



CITY OF LAGUNA BEACH
505 Forest Avenue
Laguna Beach, CA 92651
PHONE: (949) 497-0712
FAX: (949) 497-0771

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

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: Historic Preservation Program Update

LOCATION/ADDRESS: Citywide

APPLICATION NUMBERS: General Plan Amendment; 19-5414, Local Coastal Program Amendment 17-0388 and Zoning Ordinance Amendment 17-0289

APN(s): Citywide

GENERAL PLAN DESIGNATION AND ZONING: Citywide

PROJECT APPLICANT: City of Laguna Beach, Community Development Department, Laguna Beach, CA 92651 (949) 497-0712

DESCRIPTION OF PROJECT: The purpose of the proposed project is to update the City of Laguna Beach's Historic Preservation Program, including the existing Historic Preservation Ordinance, and associated General Plan and Municipal Code sections (Proposed Program). The Program provides for the identification, registration, and treatment of historic resources, and additionally provides incentives for protection of historic resources within the City. The Proposed Program would implement a voluntary designation process for historic resources to be formally included on the Local Historic Register, identification of historic resources in discretionary project review processes as mandated by State law, and maintains the existing program of incentives for historic resources that are formally included on the Local Historic Register. Update of the existing Historic Preservation Ordinance requires amendments to the General Plan Historic Resources Element, General Plan Land Use Element, Residential Design Guidelines, other provisions of the City Municipal Code ("Proposed Update to Historic Preservation Program"), and the City's Local Coastal Program (LCP).

ENVIRONMENTAL SETTING: The City of Laguna Beach is located in the southern portion of Orange County, California. Access to the City is provided by Pacific Coast Highway and Laguna Canyon Road. The City covers an area of approximately nine square miles and has a population of approximately 25,000 people. The City is surrounded by a wide band of over 17,000 acres of open space and encompasses about seven miles of Pacific Ocean coastline. The City is situated within a coastal watershed that contains a number natural and improved drainages. The drainage from large areas of open space, particularly in northern Laguna Beach, flow through City infrastructure prior to reaching the ocean.

Land use in the City of Laguna Beach is predominantly hillside residential, with commercial centers and institutional uses concentrated along Pacific Coast Highway at the base of the hills and along Laguna Canyon Road. The City is essentially fully built-out with a housing stock that includes structures dating back to late 1800 to early 1900 period. The City recognized the importance of preserving Historic structures and established a Historic Preservation Ordinance. It also added an Historic Preservation Element to its General Plan. Most of current development today focuses on redevelopment of existing structures. Most new development is residential in nature and occurs on small parcels.

PUBLIC COMMENT PERIOD: From January 13, 2020 to February 12, 2020 the public and all affected agencies are hereby invited to review the Negative Declaration and Initial Study, and submit written comments.

PUBLIC HEARING DATE: February 19, 2020 at 6:00 p.m. at Laguna Beach City Hall (Planning Commission)

DOCUMENT AVAILABILITY: The Negative Declaration and Initial Study and other supporting environmental documents are available for public review on the City website at <http://www.lagunabeachcity.net/cityhall/cd/planning/ceqa.htm> and at the City of

Laguna Beach, Community Development Department, located at 505 Forest Avenue, City Hall Please note our new 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 December 2019, 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 attached mitigation measures. None required.

NEGATIVE DECLARATION PREPARED BY

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

Contact: Scott Drapkin Title: Planning Manager
Telephone: (949) 467-0362
Fax: (949) 464-0759

Consultant: VCS Environmental
30900 Rancho Viejo Road, Suite 100
San Juan Capistrano, California 92675

Contact: Dan Bott Title: CEQA Director
Telephone: (949) 234-6072

Signature  _____

Date 1/6/20 _____

COMMENTS DUE BY February 12, 2020 to the City of Laguna Beach Contact Person above. Please include the name, phone number, email, and address of a contact person in your written comment(s) letter.

The attached Negative Declaration dated December 2019 is being referred to your agency/City department for review and comment. Your written comment(s) should be received by February 12, 2020. If you have any questions, please contact the Contact Person(s) above. You can submit comments to Scott Drapkin by email (sdrapkin@lagunabeachcity.net) or mail to 505 Forest Avenue Laguna Beach, CA 92651.

SUPPORTING ENVIRONMENTAL DOCUMENTS: See Source References within the Initial Study which can be found at the City’s Website at <http://www.lagunabeachcity.net/cityhall/cd/planning/ceqa.htm>.

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
- National Park 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

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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.
no comments.

This Agency/City Department has

NAME OF AGENCY/CITY
DEPARTMENT

SIGNATURE OF
REPRESENTATIVE

DATE