

# NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION



**CITY OF LAGUNA BEACH**  
505 Forest Avenue  
Laguna Beach, CA 92651  
PHONE: (949) 497-0714  
FAX: (949) 497-0771

Pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act of 1970" as amended to date, this is to advise you that the City of Laguna Beach has prepared an Initial Study for the following project.

**PROJECT:** 2354 San Clemente Street Project

**LOCATION/ADDRESS:** 2354 San Clemente Street, Laguna Beach, CA 92651

**APN(s):** 656-122-04 and 656-122-05

**GENERAL PLAN DESIGNATION AND ZONING:** The Project site has a General Plan land use designation of Village Low Density. The Village Low Density designation is intended to provide for single-family residential development at urban densities in areas that are predominantly developed and support existing detached single-family residences. The Project site is located in the Residential Low Density (R-1) Zone, which is intended for low-density, single-family residential areas.

**PROJECT APPLICANT:** Kevin Aaronson

**DESCRIPTION OF PROJECT:** The Project proposes to remove the existing single-family residence, detached guest house, and associated site improvements, and construct a new two-story, 3,583 square-foot single-family residence with attached 528 square-foot two-car garage, elevated deck, pool and spa, hardscaping, and landscaping. Development of the residential structure would be limited to the previously-developed southeastern parcel; the northwestern parcel would remain undeveloped. The Project also proposes street improvements within the adjacent right-of-way, including widening the northern portion of San Clemente Street to between 17 and 21 feet, ultimately terminating in a 32-foot-wide cul-de-sac. The Project would be subject to various City permits and approvals, including, but not limited to: adoption of a Final Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; Design Review DR-2021-8817; Coastal Development Permit CDP-2021-8819; and a Variance VAR-2021-8820.

**ENVIRONMENTAL SETTING:** The Project site is currently developed with a single-family residence and detached guest house, each approximately 500 square feet. The Project site has varied topography, and the undeveloped portion of the site primarily consists of lemonade berry scrub and a small portion of ornamental/toyon-laurel sumac chaparral on the northeast corner of the site. The Project site is located within a mapped watercourse, open space preserve, high value habitat, and a fuel modification zone.

**HAZARDOUS WASTE SITE:** The Project site is not included on a list enumerated in Government Code Section 65962.5.

**PUBLIC COMMENT PERIOD:** The public review period begins on July 30, 2024 and ends on August 29, 2024. The public and all affected agencies are hereby invited to review the Initial Study/Mitigated Negative Declaration, and submit written comments. **Comments must be received by August 29, 2024 at 5:00 p.m.**

**DOCUMENT AVAILABILITY:** The Initial Study/Mitigated Negative Declaration and other supporting environmental documents are available for public review at the City of Laguna Beach, Community Development Department, located at 505 Forest Avenue and on the City of Laguna Beach Website:

<https://www.lagunabeachcity.net/publicnotices>

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**COMMENTS SHOULD BE DIRECTED TO:**

Shaveta Sharma, Senior Planner  
City of Laguna Beach  
505 Forest Avenue  
Laguna Beach, California, 92651  
[ssharma@lagunabeachcity.net](mailto:ssharma@lagunabeachcity.net)

**NEGATIVE DECLARATION PREPARED BY:**

City of Laguna Beach  
505 Forest Avenue  
Laguna Beach, CA 92651

Contact: Shaveta Sharma  
Title: Senior Planner  
Email: [ssharma@lagunabeachcity.net](mailto:ssharma@lagunabeachcity.net)

Signature \_\_\_\_\_

Date: July X, 2024

**DISTRIBUTION LIST**

**CITY DEPARTMENTS**

<input checked="" type="checkbox"/> Community Development	<input checked="" type="checkbox"/> Fire	<input type="checkbox"/> Marine Safety
<input checked="" type="checkbox"/> Police	<input checked="" type="checkbox"/> Public Works	<input type="checkbox"/> Recreation
<input checked="" type="checkbox"/> Water Quality		

**FEDERAL**

<input type="checkbox"/> Occupational Safety and Health Administration	<input type="checkbox"/> US Army Corps of Engineers	<input type="checkbox"/> US Fish and Wildlife Services
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**STATE**

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Department of Housing and Community Development	<input checked="" type="checkbox"/> Native American Heritage Commission
<input checked="" type="checkbox"/> California Coastal Commission Conservancy	<input type="checkbox"/> Department of Parks and Recreation	<input type="checkbox"/> Office of Emergency Services
<input type="checkbox"/> California Coastal Conservancy	<input type="checkbox"/> Department of Transportation District 12 (Caltrans)	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Department of Conservation	<input type="checkbox"/> Department of Toxic Substances Control	<input type="checkbox"/> Resources Agency
<input checked="" type="checkbox"/> Department of Fish and Game – Region 5	<input type="checkbox"/> Department of Water Resources	<input type="checkbox"/> Seismic Safety Commission
<input type="checkbox"/> Department of Forestry and Fire Protection	<input checked="" type="checkbox"/> Governor’s Office of Planning and Research	<input checked="" type="checkbox"/> State Clearinghouse
<input type="checkbox"/> Department of Health and Drinking Water	<input type="checkbox"/> Integrated Waste Management Board	<input type="checkbox"/> State Lands Commission
		<input type="checkbox"/> State Water Resources Control Board

**REGIONAL**

<input type="checkbox"/> San Diego Regional Water Quality Control Board	<input type="checkbox"/> South Coast Air Quality Management District	<input type="checkbox"/> Southern California Association of Governments
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**COUNTY**

<input checked="" type="checkbox"/> Orange County Clerk-Recorder	<input type="checkbox"/> Orange County Flood Control District	<input type="checkbox"/> Orange County Local Agency Formation Commission
<input type="checkbox"/> Orange County Environmental Health Department	<input type="checkbox"/> Orange County Harbors Beaches and Parks	<input type="checkbox"/> Orange County Planning & Development Services Department
<input type="checkbox"/> Orange County Fire Department	<input type="checkbox"/> Orange County Integrated Waste Management Department	<input type="checkbox"/> Orange County Public Facilities & Resources Department

**LOCAL**

<input type="checkbox"/> Aliso Water Management Agency	<input type="checkbox"/> City of Laguna Woods	<input type="checkbox"/> Laguna Beach Visitor’s Bureau
<input type="checkbox"/> City of Aliso Viejo	<input type="checkbox"/> City of Newport Beach	<input type="checkbox"/> Laguna Beach Coastline Pilot
<input type="checkbox"/> City of Dana Point	<input type="checkbox"/> Laguna Beach Chamber of Commerce	<input type="checkbox"/> Laguna News-Post
<input type="checkbox"/> City of Irvine	<input type="checkbox"/> Laguna Beach County Water District	<input type="checkbox"/> Moulton Niguel Water District
<input type="checkbox"/> City of Laguna Hills	<input type="checkbox"/> Laguna Beach Independent	<input type="checkbox"/> South Coast Water District
<input type="checkbox"/> City of Laguna Niguel	<input type="checkbox"/> Laguna Beach Unified School District	<input type="checkbox"/> South Orange County Wastewater Authority

**UTILITIES**

<input type="checkbox"/> Cox Digital Cable	<input type="checkbox"/> San Diego Gas & Electric	<input type="checkbox"/> Southern California Edison
<input type="checkbox"/> Southern California Gas Company	<input type="checkbox"/> Verizon	