Notice of Exemption — Appendix E

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

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

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

Project Title: Minor Site Development Permit SDP25-0016(M)

Project Applicant: Felix Lo
10 Calle Domingo
San Clemente, CA 92673

Project Location – Specific: 33942 Silver Lantern (APN: 682-252-10)

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

Description of Nature, Purpose, and Beneficiaries of Project:
A request to construct a 370-square-foot addition to a two-story, single-family dwelling (SFD) that is legal nonconforming to the front and side yard setbacks and to the minimum internal dimensional standards for the two (2) parking stalls in a garage required for a detached, single-family use located in the Residential Multiple Family 14 (RMF 14) Zoning District. The second-story addition expands the SFD to 1,570 square feet. Pursuant to Dana Point Zoning Code Section 9.63.030(a), an expansion of more than 10 percent of the existing gross floor area of a nonconforming structure may be approved by the Director as 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: 15301(e) (Class 1 – Existing Facilities);
- ☐ Statutory Exemptions. State code number:

Reasons why project is exempt:
The project is Categorically Exempt from the provisions set forth in the California Environmental Quality Act (CEQA) Section 15301(e) (Class 1 – Existing Facilities) since it consists of an addition to an existing structure that will not result in an increase of more than 50 percent of the floor area of the structure before the addition.

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

Signature: _____ Date: 8/20/25 Title: Assistant Planner

☒ Signed by Lead Agency ☐ Signed by Applicant

Date received for filing at OPR:

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.