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FEB 05 2014

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY

CITY OF LAGUNA HILLS
REVISED NOTICE OF AVAILABILITY/INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION
(PLEASE NOTE UPDATED COMMENT PERIOD/ MEETING DATE)

Notice is hereby given that the City of Laguna Hills has completed an Initial Study for the Paseo de Valencia Widening Project in accordance with guidelines implementing the California Environmental Quality Act. This Initial Study was undertaken for the purpose of deciding whether the project may have a significant effect on the environment. On the basis of such Initial Study, the City's staff has concluded that the project will not have a significant effect on the environment with the imposition of specified mitigation measures and has, therefore, prepared a Draft Mitigated Negative Declaration (MND).

Project: Paseo de Valencia Widening Project

Name of Applicant: City of Laguna Hills
Address: 24035 El Toro Road
Laguna Hills, CA 92653

Description: The project includes the improvement of Paseo de Valencia between Laguna Hills Drive and Kennington Drive in the City of Laguna Hills (City). The length of proposed improvements along Paseo de Valencia is approximately 2,200 feet or approximately 0.4 miles. The western edge of Paseo de Valencia forms the corporate boundary between the cities of Laguna Hills and Laguna Woods. The proposed project would not require any physical changes to occur within Laguna Woods.

The existing layout of Paseo de Valencia within the project study area consists of two southbound lanes and three northbound lanes. The project is consistent with the City's General Plan to convert Paseo de Valencia to a major arterial and to correct the current lane imbalance in anticipation of future traffic demands. The City defines major arterials as six-lane divided roadways. The project will provide one additional southbound lane. To make room for the third southbound lane, Paseo de Valencia will be widened along the east side of the street within the open space area that is known as the Aliso Creek Riding and Hiking Trail.

Other project improvements include median reconstruction, minor sidewalk reconstruction, providing a new sidewalk in the southbound direction, new Class II bike path on the northbound direction and landscaping.

The specific components of the proposed project are described below.

The project entails reconstructing the entire width of the Paseo de Valencia roadway, between Kennington Drive and Laguna Hills Drive, with new pavement to provide six lanes of traffic, raised median, sidewalks and Class II bike lanes on each side. All improvements would occur within the City of Laguna Hills right of way. The proposed improvements include:

- Adding a third southbound lane;
- Adding a sidewalk along the southbound lane with a landscaped parkway strip adjacent to the travel way, and trees within tree wells every 50 feet, typically;

- Installing new irrigation lines along the southbound lane to provide water for the landscaped strip adjacent to the travel way, and the trees within tree wells;
- Planting low height landscaping within the landscaped parkway strip adjacent to the sidewalk at the curve in the southbound direction within the landscaped median island in the northbound direction due to sight distance requirements;
- Reconstructing the existing raised median to updated City standards, including relocating the street lights and installing new landscaping and irrigation lines;
- Adding a northbound Class II bike lane;
- Reconfiguring the existing northbound sidewalk to include a landscaped parkway strip adjacent to the northbound travel way and trees in tree wells every 50 feet, typically;
- Realigning the existing Orange County maintained Aliso Creek Riding and Hiking Trail to the east by approximately 10 feet;
- Planting new trees to replace the trees removed within the Aliso Creek Riding and Hiking Trail area;
- Installing new irrigation lines along the northbound lane to provide water for the landscaped parkway strip adjacent to the travel way, the trees within tree wells, and the new trees within the Aliso Creek Riding and Hiking Trail area;
- Adjusting existing utilities to the new grade as needed;
- Adjusting existing drainage facilities to the new grade as needed; and
- Modifying the existing traffic signals at Laguna Hills Drive, Beckenham Street, and Kennington Drive. Additional lights would be added to the traffic signals for the additional travel lanes added by the proposed project. Existing signals would also be moved slightly to accommodate to the new roadway widths.

The project does not involve a site included on a list compiled pursuant to Government Code Section 65962.5, including, but not limited to, lists of hazardous waste facilities, land designated as hazardous waste property, and hazardous waste disposal sites.

Location: A section of Paseo de Valencia between Kennington Drive and Laguna Hills Drive within the City of Laguna Hills.

Public Review Period Begins: February 6, 2014

Ends: February 26, 2014

The City Council is scheduled to consider the proposed Mitigated Negative Declaration, together with all supporting documents and any comments received, on March 25, 2014 at 7:00PM at a regularly scheduled City Council meeting to be held at the City of Laguna Hills City Council Chambers located at the Laguna Hills Civic Center, 24035 El Toro Road, Laguna Hills, California, 92653.

All information regarding this proposed project, including the Draft Mitigated Negative Declaration and all documents referenced in the Draft Mitigated Negative Declaration, is available for review during regular business hours at the Laguna Hills Civic Center, Planning Department, located at 24035 El Toro Road, Laguna Hills, California, 92653. These documents are also available for viewing in electronic format on the City's website at www.ci.laguna-hills.ca.us. Further information concerning this matter may be obtained by contacting the Planning Department at (949) 707-2600.

Any person affected or concerned by this project may submit written comments to the Laguna Hills Planning Department, located at 24035 El Toro Road, Laguna Hills, California, 92653 prior to the end of the review period. Any person may appear and be heard in support of or opposition to the project when the matter is scheduled for consideration by the Laguna Hills City Council. Comments of all responsible agencies are also requested.

If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public meeting that will be held for the proposed project or in written correspondence delivered to the City Council prior to the end of the public comment period.

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