

**NOTICE OF INTENT TO ADOPT A  
MITIGATED NEGATIVE DECLARATION**

**Description of Proposed Project: Coastal Development Permit CDP03-21 & Site Development Permit SDP03-60**

The proposal consists of the development of a 14.66 acre lot which will include a new 19,448 square foot, two-story, single-family residence with 6,884 square feet of basement area. Also included in the proposal is a two-story 3,742 square foot detached theatre/bowling alley, a 400 square foot detached observatory, and a detached 820 square foot caretaker's residence. The applicant is also seeking approval of several retaining walls, as high as 21 feet, which will be utilized to stabilize the slope along Caribbean Drive, create a vehicular access drive for the site, and to retain the earth around areas cut to create the building pads and outdoor living areas to the rear of the proposed residence.

**Location of Proposed Project: 32354 Caribbean Drive (APN: 670-101-21)**

The City of Dana Point has conducted an environmental review of the proposed project and intends to adopt a Mitigated Negative Declaration. The City of Dana Point will receive comments on said document during the 30-day public review period starting **February 7, 2005**, and ending on **March 8, 2005**. Please address your written comments to **Kurth B. Nelson III**, City of Dana Point, 33282 Street of the Golden Lantern, Dana Point, CA 92629.

The Planning Commission is anticipated to hold a public hearing to consider the development and this Mitigated Negative Declaration during their regularly scheduled meeting on **March 16, 2005**, beginning at 7:00 p.m. in the City's Council Chambers located at 33282 Street of the Golden Lantern, Suite 210, Dana Point. Official subsequent notice will be provided in accordance with State Law and the City's Municipal Code.

Copies of the proposed Mitigated Negative Declaration and accompanying Initial Study is available for review in the City's Community Development Department, located at 33282 Street of the Golden Lantern, Suite 212, Dana Point during normal business hours.

The project site is not designated on the hazardous materials list that has been compiled pursuant to Government Code Section 65962.5

STATE OF CALIFORNIA     )  
COUNTY OF ORANGE     )     ss     AFFIDAVIT OF POSTING  
CITY OF DANA POINT     )

I, Kyle Butterwick, Director of Community Development for the City of Dana Point, do hereby certify that I caused the above notice to be posted both in accordance with local and state regulations.

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Kyle Butterwick  
Director of Community Development