

### Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

<b>SCH #</b>
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**Project Title:** 31727 Coast Highway Civic Site

Lead Agency: City of Laguna Beach Contact Person: Jeremy Frimond  
 Mailing Address: 505 Forest Avenue Phone: (949) 464-6673  
 City: Laguna Beach Zip: 92651 County: Orange County

**Project Location:** County: Orange City/Nearest Community: Laguna Beach

Cross Streets: Coast Highway and Sea Cliff Drive Zip Code: 92651

Longitude/Latitude (degrees, minutes and seconds): 33 ° 30 ' 05 " N / 117 ° 44 ' 39 " W Total Acres: 0.23

Assessor's Parcel No.: 658-101-39 and 658-101-40 Section: S5 Twp.: T8S Range: R8W Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: 1 Waterways: Pacific Ocean

Airports: N/A Railways: N/A Schools: Annexess Schools- Alao Campus, Casafero Middle School

**Document Type:**

- |                                                 |                                                    |                                    |                                                |
|-------------------------------------------------|----------------------------------------------------|------------------------------------|------------------------------------------------|
| CEQA: <input type="checkbox"/> NOP              | <input type="checkbox"/> Draft EIR                 | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons             | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA        | <input type="checkbox"/> Final Document        |
| <input type="checkbox"/> Neg Dec                | (Prior SCH No.) _____                              | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____          |
| <input checked="" type="checkbox"/> Mit Neg Dec | Other: _____                                       | <input type="checkbox"/> FONSI     | _____                                          |

**Local Action Type:**

- |                                                 |                                                   |                                                            |                                                                        |
|-------------------------------------------------|---------------------------------------------------|------------------------------------------------------------|------------------------------------------------------------------------|
| <input type="checkbox"/> General Plan Update    | <input type="checkbox"/> Specific Plan            | <input type="checkbox"/> Rezone                            | <input type="checkbox"/> Annexation                                    |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan              | <input type="checkbox"/> Prezone                           | <input type="checkbox"/> Redevelopment                                 |
| <input type="checkbox"/> General Plan Element   | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit                        | <input type="checkbox"/> Coastal Permit                                |
| <input type="checkbox"/> Community Plan         | <input type="checkbox"/> Site Plan                | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input checked="" type="checkbox"/> Other: <u>Property Acquisition</u> |

**Development Type:**

- |                                                                               |                                                                 |
|-------------------------------------------------------------------------------|-----------------------------------------------------------------|
| <input type="checkbox"/> Residential: Units _____ Acres _____                 | <input type="checkbox"/> Transportation: Type _____             |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____     | <input type="checkbox"/> Mining: Mineral _____                  |
| <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____             |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____  |
| <input type="checkbox"/> Educational: _____                                   | <input type="checkbox"/> Hazardous Waste: Type _____            |
| <input type="checkbox"/> Recreational: _____                                  | <input checked="" type="checkbox"/> Other: <u>City facility</u> |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____               |                                                                 |

**Project Issues Discussed in Document:**

- |                                                              |                                                                |                                                                     |                                                              |
|--------------------------------------------------------------|----------------------------------------------------------------|---------------------------------------------------------------------|--------------------------------------------------------------|
| <input checked="" type="checkbox"/> Aesthetic/Visual         | <input type="checkbox"/> Fiscal                                | <input checked="" type="checkbox"/> Recreation/Parks                | <input checked="" type="checkbox"/> Vegetation               |
| <input checked="" type="checkbox"/> Agricultural Land        | <input checked="" type="checkbox"/> Flood Plain/Flooding       | <input checked="" type="checkbox"/> Schools/Universities            | <input checked="" type="checkbox"/> Water Quality            |
| <input checked="" type="checkbox"/> Air Quality              | <input checked="" type="checkbox"/> Forest Land/Fire Hazard    | <input checked="" type="checkbox"/> Septic Systems                  | <input checked="" type="checkbox"/> Water Supply/Groundwater |
| <input checked="" type="checkbox"/> Archeological/Historical | <input checked="" type="checkbox"/> Geologic/Seismic           | <input type="checkbox"/> Sewer Capacity                             | <input checked="" type="checkbox"/> Wetland/Riparian         |
| <input checked="" type="checkbox"/> Biological Resources     | <input checked="" type="checkbox"/> Minerals                   | <input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading | <input type="checkbox"/> Growth Inducement                   |
| <input checked="" type="checkbox"/> Coastal Zone             | <input checked="" type="checkbox"/> Noise                      | <input checked="" type="checkbox"/> Solid Waste                     | <input checked="" type="checkbox"/> Land Use                 |
| <input checked="" type="checkbox"/> Drainage/Absorption      | <input checked="" type="checkbox"/> Population/Housing Balance | <input checked="" type="checkbox"/> Toxic/Hazardous                 | <input type="checkbox"/> Cumulative Effects                  |
| <input type="checkbox"/> Economic/Jobs                       | <input checked="" type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation             | <input type="checkbox"/> Other: _____                        |

**Present Land Use/Zoning/General Plan Designation:**

Local Business Professional Zone (LBP) General Plan land use/South Laguna Village Commercial (SLV) zoning

**Project Description:** *(please use a separate page if necessary)*

The City of Laguna Beach's 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, an Initial Study was 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 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. The Initial Study determined that all project impacts under the most intensive potential site use would be less than significant or less than significant with mitigation incorporated.

*Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.*

**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X". If you have already sent your document to the agency please denote that with an "S".

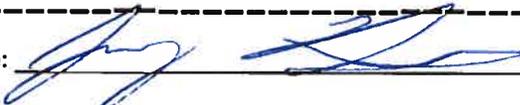
- |                                                                         |                                                                              |
|-------------------------------------------------------------------------|------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Air Resources Board                 | <input type="checkbox"/> Office of Historic Preservation                     |
| <input type="checkbox"/> Boating & Waterways, Department of             | <input type="checkbox"/> Office of Public School Construction                |
| <input type="checkbox"/> California Emergency Management Agency         | <input type="checkbox"/> Parks & Recreation, Department of                   |
| <input type="checkbox"/> California Highway Patrol                      | <input type="checkbox"/> Pesticide Regulation, Department of                 |
| <input checked="" type="checkbox"/> Caltrans District # 12              | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics               | <input checked="" type="checkbox"/> Regional WQCB # 9                        |
| <input type="checkbox"/> Caltrans Planning                              | <input type="checkbox"/> Resources Agency                                    |
| <input type="checkbox"/> Central Valley Flood Protection Board          | <input type="checkbox"/> Resources Recycling and Recovery, Department of     |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy             | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.           |
| <input checked="" type="checkbox"/> Coastal Commission                  | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board                           | <input type="checkbox"/> San Joaquin River Conservancy                       |
| <input type="checkbox"/> Conservation, Department of                    | <input type="checkbox"/> Santa Monica Mtns. Conservancy                      |
| <input type="checkbox"/> Corrections, Department of                     | <input type="checkbox"/> State Lands Commission                              |
| <input type="checkbox"/> Delta Protection Commission                    | <input type="checkbox"/> SWRCB: Clean Water Grants                           |
| <input type="checkbox"/> Education, Department of                       | <input type="checkbox"/> SWRCB: Water Quality                                |
| <input type="checkbox"/> Energy Commission                              | <input type="checkbox"/> SWRCB: Water Rights                                 |
| <input checked="" type="checkbox"/> Fish & Game Region # 5              | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input type="checkbox"/> Food & Agriculture, Department of              | <input type="checkbox"/> Toxic Substances Control, Department of             |
| <input type="checkbox"/> Forestry and Fire Protection, Department of    | <input type="checkbox"/> Water Resources, Department of                      |
| <input type="checkbox"/> General Services, Department of                |                                                                              |
| <input type="checkbox"/> Health Services, Department of                 | Other: _____                                                                 |
| <input type="checkbox"/> Housing & Community Development                | Other: _____                                                                 |
| <input checked="" type="checkbox"/> Native American Heritage Commission |                                                                              |

**Local Public Review Period (to be filled in by lead agency)**

Starting Date July 16, 2021 Ending Date August 16, 2021

**Lead Agency (Complete if applicable):**

Consulting Firm: <u>Rincon Consultants, Inc.</u>	Applicant: <u>City of Laguna Beach</u>
Address: <u>250 E 1st St, Suite 1400</u>	Address: <u>505 Forest Ave</u>
City/State/Zip: <u>Los Angeles, CA 90012</u>	City/State/Zip: <u>Laguna Beach, CA 92651</u>
Contact: <u>Emily Marino</u>	Phone: <u>(949) 464-6673</u>
Phone: <u>(213) 224-6893</u>	

Signature of Lead Agency Representative:  Date: 7/15/21

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.