

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION



CITY OF LAGUNA BEACH
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Laguna Beach, CA 92651
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Pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act of 1970" as amended to date, this is to advise you that the City of Laguna Beach has prepared an Initial Study for the following project.

PROJECT: 150 Vista Del Sol Project

LOCATION/ADDRESS: 150 Vista Del Sol, Laguna Beach, CA 92651

APN(s): 670-241-07

GENERAL PLAN DESIGNATION AND ZONING: The project site is located within the Residential Hillside Protection (R/HP) and Open Space/Conservation Zones (OSC). Specifically, the project site includes one parcel, with the 26,781 sq. ft. of the parcel within the R/HP zoning designation and 47,135 sq. ft. within the OSC zone. The entirety of the proposed structure is situated within the R/HP zone. The R/HP zoning allows single-family residential structures and uses.

PROJECT APPLICANT: Villa 505 LLC., 1117 North Sherbourne, West Hollywood, CA 90069 (310) 734-8477

DESCRIPTION OF PROJECT: The proposed project involves the construction of a new single-family residential structure on a vacant lot in the foothills of the City of Laguna Beach. The project site consists of one parcel with a total buildable lot area of roughly 82,819 sq. ft. The proposed project consists of a new three level structure with a total of approximately 10,522 sq. ft. of livable space with related landscape walls, terrace, pool, pool deck, courtyard, and an attached three-car garage.

ENVIRONMENTAL SETTING: The project site consists of one parcel that covers 1.9 acres. The project site currently consists of a vacant parcel, which has been disturbed previously to install underground water tanks. Vegetation on the project site includes trees, shrubs, plants, and untouched soil.

PUBLIC COMMENT PERIOD: From April 3, 2023 to May 3, 2023, the public and all affected agencies are hereby invited to review the Mitigated Negative Declaration and Initial Study with mitigation measures, and submit written comments. Such comments may be submitted prior to or during the public hearing(s).

DOCUMENT AVAILABILITY: The Mitigated Negative Declaration and Initial Study and other supporting environmental documents are available for public review on the City website at www.lagunabeachcity.net and at the City of Laguna Beach, Community Development Department, located at 505 Forest Avenue.

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

Amber Dobson
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POSTED

APR 04 2023

HUGH NGUYEN, CLERK-RECORDER

BY:

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