
PUBLIC NOTICE
CITY OF DANA POINT
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT a public hearing will be held by the Planning Commission of the City of Dana Point to consider the following:

General Plan Amendment GPA04-01, Zone Change ZC04-01, Tentative Tract Map TTM 16730 and Site Development Permit SDP06-25 and adoption of a Mitigated Negative Declaration at 35200 & 35322 Del Rey

Rey: A General Plan Amendment, Zone Change, Tentative Tract Map and Site Development Permit to change the general plan and zoning designations for 35200 Del Rey from Community Facilities (CF) to Single Family Residential (RSF 7) along with a request to subdivide the existing 1.77 acre site into ten (10) single-family residential lots. The site is currently zoned both Community Facilities (CF) and Single Family Residential (RSF 7) and is located at the terminus of Del Rey, a private street, within Capistrano Beach and addressed as 35200 & 35322 Del Rey.

Project Number: GENERAL PLAN AMENDMENT (GPA04-01), ZONE CHANGE (ZC04-01), TENTATIVE TRACT MAP (TTM 16730) AND SITE DEVELOPMENT PERMIT (SDP06-25)

Project Location: 35200 & 35322 Del Rey (APN# 691-130-02, 691-130-20 & 691-130-21)

Applicant/Owner: Roger Hart, RDH Group Development

Environmental: A Mitigated Negative Declaration (SCH#2006061083) has been prepared in compliance with the requirements of CEQA, to consider potential significant effects on the environment anticipated as a result of the project. The potential impact categories include: aesthetics, air quality, geology and soils, hazards, hydrology and water quality, land use and planning, noise, public services, transportation/traffic and utilities. The report analyzes these impacts and identifies mitigation measures to reduce the potential impacts.

Hearing Date: August 16, 2006

Hearing Time: 7:00 p.m. (or as soon thereafter as possible)

Hearing Location: 33282 Golden Lantern, Suite 210, Dana Point, California 92629

All persons either favoring or opposing this proposal are invited to present their views on the above referenced project to the Commission at this hearing. **Note:** This project may be appealed to the City Council. If you challenge the action taken on this proposal in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Dana Point prior to the public hearing.

For further information, please contact Erica H. Williams, AICP Senior Planner at the City of Dana Point, Community Development Department, 33282 Golden Lantern, Suite 212, Dana Point, (949) 248-3588.

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

I, Kyle Butterwick, Director of Community Development Department of the City of Dana Point, do hereby certify that on August 4, 2006, I caused the above notice to be posted in four (4) places in the City of Dana Point, to wit: City Hall, the Dana Point Post Office, the Capistrano Beach Post Office, and the Dana Point Library.

Kyle Butterwick, Director
Community Development Department