

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Juanita Way Road Expansion Project

Lead Agency: City of Laguna Beach

Contact Name: Heather Steven

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Project Location: Laguna Beach

Orange

City

County

Project Description (Proposed actions, location, and/or consequences).

The project proposes to extend the road at the terminus of Juanita Way in the City of Laguna Beach, California (Project). The Project scope consists of adding approximately 18.5 linear feet of road surface at the terminus of Juanita Way. The proposed street access would facilitate the creation of a new building site and the potential development of a single-family residence at 2400 Juanita Way (APN 656-131-04).

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Mitigation measures have been recommended that would reduce impacts to cultural resources, tribal cultural resources, and noise to less than significant. Significant and unavoidable impacts to biological resources, land use and planning, and transportation would occur.

Biological mitigation measures require qualified biologist surveys prior to construction to identify sensitive species and habitats, with avoidance, buffering, permitting, and restoration or compensatory mitigation implemented as needed. Cultural resource mitigation requires construction to stop if unknown resources are discovered, followed by professional evaluation and worker training to ensure proper identification and procedures. Paleontological mitigation requires work stoppage and professional evaluation if fossils are encountered during ground disturbance. Noise mitigation requires installation of temporary noise barriers along nearby residential property lines to reduce construction noise impacts. Transportation mitigation consists of implementing applicable biological resource mitigation measures to avoid impacts to sensitive resources. Tribal cultural resource mitigation requires Native American monitoring during ground disturbance and immediate work stoppage with legally required procedures if tribal resources or human remains are discovered.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Issues raised during the scoping process include:

Consistency with the City's General Plan and Laguna Beach Municipal Code, and the precedent the Project may set for future development.

Impacts to sensitive biological resources, including special-status species, wildlife corridors, and designated Environmentally Sensitive Areas/Open Space Preserves.

Wildfire risk, including location within High Fire Hazard Severity and Fuel Modification Zones and potential impairment of evacuation routes.

Construction-related impacts, including noise, air quality, greenhouse gas emissions, drainage/debris flow, and effects on steep slopes.

Visual and aesthetic impacts, including visibility from a scenic highway and alteration of natural canyon character.

Provide a list of the responsible or trustee agencies for the project.

Southern California Edison (SCE)
California Department of Fish and Wildlife