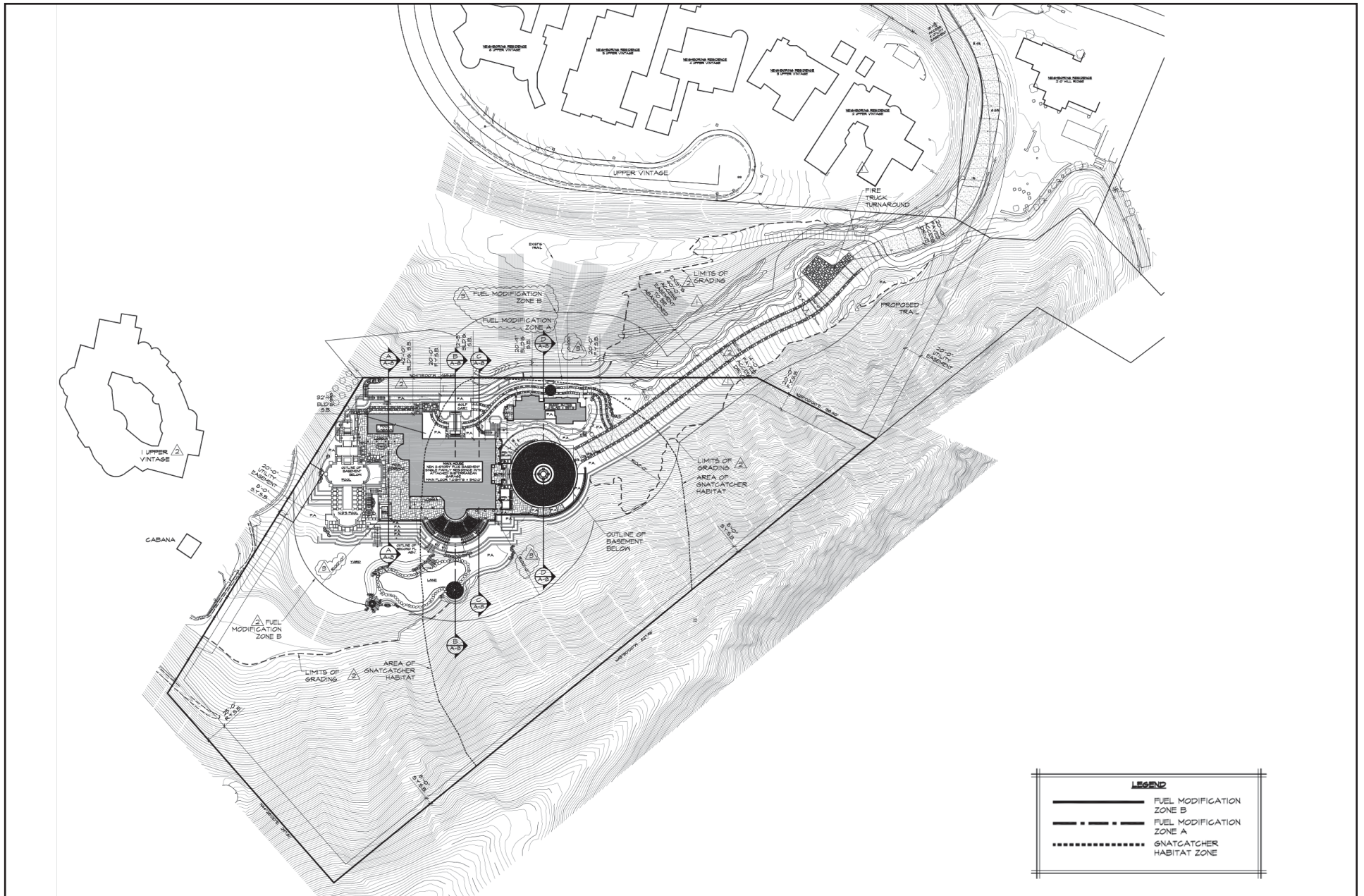
02/2020 JN 176443

1 O'HILL RIDGE – GARG RESIDENCE PROJECT

**Site Vicinity**

**Exhibit 2-2**





Source: Brion Jeannette Architecture, 2019

NOT TO SCALE

**Michael Baker**  
INTERNATIONAL



02/2020 JN 176443

1 O'HILL RIDGE – GARG RESIDENCE PROJECT

## Conceptual Site Plan

Exhibit 2-3



## CITY of LAGUNA NIGUEL

## CITY COUNCIL

### Community Development Department

30111 Crown Valley Parkway • Laguna Niguel, California 92677

Phone/949 • 362 • 4360 Fax/949 • 362 • 4369

Mayor Laurie Davies

Mayor Pro Tem Fred Minagar

Council Member Elaine Gennawey

Council Member John Mark Jennings

Council Member Sandy Rains

March 31, 2020

Gwendolyn Parada

La Posta Band of Diegueno Mission Indians

Chairperson

8 Crestwood Road

Boulevard, CA 91905

RE: Assembly Bill 52 (AB 52) Tribal Consultation Request for the 1 O'Hill Ridge – Garg Residence Project, City of Laguna Niguel, Orange County, California.

Gwendolyn Parada:

The City of Laguna Niguel (City), as Lead Agency, is processing a development proposal for the 1 O'Hill Ridge-Garg Residence Project (Project). The Project site is approximately six acres and is located in the southern portion of the City at 1 O'Hill Ridge (Assessor's Parcel Number [APN] 121-100-55). Regional access to the Project site is provided via Interstate 5 (I-5), State Route 74 (SR-74), and State Route 1 (SR-1; Pacific Coast Highway; Exhibit 2-1). Local access to the project site is provided via Golden Lantern, Old Ranch Road, and O'Hill Ridge (Exhibit 2-2).

The Project proposes to develop a two-story single-family residence with a basement and attached 11-car garage, a detached guest house, terraced yards, and a paved access driveway from O'Hill Ridge (Exhibit 2-3). The lot size is 261,556 square feet. The Main Residence is approximately 28,382 square feet, the guest house is approximately 2,937 square feet, and the garage/mechanical space is approximately 5,595 square feet. Project earthwork includes approximately 41,127 cubic yards of cut and 6,520 cubic yards of fill, which would require about 34,607 cubic yards of export. This Project will comply with California Environmental Quality Act (CEQA) regulations.

We are contacting you because the La Posta Band of Diegueno Mission Indians requested to be notified and provided information, under the provisions of CEQA (Public Resources Code section 21080.3.1 subdivisions (b), (d) and (e)), also known as AB 52, regarding projects with the City's jurisdiction and within the traditional territory of the La Posta Band of Diegueno Mission Indians. Please consider this letter and preliminary Project information as the formal notification of the proposed Project. The City is requesting to consult with the La Posta Band of Diegueno Mission Indians in order to identify tribal cultural resources that may be impacted by the proposed Project.

A record search was conducted for the Project area on August 24, 2006 at the South Central Coastal Information Center at California State University, Fullerton. The search indicated ten cultural resource studies have been documented within a one-half mile search radius, two of which included the entire Project area and one that only included a portion of the Project area. The record search identified four previously recorded archaeological resources within the one-half mile radius. No cultural resources were located within the Project area. A pedestrian survey was conducted by LSA on June 15, 2007. No cultural resources were identified.



The City would appreciate receiving any comments, issues and/or concerns relating to cultural resources, sacred lands, and tribal cultural resources that you may have within the Project area. All information provided will be kept confidential.

**Please respond within 30 days**, pursuant to PRC 21080.3.1(d), if you would like to consult on this Project. If you have any questions or concerns with the Project, please do not hesitate to contact me at the address below or by phone at 949.362.4363 or e-mail at [ajohnson@cityoflagunaniguel.org](mailto:ajohnson@cityoflagunaniguel.org).

Thank you for your assistance.

Adam Johnson, Senior Planner  
City of Laguna Niguel  
Community Development Department  
30111 Crown Valley Parkway  
Laguna Niguel, CA 92677

Attachments:

Exhibit 2-1	Regional Vicinity
Exhibit 2-2	Site Vicinity
Exhibit 2-3	Conceptual Site Plan







Source: Google Earth Pro, 2020.

Yellow Polygon - Project Boundary

NOT TO SCALE

**Michael Baker**  
INTERNATIONAL



02/2020 JN 176443

1 O'HILL RIDGE – GARG RESIDENCE PROJECT

**Site Vicinity**

**Exhibit 2-2**









**Community Development Department**

30111 Crown Valley Parkway • Laguna Niguel, California 92677

Phone/949 • 362 • 4360 Fax/949 • 362 • 4369

Mayor Laurie Davies

Mayor Pro Tem Fred Minagar

Council Member Elaine Gennawey

Council Member John Mark Jennings

Council Member Sandy Rains

March 31, 2020

Javaughn Miller  
La Posta Band of Diegueno Mission Indians  
Tribal Administrator  
8 Crestwood Road  
Boulevard, CA 91905

RE: Assembly Bill 52 (AB 52) Tribal Consultation Request for the 1 O'Hill Ridge – Garg Residence Project, City of Laguna Niguel, Orange County, California.

Javaughn Miller:

The City of Laguna Niguel (City), as Lead Agency, is processing a development proposal for the 1 O'Hill Ridge-Garg Residence Project (Project). The Project site is approximately six acres and is located in the southern portion of the City at 1 O'Hill Ridge (Assessor's Parcel Number [APN] 121-100-55). Regional access to the Project site is provided via Interstate 5 (I-5), State Route 74 (SR-74), and State Route 1 (SR-1; Pacific Coast Highway; Exhibit 2-1). Local access to the project site is provided via Golden Lantern, Old Ranch Road, and O'Hill Ridge (Exhibit 2-2).

The Project proposes to develop a two-story single-family residence with a basement and attached 11-car garage, a detached guest house, terraced yards, and a paved access driveway from O'Hill Ridge (Exhibit 2-3). The lot size is 261,556 square feet. The Main Residence is approximately 28,382 square feet, the guest house is approximately 2,937 square feet, and the garage/mechanical space is approximately 5,595 square feet. Project earthwork includes approximately 41,127 cubic yards of cut and 6,520 cubic yards of fill, which would require about 34,607 cubic yards of export. This Project will comply with California Environmental Quality Act (CEQA) regulations.

We are contacting you because the La Posta Band of Diegueno Mission Indians requested to be notified and provided information, under the provisions of CEQA (Public Resources Code section 21080.3.1 subdivisions (b), (d) and (e)), also known as AB 52, regarding projects with the City's jurisdiction and within the traditional territory of the La Posta Band of Diegueno Mission Indians. Please consider this letter and preliminary Project information as the formal notification of the proposed Project. The City is requesting to consult with the La Posta Band of Diegueno Mission Indians in order to identify tribal cultural resources that may be impacted by the proposed Project.

A record search was conducted for the Project area on August 24, 2006 at the South Central Coastal Information Center at California State University, Fullerton. The search indicated ten cultural resource studies have been documented within a one-half mile search radius, two of which included the entire Project area and one that only included a portion of the Project area. The record search identified four previously recorded archaeological resources within the one-half mile radius. No cultural resources were located within the Project area. A pedestrian survey was conducted by LSA on June 15, 2007. No cultural resources were identified.

The City would appreciate receiving any comments, issues and/or concerns relating to cultural resources, sacred lands, and tribal cultural resources that you may have within the Project area. All information provided will be kept confidential.

**Please respond within 30 days**, pursuant to PRC 21080.3.1(d), if you would like to consult on this Project. If you have any questions or concerns with the Project, please do not hesitate to contact me at the address below or by phone at 949.362.4363 or e-mail at [ajohnson@cityoflagunaniguel.org](mailto:ajohnson@cityoflagunaniguel.org).

Thank you for your assistance.

Adam Johnson, Senior Planner  
City of Laguna Niguel  
Community Development Department  
30111 Crown Valley Parkway  
Laguna Niguel, CA 92677

Attachments:

Exhibit 2-1	Regional Vicinity
Exhibit 2-2	Site Vicinity
Exhibit 2-3	Conceptual Site Plan





02/2020 JN 176443

## Exhibit 2-1





Source: Google Earth Pro, 2020.

Yellow Polygon - Project Boundary

NOT TO SCALE



02/2020 JN 176443

1 O'HILL RIDGE – GARG RESIDENCE PROJECT

# Site Vicinity

Exhibit 2-2





Source: Brion Jeannette Architecture, 2019

NOT TO SCALE

**Michael Baker**  
INTERNATIONAL



02/2020 JN 176443

1 O'HILL RIDGE – GARG RESIDENCE PROJECT

## Conceptual Site Plan

Exhibit 2-3



**Community Development Department**

30111 Crown Valley Parkway • Laguna Niguel, California 92677

Phone/949 • 362 • 4360 Fax/949 • 362 • 4369

Mayor Laurie Davies

Mayor Pro Tem Fred Minagar

Council Member Elaine Gennawey

Council Member John Mark Jennings

Council Member Sandy Rains

March 31, 2020

Jeff Grubbe

Agua Caliente/Band of Cahuilla Indians

Chairperson

5401 Dinah Shore Drive

Palm Springs, CA 92264

RE: Assembly Bill 52 (AB 52) Tribal Consultation Request for the 1 O'Hill Ridge – Garg Residence Project, City of Laguna Niguel, Orange County, California.

Jeff Grubbe:

The City of Laguna Niguel (City), as Lead Agency, is processing a development proposal for the 1 O'Hill Ridge-Garg Residence Project (Project). The Project site is approximately six acres and is located in the southern portion of the City at 1 O'Hill Ridge (Assessor's Parcel Number [APN] 121-100-55). Regional access to the Project site is provided via Interstate 5 (I-5), State Route 74 (SR-74), and State Route 1 (SR-1; Pacific Coast Highway; Exhibit 2-1). Local access to the project site is provided via Golden Lantern, Old Ranch Road, and O'Hill Ridge (Exhibit 2-2).

The Project proposes to develop a two-story single-family residence with a basement and attached 11-car garage, a detached guest house, terraced yards, and a paved access driveway from O'Hill Ridge (Exhibit 2-3). The lot size is 261,556 square feet. The Main Residence is approximately 28,382 square feet, the guest house is approximately 2,937 square feet, and the garage/mechanical space is approximately 5,595 square feet. Project earthwork includes approximately 41,127 cubic yards of cut and 6,520 cubic yards of fill, which would require about 34,607 cubic yards of export. This Project will comply with California Environmental Quality Act (CEQA) regulations.

We are contacting you because the Agua Caliente/Band of Cahuilla Indians requested to be notified and provided information, under the provisions of CEQA (Public Resources Code section 21080.3.1 subdivisions (b), (d) and (e)), also known as AB 52, regarding projects with the City's jurisdiction and within the traditional territory of the Agua Caliente/Band of Cahuilla Indians. Please consider this letter and preliminary Project information as the formal notification of the proposed Project. The City is requesting to consult with the Agua Caliente/Band of Cahuilla Indians in order to identify tribal cultural resources that may be impacted by the proposed Project.

A record search was conducted for the Project area on August 24, 2006 at the South Central Coastal Information Center at California State University, Fullerton. The search indicated ten cultural resource studies have been documented within a one-half mile search radius, two of which included the entire Project area and one that only included a portion of the Project area. The record search identified four previously recorded archaeological resources within the one-half mile radius. No cultural resources were located within the Project area. A pedestrian survey was conducted by LSA on June 15, 2007. No cultural resources were identified.



The City would appreciate receiving any comments, issues and/or concerns relating to cultural resources, sacred lands, and tribal cultural resources that you may have within the Project area. All information provided will be kept confidential.

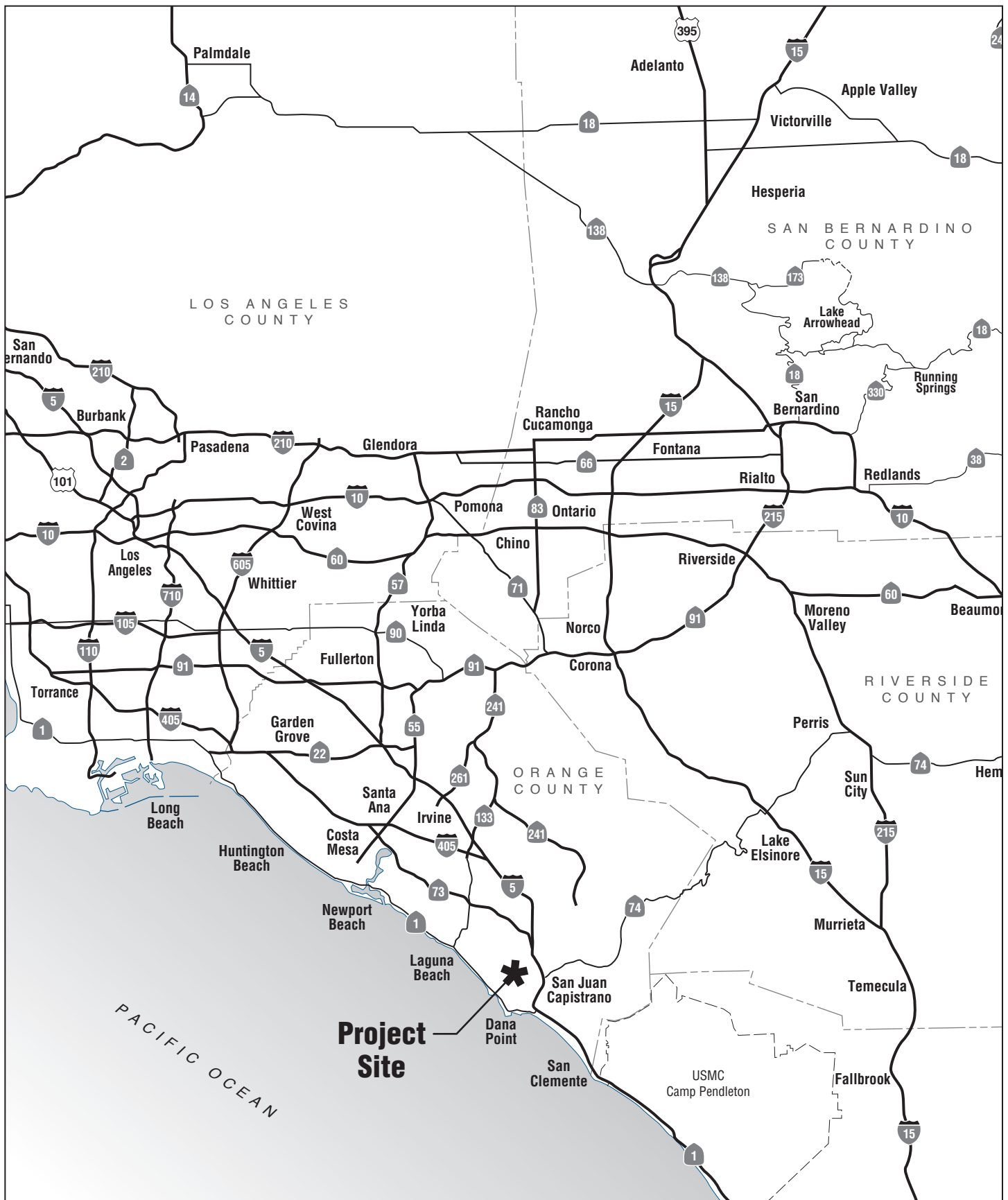
**Please respond within 30 days**, pursuant to PRC 21080.3.1(d), if you would like to consult on this Project. If you have any questions or concerns with the Project, please do not hesitate to contact me at the address below or by phone at 949.362.4363 or e-mail at [ajohnson@cityoflagunaniguel.org](mailto:ajohnson@cityoflagunaniguel.org).

Thank you for your assistance.

Adam Johnson, Senior Planner  
City of Laguna Niguel  
Community Development Department  
30111 Crown Valley Parkway  
Laguna Niguel, CA 92677

Attachments:

Exhibit 2-1	Regional Vicinity
Exhibit 2-2	Site Vicinity
Exhibit 2-3	Conceptual Site Plan



NOT TO SCALE



1 O'HILL RIDGE – GARG RESIDENCE PROJECT

# Regional Vicinity





Source: Google Earth Pro, 2020.

Yellow Polygon - Project Boundary

NOT TO SCALE

**Michael Baker**  
INTERNATIONAL



02/2020 JN 176443

1 O'HILL RIDGE – GARG RESIDENCE PROJECT

**Site Vicinity**

**Exhibit 2-2**





Source: Brion Jeannette Architecture, 2019

NOT TO SCALE

**Michael Baker**  
INTERNATIONAL



02/2020 JN 176443

1 O'HILL RIDGE – GARG RESIDENCE PROJECT

## Conceptual Site Plan

Exhibit 2-3





## CITY of LAGUNA NIGUEL

## CITY COUNCIL

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Mayor Laurie Davies

Mayor Pro Tem Fred Minagar

Council Member Elaine Gennawey

Council Member John Mark Jennings

Council Member Sandy Rains

March 31, 2020

John Christman  
Viejas Band of Kumeyaay  
Chairperson  
1 Viejas Grade Road  
Alpine, CA 91901

RE: Assembly Bill 52 (AB 52) Tribal Consultation Request for the 1 O'Hill Ridge – Garg Residence Project, City of Laguna Niguel, Orange County, California.

John Christman:

The City of Laguna Niguel (City), as Lead Agency, is processing a development proposal for the 1 O'Hill Ridge-Garg Residence Project (Project). The Project site is approximately six acres and is located in the southern portion of the City at 1 O'Hill Ridge (Assessor's Parcel Number [APN] 121-100-55). Regional access to the Project site is provided via Interstate 5 (I-5), State Route 74 (SR-74), and State Route 1 (SR-1; Pacific Coast Highway; Exhibit 2-1). Local access to the project site is provided via Golden Lantern, Old Ranch Road, and O'Hill Ridge (Exhibit 2-2).

The Project proposes to develop a two-story single-family residence with a basement and attached 11-car garage, a detached guest house, terraced yards, and a paved access driveway from O'Hill Ridge (Exhibit 2-3). The lot size is 261,556 square feet. The Main Residence is approximately 28,382 square feet, the guest house is approximately 2,937 square feet, and the garage/mechanical space is approximately 5,595 square feet. Project earthwork includes approximately 41,127 cubic yards of cut and 6,520 cubic yards of fill, which would require about 34,607 cubic yards of export. This Project will comply with California Environmental Quality Act (CEQA) regulations.

We are contacting you because the Viejas Band of Kumeyaay requested to be notified and provided information, under the provisions of CEQA (Public Resources Code section 21080.3.1 subdivisions (b), (d) and (e)), also known as AB 52, regarding projects with the City's jurisdiction and within the traditional territory of the Viejas Band of Kumeyaay. Please consider this letter and preliminary Project information as the formal notification of the proposed Project. The City is requesting to consult with the Viejas Band of Kumeyaay in order to identify tribal cultural resources that may be impacted by the proposed Project.

A record search was conducted for the Project area on August 24, 2006 at the South Central Coastal Information Center at California State University, Fullerton. The search indicated ten cultural resource studies have been documented within a one-half mile search radius, two of which included the entire Project area and one that only included a portion of the Project area. The record search identified four previously recorded archaeological resources within the one-half mile radius. No cultural resources were located within the Project area. A pedestrian survey was conducted by LSA on June 15, 2007. No cultural resources were identified.

The City would appreciate receiving any comments, issues and/or concerns relating to cultural resources, sacred lands, and tribal cultural resources that you may have within the Project area. All information provided will be kept confidential.

**Please respond within 30 days**, pursuant to PRC 21080.3.1(d), if you would like to consult on this Project. If you have any questions or concerns with the Project, please do not hesitate to contact me at the address below or by phone at 949.362.4363 or e-mail at [ajohnson@cityoflagunaniguel.org](mailto:ajohnson@cityoflagunaniguel.org).

Thank you for your assistance.

Adam Johnson, Senior Planner  
City of Laguna Niguel  
Community Development Department  
30111 Crown Valley Parkway  
Laguna Niguel, CA 92677

Attachments:

Exhibit 2-1	Regional Vicinity
Exhibit 2-2	Site Vicinity
Exhibit 2-3	Conceptual Site Plan









Source: Google Earth Pro, 2020.

Yellow Polygon - Project Boundary

NOT TO SCALE

**Michael Baker**  
INTERNATIONAL



02/2020 JN 176443

1 O'HILL RIDGE – GARG RESIDENCE PROJECT

**Site Vicinity**

**Exhibit 2-2**







## CITY of LAGUNA NIGUEL

## CITY COUNCIL

### Community Development Department

30111 Crown Valley Parkway • Laguna Niguel, California 92677

Phone/949 • 362 • 4360 Fax/949 • 362 • 4369

Mayor Laurie Davies

Mayor Pro Tem Fred Minagar

Council Member Elaine Gennawey

Council Member John Mark Jennings

Council Member Sandy Rains

March 31, 2020

Lisa Cumper  
Jamul Indian Village  
Tribal Historic Preservation Officer  
P.O. Box 612 Jamul, CA 91935

RE: Assembly Bill 52 (AB 52) Tribal Consultation Request for the 1 O'Hill Ridge – Garg Residence Project, City of Laguna Niguel, Orange County, California.

Lisa Cumper:

The City of Laguna Niguel (City), as Lead Agency, is processing a development proposal for the 1 O'Hill Ridge-Garg Residence Project (Project). The Project site is approximately six acres and is located in the southern portion of the City at 1 O'Hill Ridge (Assessor's Parcel Number [APN] 121-100-55). Regional access to the Project site is provided via Interstate 5 (I-5), State Route 74 (SR-74), and State Route 1 (SR-1; Pacific Coast Highway; Exhibit 2-1). Local access to the project site is provided via Golden Lantern, Old Ranch Road, and O'Hill Ridge (Exhibit 2-2).

The Project proposes to develop a two-story single-family residence with a basement and attached 11-car garage, a detached guest house, terraced yards, and a paved access driveway from O'Hill Ridge (Exhibit 2-3). The lot size is 261,556 square feet. The Main Residence is approximately 28,382 square feet, the guest house is approximately 2,937 square feet, and the garage/mechanical space is approximately 5,595 square feet. Project earthwork includes approximately 41,127 cubic yards of cut and 6,520 cubic yards of fill, which would require about 34,607 cubic yards of export. This Project will comply with California Environmental Quality Act (CEQA) regulations.

We are contacting you because the Jamul Indian Village requested to be notified and provided information, under the provisions of CEQA (Public Resources Code section 21080.3.1 subdivisions (b), (d) and (e)), also known as AB 52, regarding projects with the City's jurisdiction and within the traditional territory of the Jamul Indian Village. Please consider this letter and preliminary Project information as the formal notification of the proposed Project. The City is requesting to consult with the Jamul Indian Village in order to identify tribal cultural resources that may be impacted by the proposed Project.

A record search was conducted for the Project area on August 24, 2006 at the South Central Coastal Information Center at California State University, Fullerton. The search indicated ten cultural resource studies have been documented within a one-half mile search radius, two of which included the entire Project area and one that only included a portion of the Project area. The record search identified four previously recorded archaeological resources within the one-half mile radius. No cultural resources were located within the Project area. A pedestrian survey was conducted by LSA on June 15, 2007. No cultural resources were identified.



The City would appreciate receiving any comments, issues and/or concerns relating to cultural resources, sacred lands, and tribal cultural resources that you may have within the Project area. All information provided will be kept confidential.

**Please respond within 30 days**, pursuant to PRC 21080.3.1(d), if you would like to consult on this Project. If you have any questions or concerns with the Project, please do not hesitate to contact me at the address below or by phone at 949.362.4363 or e-mail at [ajohnson@cityoflagunaniguel.org](mailto:ajohnson@cityoflagunaniguel.org).

Thank you for your assistance.

Adam Johnson, Senior Planner  
City of Laguna Niguel  
Community Development Department  
30111 Crown Valley Parkway  
Laguna Niguel, CA 92677

Attachments:

Exhibit 2-1	Regional Vicinity
Exhibit 2-2	Site Vicinity
Exhibit 2-3	Conceptual Site Plan







Source: Google Earth Pro, 2020.

Yellow Polygon - Project Boundary

NOT TO SCALE

**Michael Baker**  
INTERNATIONAL



02/2020 JN 176443

1 O'HILL RIDGE – GARG RESIDENCE PROJECT

**Site Vicinity**

**Exhibit 2-2**





Source: Brion Jeannette Architecture, 2019

NOT TO SCALE

**Michael Baker**  
INTERNATIONAL



02/2020 JN 176443

1 O'HILL RIDGE – GARG RESIDENCE PROJECT

## Conceptual Site Plan

Exhibit 2-3





## CITY of LAGUNA NIGUEL

## CITY COUNCIL

### Community Development Department

30111 Crown Valley Parkway • Laguna Niguel, California 92677

Phone/949 • 362 • 4360 Fax/949 • 362 • 4369

Mayor Laurie Davies

Mayor Pro Tem Fred Minagar

Council Member Elaine Gennawey

Council Member John Mark Jennings

Council Member Sandy Rains

March 31, 2020

Mark Macarro  
Pechanga Band of Luiseno Indians  
Chairperson  
P.O. Box 1477  
Temecula, CA 92593

RE: Assembly Bill 52 (AB 52) Tribal Consultation Request for the 1 O'Hill Ridge – Garg Residence Project, City of Laguna Niguel, Orange County, California.

Mark Macarro:

The City of Laguna Niguel (City), as Lead Agency, is processing a development proposal for the 1 O'Hill Ridge-Garg Residence Project (Project). The Project site is approximately six acres and is located in the southern portion of the City at 1 O'Hill Ridge (Assessor's Parcel Number [APN] 121-100-55). Regional access to the Project site is provided via Interstate 5 (I-5), State Route 74 (SR-74), and State Route 1 (SR-1; Pacific Coast Highway; Exhibit 2-1). Local access to the project site is provided via Golden Lantern, Old Ranch Road, and O'Hill Ridge (Exhibit 2-2).

The Project proposes to develop a two-story single-family residence with a basement and attached 11-car garage, a detached guest house, terraced yards, and a paved access driveway from O'Hill Ridge (Exhibit 2-3). The lot size is 261,556 square feet. The Main Residence is approximately 28,382 square feet, the guest house is approximately 2,937 square feet, and the garage/mechanical space is approximately 5,595 square feet. Project earthwork includes approximately 41,127 cubic yards of cut and 6,520 cubic yards of fill, which would require about 34,607 cubic yards of export. This Project will comply with California Environmental Quality Act (CEQA) regulations.

We are contacting you because the Pechanga Band of Luiseno Indians requested to be notified and provided information, under the provisions of CEQA (Public Resources Code section 21080.3.1 subdivisions (b), (d) and (e)), also known as AB 52, regarding projects with the City's jurisdiction and within the traditional territory of the Pechanga Band of Luiseno Indians. Please consider this letter and preliminary Project information as the formal notification of the proposed Project. The City is requesting to consult with the Pechanga Band of Luiseno Indians in order to identify tribal cultural resources that may be impacted by the proposed Project.

A record search was conducted for the Project area on August 24, 2006 at the South Central Coastal Information Center at California State University, Fullerton. The search indicated ten cultural resource studies have been documented within a one-half mile search radius, two of which included the entire Project area and one that only included a portion of the Project area. The record search identified four previously recorded archaeological resources within the one-half mile radius. No cultural resources were located within the Project area. A pedestrian survey was conducted by LSA on June 15, 2007. No cultural resources were identified.

The City would appreciate receiving any comments, issues and/or concerns relating to cultural resources, sacred lands, and tribal cultural resources that you may have within the Project area. All information provided will be kept confidential.

**Please respond within 30 days**, pursuant to PRC 21080.3.1(d), if you would like to consult on this Project. If you have any questions or concerns with the Project, please do not hesitate to contact me at the address below or by phone at 949.362.4363 or e-mail at [ajohnson@cityoflagunaniguel.org](mailto:ajohnson@cityoflagunaniguel.org).

Thank you for your assistance.

Adam Johnson, Senior Planner  
City of Laguna Niguel  
Community Development Department  
30111 Crown Valley Parkway  
Laguna Niguel, CA 92677

Attachments:

Exhibit 2-1	Regional Vicinity
Exhibit 2-2	Site Vicinity
Exhibit 2-3	Conceptual Site Plan









Source: Google Earth Pro, 2020.

Yellow Polygon - Project Boundary

NOT TO SCALE

**Michael Baker**  
INTERNATIONAL



02/2020 JN 176443

1 O'HILL RIDGE – GARG RESIDENCE PROJECT

**Site Vicinity**

**Exhibit 2-2**





Source: Brion Jeannette Architecture, 2019

NOT TO SCALE

**Michael Baker**  
INTERNATIONAL



02/2020 JN 176443

1 O'HILL RIDGE – GARG RESIDENCE PROJECT

## Conceptual Site Plan

Exhibit 2-3



**Community Development Department**

30111 Crown Valley Parkway • Laguna Niguel, California 92677

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Mayor Laurie Davies

Mayor Pro Tem Fred Minagar

Council Member Elaine Gennawey

Council Member John Mark Jennings

Council Member Sandy Rains

March 31, 2020

Matias Belardes

Juaneno Band of Mission Indians/Acjachemen Nation-Belardes

Chairperson

32161 Avenida Los Amigos

San Juan Capistrano, CA 92675

RE: Assembly Bill 52 (AB 52) Tribal Consultation Request for the 1 O'Hill Ridge – Garg Residence Project, City of Laguna Niguel, Orange County, California.

Matias Belardes:

The City of Laguna Niguel (City), as Lead Agency, is processing a development proposal for the 1 O'Hill Ridge-Garg Residence Project (Project). The Project site is approximately six acres and is located in the southern portion of the City at 1 O'Hill Ridge (Assessor's Parcel Number [APN] 121-100-55). Regional access to the Project site is provided via Interstate 5 (I-5), State Route 74 (SR-74), and State Route 1 (SR-1; Pacific Coast Highway; Exhibit 2-1). Local access to the project site is provided via Golden Lantern, Old Ranch Road, and O'Hill Ridge (Exhibit 2-2).

The Project proposes to develop a two-story single-family residence with a basement and attached 11-car garage, a detached guest house, terraced yards, and a paved access driveway from O'Hill Ridge (Exhibit 2-3). The lot size is 261,556 square feet. The Main Residence is approximately 28,382 square feet, the guest house is approximately 2,937 square feet, and the garage/mechanical space is approximately 5,595 square feet. Project earthwork includes approximately 41,127 cubic yards of cut and 6,520 cubic yards of fill, which would require about 34,607 cubic yards of export. This Project will comply with California Environmental Quality Act (CEQA) regulations.

We are contacting you because the Juaneno Band of Mission Indians/Acjachemen Nation-Belardes requested to be notified and provided information, under the provisions of CEQA (Public Resources Code section 21080.3.1 subdivisions (b), (d) and (e)), also known as AB 52, regarding projects with the City's jurisdiction and within the traditional territory of the Juaneno Band of Mission Indians/Acjachemen Nation-Belardes. Please consider this letter and preliminary Project information as the formal notification of the proposed Project. The City is requesting to consult with the Juaneno Band of Mission Indians/Acjachemen Nation-Belardes in order to identify tribal cultural resources that may be impacted by the proposed Project.

A record search was conducted for the Project area on August 24, 2006 at the South Central Coastal Information Center at California State University, Fullerton. The search indicated ten cultural resource studies have been documented within a one-half mile search radius, two of which included the entire Project area and one that only included a portion of the Project area. The record search identified four previously recorded archaeological resources within the one-half mile radius. No cultural resources were located within the Project area. A pedestrian survey was conducted by LSA on June 15, 2007. No cultural resources were identified.



The City would appreciate receiving any comments, issues and/or concerns relating to cultural resources, sacred lands, and tribal cultural resources that you may have within the Project area. All information provided will be kept confidential.

**Please respond within 30 days**, pursuant to PRC 21080.3.1(d), if you would like to consult on this Project. If you have any questions or concerns with the Project, please do not hesitate to contact me at the address below or by phone at 949.362.4363 or e-mail at [ajohnson@cityoflagunaniguel.org](mailto:ajohnson@cityoflagunaniguel.org).

Thank you for your assistance.

Adam Johnson, Senior Planner  
City of Laguna Niguel  
Community Development Department  
30111 Crown Valley Parkway  
Laguna Niguel, CA 92677

Attachments:

Exhibit 2-1	Regional Vicinity
Exhibit 2-2	Site Vicinity
Exhibit 2-3	Conceptual Site Plan







Source: Google Earth Pro, 2020.

Yellow Polygon - Project Boundary

NOT TO SCALE

**Michael Baker**  
INTERNATIONAL



02/2020 JN 176443

1 O'HILL RIDGE – GARG RESIDENCE PROJECT

**Site Vicinity**

**Exhibit 2-2**





Source: Brion Jeannette Architecture, 2019

NOT TO SCALE

**Michael Baker**  
INTERNATIONAL



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1 O'HILL RIDGE – GARG RESIDENCE PROJECT

## Conceptual Site Plan

Exhibit 2-3





**Community Development Department**

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Mayor Pro Tem Fred Minagar

Council Member Elaine Gennawey

Council Member John Mark Jennings

Council Member Sandy Rains

March 31, 2020

Michael Garcia  
Ewiiapaayp Band of Kumeyaay Indians  
Vice Chairperson  
4054 Willows Road  
Alpine, CA 91901

RE: Assembly Bill 52 (AB 52) Tribal Consultation Request for the 1 O'Hill Ridge – Garg Residence Project, City of Laguna Niguel, Orange County, California.

Michael Garcia:

The City of Laguna Niguel (City), as Lead Agency, is processing a development proposal for the 1 O'Hill Ridge-Garg Residence Project (Project). The Project site is approximately six acres and is located in the southern portion of the City at 1 O'Hill Ridge (Assessor's Parcel Number [APN] 121-100-55). Regional access to the Project site is provided via Interstate 5 (I-5), State Route 74 (SR-74), and State Route 1 (SR-1; Pacific Coast Highway; Exhibit 2-1). Local access to the project site is provided via Golden Lantern, Old Ranch Road, and O'Hill Ridge (Exhibit 2-2).

The Project proposes to develop a two-story single-family residence with a basement and attached 11-car garage, a detached guest house, terraced yards, and a paved access driveway from O'Hill Ridge (Exhibit 2-3). The lot size is 261,556 square feet. The Main Residence is approximately 28,382 square feet, the guest house is approximately 2,937 square feet, and the garage/mechanical space is approximately 5,595 square feet. Project earthwork includes approximately 41,127 cubic yards of cut and 6,520 cubic yards of fill, which would require about 34,607 cubic yards of export. This Project will comply with California Environmental Quality Act (CEQA) regulations.

We are contacting you because the Ewiiapaayp Band of Kumeyaay Indians requested to be notified and provided information, under the provisions of CEQA (Public Resources Code section 21080.3.1 subdivisions (b), (d) and (e)), also known as AB 52, regarding projects with the City's jurisdiction and within the traditional territory of the Ewiiapaayp Band of Kumeyaay Indians. Please consider this letter and preliminary Project information as the formal notification of the proposed Project. The City is requesting to consult with the Ewiiapaayp Band of Kumeyaay Indians in order to identify tribal cultural resources that may be impacted by the proposed Project.

A record search was conducted for the Project area on August 24, 2006 at the South Central Coastal Information Center at California State University, Fullerton. The search indicated ten cultural resource studies have been documented within a one-half mile search radius, two of which included the entire Project area and one that only included a portion of the Project area. The record search identified four previously recorded archaeological resources within the one-half mile radius. No cultural resources were located within the Project area. A pedestrian survey was conducted by LSA on June 15, 2007. No cultural resources were identified.

The City would appreciate receiving any comments, issues and/or concerns relating to cultural resources, sacred lands, and tribal cultural resources that you may have within the Project area. All information provided will be kept confidential.

**Please respond within 30 days**, pursuant to PRC 21080.3.1(d), if you would like to consult on this Project. If you have any questions or concerns with the Project, please do not hesitate to contact me at the address below or by phone at 949.362.4363 or e-mail at [ajohnson@cityoflagunaniguel.org](mailto:ajohnson@cityoflagunaniguel.org).

Thank you for your assistance.

Adam Johnson, Senior Planner  
City of Laguna Niguel  
Community Development Department  
30111 Crown Valley Parkway  
Laguna Niguel, CA 92677

Attachments:

Exhibit 2-1	Regional Vicinity
Exhibit 2-2	Site Vicinity
Exhibit 2-3	Conceptual Site Plan





02/2020 JN 176443

## Exhibit 2-1





Source: Google Earth Pro, 2020.

Yellow Polygon - Project Boundary

NOT TO SCALE



02/2020 JN 176443

1 O'HILL RIDGE – GARG RESIDENCE PROJECT

**Site Vicinity**

**Exhibit 2-2**





Source: Brion Jeannette Architecture, 2019

NOT TO SCALE

**Michael Baker**  
INTERNATIONAL



02/2020 JN 176443

1 O'HILL RIDGE – GARG RESIDENCE PROJECT

## Conceptual Site Plan

Exhibit 2-3



**Community Development Department**

30111 Crown Valley Parkway • Laguna Niguel, California 92677

Phone/949 • 362 • 4360 Fax/949 • 362 • 4369

Mayor Laurie Davies

Mayor Pro Tem Fred Minagar

Council Member Elaine Gennawey

Council Member John Mark Jennings

Council Member Sandy Rains

March 31, 2020

Michael Linton

Mesa Grande Band of Diegueno Mission Indians

Chairperson

P.O. Box 270

Santa Ysabel, CA 92070

RE: Assembly Bill 52 (AB 52) Tribal Consultation Request for the 1 O'Hill Ridge – Garg Residence Project, City of Laguna Niguel, Orange County, California.

Michael Linton:

The City of Laguna Niguel (City), as Lead Agency, is processing a development proposal for the 1 O'Hill Ridge-Garg Residence Project (Project). The Project site is approximately six acres and is located in the southern portion of the City at 1 O'Hill Ridge (Assessor's Parcel Number [APN] 121-100-55). Regional access to the Project site is provided via Interstate 5 (I-5), State Route 74 (SR-74), and State Route 1 (SR-1; Pacific Coast Highway; Exhibit 2-1). Local access to the project site is provided via Golden Lantern, Old Ranch Road, and O'Hill Ridge (Exhibit 2-2).

The Project proposes to develop a two-story single-family residence with a basement and attached 11-car garage, a detached guest house, terraced yards, and a paved access driveway from O'Hill Ridge (Exhibit 2-3). The lot size is 261,556 square feet. The Main Residence is approximately 28,382 square feet, the guest house is approximately 2,937 square feet, and the garage/mechanical space is approximately 5,595 square feet. Project earthwork includes approximately 41,127 cubic yards of cut and 6,520 cubic yards of fill, which would require about 34,607 cubic yards of export. This Project will comply with California Environmental Quality Act (CEQA) regulations.

We are contacting you because the Mesa Grande Band of Diegueno Mission Indians requested to be notified and provided information, under the provisions of CEQA (Public Resources Code section 21080.3.1 subdivisions (b), (d) and (e)), also known as AB 52, regarding projects with the City's jurisdiction and within the traditional territory of the Mesa Grande Band of Diegueno Mission Indians. Please consider this letter and preliminary Project information as the formal notification of the proposed Project. The City is requesting to consult with the Mesa Grande Band of Diegueno Mission Indians in order to identify tribal cultural resources that may be impacted by the proposed Project.

A record search was conducted for the Project area on August 24, 2006 at the South Central Coastal Information Center at California State University, Fullerton. The search indicated ten cultural resource studies have been documented within a one-half mile search radius, two of which included the entire Project area and one that only included a portion of the Project area. The record search identified four previously recorded archaeological resources within the one-half mile radius. No cultural resources were located within the Project area. A pedestrian survey was conducted by LSA on June 15, 2007. No cultural resources were identified.



The City would appreciate receiving any comments, issues and/or concerns relating to cultural resources, sacred lands, and tribal cultural resources that you may have within the Project area. All information provided will be kept confidential.

**Please respond within 30 days**, pursuant to PRC 21080.3.1(d), if you would like to consult on this Project. If you have any questions or concerns with the Project, please do not hesitate to contact me at the address below or by phone at 949.362.4363 or e-mail at [ajohnson@cityoflagunaniguel.org](mailto:ajohnson@cityoflagunaniguel.org).

Thank you for your assistance.

Adam Johnson, Senior Planner  
City of Laguna Niguel  
Community Development Department  
30111 Crown Valley Parkway  
Laguna Niguel, CA 92677

Attachments:

Exhibit 2-1	Regional Vicinity
Exhibit 2-2	Site Vicinity
Exhibit 2-3	Conceptual Site Plan



02/2020 JN 176443

## Exhibit 2-1





Source: Google Earth Pro, 2020.

Yellow Polygon - Project Boundary

NOT TO SCALE



02/2020 JN 176443

1 O'HILL RIDGE – GARG RESIDENCE PROJECT

**Site Vicinity**

**Exhibit 2-2**









**Community Development Department**

30111 Crown Valley Parkway • Laguna Niguel, California 92677

Phone/949 • 362 • 4360 Fax/949 • 362 • 4369

Mayor Laurie Davies

Mayor Pro Tem Fred Minagar

Council Member Elaine Gennawey

Council Member John Mark Jennings

Council Member Sandy Rains

March 31, 2020

Ralph Goff

Campo Band of Diegueno Mission Indians

Chairperson

36190 Church Road, Suite 1

Campo, CA 91906

RE: Assembly Bill 52 (AB 52) Tribal Consultation Request for the 1 O'Hill Ridge – Garg Residence Project, City of Laguna Niguel, Orange County, California.

Ralph Goff:

The City of Laguna Niguel (City), as Lead Agency, is processing a development proposal for the 1 O'Hill Ridge-Garg Residence Project (Project). The Project site is approximately six acres and is located in the southern portion of the City at 1 O'Hill Ridge (Assessor's Parcel Number [APN] 121-100-55). Regional access to the Project site is provided via Interstate 5 (I-5), State Route 74 (SR-74), and State Route 1 (SR-1; Pacific Coast Highway; Exhibit 2-1). Local access to the project site is provided via Golden Lantern, Old Ranch Road, and O'Hill Ridge (Exhibit 2-2).

The Project proposes to develop a two-story single-family residence with a basement and attached 11-car garage, a detached guest house, terraced yards, and a paved access driveway from O'Hill Ridge (Exhibit 2-3). The lot size is 261,556 square feet. The Main Residence is approximately 28,382 square feet, the guest house is approximately 2,937 square feet, and the garage/mechanical space is approximately 5,595 square feet. Project earthwork includes approximately 41,127 cubic yards of cut and 6,520 cubic yards of fill, which would require about 34,607 cubic yards of export. This Project will comply with California Environmental Quality Act (CEQA) regulations.

We are contacting you because the Campo Band of Diegueno Mission Indians requested to be notified and provided information, under the provisions of CEQA (Public Resources Code section 21080.3.1 subdivisions (b), (d) and (e)), also known as AB 52, regarding projects with the City's jurisdiction and within the traditional territory of the Campo Band of Diegueno Mission Indians. Please consider this letter and preliminary Project information as the formal notification of the proposed Project. The City is requesting to consult with the Campo Band of Diegueno Mission Indians in order to identify tribal cultural resources that may be impacted by the proposed Project.

A record search was conducted for the Project area on August 24, 2006 at the South Central Coastal Information Center at California State University, Fullerton. The search indicated ten cultural resource studies have been documented within a one-half mile search radius, two of which included the entire Project area and one that only included a portion of the Project area. The record search identified four previously recorded archaeological resources within the one-half mile radius. No cultural resources were located within the Project area. A pedestrian survey was conducted by LSA on June 15, 2007. No cultural resources were identified.

The City would appreciate receiving any comments, issues and/or concerns relating to cultural resources, sacred lands, and tribal cultural resources that you may have within the Project area. All information provided will be kept confidential.

**Please respond within 30 days**, pursuant to PRC 21080.3.1(d), if you would like to consult on this Project. If you have any questions or concerns with the Project, please do not hesitate to contact me at the address below or by phone at 949.362.4363 or e-mail at [ajohnson@cityoflagunaniguel.org](mailto:ajohnson@cityoflagunaniguel.org).

Thank you for your assistance.

Adam Johnson, Senior Planner  
City of Laguna Niguel  
Community Development Department  
30111 Crown Valley Parkway  
Laguna Niguel, CA 92677

Attachments:

Exhibit 2-1	Regional Vicinity
Exhibit 2-2	Site Vicinity
Exhibit 2-3	Conceptual Site Plan









Source: Google Earth Pro, 2020.

Yellow Polygon - Project Boundary

NOT TO SCALE

**Michael Baker**  
INTERNATIONAL



02/2020 JN 176443

1 O'HILL RIDGE – GARG RESIDENCE PROJECT

**Site Vicinity**

**Exhibit 2-2**





Source: Brion Jeannette Architecture, 2019

NOT TO SCALE

**Michael Baker**  
INTERNATIONAL



02/2020 JN 176443

1 O'HILL RIDGE – GARG RESIDENCE PROJECT

## Conceptual Site Plan

Exhibit 2-3



**Community Development Department**

30111 Crown Valley Parkway • Laguna Niguel, California 92677

Phone/949 • 362 • 4360 Fax/949 • 362 • 4369

Mayor Laurie Davies

Mayor Pro Tem Fred Minagar

Council Member Elaine Gennawey

Council Member John Mark Jennings

Council Member Sandy Rains

March 31, 2020

Robert Pinto  
Ewiiapaayp Band of Kumeyaay Indians  
Chairperson  
4054 Willows Road  
Alpine, CA 91901

RE: Assembly Bill 52 (AB 52) Tribal Consultation Request for the 1 O'Hill Ridge – Garg Residence Project, City of Laguna Niguel, Orange County, California.

Robert Pinto:

The City of Laguna Niguel (City), as Lead Agency, is processing a development proposal for the 1 O'Hill Ridge-Garg Residence Project (Project). The Project site is approximately six acres and is located in the southern portion of the City at 1 O'Hill Ridge (Assessor's Parcel Number [APN] 121-100-55). Regional access to the Project site is provided via Interstate 5 (I-5), State Route 74 (SR-74), and State Route 1 (SR-1; Pacific Coast Highway; Exhibit 2-1). Local access to the project site is provided via Golden Lantern, Old Ranch Road, and O'Hill Ridge (Exhibit 2-2).

The Project proposes to develop a two-story single-family residence with a basement and attached 11-car garage, a detached guest house, terraced yards, and a paved access driveway from O'Hill Ridge (Exhibit 2-3). The lot size is 261,556 square feet. The Main Residence is approximately 28,382 square feet, the guest house is approximately 2,937 square feet, and the garage/mechanical space is approximately 5,595 square feet. Project earthwork includes approximately 41,127 cubic yards of cut and 6,520 cubic yards of fill, which would require about 34,607 cubic yards of export. This Project will comply with California Environmental Quality Act (CEQA) regulations.

We are contacting you because the Ewiiapaayp Band of Kumeyaay Indians requested to be notified and provided information, under the provisions of CEQA (Public Resources Code section 21080.3.1 subdivisions (b), (d) and (e)), also known as AB 52, regarding projects with the City's jurisdiction and within the traditional territory of the Ewiiapaayp Band of Kumeyaay Indians. Please consider this letter and preliminary Project information as the formal notification of the proposed Project. The City is requesting to consult with the Ewiiapaayp Band of Kumeyaay Indians in order to identify tribal cultural resources that may be impacted by the proposed Project.

A record search was conducted for the Project area on August 24, 2006 at the South Central Coastal Information Center at California State University, Fullerton. The search indicated ten cultural resource studies have been documented within a one-half mile search radius, two of which included the entire Project area and one that only included a portion of the Project area. The record search identified four previously recorded archaeological resources within the one-half mile radius. No cultural resources were located within the Project area. A pedestrian survey was conducted by LSA on June 15, 2007. No cultural resources were identified.



The City would appreciate receiving any comments, issues and/or concerns relating to cultural resources, sacred lands, and tribal cultural resources that you may have within the Project area. All information provided will be kept confidential.

**Please respond within 30 days**, pursuant to PRC 21080.3.1(d), if you would like to consult on this Project. If you have any questions or concerns with the Project, please do not hesitate to contact me at the address below or by phone at 949.362.4363 or e-mail at [ajohnson@cityoflagunaniguel.org](mailto:ajohnson@cityoflagunaniguel.org).

Thank you for your assistance.

Adam Johnson, Senior Planner  
City of Laguna Niguel  
Community Development Department  
30111 Crown Valley Parkway  
Laguna Niguel, CA 92677

Attachments:

Exhibit 2-1	Regional Vicinity
Exhibit 2-2	Site Vicinity
Exhibit 2-3	Conceptual Site Plan



02/2020 JN 176443

## Exhibit 2-1





Source: Google Earth Pro, 2020.

Yellow Polygon - Project Boundary

NOT TO SCALE

**Michael Baker**  
INTERNATIONAL



02/2020 JN 176443

1 O'HILL RIDGE – GARG RESIDENCE PROJECT

**Site Vicinity**

**Exhibit 2-2**





Source: Brion Jeannette Architecture, 2019

NOT TO SCALE

**Michael Baker**  
INTERNATIONAL



02/2020 JN 176443

1 O'HILL RIDGE – GARG RESIDENCE PROJECT

## Conceptual Site Plan

Exhibit 2-3





**Community Development Department**

30111 Crown Valley Parkway • Laguna Niguel, California 92677

Phone/949 • 362 • 4360 Fax/949 • 362 • 4369

Mayor Laurie Davies

Mayor Pro Tem Fred Minagar

Council Member Elaine Gennawey

Council Member John Mark Jennings

Council Member Sandy Rains

March 31, 2020

San Luis Rey  
San Luis Rey Band of Mission Indians  
Tribal Council  
1889 Sunset Drive  
Vista, CA 92081

RE: Assembly Bill 52 (AB 52) Tribal Consultation Request for the 1 O'Hill Ridge – Garg Residence Project, City of Laguna Niguel, Orange County, California.

San Luis Rey :

The City of Laguna Niguel (City), as Lead Agency, is processing a development proposal for the 1 O'Hill Ridge-Garg Residence Project (Project). The Project site is approximately six acres and is located in the southern portion of the City at 1 O'Hill Ridge (Assessor's Parcel Number [APN] 121-100-55). Regional access to the Project site is provided via Interstate 5 (I-5), State Route 74 (SR-74), and State Route 1 (SR-1; Pacific Coast Highway; Exhibit 2-1). Local access to the project site is provided via Golden Lantern, Old Ranch Road, and O'Hill Ridge (Exhibit 2-2).

The Project proposes to develop a two-story single-family residence with a basement and attached 11-car garage, a detached guest house, terraced yards, and a paved access driveway from O'Hill Ridge (Exhibit 2-3). The lot size is 261,556 square feet. The Main Residence is approximately 28,382 square feet, the guest house is approximately 2,937 square feet, and the garage/mechanical space is approximately 5,595 square feet. Project earthwork includes approximately 41,127 cubic yards of cut and 6,520 cubic yards of fill, which would require about 34,607 cubic yards of export. This Project will comply with California Environmental Quality Act (CEQA) regulations.

We are contacting you because the San Luis Rey Band of Mission Indians requested to be notified and provided information, under the provisions of CEQA (Public Resources Code section 21080.3.1 subdivisions (b), (d) and (e)), also known as AB 52, regarding projects with the City's jurisdiction and within the traditional territory of the San Luis Rey Band of Mission Indians. Please consider this letter and preliminary Project information as the formal notification of the proposed Project. The City is requesting to consult with the San Luis Rey Band of Mission Indians in order to identify tribal cultural resources that may be impacted by the proposed Project.

A record search was conducted for the Project area on August 24, 2006 at the South Central Coastal Information Center at California State University, Fullerton. The search indicated ten cultural resource studies have been documented within a one-half mile search radius, two of which included the entire Project area and one that only included a portion of the Project area. The record search identified four previously recorded archaeological resources within the one-half mile radius. No cultural resources were located within the Project area. A pedestrian survey was conducted by LSA on June 15, 2007. No cultural resources were identified.

The City would appreciate receiving any comments, issues and/or concerns relating to cultural resources, sacred lands, and tribal cultural resources that you may have within the Project area. All information provided will be kept confidential.

**Please respond within 30 days**, pursuant to PRC 21080.3.1(d), if you would like to consult on this Project. If you have any questions or concerns with the Project, please do not hesitate to contact me at the address below or by phone at 949.362.4363 or e-mail at [ajohnson@cityoflagunaniguel.org](mailto:ajohnson@cityoflagunaniguel.org).

Thank you for your assistance.

Adam Johnson, Senior Planner  
City of Laguna Niguel  
Community Development Department  
30111 Crown Valley Parkway  
Laguna Niguel, CA 92677

Attachments:

Exhibit 2-1	Regional Vicinity
Exhibit 2-2	Site Vicinity
Exhibit 2-3	Conceptual Site Plan





02/2020 JN 176443

## Exhibit 2-1





Source: Google Earth Pro, 2020.

Yellow Polygon - Project Boundary

NOT TO SCALE



02/2020 JN 176443

1 O'HILL RIDGE – GARG RESIDENCE PROJECT

**Site Vicinity**

**Exhibit 2-2**





Source: Brion Jeannette Architecture, 2019

NOT TO SCALE

**Michael Baker**  
INTERNATIONAL



02/2020 JN 176443

1 O'HILL RIDGE – GARG RESIDENCE PROJECT

## Conceptual Site Plan

Exhibit 2-3



**Community Development Department**

30111 Crown Valley Parkway • Laguna Niguel, California 92677

Phone/949 • 362 • 4360 Fax/949 • 362 • 4369

Mayor Laurie Davies

Mayor Pro Tem Fred Minagar

Council Member Elaine Gennawey

Council Member John Mark Jennings

Council Member Sandy Rains

March 31, 2020

Scott Cozart

Soboba Band of Luiseno Indians

Chairperson

P.O. Box 487

San Jacinto, CA 92583

RE: Assembly Bill 52 (AB 52) Tribal Consultation Request for the 1 O'Hill Ridge – Garg Residence Project, City of Laguna Niguel, Orange County, California.

Scott Cozart:

The City of Laguna Niguel (City), as Lead Agency, is processing a development proposal for the 1 O'Hill Ridge-Garg Residence Project (Project). The Project site is approximately six acres and is located in the southern portion of the City at 1 O'Hill Ridge (Assessor's Parcel Number [APN] 121-100-55). Regional access to the Project site is provided via Interstate 5 (I-5), State Route 74 (SR-74), and State Route 1 (SR-1; Pacific Coast Highway; Exhibit 2-1). Local access to the project site is provided via Golden Lantern, Old Ranch Road, and O'Hill Ridge (Exhibit 2-2).

The Project proposes to develop a two-story single-family residence with a basement and attached 11-car garage, a detached guest house, terraced yards, and a paved access driveway from O'Hill Ridge (Exhibit 2-3). The lot size is 261,556 square feet. The Main Residence is approximately 28,382 square feet, the guest house is approximately 2,937 square feet, and the garage/mechanical space is approximately 5,595 square feet. Project earthwork includes approximately 41,127 cubic yards of cut and 6,520 cubic yards of fill, which would require about 34,607 cubic yards of export. This Project will comply with California Environmental Quality Act (CEQA) regulations.

We are contacting you because the Soboba Band of Luiseno Indians requested to be notified and provided information, under the provisions of CEQA (Public Resources Code section 21080.3.1 subdivisions (b), (d) and (e)), also known as AB 52, regarding projects with the City's jurisdiction and within the traditional territory of the Soboba Band of Luiseno Indians. Please consider this letter and preliminary Project information as the formal notification of the proposed Project. The City is requesting to consult with the Soboba Band of Luiseno Indians in order to identify tribal cultural resources that may be impacted by the proposed Project.

A record search was conducted for the Project area on August 24, 2006 at the South Central Coastal Information Center at California State University, Fullerton. The search indicated ten cultural resource studies have been documented within a one-half mile search radius, two of which included the entire Project area and one that only included a portion of the Project area. The record search identified four previously recorded archaeological resources within the one-half mile radius. No cultural resources were located within the Project area. A pedestrian survey was conducted by LSA on June 15, 2007. No cultural resources were identified.



The City would appreciate receiving any comments, issues and/or concerns relating to cultural resources, sacred lands, and tribal cultural resources that you may have within the Project area. All information provided will be kept confidential.

**Please respond within 30 days**, pursuant to PRC 21080.3.1(d), if you would like to consult on this Project. If you have any questions or concerns with the Project, please do not hesitate to contact me at the address below or by phone at 949.362.4363 or e-mail at [ajohnson@cityoflagunaniguel.org](mailto:ajohnson@cityoflagunaniguel.org).

Thank you for your assistance.

Adam Johnson, Senior Planner  
City of Laguna Niguel  
Community Development Department  
30111 Crown Valley Parkway  
Laguna Niguel, CA 92677

Attachments:

Exhibit 2-1	Regional Vicinity
Exhibit 2-2	Site Vicinity
Exhibit 2-3	Conceptual Site Plan



02/2020 JN 176443

## Exhibit 2-1





Source: Google Earth Pro, 2020.

Yellow Polygon - Project Boundary

NOT TO SCALE



02/2020 JN 176443

1 O'HILL RIDGE – GARG RESIDENCE PROJECT

**Site Vicinity**

**Exhibit 2-2**









**Community Development Department**

30111 Crown Valley Parkway • Laguna Niguel, California 92677

Phone/949 • 362 • 4360 Fax/949 • 362 • 4369

Mayor Laurie Davies

Mayor Pro Tem Fred Minagar

Council Member Elaine Gennawey

Council Member John Mark Jennings

Council Member Sandy Rains

March 31, 2020

Shasta Gaughen  
Pala Band of Mission Indians  
Tribal Historic Preservation Officer  
PMB 50, 35008 Pala Temecula Road  
Pala, CA 92059

RE: Assembly Bill 52 (AB 52) Tribal Consultation Request for the 1 O'Hill Ridge – Garg Residence Project, City of Laguna Niguel, Orange County, California.

Shasta Gaughen:

The City of Laguna Niguel (City), as Lead Agency, is processing a development proposal for the 1 O'Hill Ridge-Garg Residence Project (Project). The Project site is approximately six acres and is located in the southern portion of the City at 1 O'Hill Ridge (Assessor's Parcel Number [APN] 121-100-55). Regional access to the Project site is provided via Interstate 5 (I-5), State Route 74 (SR-74), and State Route 1 (SR-1; Pacific Coast Highway; Exhibit 2-1). Local access to the project site is provided via Golden Lantern, Old Ranch Road, and O'Hill Ridge (Exhibit 2-2).

The Project proposes to develop a two-story single-family residence with a basement and attached 11-car garage, a detached guest house, terraced yards, and a paved access driveway from O'Hill Ridge (Exhibit 2-3). The lot size is 261,556 square feet. The Main Residence is approximately 28,382 square feet, the guest house is approximately 2,937 square feet, and the garage/mechanical space is approximately 5,595 square feet. Project earthwork includes approximately 41,127 cubic yards of cut and 6,520 cubic yards of fill, which would require about 34,607 cubic yards of export. This Project will comply with California Environmental Quality Act (CEQA) regulations.

We are contacting you because the Pala Band of Mission Indians requested to be notified and provided information, under the provisions of CEQA (Public Resources Code section 21080.3.1 subdivisions (b), (d) and (e)), also known as AB 52, regarding projects with the City's jurisdiction and within the traditional territory of the Pala Band of Mission Indians. Please consider this letter and preliminary Project information as the formal notification of the proposed Project. The City is requesting to consult with the Pala Band of Mission Indians in order to identify tribal cultural resources that may be impacted by the proposed Project.

A record search was conducted for the Project area on August 24, 2006 at the South Central Coastal Information Center at California State University, Fullerton. The search indicated ten cultural resource studies have been documented within a one-half mile search radius, two of which included the entire Project area and one that only included a portion of the Project area. The record search identified four previously recorded archaeological resources within the one-half mile radius. No cultural resources were located within the Project area. A pedestrian survey was conducted by LSA on June 15, 2007. No cultural resources were identified.

The City would appreciate receiving any comments, issues and/or concerns relating to cultural resources, sacred lands, and tribal cultural resources that you may have within the Project area. All information provided will be kept confidential.

**Please respond within 30 days**, pursuant to PRC 21080.3.1(d), if you would like to consult on this Project. If you have any questions or concerns with the Project, please do not hesitate to contact me at the address below or by phone at 949.362.4363 or e-mail at [ajohnson@cityoflagunaniguel.org](mailto:ajohnson@cityoflagunaniguel.org).

Thank you for your assistance.

Adam Johnson, Senior Planner  
City of Laguna Niguel  
Community Development Department  
30111 Crown Valley Parkway  
Laguna Niguel, CA 92677

Attachments:

Exhibit 2-1	Regional Vicinity
Exhibit 2-2	Site Vicinity
Exhibit 2-3	Conceptual Site Plan









Source: Google Earth Pro, 2020.

Yellow Polygon - Project Boundary

NOT TO SCALE

**Michael Baker**  
INTERNATIONAL



02/2020 JN 176443

1 O'HILL RIDGE – GARG RESIDENCE PROJECT

**Site Vicinity**

**Exhibit 2-2**





Source: Brion Jeannette Architecture, 2019

NOT TO SCALE

**Michael Baker**  
INTERNATIONAL



02/2020 JN 176443

1 O'HILL RIDGE – GARG RESIDENCE PROJECT

## Conceptual Site Plan

Exhibit 2-3



## CITY of LAGUNA NIGUEL

## CITY COUNCIL

### Community Development Department

30111 Crown Valley Parkway • Laguna Niguel, California 92677

Phone/949 • 362 • 4360 Fax/949 • 362 • 4369

Mayor Laurie Davies

Mayor Pro Tem Fred Minagar

Council Member Elaine Gennawey

Council Member John Mark Jennings

Council Member Sandy Rains

March 31, 2020

Sonia Johnson  
Juaneno Band of Mission Indians  
Chairperson  
P.O. Box 25628  
Santa Ana, CA 92799

RE: Assembly Bill 52 (AB 52) Tribal Consultation Request for the 1 O'Hill Ridge – Garg Residence Project, City of Laguna Niguel, Orange County, California.

Sonia Johnson:

The City of Laguna Niguel (City), as Lead Agency, is processing a development proposal for the 1 O'Hill Ridge-Garg Residence Project (Project). The Project site is approximately six acres and is located in the southern portion of the City at 1 O'Hill Ridge (Assessor's Parcel Number [APN] 121-100-55). Regional access to the Project site is provided via Interstate 5 (I-5), State Route 74 (SR-74), and State Route 1 (SR-1; Pacific Coast Highway; Exhibit 2-1). Local access to the project site is provided via Golden Lantern, Old Ranch Road, and O'Hill Ridge (Exhibit 2-2).

The Project proposes to develop a two-story single-family residence with a basement and attached 11-car garage, a detached guest house, terraced yards, and a paved access driveway from O'Hill Ridge (Exhibit 2-3). The lot size is 261,556 square feet. The Main Residence is approximately 28,382 square feet, the guest house is approximately 2,937 square feet, and the garage/mechanical space is approximately 5,595 square feet. Project earthwork includes approximately 41,127 cubic yards of cut and 6,520 cubic yards of fill, which would require about 34,607 cubic yards of export. This Project will comply with California Environmental Quality Act (CEQA) regulations.

We are contacting you because the Juaneno Band of Mission Indians requested to be notified and provided information, under the provisions of CEQA (Public Resources Code section 21080.3.1 subdivisions (b), (d) and (e)), also known as AB 52, regarding projects with the City's jurisdiction and within the traditional territory of the Juaneno Band of Mission Indians. Please consider this letter and preliminary Project information as the formal notification of the proposed Project. The City is requesting to consult with the Juaneno Band of Mission Indians in order to identify tribal cultural resources that may be impacted by the proposed Project.

A record search was conducted for the Project area on August 24, 2006 at the South Central Coastal Information Center at California State University, Fullerton. The search indicated ten cultural resource studies have been documented within a one-half mile search radius, two of which included the entire Project area and one that only included a portion of the Project area. The record search identified four previously recorded archaeological resources within the one-half mile radius. No cultural resources were located within the Project area. A pedestrian survey was conducted by LSA on June 15, 2007. No cultural resources were identified.



The City would appreciate receiving any comments, issues and/or concerns relating to cultural resources, sacred lands, and tribal cultural resources that you may have within the Project area. All information provided will be kept confidential.

**Please respond within 30 days**, pursuant to PRC 21080.3.1(d), if you would like to consult on this Project. If you have any questions or concerns with the Project, please do not hesitate to contact me at the address below or by phone at 949.362.4363 or e-mail at [ajohnson@cityoflagunaniguel.org](mailto:ajohnson@cityoflagunaniguel.org).

Thank you for your assistance.

Adam Johnson, Senior Planner  
City of Laguna Niguel  
Community Development Department  
30111 Crown Valley Parkway  
Laguna Niguel, CA 92677

Attachments:

Exhibit 2-1	Regional Vicinity
Exhibit 2-2	Site Vicinity
Exhibit 2-3	Conceptual Site Plan







Source: Google Earth Pro, 2020.

Yellow Polygon - Project Boundary

NOT TO SCALE

**Michael Baker**  
INTERNATIONAL



02/2020 JN 176443

1 O'HILL RIDGE – GARG RESIDENCE PROJECT

**Site Vicinity**

**Exhibit 2-2**





Source: Brion Jeannette Architecture, 2019

NOT TO SCALE

**Michael Baker**  
INTERNATIONAL



02/2020 JN 176443

1 O'HILL RIDGE – GARG RESIDENCE PROJECT

## Conceptual Site Plan

Exhibit 2-3





**Community Development Department**

30111 Crown Valley Parkway • Laguna Niguel, California 92677

Phone/949 • 362 • 4360 Fax/949 • 362 • 4369

Mayor Laurie Davies

Mayor Pro Tem Fred Minagar

Council Member Elaine Gennawey

Council Member John Mark Jennings

Council Member Sandy Rains

March 31, 2020

Temet Aguilar  
Pauma Band of Luiseno Indians  
Chairperson  
P.O. Box 369  
Pauma Valley, CA 92061

RE: Assembly Bill 52 (AB 52) Tribal Consultation Request for the 1 O'Hill Ridge – Garg Residence Project, City of Laguna Niguel, Orange County, California.

Temet Aguilar:

The City of Laguna Niguel (City), as Lead Agency, is processing a development proposal for the 1 O'Hill Ridge-Garg Residence Project (Project). The Project site is approximately six acres and is located in the southern portion of the City at 1 O'Hill Ridge (Assessor's Parcel Number [APN] 121-100-55). Regional access to the Project site is provided via Interstate 5 (I-5), State Route 74 (SR-74), and State Route 1 (SR-1; Pacific Coast Highway; Exhibit 2-1). Local access to the project site is provided via Golden Lantern, Old Ranch Road, and O'Hill Ridge (Exhibit 2-2).

The Project proposes to develop a two-story single-family residence with a basement and attached 11-car garage, a detached guest house, terraced yards, and a paved access driveway from O'Hill Ridge (Exhibit 2-3). The lot size is 261,556 square feet. The Main Residence is approximately 28,382 square feet, the guest house is approximately 2,937 square feet, and the garage/mechanical space is approximately 5,595 square feet. Project earthwork includes approximately 41,127 cubic yards of cut and 6,520 cubic yards of fill, which would require about 34,607 cubic yards of export. This Project will comply with California Environmental Quality Act (CEQA) regulations.

We are contacting you because the Pauma Band of Luiseno Indians requested to be notified and provided information, under the provisions of CEQA (Public Resources Code section 21080.3.1 subdivisions (b), (d) and (e)), also known as AB 52, regarding projects with the City's jurisdiction and within the traditional territory of the Pauma Band of Luiseno Indians. Please consider this letter and preliminary Project information as the formal notification of the proposed Project. The City is requesting to consult with the Pauma Band of Luiseno Indians in order to identify tribal cultural resources that may be impacted by the proposed Project.

A record search was conducted for the Project area on August 24, 2006 at the South Central Coastal Information Center at California State University, Fullerton. The search indicated ten cultural resource studies have been documented within a one-half mile search radius, two of which included the entire Project area and one that only included a portion of the Project area. The record search identified four previously recorded archaeological resources within the one-half mile radius. No cultural resources were located within the Project area. A pedestrian survey was conducted by LSA on June 15, 2007. No cultural resources were identified.

The City would appreciate receiving any comments, issues and/or concerns relating to cultural resources, sacred lands, and tribal cultural resources that you may have within the Project area. All information provided will be kept confidential.

**Please respond within 30 days**, pursuant to PRC 21080.3.1(d), if you would like to consult on this Project. If you have any questions or concerns with the Project, please do not hesitate to contact me at the address below or by phone at 949.362.4363 or e-mail at [ajohnson@cityoflagunaniguel.org](mailto:ajohnson@cityoflagunaniguel.org).

Thank you for your assistance.

Adam Johnson, Senior Planner  
City of Laguna Niguel  
Community Development Department  
30111 Crown Valley Parkway  
Laguna Niguel, CA 92677

Attachments:

Exhibit 2-1	Regional Vicinity
Exhibit 2-2	Site Vicinity
Exhibit 2-3	Conceptual Site Plan





02/2020 JN 176443

## Exhibit 2-1





Source: Google Earth Pro, 2020.

Yellow Polygon - Project Boundary

NOT TO SCALE

**Michael Baker**  
INTERNATIONAL



02/2020 JN 176443

1 O'HILL RIDGE – GARG RESIDENCE PROJECT

**Site Vicinity**

**Exhibit 2-2**







**Community Development Department**

30111 Crown Valley Parkway • Laguna Niguel, California 92677

Phone/949 • 362 • 4360 Fax/949 • 362 • 4369

Mayor Laurie Davies

Mayor Pro Tem Fred Minagar

Council Member Elaine Gennawey

Council Member John Mark Jennings

Council Member Sandy Rains

March 31, 2020

Teresa Romero  
Juaneno Band of Mission Indians/Acjachemen Nation-Romero  
Chairperson  
31411-A La Matanza Street  
San Juan Capistrano, CA 92675

RE: Assembly Bill 52 (AB 52) Tribal Consultation Request for the 1 O'Hill Ridge – Garg Residence Project, City of Laguna Niguel, Orange County, California.

Teresa Romero:

The City of Laguna Niguel (City), as Lead Agency, is processing a development proposal for the 1 O'Hill Ridge-Garg Residence Project (Project). The Project site is approximately six acres and is located in the southern portion of the City at 1 O'Hill Ridge (Assessor's Parcel Number [APN] 121-100-55). Regional access to the Project site is provided via Interstate 5 (I-5), State Route 74 (SR-74), and State Route 1 (SR-1; Pacific Coast Highway; Exhibit 2-1). Local access to the project site is provided via Golden Lantern, Old Ranch Road, and O'Hill Ridge (Exhibit 2-2).

The Project proposes to develop a two-story single-family residence with a basement and attached 11-car garage, a detached guest house, terraced yards, and a paved access driveway from O'Hill Ridge (Exhibit 2-3). The lot size is 261,556 square feet. The Main Residence is approximately 28,382 square feet, the guest house is approximately 2,937 square feet, and the garage/mechanical space is approximately 5,595 square feet. Project earthwork includes approximately 41,127 cubic yards of cut and 6,520 cubic yards of fill, which would require about 34,607 cubic yards of export. This Project will comply with California Environmental Quality Act (CEQA) regulations.

We are contacting you because the Juaneno Band of Mission Indians/Acjachemen Nation-Romero requested to be notified and provided information, under the provisions of CEQA (Public Resources Code section 21080.3.1 subdivisions (b), (d) and (e)), also known as AB 52, regarding projects with the City's jurisdiction and within the traditional territory of the Juaneno Band of Mission Indians/Acjachemen Nation-Romero. Please consider this letter and preliminary Project information as the formal notification of the proposed Project. The City is requesting to consult with the Juaneno Band of Mission Indians/Acjachemen Nation-Romero in order to identify tribal cultural resources that may be impacted by the proposed Project.

A record search was conducted for the Project area on August 24, 2006 at the South Central Coastal Information Center at California State University, Fullerton. The search indicated ten cultural resource studies have been documented within a one-half mile search radius, two of which included the entire Project area and one that only included a portion of the Project area. The record search identified four previously recorded archaeological resources within the one-half mile radius. No cultural resources were located within the Project area. A pedestrian survey was conducted by LSA on June 15, 2007. No cultural resources were identified.



The City would appreciate receiving any comments, issues and/or concerns relating to cultural resources, sacred lands, and tribal cultural resources that you may have within the Project area. All information provided will be kept confidential.

**Please respond within 30 days**, pursuant to PRC 21080.3.1(d), if you would like to consult on this Project. If you have any questions or concerns with the Project, please do not hesitate to contact me at the address below or by phone at 949.362.4363 or e-mail at [ajohnson@cityoflagunaniguel.org](mailto:ajohnson@cityoflagunaniguel.org).

Thank you for your assistance.

Adam Johnson, Senior Planner  
City of Laguna Niguel  
Community Development Department  
30111 Crown Valley Parkway  
Laguna Niguel, CA 92677

Attachments:

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02/2020 JN 176443

## Exhibit 2-1





Source: Google Earth Pro, 2020.

Yellow Polygon - Project Boundary

NOT TO SCALE



02/2020 JN 176443

1 O'HILL RIDGE – GARG RESIDENCE PROJECT

# Site Vicinity

Exhibit 2-2





Source: Brion Jeannette Architecture, 2019

NOT TO SCALE

**Michael Baker**  
INTERNATIONAL



02/2020 JN 176443

1 O'HILL RIDGE – GARG RESIDENCE PROJECT

## Conceptual Site Plan

Exhibit 2-3