

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: 31796 Coast Highway—Fire Station No. 4 Relocation Project

LOCATION/ADDRESS: 31786 and 31796 Coast Highway, Laguna Beach, CA 92651

APN(s): 056-105-04, -07, and -35

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. The proposed fire station use would be permitted with approval of a Conditional Use Permit.

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 31786 and 31796 Coast Highway, Laguna Beach, California.

The analysis considers the acquisition of the project site for construction of a replacement fire station for the nearby Fire Station No. 4. The replacement fire station would include living quarters, three apparatus bays, and an exterior public restroom within an approximately 9,250 sf, two-story (26 feet including roof) building. A surface parking lot would provide 10 parking spaces. The station would include two driveways, one on Coast Highway and one on 5th Avenue. The Coast Highway driveway would provide employee vehicle ingress and egress (right turn only egress) and fire engine and , paramedic truck ingress. Fire engines and paramedic trucks would exit the site via the 5th Avenue driveway. Fire station priority signal lighting would be added on Coast Highway.

ENVIRONMENTAL SETTING: The project site consists of three adjacent parcels totaling 0.4-acre. The project site currently contains an approximately 3,000-square foot dental office and a surface parking lot.

PUBLIC COMMENT PERIOD: From September 21 to October 20, 2022, 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. Comments must be received by October 20, 2022 at 5:00 p.m.

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/publicnotices and at the City of Laguna Beach, Community Development Department, located at 505 Forest Avenue.

COMMENTS SHOULD BE DIRECTED TO:

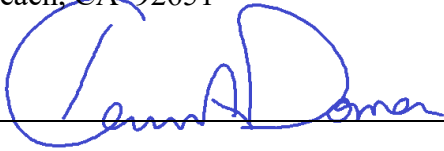
Ken Domer, Assistant City Manager
City of Laguna Beach, City Manager's Office
505 Forest Avenue Laguna Beach, CA 92651
kdomer@lagunabeachcity.net

MITIGATED NEGATIVE DECLARATION PREPARED BY:

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

Contact: Ken Domer
Title: Assistant City Manager
Email: kdomer@lagunabeachcity.net

Signature _____



Date: September 21, 2022

DISTRIBUTION LIST

CITY DEPARTMENTS

- Community Development
- Fire
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- 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
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- 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

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California Environmental Quality Act

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

This Agency/City Department has comments, see attached.

This Agency/City Department has no comments.

NAME OF AGENCY/CITY
DEPARTMENT _____

SIGNATURE OF
REPRESENTATIVE _____

DATE _____