



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Meredith Williams, Ph.D.
Director
8800 Cal Center Drive
Sacramento, California 95826-3200



Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

August 6, 2024

Shaveta Sharma

Senior Planner

City of Laguna Beach

505 Forest Avenue

Laguna Beach, CA 92651

ssharma@lagunabeachcity.net

RE: MITIGATED NEGATIVE DECLARATION – 2354 SAN CLEMENTE STREET
PROJECT DATED JULY 30, 2024, STATE CLEARINGHOUSE NUMBER [2024071186](#)

Dear Shaveta Sharma,

The Department of Toxic Substances Control (DTSC) reviewed the Mitigated Negative Declaration (MND) for the 2354 San Clemente Street Project (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 the 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.

DTSC recommends and requests consideration of the following comments:

1. If buildings or other structures are to be demolished on any Project sites included in the proposed Project, surveys should be conducted for the presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk. Removal, demolition, and disposal of any of the above-mentioned chemicals should be conducted in compliance with California environmental regulations and policies. In addition, sampling near current and/or former buildings should be conducted in accordance with [DTSC's Preliminary Endangerment Assessment \(PEA\) Guidance Manual](#).
2. DTSC recommends that all imported soil and fill material should be tested to assess any contaminants of concern meet screening levels as outlined in the [PEA Guidance Manual](#). Additionally, DTSC advises referencing the [DTSC Information Advisory Clean Imported Fill Material Fact Sheet](#) if importing fill is necessary. To minimize the possibility of introducing contaminated soil and fill material there should be documentation of the origins of the soil or fill material and, if applicable, sampling be conducted to ensure that the imported soil and fill material are suitable for the intended land use. The soil sampling should include analysis based on the source of the fill and knowledge of the prior land use. Additional information can be found by visiting [DTSC's Human and Ecological Risk Office \(HERO\) webpage](#).

DTSC appreciates the opportunity to comment on the MND for the 2354 San Clemente Street Project. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions or would like any clarification on DTSC's comments, please respond to this letter or via [email](#) for additional guidance.

Shaveta Sharma
August 6, 2024
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Sincerely,



Dave Kereazis
Associate Environmental Planner
HWMP-Permitting Division – CEQA Unit
Department of Toxic Substances Control
Dave.Kereazis@dtsc.ca.gov

cc: (via email)

Governor's Office of Planning and
Research State Clearinghouse
State.Clearinghouse@opr.ca.gov

Tamara Purvis
Associate Environmental Planner
HWMP - Permitting Division – CEQA Unit
Department of Toxic Substances Control
Tamara.Purvis@dtsc.ca.gov

Scott Wiley
Associate Governmental Program Analyst
HWMP - Permitting Division – CEQA Unit
Department of Toxic Substances Control
Scott.Wiley@dtsc.ca.gov