



# NOTICE OF PUBLIC HEARING

## BY THE ORANGE COUNTY ZONING ADMINISTRATOR

**SUBJECT:** Public Hearing on Planning Application (PA150075) for a Project Specific Alternative Site Development Standard for the Sendero Marketplace (Ranch Plan Planning Area 1, Subarea 1.4)

**PROPOSAL:** A request for a Project Specific Alternative Site Development Standard allowing a modification to the Hours of Operation to permit 24-hour business operations on the project site, instead of the standard 7:00am to 11:00pm timeframe. The inclusion of a project specific alternative site development standard requires that the Zoning Administrator, in a public hearing, shall 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, California as part of Planning Area 1 of the Ranch Plan Planned Community. Within Planning Area 1, the subject site is located within Subarea 1.4 (northeasterly corner of Antonio Parkway and Ortega Highway), within the 5th Supervisorial District.

**ZONING:** Ranch Plan Planned Community (PC) – Subarea Plan 1.4 Neighborhood Center (PC Section III.C) and Urban Activity Center (PC Section III.D)

**APPLICANT:** Sendero Retail, LLC  
Jay Bullock, Director, Planning and Entitlement

**ENVIRONMENTAL DOCUMENTATION:** The proposed project is covered by previous CEQA documentation, which includes Final Program EIR 589, certified on November 8, 2004; Addendum 1.0, certified on July 26, 2006; and subsequent Addendum 1.1, certified on February 24, 2011. This finding is appropriate and complies with the intent of CEQA pursuant to the 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 proposed project PA150075.

**HEARING DATE:** Thursday January 7, 2016

**HEARING TIME:** 10:30 A. 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:

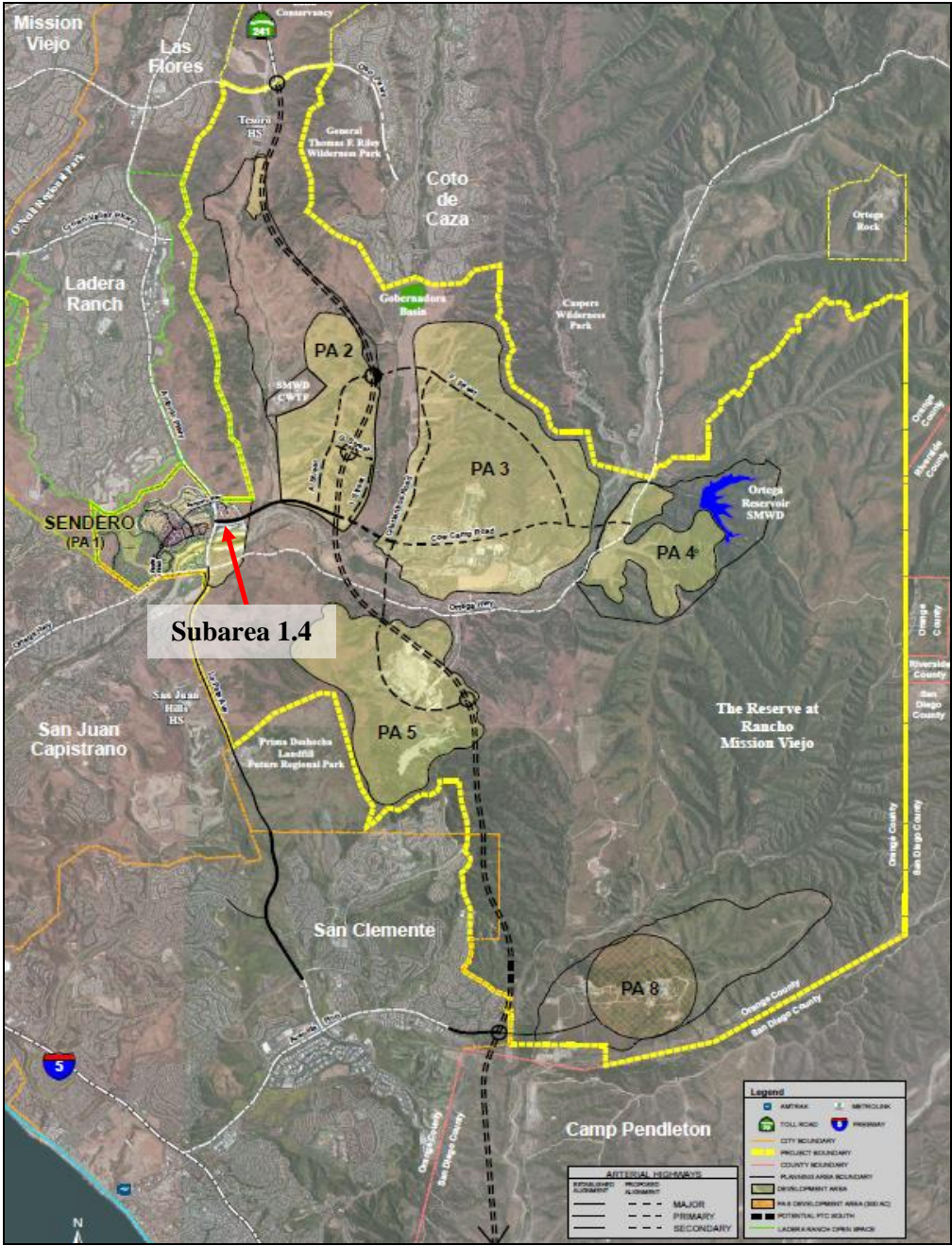
The applicant and all persons either favoring or opposing this proposal and all supporting documents are invited to present their views at this hearing. It is requested that any written response be submitted to OC Development Services prior to the hearing date. If you challenge the action taken on this 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, call Richard Vuong at (714) 667-8895 or email at Richard.Vuong@ocpw.ocgov.com, or FAX: (714) 667-7560; or come to the Development Processing Center at the address indicated below.

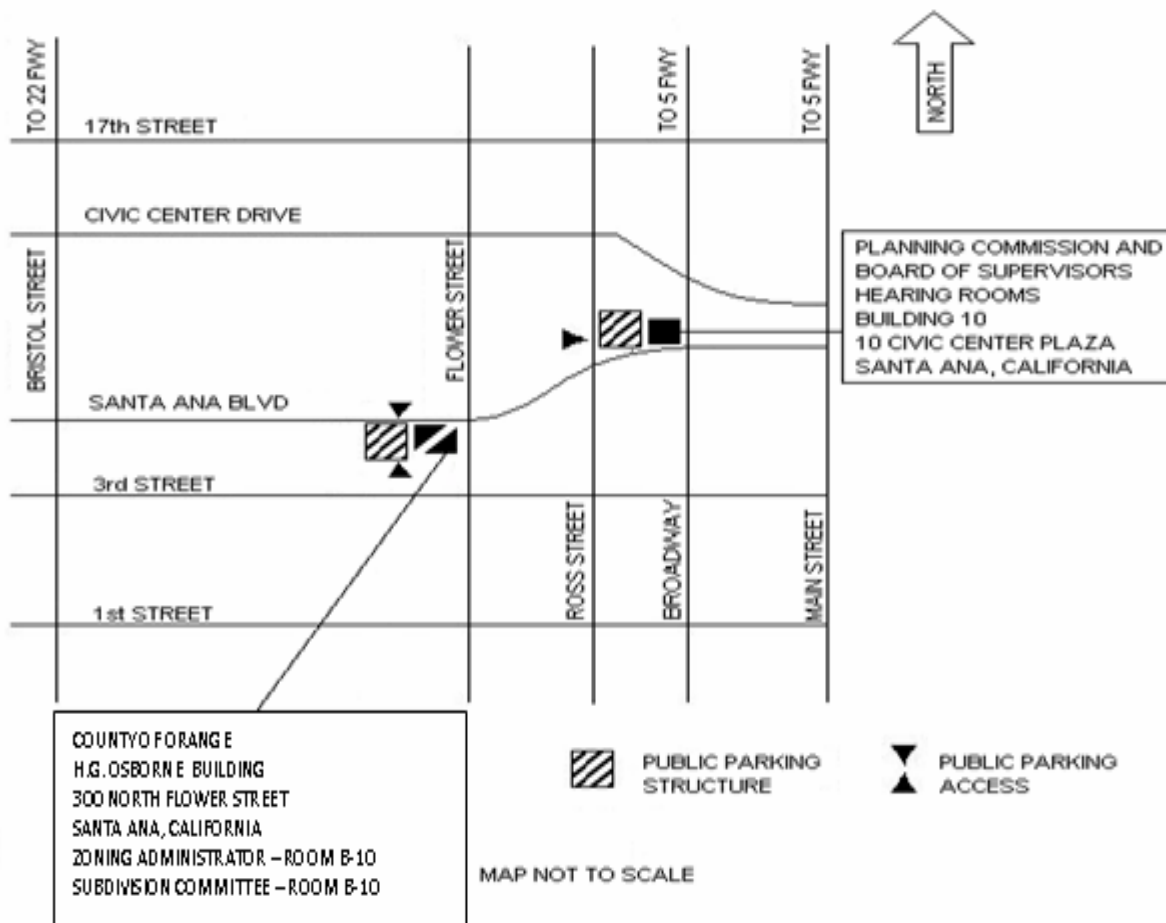
OC Planning  
300 N. Flower Street  
P.O. Box 4048, Santa Ana, CA 92702-4048

# Project Location

## Project Site Map



## Public Hearing Location - County of Orange



### APPEAL PROCEDURE

Any interested person may appeal a decision of the Zoning Administrator, OC Development Services, on this permit to the ORANGE COUNTY PLANNING COMMISSION within 15 calendar days of the decision upon submittal of required documents and a deposit of \$500.00, to be filed at the Development Processing Center (DPC).