

# 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: 385 Nyes Place

Lead Agency: City of Laguna Beach

Contact Name: Shaveta Sharma, Senior Planner

Email: ssharma@lagunabeachcity.net Phone Number: (949) 715-0958

Project Location: 385 Nyes Place, Laguna Beach, CA 92651. Orange County, California  
*City* *County*

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

The Project proposes to construct a new three-story, single-family residence, accessory dwelling unit, and two street-level garages, with an elevated deck, elevator tower, pool and spa, hardscaping and landscaping (approximately 4,231 square-foot residence) on an existing vacant lot. The Project proposes to reconstruct the existing curb along the eastern side of Nyes Place to allow driveway access to the Project site. No other street improvements are proposed. The Project would be subject to various City permits and approvals, including, but not limited to: adoption of a Final Mitigated Negative Declaration, Design Review DR-2023-0971; and Coastal Development Permit CDP-2023-0970.

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

Based on the Environmental Checklist Form and supporting environmental analysis provided in Section 4.0, Environmental Analysis of the Initial Study, the proposed Project would have no impact or a less than significant impact concerning all environmental issue areas, except the following, for which the Project would have a less than significant impact with mitigation incorporated:

- Biological Resources;
- Cultural Resources;
- Geology and Soils;
- Tribal Cultural Resources; and
- Wildfire.

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

N/A

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

N/A