

PUBLIC NOTICE
INTENT TO ADOPT A NEGATIVE DECLARATION

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

Description of Proposed Project: Adoption of Mitigated Negative Declaration for Tentative Tract Map 16730 (General Plan Amendment 04-01/Zone Change 04-01/Site Development Permit 06-25)

The City of Dana Point is proposing to adopt a Mitigated Negative Declaration (MND) for the proposed 10-unit Tentative Tract Map 16730 proposed by the RDH Group Development Corporation. The MND assesses the environmental impacts of the grading and subsequent implementation of the proposed improvements on the 1.77-acre site located at 35200 and 35322 Del Rey in the City of Dana Point. The project considered by the MND consists of the demolition of an existing abandoned church and appurtenant facilities (i.e., asphalt parking lot, etc.) and site alteration and grading necessary to accommodate 10 single-family detached residential dwelling units on 1.77 acres. The proposed project will be developed in a single phase. Grading and installation of infrastructure, utilities, etc., is anticipated to take approximately six to 12 months. Project implementation will necessitate the approval of a General Plan Amendment, Zone Change, Tentative Tract Map, Site Development Permit, and Grading Permit. The MND concludes that with the implementation of mitigation measures, project-related impacts would be reduced to less than significant levels, in accordance with the California Environmental Quality Act.

Location of the Proposed Project: 35200 and 35322 Del Rey, Dana Point, CA 92629

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 **June 19, 2006**, and ending on **July 18, 2006**. Please address your written comments to Erica H. Williams, Senior Planner, City of Dana Point, 33282 Street of the Golden Lantern, Dana Point, CA 92629. The site is not designated on the hazardous material list that has been compiled pursuant to Government Code Section 65962.5 and is not located within the Coastal zone.

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

Meeting Date: To Be Determined
Meeting Time: 7:00 p.m. (or as soon thereafter as possible)
Meeting Location: 33282 Golden Lantern, Suite 210
Dana Point, CA 92629

All persons either favoring or opposing this proposal are invited to present their views at this meeting. Note: 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 meeting. For further information, please call Erica H. Williams or come to the 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 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.

Kyle Butterwick,
Director of Community Development