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**PUBLIC NOTICE  
NOTICE OF PUBLIC HEARING AND  
INTENT TO ADOPT A NEGATIVE DECLARATION**

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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:

**Description of Proposed Project: ZTA06-03 Zoning Code Amendment**

The City of Dana Point proposes to amend the existing Zoning Code to add Section 9.09.050 to allow Density Bonuses, under certain conditions, in order to comply with State law (California Government Code Section 65915); and the City of Dana Point proposes to add Section 9.09.060 to the Dana Point Zoning Code to require Inclusionary Housing for the provision of affordable housing units in conjunction with future residential development. The proposed Inclusionary Housing amendment would require a certain percentage of new housing units be made affordable to very low income, low income or moderate income households. The proposed Inclusionary Housing amendment would, in some cases, allow a fee be paid in lieu of providing the affordable housing units.

**Project Location: Citywide, City of Dana Point, California** The City of Dana Point has conducted an environmental review of the proposed project and intends to adopt a Negative Declaration. The City of Dana Point will receive comments on said document during the 30-day public review period starting August 4, 2006, and ending on September 5, 2006. Please address your written comments to Christy Teague, City of Dana Point, 33282 Street of the Golden Lantern, Dana Point, CA 92629.

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

The Planning Commission will hold a public hearing to consider formulating a recommendation to be forwarded to the City Council regarding the proposed amendment and this Negative Declaration during their regularly scheduled meeting on September 6, 2006 beginning at 7:00 p.m. in the City's Council Chambers located at 33282 Street of the Golden Lantern, Dana Point. Official subsequent notice will be provided in accordance with State Law and the City's Municipal Code. A second public hearing will be held by the City Council to consider adoption of the proposed amendment and Negative Declaration on a later date.

All persons either favoring or opposing this proposal are invited to present their views at this hearing. 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 call Christy Teague at (949) 248-3519 or come to the Community Development Department, 33282 Golden Lantern, Suite 212, Dana Point.

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