

**CITY OF DANA POINT
NOTICE OF EXEMPTION**

Date: December 3, 2018

To: County Clerk-Recorder
County of Orange
12 Civic Center Plaza, Room 106
P.O. Box 238
Santa Ana, CA 92702
Attn: EIR Clerk

From: City of Dana Point
Community Development Department
33282 Golden Lantern, Suite No. 209
Dana Point, California 92629

Project Title: Conditional Use Permit CUP18-0004/Site Development Permit SDP18-0010

Project Location:

The project is located at 33926 Calle La Primavera within the Community Facilities (CF) zoning designation. Assessor's Parcel Number 682-361-01.

Description of Nature, Purpose, and Beneficiaries of Project:

A request for the demolition of 15,733 square feet of parish hall and offices and development of a new 25,393 square foot Pastoral Center, 1,803 Narthex entrance to the existing church, and walls greater than 30 inches facing the public right of way for St. Edwards Catholic Church at 33926 Calle La Primavera.

Name of Public Agency Approving Project: City of Dana Point

Project Applicant: David Pfeifer, AIA, Dommus Studios, 2800 Third Avenue, San Diego, CA, 92103, (619) 292-9393

Exempt Status: (Check One)

Statutory Exemption

Section:

Ministerial (Sec. 21080(b)(1); 15268):

Declared Emergency (Sec. 21080(b)(3); 15269(a))

Emergency Project (Sec. 21080(b)(4); 15269(b)(c))

X Categorical Exemption: Class: 32 Section: 15332

Reason Why Project is Exempt:

The proposed project qualifies for a CEQA Class 32, Infill Exemption, based on the following:

The project is consistent with all applicable General Plan designations and policies and all Zoning designations. Specifically, the project supports Land Use Goal 1 to achieve a desirable mixture of land uses to meet residential, commercial, industrial, recreational, open space, cultural and public service needs of the City residents. Additionally Land Use Goal 3 directs the growth of the community so as to maintain and improve the quality of life, and associated Policy 3.6 which encourages patterns of development necessary to minimize air pollution and vehicle miles travelled. The proposed project consists of a new Pastoral Center which will replace the existing "Knight Hall" that was the original church on-site. It will also result in a new entry into the existing church to avoid noise impacts on surrounding uses as well as services and sacramental events that occur in the Sanctuary. The proposed development is two-stories and is at or below the maximum height limit and will not impact the existing slope of the property. The proposed project has been designed to not impact any identified public views. No Variances or exceptions to any development standards has been requested and there is sufficient parking provided on-site for all uses.

The project site is substantially surrounded by urban uses and is less than five (5) acres. Pursuant to

Section 15387 of the CEQA Guidelines the definition of an urbanized area is defined as: "a central city or a group of contiguous cities (emphasis added) with a population of 50,000 or more, together with adjacent densely populated areas having a population density of at least 1,000 persons per square mile." The contiguous cities of Dana Point, San Clemente, and Laguna Beach have a combined population of 122,511 people (U.S. Census). The population density of Dana Point is 5,133 persons per square mile, and the population density of Dana Point, San Clemente, and Laguna Beach is 3,603 persons per square mile. Pursuant to the CEQA guidelines the project site is within an urbanized area.

The project site has no value as habitat for endangered, rare or threatened species as the project site has been developed since 1970 as a Church and there is no identified habitat located on the project site.

A preliminary Water Quality Management Plan has been prepared for the project. Compliance with the pWQMP will ensure there are no impacts to water quality. A final WQMP will also be prepared and approved to ensure the final construction documents will not result in any water quality impacts consistent with State Permit issued to the San Diego region which the City of Dana Point is covered under.

A noise study prepared by iDIBRi dated October 12, 2018, analyzed the proposed project, which assumes the potential for music and other noise generating activities will take place at the proposed project. The study found activities occurring in the new Pastoral Center will be between 30-35 dBA at the nearest adjacent property lines, approximately 20 decibels lower than the allowed noise limit as stipulated in the Municipal Code/Threshold of Significance. The proposed new uses will be required to comply with the City's Noise Ordinance, and operational conditions of approval have been included for Pastoral Center to further reduce potential noise impacts, therefore, the project will not result in any significant or potentially significant Noise impacts.

The traffic study, prepared by Linscott, Law, and Greenspan (LLG) determined that current traffic is operating between a level of service (LOS) A-C, and primarily A and B on Calle La Primavera. Based on the size of the proposed project, it has been determined that the LOS will not change as a result of the proposed project, and all LOS will be at or above the General Plan level of service requirement of LOS C, thus there are no traffic impacts associated with the project

The proposed project will not directly cause air quality impacts. The South Coast Air Quality Management District's (AQMD) CALFEEMOD program was used to model potential Air Quality impacts. Based on the size of the project and thresholds set by AQMD, the project is below all of the construction and operational air quality thresholds, thus there are no Air Quality impact.

The site can be adequately served by all required utilities and public services, including emergency services, in that that the site is located near Selva Road which is an arterial street in the City and all necessary public utilities are readily available or existing on-site and necessary access to accommodate emergency vehicles and required on-site circulation has been implemented and has been incorporated into the site plan.

When taking into account all of the various studies, and the size of the proposed addition to the site, it has been determined that the Class 32 Categorical Exemption is appropriate for the project. Additionally, based on the studies and analysis provided above, 15300.2(c) is not applicable due to no unusual circumstances.

Lead Agency Contact Person:

Sean Nicholas, AICP, Senior Planner
City of Dana Point
32282 Golden Lantern
Dana Point, CA, 92629, (949) 248-2588

Signature: _____ Date: _____ Title: _____
 Signed by Lead Agency Signed by Applicant