



NOTICE OF PUBLIC HEARING

BY THE ORANGE COUNTY ZONING ADMINISTRATOR

SUBJECT: Public Hearing on Planning Application PA160039 for a Site Development Permit for a new wireless telecommunications facility.

PROPOSAL: A Site Development Permit to the Zoning Administrator to establish a new stealth wireless telecommunication facility with Verizon Wireless as a wireless carrier within Planning Area 2 of The Ranch Plan Planned Community, and to adopt a project-level Alternative Site Development Standard (ASDS) for the installation of one (1) new 40-foot tall (instead of 35-foot height standard allowed) faux water tower to camouflage the proposed facility.

LOCATION: The project is located in Rancho Mission Viejo at 29075 Chiquita Canyon Drive, within Planning Subarea 2.1 of The Ranch Plan Planned Community, within the Fifth (5th) Supervisorial District.

ZONING: "Community Facilities" District within The Ranch Plan Planned Community

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

ENVIRONMENTAL DOCUMENTATION: The environmental documentation for the proposed project is Final EIR 589, previously certified by the Board of Supervisors on November 8, 2004 and Planning Area 2 Addendum to Final EIR 589 approved by the Planning Commission on March 27, 2013.

HEARING DATE: November 3, 2016

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

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

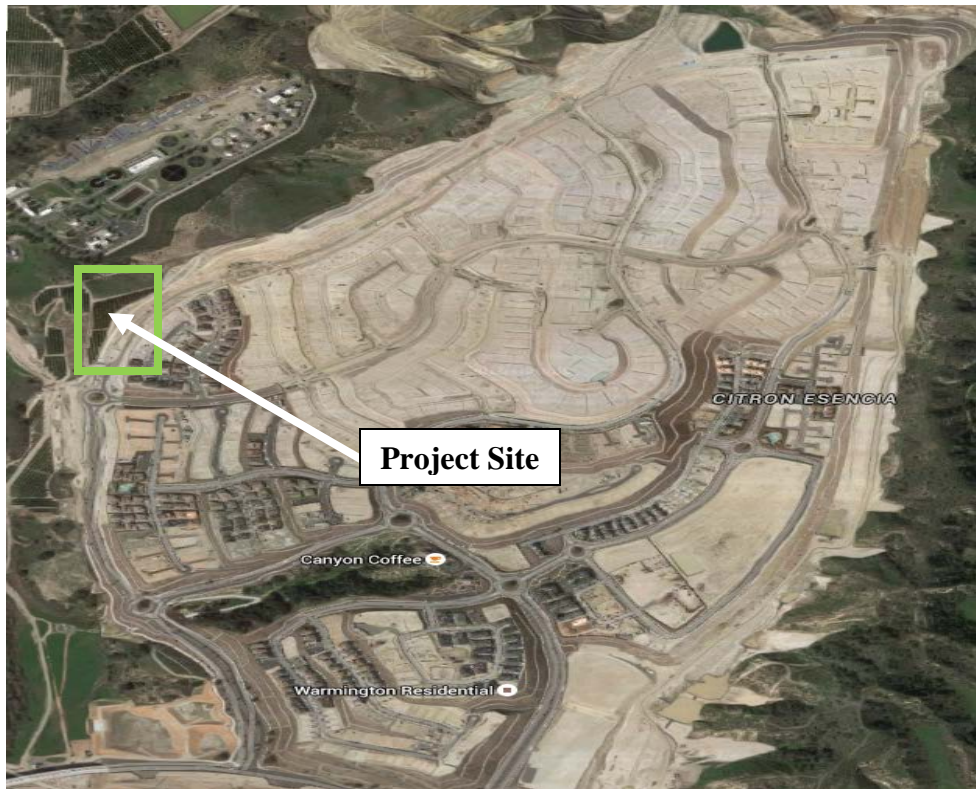
INVITATION TO BE HEARD:

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/Planning 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/Planning.

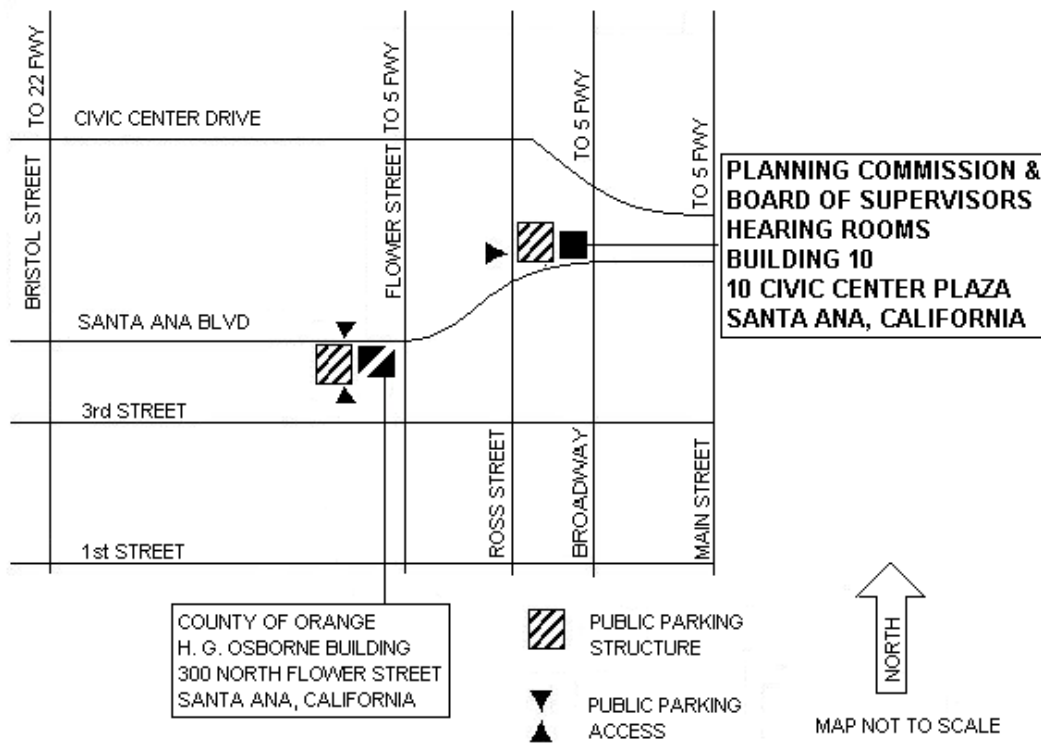
For further information, contact Ron Tippets at (714) 667-8856 or Ron.Tippets@ocpw.ocgov.com; or come to the Development Processing Center at the address indicated below.

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

Project Location



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



APPEAL PROCEDURE

Any interested person may appeal the 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 deposit of \$500 filed at the Development Processing Center, 300 N. Flower St., Santa Ana. 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 report, or in written correspondence delivered to OC Development Services / Planning Division.