

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

 Project Title: Pacific Edge Hotel Remodel

 Lead Agency: City of Laguna Beach

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 Phone Number: (949) 497-0713

 Project Location: Laguna Beach
City
Orange County
County

Project Description (Proposed actions, location, and/or consequences).

This document is the revised Draft IS-MND for the proposed project, which was initially published on October 27, 2020 and circulated for a 30-day public review period ending on November 26, 2020. The proposed project involves interior remodeling of nine existing buildings on the project site, construction of a new building ("New Reef") with 15 hotel rooms, a pool/lounge and a single level subsurface parking garage at 667 Sleepy Hollow Lane, landscape and exterior lighting updates throughout the project site, the demolition of existing swimming pools at the Surf and Seas buildings, the addition of a porte cochère with below-grade storage and office space at the existing Surf building, repaving and restriping of existing parking lots, and roadway improvements to Sleepy Hollow Lane, and below-grade kitchen expansion and conversion of storage to a conference room at the Villa Building. The patio of the Driftwood Kitchen building would be remodeled and provided new landscaping.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Nesting birds could potential be disturbed by project construction activities. Mitigation Measure BIO-1 would require a pre-construction nesting survey for any activities occurring during the breeding season and avoidance buffers for any nests identified.

Ground disturbance associated with project construction could damage previously undiscovered archaeological, tribal cultural, and paleontological resources. Mitigation Measures CR-1, CR-2, and TCR-1 would require monitoring by an archaeologist and tribal monitor during initial ground disturbance and would require the halting of work and evaluation of any resources encountered during construction. Mitigation Measure GEO-1 would require full-time monitoring by a qualified paleontologist during ground-disturbing activities.

Project construction noise could impact nearby residences; mitigation measure NOI-1 would include measures to reduce construction noise below the FTA residential construction noise threshold. Hotel units with direct line-of-site to SR-1 may have interior noise levels that exceed the City standards. Mitigation Measures NOI-2 would require incorporation of building materials that would reduce noise levels within room interiors. Operational noise associated with hotel pool could potentially impact nearby residences. Mitigation measure NOI-3 would require installation of a 9-foot acoustical barrier in portions of the site to reduce potential noise impacts to adjacent residences.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Potential noise impacts and parking were issues raised by the public.

Provide a list of the responsible or trustee agencies for the project.

None