



NEGATIVE DECLARATION #09-01

Project Title: Saddleback Golf Cars (ZC 09-01 and UP-559) operation of a golf car and cart retail sales and services facility.

Project Applicant: Mr. Phil Bellafaire
Saddleback Golf Cars
23261 Del Lago # 10
Laguna Hills, California 92653-1359

Project Location: Former Los Angeles Times Distribution Center, 23252 Via Campo Verde (APN 621-131-26)

Project Description: The applicant proposes to operate a golf car/cart retail sales and services business in an existing 20,133 square foot industrial building on 1.23 acres. The retail component of the project will be the sales of golf cars/carts and accessories to the general public. The service component will repair and upgrade golf cars/carts, which will include electrical work, welding and parts installation, painting, detailing, and washing. To facilitate the proposal, a zone change from Professional and Administrative Office (PA) to Community Commercial (CC) is required as well as a Use Permit to allow operation of this particular type of business. The project includes interior and exterior modifications to the building and the site.

FINDING

The City of Laguna Woods has conducted an initial study for the above project pursuant to the Guidelines for Implementation of the California Environmental Quality Act. As a result of this review, the City of Laguna Woods hereby finds that the proposed project will not have a significant impact on the environment.

Date: August 26, 2009 **Public Review Period:** August 26, 2009 to September 16, 2009

PUBLIC NOTICE

The public is invited to comment on the Draft Negative Declaration during the review period. A copy of the Draft Negative Declaration and supporting documentation is on file and available for review at the City of Laguna Woods, 24264 El Toro Road, Laguna Woods, CA 92653 (949) 639-0500. The appropriateness of the Negative Declaration will be reconsidered in response to the comments received.

Accepted as complete by: 
Alex Gutierrez, City Planner


Date

Attached: Legal Description of Proposed Acquisition
Initial Study with Site Map

LEGAL DESCRIPTION

Real property in the City of Laguna Woods, County of Orange, State of California, described as follows:

PARCEL 1:

THAT PORTION OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 8 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF LAGUNA WOODS, COUNTY OF ORANGE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT FILED IN THE DISTRICT LAND OFFICE, JANUARY 1, 1874, DESCRIBED AS FOLLOWS:

PARCEL 1 AS SHOWN ON A MAP FILED IN BOOK 153, PAGES 41 AND 42 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

EXCEPTING ONE-HALF OF ALL GAS, OIL, HYDROCARBONS, MINERALS AND OTHER SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, BUT WITHOUT THE RIGHT TO ENTER UPON THE SURFACE OF SUBSURFACE OF THE PROPERTY ABOVE A DEPTH OF 500 FEET FOR ANY PURPOSE WHATSOEVER, AS RESERVED BY LLOYD BANK, A CALIFORNIA CORPORATION, AS SUCCESSOR IN INTEREST TO FIRST WESTERN BANK AND TRUST COMPANY, A CORPORATION, IN THE DEED RECORDED DECEMBER 4, 1961 IN BOOK 5931 PAGE 586 OF OFFICIAL RECORDS AND RE-RECORDED DECEMBER 11, 1961 IN BOOK 5939, PAGE 534 OF OFFICIAL RECORDS.

ALL OIL, GAS, MINERALS, HYDROCARBONS AND MINERAL RIGHTS AND OTHER SUBSURFACE SUBSTANCES LYING IN AND UNDER THE REAL PROPERTY, WITH THE RIGHT TO EXPLORE THEREFOR, SELL, LEASE AND/OR REMOVE THE SAME BUT WITHOUT RIGHT OF ENTRY THEREFOR UPON THE SURFACE OR WITHIN THE UPPER FIVE HUNDRED (500) FEET MEASURED VERTICALLY DOWNWARD FROM THE SURFACE OF THE REAL PROPERTY AS RESERVED IN DEED RECORDED AUGUST 20, 1981 AS IN BOOK 14188, PAGE 259, OF OFFICIAL RECORDS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND FOR ROAD PUBLIC UTILITIES PURPOSES ON, OVER AND UNDER PARCELS A AND C AS SHOWN ON A MAP FILED IN BOOK 153, PAGES 41 AND 42 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND FOR ROAD AND PUBLIC UTILITIES PURPOSES ON, OVER AND UNDER PARCEL B OF THAT CERTAIN PARCEL MAP FILED IN BOOK 70, PAGE 49 OF PARCEL MAPS, RECORDS OF SAID ORANGE COUNTY, CALIFORNIA.

APN: 621-131-26