



NOTICE OF PUBLIC HEARING

BY THE ORANGE COUNTY ZONING ADMINISTRATOR

SUBJECT: Public Hearing on Planning Application (PA170006) for a Site Development Permit for a Project Specific Alternative Site Development Standard for over-height walls and pilasters in the Ranch Plan Planned Community, Planning Area 2, Subarea 2.1.

PROPOSAL: Shea Homes requests approval of a Site Development Permit for a Project Specific Alternative Site Development Standard. The Project Specific Alternative Site Development Standard would allow for the construction of two walls both five feet nine inches in height and two pilasters both six feet three inches in height in the front yard setback area where three and one-half feet is the maximum height allowed. The Project Specific Alternative Site Development Standard 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 is generally 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 12 and 13 of Tract 17570.

ZONING: Ranch Plan Planned Community (PC) – Conventional Single-Family Detached Dwellings (PC Section III.A.1)

APPLICANT: Shea Homes
Jim Holas, Project Manager

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 Planning Application PA170006.

HEARING DATE: Thursday, April 6, 2017

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

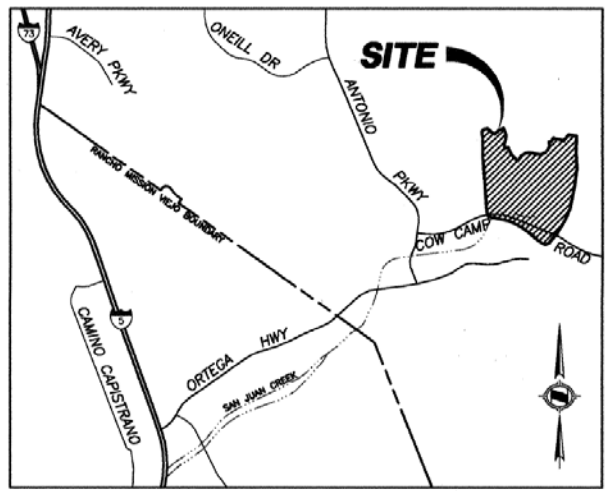
HEARING LOCATION: County of Orange, H. G. Osborne Building, 300 N. Flower Street, Room B-10, Santa Ana, CA. See H. G. Osborne Building public hearing location map.

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 Cameron Welch at (714) 667-1641 or email at Cameron.Welch@ocpw.ocgov.com, or fax (714) 667-8885. 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

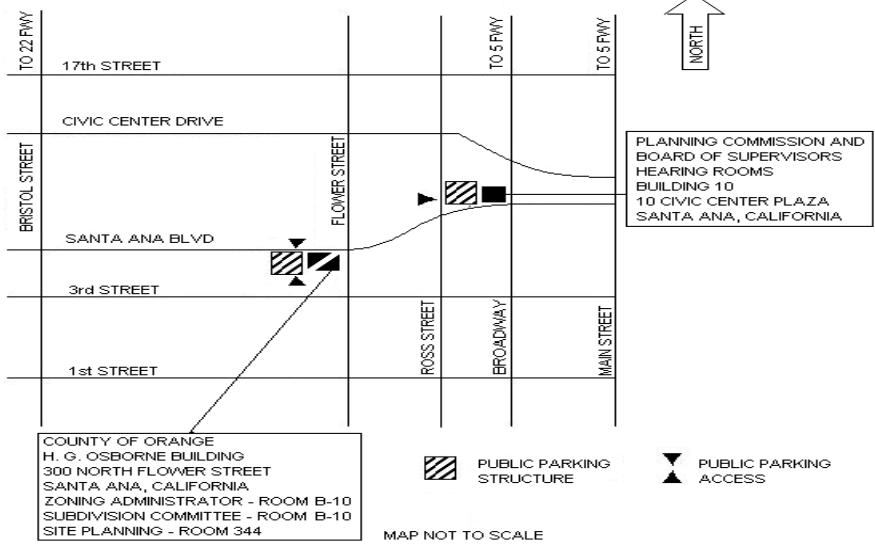


Project Vicinity Map



PA170006 location

Project Site Map



Public Meeting 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).