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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: 32051 Coast Highway

Lead Agency: City of Laguna Beach

Contact Name: Christian Dominguez

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Project Location: City of Laguna Beach (*City*) Orange County (*County*)

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

The proposed project involves the demolition of the existing 1,318-sf single-family residence and the construction of a 6,774-sf, three-story single-family residence. The project would also include a 590-sf garage, a 1,213-sf elevated deck terrace with a pool and jacuzzi, a water feature, and reflecting pond. Additionally, the project would provide 4,456 sf of landscaped open space, including 1,517 sf of irrigated area. The proposed project would feature a modern architectural style with expansive windows, mixed materials such as wood, stone, stucco, and burnished metal. Exterior lighting would include low-voltage indirect slot lighting recessed into the building walls, as well as low-voltage indirect strip lighting, free standing directional and path lighting, and wall-mounted pool lighting to provide outdoor landscaping and pool lighting. The proposed residence would be designed to exceed the Title 24 standards by 15 percent and would include sustainability features such as energy-efficient lighting and appliances, a reclaimed water irrigation system, rain barrels for irrigation use, water efficient appliances and fixtures, a green roof on a portion of the site, rooftop solar panels, and a permeable pavement driveway.

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

Potential construction impacts to air quality would be reduced to a less than significant level with Mitigation Measure AQ-1, which requires the use of EPA Tier 4 equipment.

Potential construction impacts to biological resources would be reduced to a less than significant level with Mitigation Measures BIO-1 through BIO-2, which require a pre-construction nesting bird survey and construction housekeeping measures.

Potential construction impacts to archaeological resources would be reduced to a less than significant level with Mitigation Measure CR-1, which specifies procedures in the event that archaeological resources are unearthed.

Potential construction noise and vibration impacts would be reduced to a less than significant level with implementation of Mitigation Measures NOI-1 and NOI-2 which include measures such as use of sound blankets and alternative equipment during construction.

Potential impacts to tribal cultural resources would be reduced to a less than significant level with implementation of Mitigation Measure TCR-1, which specifies procedures, including Native American consultation, in the event that tribal cultural resources are encountered during construction.

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

No areas of known controversy.

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

No responsible or trustee agencies.