

# NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION



## CITY OF LAGUNA BEACH

505 Forest Avenue  
Laguna Beach, CA 92651

PHONE: (949) 497-0714  
FAX: (949) 497-0771

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:** 31727 Coast Highway Civic Site

**LOCATION/ADDRESS:** 31727 Coast Highway, Laguna Beach, CA 92651

**APN(s):** 658-101-39 and 658-101-40

**GENERAL PLAN DESIGNATION AND ZONING:** The project site is located within the Local Business Professional Zone (LBP) General Plan land use district, which provides for a mixture of limited commercial development, office-professional uses, and mixed-use residential development to serve the needs of the local population. The site is zoned South Laguna Village Commercial (SLV), which permits retail, office, and restaurant uses.

**PROJECT APPLICANT:** City of Laguna Beach, 505 Forest Avenue, Laguna Beach, CA 92651 (949) 464-6673

**DESCRIPTION OF PROJECT:** The City of Laguna Beach's (City) Administrative Policy Manual, Chapter Five, General Policy 5-17, provides procedures for the City to follow in the acquisition of real property for City use/ownership, etc. In part, Section 5 Environmental Review notes that acquisition of real property by a public agency is a "project" within the meaning of the California Environmental Quality Act (CEQA) and may be subject to certain exemptions. Further, the policy advises that the Community Development Department should be consulted to ensure that the appropriate environmental review is conducted and that any necessary environmental documentation is completed prior to a decision to acquire the parcel. Therefore, this environmental document is being prepared to consider the City's potential acquisition of the real property located at 31727 Coast Highway, Laguna Beach, California.

In order to analyze potential impacts for the purposes of CEQA, the City has considered several potential uses that could benefit the residents of the community. The analysis considers the acquisition of the project site and site preparation and construction of a community-serving land use that could be any one of the following: pocket park, public restrooms, public surface parking lot, or a replacement fire station for the nearby Fire Station No. 4. Development of the site with a fire station would represent the most intensive use of the site as it has the greatest potential for environmental impacts; therefore, the project's Initial Study focuses on the analysis of potential environmental consequences of construction of the fire station.

**ENVIRONMENTAL SETTING:** The project site consists of two adjacent parcels totaling 0.23-acre. The project site currently contains the vacant, approximately 3,750-square foot Ti Amo restaurant and a surface parking lot.

**PUBLIC COMMENT PERIOD:** From July 16, 2021 to August 16, 2021, 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/cityhall/cd/planning/ceqa/default.htm](http://www.lagunabeachcity.net/cityhall/cd/planning/ceqa/default.htm) 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:**

Jeremy Frimond  
Senior Management Analyst  
City of Laguna Beach, City Manager's Office  
505 Forest Avenue Laguna Beach, CA 92651  
(949) 464-6673  
jfrimond@lagunabeachcity.net

**NEGATIVE DECLARATION PREPARED BY**

City of Laguna Beach  
505 Forest Avenue  
Laguna Beach, CA 92651

Contact: Jeremy Frimond  
Title: Senior Management Analyst Administrator  
Telephone: (949) 464-6673  
Fax: (949) 497-0771

Signature  \_\_\_\_\_

Date July 15, 2021

**COMMENTS DUE BY** August 16, 2021

The attached Mitigated Negative Declaration dated July 2021 is being referred to your agency/City department for review and comment. Your written comments should be received prior to, or be submitted verbally during the Public Hearing. If you have any questions, please contact the Contact Person above.

**NOTICE OF PUBLIC HEARING DATE** The Laguna Beach City Council will consider certification of the Mitigated Negative Declaration during their August 24, 2021, City Council meeting. The meeting agenda and information on how to participate can be found on the City's website: [www.lagunabeachcity.net/cityhall/citygov/cityclerk/mam.htm](http://www.lagunabeachcity.net/cityhall/citygov/cityclerk/mam.htm)

**ATTACHMENTS:** Mitigated Negative Declaration

**SUPPORTING ENVIRONMENTAL DOCUMENTS:** See source references within the attached Initial Study.

## DISTRIBUTION LIST

### CITY DEPARTMENTS

- Community Development
- Fire
- Marine Safety
- Police
- Public Works
- Recreation
- Water Quality

### FEDERAL

- Occupational Safety and Health Administration
- US Army Corps of Engineers
- US Environmental Protection Agency
- US Fish and Wildlife Service

### STATE

- Air Resources Board
- California Coastal Commission
- California Coastal Conservancy
- Department of Conservation
- Department of Fish and Game – Region 5
- Department of Forestry and Fire Protection
- Department of Health and Drinking Water
- Department of Housing and Community Development
- Department of Parks and Recreation
- Department of Transportation District 12 (Caltrans)
- Department of Toxic Substances Control
- Department of Water Resources
- Governor's Office of Planning and Research
- Integrated Waste Management Board
- Native American Heritage Commission
- Office of Emergency Services
- Office of Historic Preservation
- Resources Agency
- Seismic Safety Commission
- State Clearinghouse
- State Lands Commission
- State Water Resources Control Board

### REGIONAL

- San Diego Regional Water Quality Control Board
- South Coast Air Quality Management District
- Southern California Association of Governments

### COUNTY

- Orange County Clerk-Recorder
- Orange County Environmental Health Department
- Orange County Fire Department
- Orange County Flood Control District
- Orange County Harbors Beaches and Parks
- Orange County Integrated Waste Management Department
- Orange County Local Agency Formation Commission
- Orange County Planning & Development Services Department
- Orange County Public Facilities & Resources Department

### LOCAL

- Aliso Water Management Agency
- City of Aliso Viejo
- City of Dana Point
- City of Irvine
- City of Laguna Hills
- City of Laguna Niguel
- City of Laguna Woods
- City of Newport Beach
- Laguna Beach Chamber of Commerce
- Laguna Beach County Water District
- Laguna Beach Independent
- Laguna Beach Unified School District
- Laguna Beach Visitor's Bureau
- Laguna Beach Coastline Pilot
- Laguna News-Post
- Moulton Niguel Water District
- South Coast Water District
- South Orange County Wastewater Authority

### UTILITIES

- Cox Digital Cable
- San Diego Gas & Electric
- Southern California Edison
- Southern California Gas Company
- Verizon

**NOTICE OF INTENT TO ADOPT A  
MITIGATED NEGATIVE DECLARATION**  
California Environmental Quality Act

**TO EXPEDITE SUBMITTAL OF YOUR COMMENTS, YOU MAY RESPOND BY FACSIMILE TO (949) 497-0771**

**ATTENTION: JEREMY FRIMOND**

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**This Agency/City Department has comments, see attached.  
no comments.**

**This Agency/City Department has**

NAME OF AGENCY/CITY  
DEPARTMENT \_\_\_\_\_

SIGNATURE OF  
REPRESENTATIVE \_\_\_\_\_

DATE \_\_\_\_\_