



# NOTICE OF PUBLIC HEARING

## BY THE ORANGE COUNTY ZONING ADMINISTRATOR

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**SUBJECT:** Public Hearing for a Site Development Permit (Planning Application PA150067)

**PROPOSAL:** A Site Development Permit to the Zoning Administrator to establish Verizon Wireless as a wireless telecommunication carrier, and allow the installation of new panel antennae under alternative development standards (Section XII,D,2., Ladera PC Regulations) at 65-foot height instead of 35-foot height standard on an existing Southern California Edison (SCE) 220KV tower with new ground-level support cabinets contained within a proposed equipment shelter located beneath the SCE tower in a defined equipment lease area.

**LOCATION:** The project is located in the Ladera Ranch Planned Community Planning Area 5 at 28081-A Lemonpeel Road, Ladera Ranch, CA. 92694 within the Fifth (5th) Supervisorial District.

**ZONING:** R1 – “Single-Family Residential”

**APPLICANT:** Verizon Wireless, Applicant  
Rancho Mission Viejo (RMV) Telecom, LLC, Property Owner  
Jim Heinrich, PLANcom Inc., Agent

**ENVIRONMENTAL DOCUMENTATION:** The environmental documentation for the proposed project is Final EIR 555, previously certified by the Board of Supervisors on October 17, 1995 and Addendum PA990061 approved by the Planning Commission on June 29, 1999.

**HEARING DATE:** February 18, 2016

**HEARING TIME:** 1:30 p.m. (Or as soon as possible thereafter)

**HEARING LOCATION:** **Zoning Administrator Hearing Conference Room B10** at 300 N. Flower Street, at the Corner of Santa Ana Blvd. and Flower Street in Santa Ana. See other side for Zoning Administrator Hearing Room 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.

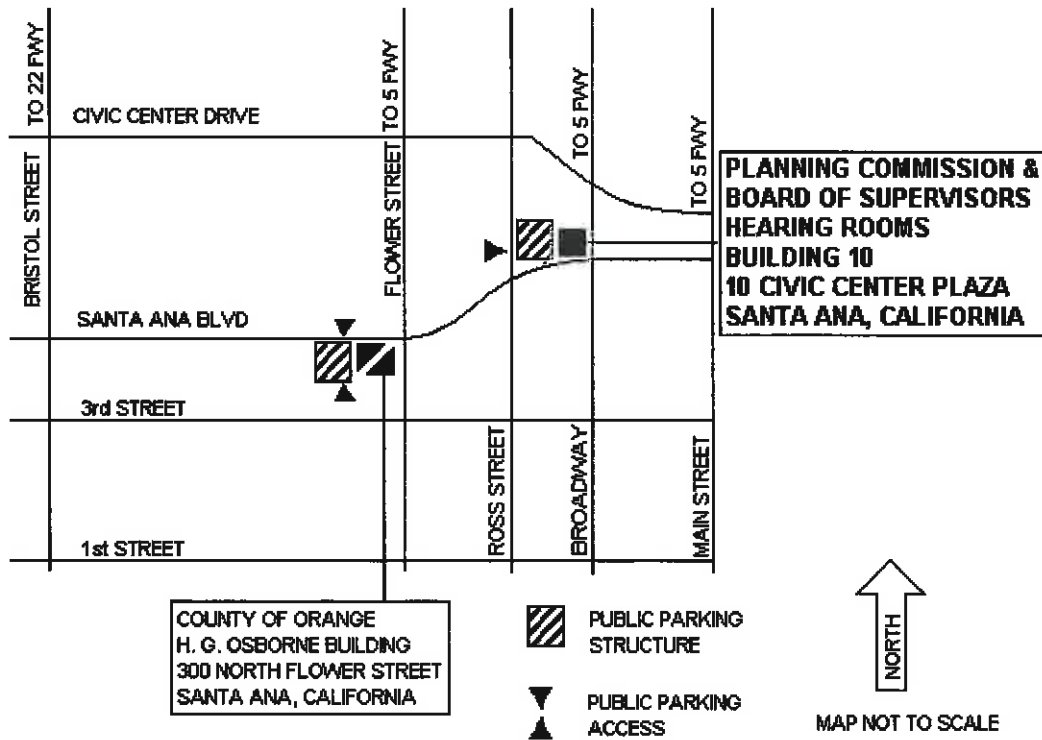
For further information, contact Ron Tippets at (714) 667-8856 or [Ron.Tippets@ocpw.ocgov.com](mailto:Ron.Tippets@ocpw.ocgov.com); or come to the Development Processing Center at the address indicated below.

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

**AERIAL PHOTO OF PROJECT SITE**



**Public Hearing Location – 300 North Flower, Santa Ana, CA**



**APPEAL PROCEDURE**

Any interested person may appeal a decision of the ZONING ADMINISTRATOR on this permit to the PLANNING COMMISSION within 15 calendar days of the decision upon submittal of required documents and a fee of \$500.00 to be filed at the OC Development Services Development Processing Center (DPC), 300 N. Flower Street, Santa Ana, CA.