

To: County of Orange
County Clerk-Recorder
12 Civic Center Plaza, Room 101
Santa Ana, CA 92701
Attn: EIR Clerk

From: City of Dana Point
Community Development Department
33282 Golden Lantern, Suite 209
Dana Point, CA 92629

Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812
County Clerk
County of Orange

Project Title: Coastal Development Permit CDP23-0048 and Minor Site Development Permit SDP24-0027(M)

Project Applicant: Nicole Thompson
Brandon Architects
151 Kalmus Drive, Suite G-1
Costa Mesa, CA 92626

Project Location – Specific: 345 Monarch Bay Drive (APN: 670-151-44)

Project Location – City: Dana Point **Project Location – County:** Orange

Description of Nature, Purpose, and Beneficiaries of Project: Request to demolish an existing two-story, single-family dwelling and construct a new 8,443-square-foot, two-story, single-family dwelling with a basement and an attached, two-car garage, and to construct retaining walls over 30 inches in height, within the Residential Single Family 4 Zoning District. The project is located in the City’s Coastal Overlay District and the Appeals Jurisdiction of the California Coastal Commission and is subject to the approval of a Coastal Development Permit. Per Dana Point Zoning Code Section 9.05.120(c), alternatives to the height limits for walls may be granted subject to the approval of a Minor Site Development Permit.

Name of Public Agency Approving Project: City of Dana Point

Name of Person or Agency Carrying Out Project: City of Dana Point

Exempt Status: (check one)


- Ministerial (Sec. 21090(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption: 15303(a) and (e) (Class 1 – New Construction or Conversion of Small Structures);
- Statutory Exemptions. State code number:

Reasons why project is exempt:

Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15303(a) and (e) (Class 1 – New Construction or Conversion of Small Structures) since the project consists of one single-family residence and accessory structures.

Lead Agency

Contact Person: Natalie Tran **Telephone:** (949) 248-3549 **Email:** ntran@danapoint.org

Signature:  _____ Date: 10/17/24 Title: Assistant Planner

- Signed by Lead Agency Signed by Applicant

Date received for filing at OPR: