



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-06/18/2025-0448

202585000585

FILED

June 18, 2025

HUGH NGUYEN
CLERK - RECORDER

By
Deputy clerk

Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

TYPE OR PRINT CLEARLY

Project Title

2354 SAN CLEMENTE STREET PROJECT (DR-2021-8817/CDP-2021-8819/VAR-2021-8820)

Check Document being Filed:

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type):

<p>FILED IN THE OFFICE OF THE ORANGE COUNTY CLERK-RECORDER ON 06/18/2025</p> <p>Posted <u>06/18/2025</u> Removed _____</p> <p>Returned to agency on _____</p> <p>DEPUTY <u>crsluna</u></p>

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
County of: Orange County Clerk Recorder
Address: County Administration
601 N. Ross Street, Santa Ana, CA 92701

From:

Public Agency: City of Laguna Beach
Address: 505 Forest Avenue
Laguna Beach, CA 92651
Contact: Shaveta Sharma, Senior Planner
Phone: (949) 715-0958

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2024071186

Project Title: 2354 San Clemente Street Project (DR-2021-8817/CDP-2021-8819/VAR-2021-8820)

Project Applicant: Kevin Aaronson, 32741 Seven Seas Dr., Dana Point, CA 92629

Project Location (include county): 2354 San Clemente Street, Laguna Beach, CA 92651 (Orange County)

Project Description:

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

This is to advise that the City of Laguna Beach has approved the above (Lead Agency or Responsible Agency)

described project on June 12, 2025 and has made the following determinations regarding the above described project.

- 1. The project will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

Laguna Beach City Hall, 505 Forest Avenue, Laguna Beach, CA 92651 and www.lagunabeachcity.net

Signature (Public Agency): [Signature] Title: Senior Planner

Date: 6/13/23 Date Received for filing at OPR:

FILED

JUN 18 2025

Authority cited: Sections 21083, Public Resources Code. Reference Section 21000-21174, Public Resources Code.

HUGH NGUYEN, CLERK-RECORDER
BY: [Signature] DEPUTY



State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER:
 30-06/18/2025-0448

STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF LAGUNA BEACH	LEAD AGENCY EMAIL	DATE 06/18/2025
COUNTY/STATE AGENCY OF FILING ORANGE COUNTY	DOCUMENT NUMBER 202585000585	

PROJECT TITLE
 2354 SAN CLEMENTE STREET PROJECT (DR-2021-8817/CDP-2021-8819/VAR-2021-8820)

PROJECT APPLICANT NAME KEVIN AARONSON	PROJECT APPLICANT EMAIL	PHONE NUMBER (949) 715-0958
PROJECT APPLICANT ADDRESS 32741 SEVEN SEAS DR	CITY DANA POINT	STATE CA
		ZIP CODE 92629

PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$ 4,123.50 \$ _____
- Mitigated/Negative Declaration (MND)(ND) \$ 2,968.75 \$ 2,968.75
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$ 1,401.75 \$ _____

- Exempt from fee
 - Notice of Exemption (attach)
 - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

- Water Right Application or Petition Fee (State Water Resources Control Board only) \$ 850.00 \$ _____
- County documentary handling fee \$ 50.00 \$ 50.00
- Other \$ _____

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other
 TOTAL RECEIVED \$ 3,018.75

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Sarah Luna Deputy Clerk
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