



NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION

In compliance with section 15072 of the California Environmental Quality Act (CEQA) Guidelines and the County of Orange Procedures, notification is hereby given to responsible agencies, trustee agencies, interest groups and the general public, that the County of Orange **shall adopt the attached Mitigated Negative Declaration (MND) File Number PA140028**

PUBLIC REVIEW:

The proposed MND is being circulated for public review for 20 days from June 19, 2014. The attached IS/MND may be adopted by the County of Orange and become **final unless written comments on its appropriateness or adequacy are received by the office listed below by 4:30 p.m.** on the ending date of the public review period (July 9, 2014).

CONTACT PERSON: Ignacio Rincon

PHONE: (714) 667-8854

PUBLIC MEETING(S)/HEARINGS ON PROJECT:

The proposed project will be reviewed for approval by a decision-maker listed below.

DECISION MAKING BODY: Zoning Administrator

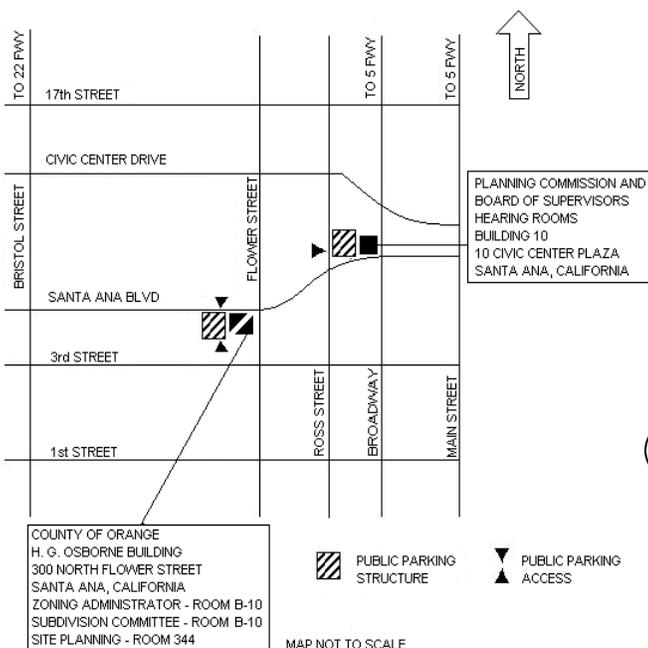
DATE: July 10, 2014

TIME: 10:30 AM or soon thereafter

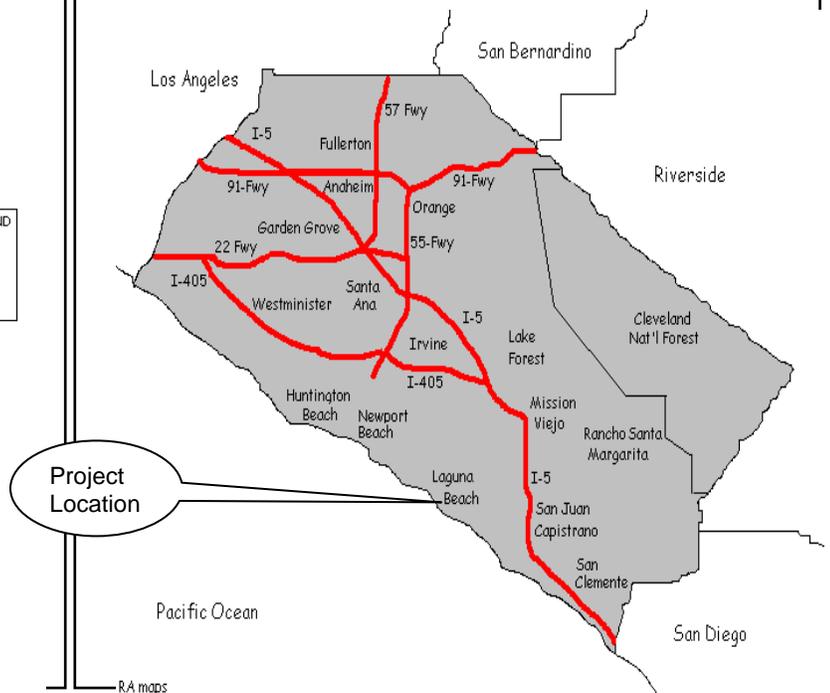
LOCATION OF PUBLIC MEETING/HEARING: See location map below.

In the event that there is no MND attached to this notice, the MND and supporting attachments are available for review at the offices of the OC Planning, Room 130, 300 North Flower Street, Santa Ana, CA 92703.

PUBLIC HEARING LOCATION MAP



GENERAL PROJECT LOCATION





DATE POSTED: June 20, 2014

DATE FINAL:

MITIGATED NEGATIVE DECLARATION
OC PUBLIC WORKS
300 N. FLOWER STREET
P. O. BOX 4048
SANTA ANA, CALIFORNIA 92702-4048

In accordance with Orange County Board of Supervisor's policies regarding implementation of the California Environmental Quality Act, the County of Orange has conducted an Initial Study to determine whether the following project may have a significant adverse effect on the environment. On the basis of that study, the County of Orange hereby finds that the proposed project will not have a significant adverse effect on the environment and does not require the preparation of an Environmental Impact Report because either the proposed project:

- has or creates no significant environmental impacts requiring mitigation; or
will not create a significant adverse effect, because the Mitigation Measures described in the initial study have been added to the project.

The environmental documents, which constitute the Initial Study and provide the basis and reasons for this determination are attached and hereby made a part of this document.

PROJECT:

Title: Cook Residence File No: PA140028

Location: 40 Emerald Bay, Laguna Beach, in unincorporated Orange County.

Description: Demolition of an existing single-family dwelling (SFD) and construction of a new three-story 4,263 square foot SFD with an attached 596 square foot garage. The proposed project requires the following discretionary approvals: Coastal Development Permit to demolish the existing dwelling and construct the new three-story single-family dwelling with basement garage; Use permit to allow for walls measuring 4 feet 6 inches in height within the front setback in excess of the 3 feet 6 inches maximum, and allow for a wall measuring 10 feet in height within the side and rear setbacks in excess of the 6 foot maximum; a reduced driveway length of 14 feet 2 inches rather than the required 18 feet; and a driveway grade of -10% rather than the required maximum of -6%; Variance for reduced front, rear and side setbacks of 5 feet instead of the required 8 feet 4 inches (based on shallow lot criteria).

Project Proponent or Applicant: Tom Mathews (Agent)

Division/Department Responsible for Proposed Project: OC Planning Services

Address: 300 N. Flower St., Santa Ana, CA 92703

Telephone: (714) 667-8854

Contact Person - Project Ignacio Rincon

Contact Person - CEQA Ignacio Rincon Telephone: (714) 667-8854

NOTICE: The Mitigated Negative Declaration may become final unless written comments are received by the office listed above by 4:30 p.m. on July 10, 2014. If you wish to provide comments on the appropriateness or adequacy of this document, address your written comments to our finding that the project will not have a significant adverse effect on the environment: (1) identify the environmental effect(s), why they would occur, and why they would be significant, and (2) suggest any mitigation measures which you believe would eliminate or reduce the effect to an acceptable level. Regarding item (1) above, explain the basis for your comments and submit any supporting data or references.

Dated: Signed

NOTE: This document and supporting attachments are provided to the general public for review. This is an information document about environmental effects only. Supplemental information is on file and may be reviewed in the office listed above. The decision-making body will review this document and potentially many other sources of information before considering the proposed project.