
APPENDIX A

**NOTICE OF PREPARTION (NOP)
AND INITIAL STUDY**

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City of Laguna Beach
505 Forest Avenue
Laguna Beach, CA 92651
(949) 497-0713

PROJECT: Laguna Beach Village Entrance Project

ENVIRONMENTAL IMPACT REPORT

The Community Development Department has evaluated the project described below in accordance with State Guidelines for the implementation of the California Environmental Quality Act to determine its potential impacts on the environment. It has been found that this project, as proposed, may have a significant effect on the environment and an Environmental Impact Report is required.

Project Title: Village Entrance Project

Specific Project Location: The Village Entrance project site is located on the east side of Forest Avenue where it intersects with Laguna Canyon Road.

City: Laguna Beach

County: Orange

Zip: 92651

Project Description

The Village Entrance project site is located on the east side of Forest Avenue where it intersects with Laguna Canyon Road. This site is typically referred to as the corporate yard or maintenance yard, and the Laguna Beach City Council and California Coastal Commission recently approved the relocation of the maintenance yard to the back of the Act V lot up Laguna Canyon Road. It is anticipated that construction of the new maintenance yard project will begin in the Fall of 2006. The decision by the City Council to relocate this facility now enables the City of Laguna Beach to proceed with the planning and environmental review of the Village Entrance Project, which has been considered for over 20 years. Relocation of the maintenance yard will help improve the visual appearance of this City gateway, while the proposed Village Entrance Project will add needed parking spaces in the downtown area.

The Village Entrance Project will consist of an urban linear park along Forest Avenue/Broadway/Laguna Canyon Road and the construction of up to a five-level parking structure of a maximum of 670 spaces for the use by the public and employees of the City of Laguna Beach. The former sewer digester, a historic structure, and the existing sewer lift station will remain on the project site. The project will also include an urban park design for the entire length of the Village Entrance site along Forest Avenue and Laguna Canyon Road from City Hall to the Art-A-Fair site. This portion of the site will continue to be used for the Sunday Farmer's Market. The parking structure is designed to:

- Incorporate in the first floor of the parking structure the following maintenance and storage uses: meter shop, sign shop, police equipment storage, police vehicle maintenance, document storage, storage for the Christmas pallets and seasonal banners, parking for main safety vehicles, main safety equipment storage, and employee restroom and locker facilities;
- Shield the first-floor, maintenance and storage uses from view by an interior, first-floor façade;
- Provide primary ingress and egress to the maintenance and storage uses from the Forest Avenue entrance/exit;

- Provide emergency ingress and egress to the parking structure from Laguna Canyon Road and from the north end of the first floor of the parking structure;
- Provide vehicle and employee access from behind City Hall to the maintenance and storage uses in the first floor of the parking structure;
- Comply with the City's Flood Damage Prevention Ordinance (Chapter 25.38) and flood proof the applicable maintenance and storage uses that are required to be protected from the 100-flood level; and
- Provide the appropriate emergency and maintenance access to the sewer lift station, while at the same time incorporating a screening and odor ventilation design solution.

Reasons for Finding

Based on the potential impacts related to aesthetics, air quality, cultural resources, geology & soils, hazards & hazardous materials, hydrology & water quality, land use & planning, noise, and transportation/traffic, the proposed project may have a significant impact on the environment.

The Initial Study for the above project is available at Department of Community Development, City Hall, 505 Forest Avenue, Laguna Beach.

**INITIAL ENVIRONMENTAL STUDY
CITY OF LAGUNA BEACH, CALIFORNIA**

1. Project Title: Village Entrance Project

2. Lead Agency Name and Address: City of Laguna Beach
Community Development Department
505 Forest Avenue
Laguna Beach, California 92651

3. Contact Person and Phone Number: John Montgomery
City of Laguna Beach
Community Development Director
(949) 497-0361

4. Project Location: The Village Entrance project site is located on the east side of Forest Avenue where it intersects with Laguna Canyon Road.

3. Project Sponsor's Name and Address: City of Laguna Beach
Community Development Department
505 Forest Avenue
Laguna Beach, California 92651

6. General Plan Designation: Central Business District (CBD)

7. Zoning: Downtown Specific Plan – Civic Art District

8. Description of the Project: The Village Entrance project site is located on the east side of Forest Avenue where it intersects with Laguna Canyon Road. This site is typically referred to as the corporate yard or maintenance yard, and the Laguna Beach City Council and California Coastal Commission recently approved the relocation of the maintenance yard to the back of the Act V lot up Laguna Canyon Road. It is anticipated that construction of the new maintenance yard project will begin in the Fall of 2006. The decision by the City Council to relocate this facility now enables the City of Laguna Beach to proceed with the planning and environmental review of the Village Entrance Project, which has been considered for over 20 years. Relocation of the maintenance yard will help improve the visual appearance of this City gateway, while the proposed Village Entrance Project will add needed parking spaces in the downtown area.

- The Village Entrance Project will consist of an urban linear park along Forest Avenue/Broadway/Laguna Canyon Road and the construction of up to a five-level parking structure of a maximum of 670 spaces for the use by the public and employees of the City of Laguna Beach. The former sewer digester, a historic structure, and the existing sewer lift station will remain on the project site. The project will also include an urban park design for the entire length of the Village Entrance site along Forest Avenue and Laguna Canyon Road from City Hall to the Art-A-Fair site. This portion of the site will continue to be used for the Sunday Farmer’s Market. The parking structure is designed to:
 - Incorporate in the first floor of the parking structure the following maintenance and storage uses: meter shop, sign shop, police equipment storage, police vehicle maintenance, document storage, storage for the Christmas pallets and seasonal banners, parking for main safety vehicles, main safety equipment storage, and employee restroom and locker facilities;
 - Shield the first-floor, maintenance and storage uses from view by an interior, first-floor façade;
 - Provide primary ingress and egress to the maintenance and storage uses from the Forest Avenue entrance/exit;
 - Provide emergency ingress and egress to the parking structure from Laguna Canyon Road and from the north end of the first floor of the parking structure;
 - Provide vehicle and employee access from behind City Hall to the maintenance and storage uses in the first floor of the parking structure;
 - Comply with the City’s Flood Damage Prevention Ordinance (Chapter 25.38) and flood proof the applicable maintenance and storage uses that are required to be protected from the 100-flood level; and
 - Provide the appropriate emergency and maintenance access to the sewer lift station, while at the same time incorporating a screening and odor ventilation design solution.
9. Surrounding Land uses and Setting: The project site is located in the downtown portion of the City of Laguna Beach adjacent to City Hall. As stated in the project description, the project site is typically referred to as the corporate yard or maintenance yard. The former sewer digester, a historic structure, and the existing sewer lift station will remain on the project site. In addition the project site provides public and employee parking, and also hosts regular Sunday Farmer’s market. Surrounding land use zoning includes CBD-1 Resident Serving, CBD-2 Downtown Commercial, R-1 Residential Low Density, RHP Residential Hillside Protection, and Central Business District – Office.
10. Other public agencies whose approval may be required (e.g. permits, financing approval, or participation agreement): California Coastal Commission; California Department of Transportation; Orange County Flood Control Division

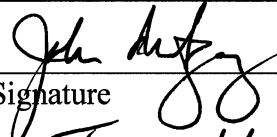
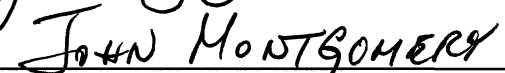
ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

✓	Aesthetics	✓	Air Quality		Biological Resources
✓	Cultural Resources	✓	Geology / Soils	✓	Hazards & Hazardous Materials
✓	Hydrology / Water Quality	✓	Land Use / Planning		Mineral Resources
✓	Noise		Population / Housing		Public Services
	Recreation	✓	Transportation / Traffic		Utilities / Service Systems
✓	Mandatory Findings of Significance				

DETERMINATION: On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.	
I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	✓
I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	


 Signature _____

 Name _____

Date 2-2-06

Issues and Supporting Information Sources	Sources	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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1. AESTHETICS Would the project:					
a) Have a substantial adverse effect on a scenic vista?	2, 3, 8				X
<p>The proposed project is site located within the Downtown Specific Plan area. The Zoning designation is CBD-Civic Art District and the General Plan Land Use designation is Central Business District (CBD). The project site is located within Laguna Canyon with on-site elevations ranging from 25 to 75 feet above sea level. According to the “view preservation” and “visual resources” definitions in the Laguna Beach General Plan, there are no scenic vistas in the project area. Therefore, the proposed project would not result in any impacts to a scenic vista. No further analysis of this issue is required.</p>					
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings or historic buildings within a scenic highway?	2, 4, 20				X
<p>The project site is located within the viewing corridor of Laguna Canyon Road, which is a candidate state scenic highway. The project site does not include any rock outcroppings but does include the historic former sewer digester and several native California Sycamore Trees and Silver Dollar Eucalyptus trees. The sewer digester will be preserved on-site and all trees removed will be replaced. The landscape construction plans for the project include native California Sycamore trees, Coastal Live Oaks, and other flowering trees in accent locations. The parking structure would be screened with Silver Dollar Eucalyptus trees to relate to existing plantings of City Hall and Forest Avenue. The Laguna Canyon Road streetscape and other perimeter areas would be planted with low-growing, native or drought tolerant shrub species such as dwarf Baccharis pilularis (Coyote Brush), Ceanothus (California Lilac), Aloes, Agaves and Statice similar to portions of Heisler Park located on Cliff Drive. Native riparian species such as Mahonia, Douglas Iris, Coral Bells, and dwarf Cattails would be planted along the Laguna creek channel to reinforce the historic watercourse alignment. Therefore, the proposed project would not substantially damage scenic resources including trees, rock outcroppings or historic buildings. No further analysis of this issue is required.</p>					
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	20	X			
<p>Implementation of the proposed project would result in the removal and replacement of the City and Lumberyard parking lots, and the City maintenance yard and storage area with an extensively landscaped linear park, a 5-story parking structure and the reuse of the historic former sewer digester tower which would improve the existing visual character of the site. However, although the parking structure and park have been designed to be consistent with the City design guidelines, there is the potential that a 5-story parking structure and park at the entrance to downtown could substantially degrade the existing visual character or quality of the site and its surroundings. Thus, this issue will be addressed in the EIR.</p>					
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	20	X			
<p>Implementation of the proposed project would introduce new sources of light and glare, including interior and exterior building lighting and vehicle headlights, reflective surfaces, such as windows and light-colored paint. Therefore, the potential for the project to create a new source of substantial light or glare which would adversely affect day or nighttime views in the area will be addressed in the EIR.</p>					

Issues and Supporting Information Sources	Sources	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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2. AIR QUALITY (Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.) Would the project:					
a) Conflict with or obstruct implementation of the applicable air quality plan?	18, 20	X			
<p>The site is located within the South Coast Air Basin, which is designated as a non-attainment area for ozone, carbon monoxide, nitrogen dioxide and atmospheric particulates. The project site is under the jurisdiction of the South Coast Air Quality Management District's (SCAQMD) Air Quality Management Plan (AQMP). In terms of air quality, the proposed project would create an increase in the number of automobiles in the local area, resulting in a potentially significant air quality impact. The associated construction and grading activities would create short-term dust and emissions. The degree to which the project is consistent with the General Plan land use designation for the project site will be addressed in the EIR. The EIR will also address the potential for the proposed project to result in significant impacts related to conflicting with or obstructing implementation of the AQMP.</p>					
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		X			
<p>Short-term construction emissions and traffic from long-term operation of the proposed project would result in the generation of criteria pollutant emissions. Therefore, the EIR will address the potential for the proposed project to result in significant impacts related to violation of air quality standards or substantial contribution to an existing or projected air quality violation.</p>					
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?		X			
See 2b above.					
d) Expose sensitive receptors to substantial pollutant concentrations?		X			
<p>Sensitive receptors in proximity to the project site or along roadways that would be used by project traffic could be exposed to criteria pollutant emissions generated by the proposed project that are in excess of SCAQMD thresholds. Therefore, the EIR will address the potential for the proposed project to result in significant impacts related to exposing sensitive receptors to substantial pollutant concentrations.</p>					
e) Create objectionable odors affecting a substantial number of people?	20	X			
<p>The proposed project includes the existing sewer lift station and will incorporate a screening and odor ventilation design solution. However, the degree to which the lift station could create objectionable odors that would affect a substantial number of people is under assessment. The project impacts related to odors could be potentially significant, and will be addressed in the EIR.</p>					

Issues and Supporting Information Sources	Sources	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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3. BIOLOGICAL RESOURCES Would the project:					
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	8, 20				X
The proposed project site is currently developed. Therefore, the redevelopment of the site is anticipated to create no such impact. No further analysis of this issue is required.					
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	8, 20				X
The project site is currently developed and is not located in a riparian habitat area; therefore, the proposed project is anticipated to create no such impact. No further analysis of this issue is required.					
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption or other means?	8, 20				X
The project site is currently developed and does not contain any wetlands; therefore, the proposed project is anticipated to create no such impact. No further analysis of this issue is required.					
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites?	8, 20				X
The project site is currently developed and is located in a highly urbanized setting; therefore, the proposed project is anticipated to create no such impact. No further analysis of this issue is required.					
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	3, 20				X
Pursuant to Appendix C of the City's Landscape and Scenic Highways Resource Document, no heritage or candidate heritage trees exist on the site. The proposed project will not conflict with any local policies or ordinances protecting biological resources. No further analysis of this issue is required.					

Issues and Supporting Information Sources	Sources	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other local, regional or state habitat conservation plan?	8, 20				X
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The project site is currently developed and is anticipated to create no such impact since it is not located within a habitat conservation planning area. No further analysis of this issue is required.

4. CULTURAL RESOURCES Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	4, 5, 20	X			
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The proposed project includes the improvement and reuse of the historic former sewer digester tower, and construction of a parking structure and park adjacent to the sewer digester. The degree to which the project would affect the historical significance of the sewer digester is unknown at this time. Therefore, the potential for the project to cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 will be addressed in the EIR.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	4, 5, 20	X			
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The project site is entirely developed and there are no known archaeological resources on the proposed site. However, there is still the potential for archaeological resources to be encountered during the grading and construction phase of the project. Thus, the EIR will address the potential for the project to result in impacts related to archaeological resources.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	4, 5, 20	X			
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The project site is entirely developed and there are no known paleontological resources or unique geological features on the proposed project site. However, there is still the potential for paleontological resources to be encountered during the grading and construction phase of the project. Thus, the EIR will address the potential for the project to impact unique paleontological resources on the proposed project site.

d) Disturb any human remains, including those interred outside of formal cemeteries?	4, 5, 20	X			
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The project site is entirely developed and there are no known human remains on the site. However, there is still the potential for human remains to be encountered during the grading and construction phase of the project. Thus, the EIR will address the potential for the project to disturb any human remains.

5. GEOLOGY AND SOILS Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:					
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Issues and Supporting Information Sources	Sources	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	7, 9				X
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There are no known faults on or in immediate vicinity of the project site. The closest active fault to the site is the offshore extension of the Newport-Inglewood Fault Zone, approximately 3.2 miles west-southwest. Other active faults in the vicinity of the site include the Palos Verdes Fault, approximately 17.0 miles to the northwest; the Coronado Bank Fault, approximately 21.0 miles southwest, and the San Andreas Fault, approximately 53.2 miles to the northeast. Thus, no fault rupture impacts would occur and no further analysis of this issue is required.

ii) Strong seismic ground shaking?	9	X			
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The closest active fault to the site is the offshore extension of the Newport-Inglewood Fault Zone, approximately 3.2 miles west-southwest. Other active faults in the vicinity of the site include the Palos Verdes Fault, approximately 17.0 miles to the northwest; the Coronado Bank Fault, approximately 21.0 miles southwest, and the San Andreas Fault, approximately 53.2 miles to the northeast. Thus, the project site could experience strong ground shaking during a seismic event. Therefore, the potential for the project to expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking will be addressed in the EIR.

iii) Seismic-related ground failure, including liquefaction?	9	X			
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The project site could potentially experience liquefaction during large earthquakes or during earthquakes located closer to the site, such as the Newport-Inglewood Fault Zone. Thus, the potential for the project to result in seismic-related ground failure, including liquefaction, will be addressed in the EIR.

iv) Landslides?	7, 9	X			
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The project site's gentle ascending slope is backed by generally resistant, massive, cemented sandstone with stratigraphic orientation dipping into the slope face. Such conditions generally favor gross slope stability. Thus, the site would not be affected by potential instability involving possible ancient landsliding which underlies portions of the Mystic Hills above the project site. However, the adjacent slope and may be prone to limited and localized surficial instability in the form of shallow slumps and debris flows involving weatherized, loose bedrock and residual soil. Thus, the EIR will address the potential for the project to result in impacts related to landslides.

b) Result in substantial soil erosion or loss of topsoil?	9	X			
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Although nearly the entire project site is paved, the degree to which the project site could result in substantial erosion or loss of topsoil will be addressed in the EIR.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	9	X			
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See 5aiii and 5aiv above.

Issues and Supporting Information Sources	Sources	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	9			X	
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The soils on the project site have very low expansion potential. No further discussion of this issue is necessary.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?					X
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The proposed project does not include the use of septic tanks. No further discussion of this issue is necessary.

6. HAZARDS AND HAZARDOUS MATERIALS Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	20			X	
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The police vehicles, police vehicle maintenance and some of the corporate yard storage will remain on the project site. Minor amounts of hazardous materials would be used on-site such as paints, petroleum products, cleaning products, batteries, etc. However, by adhering to applicable city, county and state regulations, the routine transport, use or disposal of such hazardous materials is not anticipated to create a significant hazard. No further discussion of this issue is necessary.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	20			X	
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See 6a above.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?	10		X		
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The proposed project is located within approximately 1,500 feet of Laguna Beach High School. The former sewer digester tower is located on the project site. According to Tait Environmental Management, approximately 63,000 gallons of liquid phase waste may remain in the bottom of the former sewer digester tower and 24 cubic yards of solid/semi solid waste remain in the bottom of the former sewer digester tower. Sample LBDS2 taken from the semi solid and liquid phase in the sewer digester tower had a soluble concentration of 9.3 mg/l lead level, which exceeds the Soluble Threshold Limit Concentration (STLC) criterion of 5mg/l and will need to be removed. This is a potentially significant impact that can be mitigated to a less than significant level via implementation of the following mitigation measure:

- 1. Prior to issuance of building permits, all liquid phase waste and solid/semi solid waste shall be removed from the bottom of the former sewer digester by a city-approved hazardous materials professional.**

No further analysis of this issue is required.

Issues and Supporting Information Sources	Sources	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?	11		X		
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Although the proposed project site is not included on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, approximately 63,000 gallons of liquid phase waste may remain in the bottom of the former sewer digester tower and 24 cubic yards of solid/semi solid waste remain in the bottom of the former sewer digester tower. This is a potentially significant impact that can be mitigated to a less than significant level via implementation of the following mitigation measure:

1. Prior to issuance of building permits, all liquid phase waste and solid/semi solid waste shall be removed from the bottom of the former sewer digester by a city-approved hazardous materials professional.

No further analysis of this issue is required.

e) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	7				X
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The proposed project is not in an existing developed area with impaired access due to road geometry/configurations and will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Thus, no further analysis of this issue is required.

f) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	7, 12, 20				X
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The entire City is designated as being in a Very High Fire Hazard Severity Zone. However, the project site is located in an urbanized portion of the City that does not include wildlands or high fire hazard terrain or vegetation. The project will also be subject to all applicable City Of Laguna Beach Fire Department Landscape/Fuel Modification Guidelines and Maintenance Program. The parking structure would have a fire alarm installed and be fully sprinklered. The alarm system would be UL certificated and monitored by a UL 827 compliant central station. Fire Department access (apparatus and F/F) would be taken into account and designed into the project. Therefore, the project would not expose people or structures to a significant risk of loss associated with wildland fires. Thus, no further analysis of this issue is required.

7. HYDROLOGY AND WATER QUALITY Would the project:

a) Violate any water quality standards or waste discharge requirements?		X			
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The project has the potential to violate water quality standards or waste discharge requirements and will therefore be addressed in the EIR.

Issues and Supporting Information Sources	Sources	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?					X
The proposed project would receive its water supply from the Laguna Beach County Water District (LBCWD) and not from an on-site well. Almost the entire project site is currently impervious, and as such, infiltration of stormwater at the site is low. The proposed project will decrease the amount of impermeable surface on the site, resulting in increased infiltration of stormwater. No significant impacts relative to groundwater depletion or recharge would occur. Thus, no further analysis of this issue is required.					
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	20	X			
Although nearly the entire project site is paved, the degree to which the project site could substantially alter the existing drainage pattern is currently under assessment. The potential for the project to result in substantial erosion or siltation on- or off-site will be addressed in the EIR.					
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	20	X			
The project site is located within FEMA Zone AE, which is designated as a 100-year flood plain, with a 1% chance of flooding annually. Although nearly the entire project site is paved, the degree to which the project site could substantially alter the existing drainage pattern is currently under assessment. The potential for the project to result in flooding on- or off-site will be addressed in the EIR.					
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?		X			
The potential for the project to create or create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff is under assessment. This issue will be addressed in the EIR, including the preparation of a Water Quality Management Plan for the proposed project.					

Issues and Supporting Information Sources	Sources	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) Result in an increase in pollutant discharges to receiving waters? (Consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical storm water pollutants [e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances and trash].)		X			
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The potential for the project to result in an increase in pollutant discharges to receiving waters is under assessment. This issue will be addressed in the EIR, including the preparation of a Water Quality Management Plan for the proposed project.

g) Result in significant alteration of receiving water quality during or following construction?		X			
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The potential for the project to significantly alter the receiving water quality during or following construction is under assessment. This issue will be addressed in the EIR.

h) Result in increased impervious surfaces and associated increased runoff?					X
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Nearly all areas of the project site are paved whereas the proposed project includes a Creekside Park. The park paving would consist of interlocking concrete pavers. Thus, the project will not result in increased impervious surfaces and associated increased runoff. No further analysis of this issue is required.

i) Create a significant adverse environmental impact to drainage patterns due to changes in runoff flow rates or volumes?		X			
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The potential for the project to have a significant adverse environmental impact to drainage patterns due to changes in runoff flow rates or volumes is unknown at this time. Therefore this issue will be addressed in the EIR.

j) Result in increased erosion downstream?	9	X			
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See 7c above.

k) Result in an increase in any pollutant for which a downstream water body is already impaired, as listed on the Clean Water Act Section 303(d) list?		X			
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The potential for the project to result in an increase in any pollutant for which a downstream water body is already impaired, as listed on the Clean Water Act Section 303(d) list is unknown at this time. Therefore this issue will be addressed in the EIR.

l) Exacerbate already existing sensitive conditions to downstream environmentally sensitive area?		X			
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The potential for the project to have a significant adverse environmental impact to drainage patterns due to changes in runoff flow rates or volumes is unknown at this time. Therefore this issue will be addressed in the EIR.

m) Have a potentially significant adverse impact on the surface water quality of either marine, fresh or wetland waters?		X			
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Issues and Supporting Information Sources	Sources	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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The potential for the project to exacerbate already existing sensitive conditions to downstream environmentally sensitive area is unknown at this time. Therefore this issue will be addressed in the EIR.					
n) Have a potentially significant adverse impact on ground water quality?	9	X			
Almost the entire project site is currently impervious, and as such, infiltration of stormwater at the site is low. Thus, the amount of stormwater that reaches groundwater level beneath site is extremely low. However, the proposed project has the potential to adversely impact the ground water quality. Therefore this issue will be addressed in the EIR.					
o) Cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives, policies or degradation of beneficial uses?	20	X			
The potential for the project to cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives, policies or degradation of beneficial uses is unknown at this time. Therefore this issue will be addressed in the EIR.					
p) Impact aquatic, wetland or riparian habitat?	20	X			
The project site is not located within a wetlands or riparian habitat; therefore, the proposed project is not anticipated to create a significant impact to wetlands or riparian habitat. Thus, no further analysis of this issue is required. Potential impacts to aquatic habitat will be addressed in the EIR.					
q) Otherwise substantially degrade water quality?		X			
The proposed project could potentially result in additional sources of polluted runoff. Therefore, the potential for the project to otherwise substantially degrade water quality will be addressed in the EIR, including the preparation of a Water Quality Management Plan.					
r) Place housing within 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	20				X
There is no residential component associated with the proposed project. Thus, no further analysis of this issue is required.					
s) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	1, 7	X			
The project site is located within a 100-year flood hazard area as mapped on the City's Flood Hazard Map and would be required to comply with the City's Flood Damage Prevention Ordinance (Chapter 25.38) and flood proof the applicable maintenance and storage uses that are required to be protected from the 100-flood level. However, the potential for the project to place within a 100-year flood hazard area structures which would impede or redirect flood flows will be addressed in the EIR.					
t) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	7				X

Issues and Supporting Information Sources	Sources	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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No dams or levees are located in the project site area. Therefore, the project would not expose people or structures to a significant risk or loss, injury or death involving flooding, as a result of the failure of a levee or dam. Thus, no further analysis of this issue is required.

u) Inundation by seiche, tsunami or mudflow?	7	X			
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The proposed project could potentially result in inundation by seiche, tsumami or mudflow. Therefore, this issue will be addressed in the EIR.

8. LAND USE AND PLANNING Would the project:

a) Physically divide an established community?	2, 19, 20				X
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The project site is surrounded by areas that are developed with urban land uses. The proposed project would include the development of a parking structure and a park, and would not create a physical barrier within the community or otherwise divide contiguous land uses. Therefore, the proposed project would not physically divide an established community, and no further analysis of this issue is necessary.

b) Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to a general plan, specific plan, local coastal program or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	2, 19	X			
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The degree to which the proposed project is consistent with applicable land use plans, policies, or regulations is currently under assessment. The potential for the project to conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect will be addressed in the EIR.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	8				X
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The project site is not subject to a Habitat Conservation Plan, Natural Community Conservation Plan, or any other habitat plan. Therefore, development of the proposed project would not conflict with any habitat conservation plan. Thus, no further analysis of the issue is required.

9. MINERAL RESOURCES Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	2				X
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There are no known mineral resources at or near the project site. Thus, the proposed project would not result in the loss or availability of a known mineral resource that would be of value to the region and the residents or the state. No further analysis of this issue is required.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?					X
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See 9a above.

Issues and Supporting Information Sources	Sources	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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10. NOISE Would the project result in:					
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X			
During the proposed project's construction period, noise levels at and near the project site would temporarily increase due to use of construction equipment. The project will also result in increased traffic and park use. The potential for the project to result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies will be addressed in the EIR.					
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?		X			
Construction of the proposed project may require the use of pile drivers. Therefore, the proposed project has the potential to result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels. This issue will be addressed in the EIR.					
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?		X			
Development of the proposed project would increase the number of people and vehicles and the amount of activity at the project site and in the area. Additionally, traffic generated by the proposed project would affect the noise levels along the roadways that would be used by project traffic. Therefore, the potential for the project to result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project will be addressed in the EIR.					
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		X			
Demolition and construction activities associated with the proposed project, particularly the use of heavy machinery, could generate temporary intermittent noise in excess of the City's noise standards. Therefore, the potential for the project to result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project will be addressed in the EIR.					
11. POPULATION AND HOUSING Would the project:					
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	20				X
The project does not propose new homes or businesses and would not induce additional population growth. No further analysis of this issue is required.					

Issues and Supporting Information Sources	Sources	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	20				X
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There are no existing housing units on the project site. Therefore, the proposed project would not displace substantial numbers of existing housing, and no further discussion of this issue is required.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	20				X
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See 11b above.

12. PUBLIC SERVICES

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:					
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i) Fire protection?	2, 12, 17, 20			X	
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The project site is located in a developed urban area with existing public services. The City of Laguna Beach Fire Department would provide fire protection and emergency medical response to the project site. Primary service to the project site would be provided by Station 1, located adjacent to the site at City Hall. The project would be developed in compliance with all applicable codes for fire safety and emergency access. Therefore, the project would not significantly increase the need for fire protection services and would not result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities, need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for the City of Laguna Beach Fire Department. See 6f above. Project impacts related to fire protection services would be less than significant, and no further analysis of this issue is required.

ii) Police protection?	2, 13, 20			X	
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The project site is located in a developed urban area with existing public services. The City of Laguna Beach Police Department would provide police services to the project site. The police station is adjacent to the project site at City Hall, and the proposed project would not significantly increase the need for police services. Therefore, the project would not result in substantial adverse physical impacts associated with the provision of new or physically altered police facilities, need for new or physically altered police facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives for the City of Laguna Beach Police Department. Project impacts related to police services would be less than significant, and no further analysis of this issue is required.

Issues and Supporting Information Sources	Sources	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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iii) Schools?	1, 2, 20			X	
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The proposed project does not include any residences and therefore would not directly contribute any school-aged to the school district. The project would not result in substantial adverse physical impacts associated with the provision of new or physically altered school facilities, need for new or physically altered school facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for the local school district. Project impacts related to school services would be less than significant, and no further analysis of this issue is required.

iv) Parks?	20				X
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The proposed project does not include any residences and therefore would not generate the greatest users of parks and recreational facilities-families with children. In addition, the project includes the development of “Creekwalk Park.” The project would not have any impact on parks and recreational services. Therefore, the project would not result in substantial adverse physical impacts associated with the provision of new or physically altered parks and recreational facilities, need for new or physically altered parks and recreational facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, or other performance objectives for the Parks Division. No further analysis of this issue is required.

v) Other public facilities?					X
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No other public facilities have been identified that could be substantially adversely affected by the project. No further analysis of this issue is necessary.

13. RECREATION

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	20				X
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The proposed project includes the development of the “Creekwalk Park” and would not impact existing neighborhood and regional parks or other recreation facilities. No further analysis of this issue is required.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	20	X			
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The proposed project includes the demolition of a surface parking area and the development of the “Creekwalk Park.” The potential for the proposed “Creekwalk Park” to result in adverse physical effects on the environment will be analyzed in the EIR.

Issues and Supporting Information Sources	Sources	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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14. TRANSPORTATION / TRAFFIC Would the project:					
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	16	X			
Implementation of the proposed project would create new vehicle trips traveling to and from the project site. Therefore, the EIR will address the potential for the project to cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system.					
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	16	X			
Implementation of the proposed project and other reasonably-foreseeable development in the project area would create new vehicle trips traveling to and from the project site. Therefore, the EIR will address the potential for the project to exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways.					
c) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	16, 20	X			
The proposed project would alter access to the project site. Without proper design, the project could result in traffic hazards. Therefore, the EIR will address the potential for the project to substantially increase hazards due to a design feature. No agricultural land uses are located in proximity to the project site. Therefore, the project would not result in traffic hazards associated with incompatible uses, such as farm equipment. No further analysis related to this specific issue is required.					
d) Result in inadequate emergency access?					X
The proposed project provides two ingress/egress points and would be subject to compliance with all applicable emergency access requirements of the City Fire Department. No impacts related to emergency access would occur. No further analysis related to this specific issue is required.					
e) Result in inadequate parking capacity?	21				X
The proposed project provides increased parking capacity on the project site and helps to resolve many of the City's ongoing parking problems identified in the City's Transportation, Circulation and Growth Management Element. Therefore, no further analysis related to this specific issue is required.					
f) Conflict with adopted policies, plans or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?		X			
The proposed project would incorporate measures that support alternative transportation for the purpose of reducing vehicle trips with proposed tram service to the visitor center/parking structure. The EIR will address the potential for the proposed project to conflict with adopted policies, plans, or programs supporting alternative transportation, (e.g., bus turnouts, bicycle racks).					

Issues and Supporting Information Sources	Sources	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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15. UTILITIES AND SERVICE SYSTEMS Would the project:					
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X	
<p>This question would typically apply to properties served by private sewage disposal systems, such as septic tanks. Section 13260 of the California Water Code states that persons discharging or proposing to discharge waste that could affect the quality of the waters of the State, other than into a community sewer system, shall file a Report of Waste Discharge (ROWD) containing information which may be required by the appropriate Regional Water Quality Control Board (RWQCB). The RWQCB then authorizes a National Pollutant Discharge Elimination System (NPDES) permit that ensures compliance with wastewater treatment and discharge requirements. The project site is not served by a private on-site wastewater treatment system, but instead conveys wastewater via municipal sewage infrastructure to a treatment plant operated by the South Coast Water District in conjunction with the Aliso Water Management Agency. This treatment facility is a public facility and is therefore subject to the State’s wastewater treatment requirements. Wastewater from the project site is therefore treated according to the wastewater treatment requirements enforced by the California Regional Water Quality Control Board, San Diego Region, and no significant impact would occur. Therefore, no further analysis related to this specific issue is required.</p>					
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	14, 20			X	
<p>Potable water for Laguna Beach is imported from the Metropolitan Water District of Southern California and stored in numerous reservoirs through the Laguna Beach County Water District (LBCWD). Water service at the project site and in the project area is also provided by LBCWD. The current corporate yard is served by a four-inch pipeline in an alley behind City Hall. There is an eight-inch waterline and a 16-inch waterline in Forest Avenue that can serve the project site if necessary. According to LBCWD, the current uses on the site are adequately accommodated by the LBCWD’s existing water supply. The proposed project would use minimal water to operate public restrooms on the first floor of the parking structure and in the visitor center, and to maintain drought tolerant plants throughout the landscaping. Other than possible on-site improvements to the water supply infrastructure, the proposed project would not require the expansion of existing water distribution facilities. Sewage generation by the proposed project would be minimal and would not require the expansion of off-site sewer lines or the area wastewater treatment plant. Therefore, no further analysis related to this specific issue is required.</p>					
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	14, 20	X			
<p>While the proposed project is not anticipated to result in the construction of new off-site storm water drainage facilities, or the expansion of such facilities, the amount of post-project runoff and available stormwater drainage capacities will be assessed in the EIR.</p>					

Issues and Supporting Information Sources	Sources	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	14, 20			X	
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According to the LBCWD as long as the current water demand does not change considerably, then there will be no problem in accommodating the project's water demand and existing water supplies are adequate. The proposed project would use minimal water to operate public restrooms on the first floor of the parking structure and in the visitor center, and to maintain drought tolerant plants throughout the landscaping and could result in a slight increase in water use. No significant impacts are anticipated. Therefore, no further analysis related to this specific issue is required.

e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	14, 20			X	
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See 15b above.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	15				X
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Solid waste generated by users at the project site and surrounding area is disposed of at the Waste Management of Orange County Landfill. According to the California Integrated Waste Management Board, the landfill has the permitted capacity to receive 1,500 tons per day and has no known closure date. It is anticipated that this landfill has adequate capacity to serve the anticipated solid waste disposal needs of the proposed project and that back-up landfills would be available should the Orange County landfill close during the life of the proposed project. Therefore, project impacts related to landfill capacity would be less than significant. No further analysis of this issue is required.

g) Comply with federal, state and local statutes and regulations related to solid waste?				X	
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The construction and operation of the proposed project would be required to adhere to all applicable federal, State, and local statutes and regulations related to solid waste. Therefore, project impacts regarding compliance with federal, state, and local statutes and regulations related to solid waste would be less than significant, and no further analysis of this issue is required.

16. MANDATORY FINDINGS OF SIGNIFICANCE
a) Does the project have the potential to 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, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?
Yes. As noted in this Initial Study, implementation of the proposed project could potentially degrade the quality of the environment.
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects.)
Yes. The proposed project could contribute to cumulative environmental impacts.
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?
Yes. As noted in this Initial Study, implementation of the proposed project could cause substantial adverse effects on human beings, either directly or indirectly.

17. EARLIER ANALYSES.
Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or Negative Declaration. Section 15063 (c) (3) (D). In this case a discussion should identify the following items:
a) Earlier analysis used. Identify earlier analyses and state where they are available for review.
None.
b) Impacts adequately addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
None.
c) Mitigation measures. For effects that are "Less than Significant with Mitigation Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions of the project.
1. Prior to issuance of building permits, all liquid phase waste and solid/semi solid waste shall be removed from the bottom of the former sewer digester by a city-approved hazardous materials professional.

18. SOURCE REFERENCES	
1	City of Laguna Beach Municipal Code – Title 25 (Zoning)
2	City of Laguna Beach Downtown Specific Plan
3	City of Laguna Beach General Plan –Landscape and Scenic Highways Element
4	City of Laguna Beach General Plan Historic Resources Element
5	Laguna Beach Cultural Report for the Community/Senior Center, prepared by McKenna, September 2002
6	City of Laguna Beach General Plan Noise Element
7	City of Laguna Beach General Plan Safety Element
8	City of Laguna Beach General Plan Open Space/Conservation Element
9	Geotechnical Investigation for Foundation Design, prepared by Geofirm, Report No. 03-5148, July 23, 2003; Geotechnical Feasibility Investigation, prepared by Geofirm, Report No. 6-2334, October 17, 1996
10	Limited Site Assessment Former Sewer Digester, prepared by Tait Environmental Management, Inc., August 15, 2003
11	California Department of Toxic Substances Control, Hazardous Waste and Substances Sites, http://www.dtsc.ca.gov/database/Calsites/Cortese_List.cfm?county=30 , January 10, 2006.
12	City of Laguna Beach Fire Department website, http://www.lagunabeachcity.net/government/departments/firedept/ , January 10, 2006
13	Kravetz, Jason, C., Traffic Sergeant, City of Laguna Beach Police Department, correspondence, January 4, 2006
14	Nestor, James R., District Engineer, Laguna Beach County Water District, correspondence, January 4, 2006
15	California Integrated Waste Management Board, http://www.ciwmb.ca.gov/SWIS/detail.asp?PG=DET&SITESCH=30-AB-0363&OUT=HTML , January 10, 2006
16	Village Entry Parking Structure Traffic Impact Analysis, by RFB Consulting, April 5, 2005
17	Head, Kris, Fire Marshal, City of Laguna Beach Fire Department, correspondence, January 18, 2006
18	South Coast Air Basin, South Coast Air Quality Management District’s Air Quality Management Plan, http://www.aqmd.gov/aqmp/AQMD03AQMP.htm
19	City of Laguna Beach General Plan Land Use Element
20	Village Entrance Site Plan Maps prepared by Studio One Eleven on October 22, 2005
21	City of Laguna Beach Transportation, Circulation and Growth Management Element

19. Mitigation Measures. For effects that are "Less Than Significant with Mitigation Incorporated," describe the mitigation measure(s) which were incorporated and the extent to which they address site-specific conditions of the project. The responsible person, Department, Agency, etc., that will be responsible for verification and the event or time of verification should also be specified.

1. Prior to issuance of building permits, all liquid phase waste and solid/semi solid waste shall be removed from the bottom of the former sewer digester by a city-approved hazardous materials professional. The City of Laguna Beach Department of Public Works shall be responsible for verifying compliance with this mitigation measure.

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