

# NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION



## CITY OF LAGUNA BEACH

505 Forest Avenue  
Laguna Beach, CA 92651

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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:** Anita Street Wet Well and Coastal Accessway Improvement Project

**LOCATION/ADDRESS:** The Anita Street Wet Well and Coastal Accessway Improvement Project is located at the southwesterly terminus of Anita Street in the City of Laguna Beach, Orange County, California.

**APN(s):** None

### **GENERAL PLAN DESIGNATION AND ZONING:**

General Plan: The existing lift station and proposed stairs are located in a public right-of-way, no specific General Plan designation is provided. Adjacent General Plan designation for the Anita Street area is Village Medium Density.

Zoning: Public Right-of-Way

**PROJECT APPLICANT:** Laguna Beach Water Quality Department, 505 Forest Avenue, Laguna Beach, CA 92651

**DESCRIPTION OF PROJECT:** The City of Laguna Beach Water Quality Department proposes the removal of the Anita Street Lift Station and the construction of a wet well to increase reliability, robustness, and to improve the efficiency of operations and safety. Additionally, the project would rehabilitate the Anita Street Coastal Accessway to create a more visually appealing beach access to Anita Beach and install a permanent lifeguard tower to improve public safety.

**ENVIRONMENTAL SETTING:** The Anita Street Wet Well and Coastal Accessway Improvement Project is located in the southwestern area of the City of Laguna Beach, at the Anita Street coastal access way. The project site is currently developed as a beach access stairway and lift station with landscaping that borders the stairway and pump station. Vegetation within the project site consists of mainly ornamental vegetation with a mix of native shrubs and grasses intermittently present. The site sits just northeast and elevated from the Pacific Ocean. The project site slopes towards the ocean from the northeast portion of the site. The project site is bordered by residential development to the north and south, the ocean to the southwest, and Gaviota Drive to the northeast. Surrounding land uses are mostly residential with a mix of commercial properties to the northeast. Anita Street Beach is located southeast and adjacent to the project site.

The Anita Street Sewer Lift Station collects wastewater from residential and commercial areas between St. Ann's Street and Calliope Street, up to Temple Terrace. The lift station also receives additional flow during the summer months from five urban water diversion units servicing an average daily flow of up to 70,000 - 80,000 gallons per day. The lift station is located along the public beach access stairs to the Anita Street Beach at the end of Anita Street.

This lift station was originally built in 1932 and replaced/relocated in 1950, which is its current location today. The location of the original lift station serves as the converging manhole/pit at the end of Anita Street for the incoming flows before it reaches the current lift station. Since the major lift station replacement in 1950, electrical and mechanical components were replaced, and an onsite generator was added to the station in the early 1990s. The generator and auxiliary panels were also recently replaced in 2018. The lift station force main was also replaced in mid 2000s with parallel force mains for bypassing capabilities in a valve vault located near the end of Anita Street. The lift station is at the end of its useful service life and in need of an upgrade to ensure ongoing reliable operation. Situated at the end of Anita Street, the existing lift station shares its site with existing public beach access stairs, leading down to Anita Street Beach. Currently, the narrow and steep corridor has limited use for public viewing, and portions of the concrete stairs are showing signs of significant deterioration.

**PUBLIC COMMENT PERIOD:** From July 18, 2022 to August 17, 2022 (30 days), 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).

**PUBLIC HEARING DATE:** Tentatively Wednesday, September 21, 2022 at 5:00 p.m. in City Hall Council Chambers, 505 Forest Avenue, Laguna Beach.

**DOCUMENT AVAILABILITY:** The Mitigated Negative Declaration and Initial Study and other supporting environmental documents are available for public review on the City website at <https://www.lagunabeachcity.net/government/departments/water-quality/public-sewer-projects> and at the City of Laguna Beach, Water Quality Department, located at 505 Forest Avenue, City Hall. Please note our City Hall hours: Mon – Thurs: 7:30am – 5:30pm; every other Friday: 7:30am – 4:30pm; closed alternating Fridays.

**DECLARATION**

Based on the Initial Study dated July 2022, staff has determined:

- X This project does not have the potential to substantially degrade the quality of the environment; substantially reduce the habitat of a fish or wildlife species; cause a fish or wildlife population to drop below self-sustaining levels; threaten to eliminate a plant or animal community; substantially reduce the number or restrict the range of an endangered rare or threatened species; or eliminate important examples of major periods of California history or prehistory.
- X This project does not have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.
- X This project does not have possible environmental effects that are individually limited but cumulatively considerable. (“Cumulatively considerable” means that the incremental effects of the individual project are significant when viewed in connection with the effects of past projects, the effects of current projects and the effects of probable future projects.)
- X This project will not have environmental effects that will cause substantial adverse effect on human beings, either directly or indirectly.

The aforementioned findings are contingent upon the following mitigation measures (if indicated) which have been incorporated into this project:

See on-line mitigation measures.



**MITIGATED NEGATIVE DECLARATION PREPARED BY**

City of Laguna Beach  
Hannah Broida, Senior Project Manager  
Water Quality Department  
505 Forest Avenue  
Laguna Beach, CA 92651

Contact: VCS Environmental  
Dan Bott, Director of CEQA/NEPA  
Telephone: (949) 234-6072

Signature \_\_\_\_\_



Date July 15, 2022

**COMMENTS DUE BY August 17, 2022**

The Mitigated Negative Declaration dated July 2022 is being provided to you 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.

**ATTACHMENTS**

Mitigated Negative Declaration and Initial Study are available online at: <https://www.lagunabeachcity.net/government/departments/water-quality/public-sewer-projects>

**SUPPORTING ENVIRONMENTAL DOCUMENTS:** See Source References within the 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**

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**This Agency/City Department has comments, see attached.**

**This Agency/City Department has  
no comments.**

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

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

DATE \_\_\_\_\_