



NOTICE OF PUBLIC HEARING

BY THE ORANGE COUNTY ZONING ADMINISTRATOR

SUBJECT: Public Hearing on Planning Application (PA150029) for a Site Development Permit including Project Specific Alternative Site Development Standards for the Pavilion recreational facility in the Ranch Plan Planned Community, Planning Area 2, Subarea 2.1.

PROPOSAL: Rancho Mission Viejo (RMV) requests approval of a Site Development Permit to allow the construction of a recreation facility (The Pavilion) comprising: a 12,034 square foot multipurpose building, a 4,126 square-foot tot lot, a 1,789 square-foot BBQ patio, a 4,945 square-foot shade structure, a 147 square-foot trash enclosure, 4.11 acres of landscape area including sports fields and a 121-space parking lot on a 6.33-acre site and two Project Specific Alternative Site Development Standards. The first Project Specific Alternative Site Development Standard would allow for the multipurpose building to be 40 feet in height at the peak of the roof where 35 feet is the maximum height allowed. The second Project Specific Alternative Site Development Standard would allow nine on-street parking spaces to be dedicated to the project, which is considered an alternative to off-street parking regulations. The inclusion of these Project Specific Alternative Site Development Standards requires that the Zoning Administrator, in a public hearing, be the approving authority for this project proposal per Ranch Plan Planned Community Program Text Section II.C.4.b.

LOCATION: The project site is located in the southeastern portion of unincorporated Orange County, within Planning Area 2, Subarea 2.1 of the Ranch Plan Planned Community, within the Fifth (5th) Supervisorial District. The project site is located on Lots 57, 63, AQ and AR of Tract 17561.

ZONING: Ranch Plan Planned Community (PC) – Residential (PC Section III.A)

APPLICANT: RMV Community Development
Jay Bullock, Vice President, Planning and Entitlement

ENVIRONMENTAL DOCUMENTATION: The proposed project is covered by previous CEQA documentation, which includes Final Program EIR 589, which was certified on November 8, 2004; Addendum 1.0, certified on July 26, 2006; Addendum 1.1, certified on February 24, 2011; and the Planning Area 2 Addendum which was certified on March 27, 2013. This finding is appropriate and complies with the intent of CEQA, pursuant to the 2014 Orange County Local CEQA Procedures Manual, Sections VI & XI, Appendix G for projects where a previous environmental document (i.e. Program EIR 589) is already in place. Further CEQA evaluation and clearances are not required for Site Development Permit and Project Specific Alternative Site Development Standards PA150029.

HEARING DATE: Thursday, February 2, 2017

HEARING TIME: 1:30 P.M. (Or as soon as possible thereafter)

HEARING LOCATION: County of Orange, H. G. Osborne Building, 300 N. Flower Street, Room B-10, Santa Ana, CA. See H. G. Osborne Building public hearing location map.

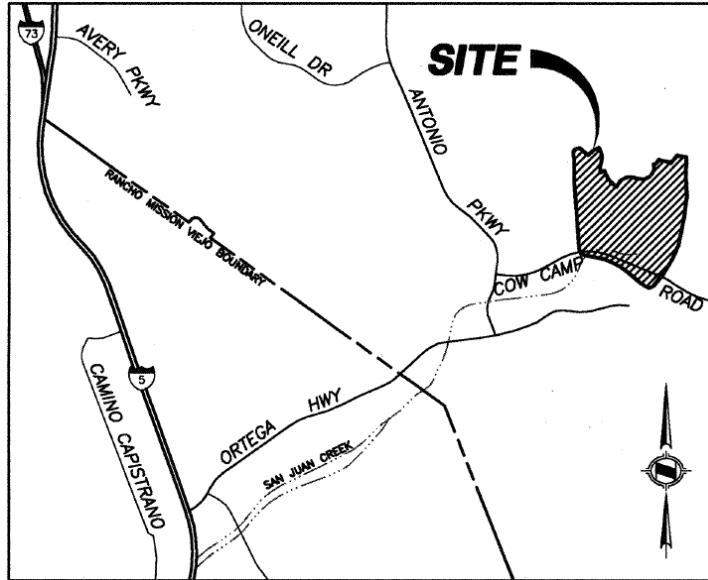
INVITATION TO BE HEARD:

The applicant and all persons either favoring or opposing this proposal and all supporting documents are invited to present their views at this hearing. It is requested that any written response be submitted to OC Development Services prior to the hearing date. 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 OC Development Services.

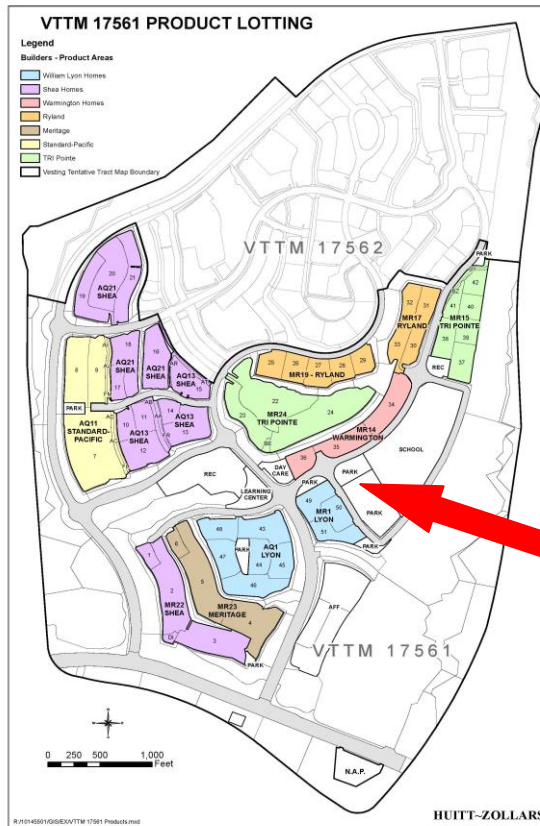
For further information, contact Bea Bea Jiménez at (714) 667-8852 or email at BeaBeaJimenez@ocpw.ocgov.com, or fax (714) 667-7560. You may also come to the Development Processing Center at the address indicated below.

Orange County Public Works
P.O. Box 4048,
300 N. Flower Street
Santa Ana, CA 92702-4048

Project Location

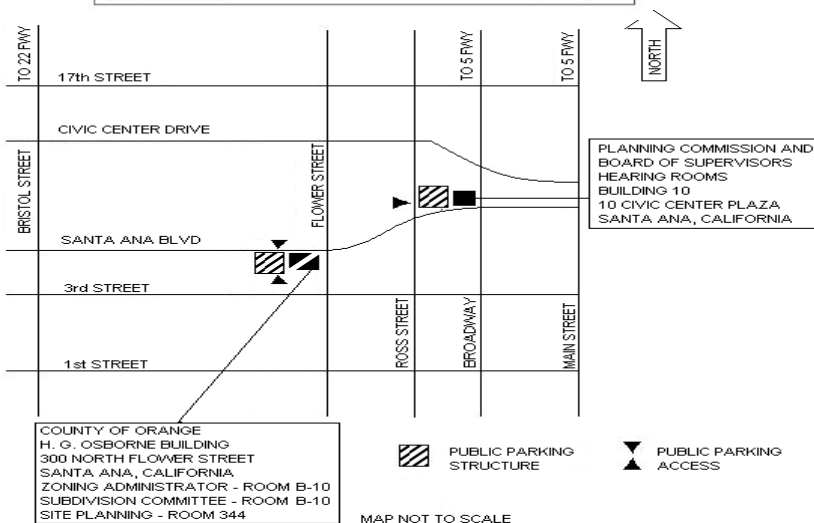


Project Vicinity Map



Project Site Map

PA150029 location



Public Meeting Location - County of Orange