



# NOTICE OF INTENT TO ADOPT / NOTICE OF AVAILABILITY MITIGATED NEGATIVE DECLARATION

## for the Laguna College of Art and Design (LCAD) North Campus Student Center Project

This serves as the City of Laguna Beach's Notice of Intent to adopt a Mitigated Negative Declaration/Initial Study for the Laguna College of Art and Design (LCAD) North Campus Student Center Project prepared in accordance with the California Environmental Quality Act (CEQA), CEQA Guidelines, and local implementation procedures.

- Name of Project:* Laguna College of Art and Design (LCAD) North Campus Student Center Project
- Project Location:* Laguna College of Art and Design, 2825-2851 Laguna Canyon Road, Laguna Beach, CA 92651
- Lead Agency:* City of Laguna Beach, 505 Forest Avenue, Laguna Beach, California, 92651
- Project Applicant:* Krista Scheib, Architect, 5301 California Ave., Suite 100, Irvine, CA 92617 (949) 261-1001 [kscheib@lpadesignstudios.com](mailto:kscheib@lpadesignstudios.com)
- Project Description:* The project includes demolition of Building C and the existing asphalt parking lot and construction of a two-story, approximately 21,977 square foot Student Center. The Student Center would include a gallery, multi-purpose conference rooms, café/lounge, and lobby on the 1st floor. Visual communication classrooms, offices, and a meeting room would be located on the 2nd floor. Site improvements would include exterior spaces to support student collaboration including patios, turf areas, landscaping, and other similar improvements. The project would include reconfiguration and expansion of the existing parking lot to provide 187 parking spaces. No changes are proposed for Buildings A and B. Other project components include the installation of landscaping, pedestrian pathways, site lighting, driveway improvements, and connection to offsite utilities (sewer, domestic water, electrical, telecommunications) in the right-of-way on Laguna Canyon Road. The project would include stormwater detention features such as debris basins and/or other appropriate features, including stormwater detention system located below the parking lot.

**NOTICE IS HEREBY GIVEN THAT** the City proposes to adopt a Mitigated Negative Declaration for the above-cited project. Such Mitigated Negative Declaration is based on the finding that the project would not have a significant effect on the environment. The reasons to support such a finding are documented by an Initial Study prepared by the City. The Mitigated Negative Declaration, Initial Study, and other supporting environmental documents are available for public review on the City website at [www.lagunabeachcity.net](http://www.lagunabeachcity.net) and at the City of Laguna Beach, Community Development Department, located at 505 Forest Avenue. City Hall hours: Monday – Thursday: 7:30am – 5:30pm; every other Friday: 7:30am – 4:30pm; closed alternating Fridays.

For questions regarding the Mitigated Negative Declaration, please contact:

<b>NAME:</b>	Anthony Viera	<b>PHONE:</b>	(949) 497-0398
<b>TITLE:</b>	Principal Planner	<b>EMAIL:</b>	<a href="mailto:aviera@lagunabeachcity.net">aviera@lagunabeachcity.net</a>
<b>ADDRESS:</b>	City of Laguna Beach 505 Forest Avenue Laguna Beach, CA 92651		

*Public Review Period:* **Begins: August 4, 2023** **Ends: September 4, 2023**

*Public Hearing:* Consideration of adoption of the Mitigated Negative Declaration by the City of Laguna Beach Planning Commission is tentatively scheduled to take place on **September 20, 2023, 6:00 p.m.** at the City of Laguna Beach Council Chambers located at 505 Forest Avenue, Laguna Beach, California 92651.

In accordance with the CEQA Guidelines, any comments concerning the findings of the proposed Mitigated Negative Declaration/Initial Study must be submitted in writing and **received by the City no later than 5:00 p.m. on September 4, 2023**, in order to be considered prior to the City's final determination on the project. Should you decide to challenge this project, you may be limited to the issues raised during this public review period. Please submit your written comments to Anthony Viera, City of Laguna Beach Community Development Department, 505 Forest Avenue, Laguna Beach, California 92651.