



## City of Imperial Beach, California

COMMUNITY DEVELOPMENT DEPARTMENT

825 Imperial Beach Blvd., Imperial Beach, CA 91932 Tel: (619) 628-1356 Fax: (619) 424-4093

### NOTICE OF INTENT AND AVAILABILITY FOR PUBLIC REVIEW AND COMMENT PERIOD OF DRAFT MITIGATED NEGATIVE DECLARATION (MND)

**BLUE WAVE (MF 1307 - CP 180066/CUP 180067/DRC 180068/SPR  
180069/VTM 180070/EIA 180071)**

**Draft MND Public Review and Comment Period: May 9, 2019 to June 10, 2019**

**NOTICE IS HEREBY GIVEN** that the City of Imperial Beach (City), as the Lead Agency, is proposing to adopt a Mitigated Negative Declaration (MND) in accordance with the California Environmental Quality Act (CEQA) for the proposed project as identified below. A 30-day public review and comment period has been established pursuant to CEQA Guidelines Section 15073 for the Draft MND which has been prepared for the proposed project.

**PROJECT NAME:** Blue Wave (MF 1307 - CP 180066/CUP 180067/DRC 180068/SPR 180069/VTM 180070/EIA 180071)

**APPLICANT:** Blue Wave Enterprises, LLC

**DESCRIPTION:** The Blue Wave Hotel & Residences project (project) consists of the development of an approximately 73,447-square-foot multi-use facility located at 550 Highway 75 in Imperial Beach, California. The facility would consist of a Z-shaped, four-story building containing 47 hotel rooms and 51 residential units along the northeastern perimeter of the site. In addition, the project would construct a two-story building with 6,680 square feet of office/shop/restaurant space adjacent to Palm Avenue/Highway 75. Other amenities would include a courtyard, a 765-square-foot fitness building, a pool, and deck. Access to the site would be from Palm Avenue/Highway 75, as well as a one-way exit to 7th Street.

The project application consists of a Regular Coastal Development Permit (CP 180066), Conditional Use Permit (CUP 180067), Design Review Case (DRC 180068), Site Plan Review (SPR 180071), Vesting Tentative Map (VTM 180072), and Environmental Initial Assessment (EIA 180069), for development of the 1.27-acre site (APNs 625-140-08-00, 626-070-33-00, and 626-070-57-00) in the General Commercial & Mixed-Use (C/MU-1) Zone. The coastal development permit would include an after-the-fact demolition of a motel that was demolished circa 2010.

**LOCATION:** The approximate 1.27-acre project site is comprised of three parcels (APNs 625-140-08-00, 626-070-33-00, and 626-070-57-00) within the City of Imperial Beach, in San Diego County, California at 550 Highway 75 and 624 7<sup>th</sup> Street.

**COASTAL PERMIT JURISDICTION:** This project is located in the coastal zone as defined by the California Coastal Act of 1976. At a future meeting the City Council public hearing will serve as the required coastal permit hearing and the City Council will consider the findings under the California Coastal Act. The coastal permit would include an after-the-fact demolition of a motel that was demolished circa 2010. The project is located in the Appeal Jurisdiction of the California Coastal Commission as indicated on the Local Coastal Program Post Certification and Appeal Jurisdiction

Map and, as such, would be appealable to the California Coastal Commission under Section 30603(a) of the California Public Resources Code.

**SIGNIFICANT ENVIRONMENTAL EFFECTS ANTICIPATED AS A RESULT OF THE PROJECT:**

The City conducted an Environmental Initial Study (IS) that determined the proposed project could have a potentially significant environmental effect in the following areas: Hazards and Hazardous Materials and Noise. The Draft MND identifies mitigation measures that will avoid or reduce all potentially significant environmental effects to below a level of significance. The Draft MND also will be routed through the State Clearinghouse for a 30-day agency review.

**REVIEW AND COMMENT PERIOD:** The City has established a 30-day public review and comment period from **May 9, 2019 to June 10, 2019**. During this period, the Draft MND and IS will be posted on the City's website at [www.imperialbeachca.gov](http://www.imperialbeachca.gov) by clicking on the "Public Notices" tab under the "Government" pull-down menu. The Draft MND and IS will also be available for review at the following locations and during the following days/times:

City of Imperial Beach Community Development Department 825 Imperial Beach Boulevard Imperial Beach, California 91932	Monday through Friday (except during office closures) 7:30 a.m. to 5:00 p.m.
Imperial Beach Public Library 810 Imperial Beach Boulevard Imperial Beach, California 91932	Monday and Wednesday: 9:30am to 8:00pm Tuesday and Thursday: 9:30 a.m. to 6:00 p.m. Friday and Saturday: 9:30 a.m. to 5:00 p.m.
City of Imperial Beach, City Clerk's Office 825 Imperial Beach Boulevard Imperial Beach, California 91932	Monday through Friday (except during office closures) 7:30 a.m. to 5:00 p.m.

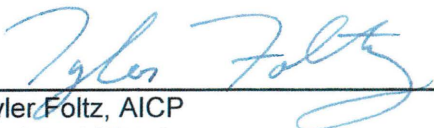
Comments can be made on the IS/MND in writing before the end of the public review and comment period. All written comments on the Draft MND should focus on the sufficiency of the document in identifying and analyzing the potential impacts on the environment that may result from the proposed project, and the ways in which the significant effects are avoided or mitigated. Written comments must be submitted so as to arrive **no later than 5:00 p.m. on June 10, 2019**, to the following:

Tyler Foltz, AICP  
Community Development Department  
City of Imperial Beach  
825 Imperial Beach Boulevard  
Imperial Beach, California 91932

Comments will also be accepted by email to [tfoltz@imperialbeachca.gov](mailto:tfoltz@imperialbeachca.gov). Please include "Blue Wave MND" in the email subject line.

Following the close of the public comment period, the City will consider the IS/MND and comments thereto in determining whether to approve the proposed project. The City will prepare a Final MND for consideration and certification by the City Council. Notice of the City Council hearing for the project will be published at a later date. If you challenge the City's action on this environmental document in court, you may be limited to raising only those issues that you or someone else raised in written correspondence to the City during this 30-day public comment period.

**FURTHER INFORMATION:** For project or environmental review information, please contact Tyler Foltz at the City of Imperial Beach at (619) 628-2381 or [tfoltz@imperialbeachca.gov](mailto:tfoltz@imperialbeachca.gov).



---

Tyler Foltz, AICP  
Assistant Director  
Community Development Department  
City of Imperial Beach

**May 2, 2019**  
Date of Notice

File: MF 1307

State Clearinghouse/Office of Planning and Research, P.O. Box 3044, 1400 Tenth Street, Room 222, Sacramento, CA 95812-3044 (15 CDs & Summary Form & NOC)

San Diego County Clerk; 1600 Pacific Highway, Rm. 260, P.O. Box 1750, MS A-33, San Diego CA 92101

Richard Drury-Theresa Rettinghouse, Lozeau Drury LLP, 410 12th St., Ste. 250, Oakland, CA 94607

Stephanie Leach, Coastal Program Analyst, California Coastal Commission, 7575 Metropolitan Drive, Suite 103, San Diego, CA 92108

