



NOTICE OF PUBLIC HEARING

BY THE ORANGE COUNTY PLANNING COMMISSION

SUBJECT: Public Hearing on Planning Application PA130026, The Preserve at San Juan, for a General Plan Amendment LUE 17-01, Zone Change ZC 17-01, Final EIR 618 and Area Plan PA130026 for the development of a 72-unit single-family residential subdivision.

PROPOSAL: The project proposes the development of 72 single-family residential lots with a proposed General Plan Amendment from Open Space (5) to Rural Residential (1A), a proposed zone change from General Agricultural (A1) to Agricultural Residential (AR), Area Plan, and certification of Final EIR 618. The project proposes development in two phases: Phase 1 (South Parcel) and Phase 2 (North Parcel). The project also includes the preservation of large areas of open space, off-site roadway improvements, and water infrastructure improvements. In addition, the proposal requires annexation into the Elsinore Valley Municipal Water District, Western Municipal Water District, and Metropolitan Water District for inclusion of the potable water locations into the water service areas.

LOCATION: Approximately 2,300 feet from the intersection of Ortega Highway and Long Canyon Road on Long Canyon Road, within the unincorporated area of Orange County; within the Fifth (5th) Supervisorial District; Assessor's Parcel Numbers. 125-120-37, 125-120-39, 40, and 41.

APPLICANT: Jeff Weber, Silveroak Capital – SIQ Acquisitions, LLC
The Preserve at San Juan, LLC

ENVIRONMENTAL DOCUMENTATION:

In accordance with the California Environmental Quality Act (CEQA) and the Orange County Local CEQA Procedures Manual, Draft EIR No. 618 has been prepared and was posted for a 45-day public review period initiated on May 24, 2017. The Final EIR was available for public review at the Development Processing Center at 300 N. Flower Street, Santa Ana, CA. The Draft EIR is also available online at the following website address:

http://www.ocpublicworks.com/ds/planning/projects/the_preserve_at_san_juan

HEARING DATE: Wednesday, January 24, 2018

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

HEARING LOCATION: **Hall of Administration (Planning Commission Hearing Room)**
333 W. Santa Ana Blvd, Santa Ana, CA 92701
Corner of W. Santa Ana Blvd. & N. Broadway
See other side of notice for hearing location map

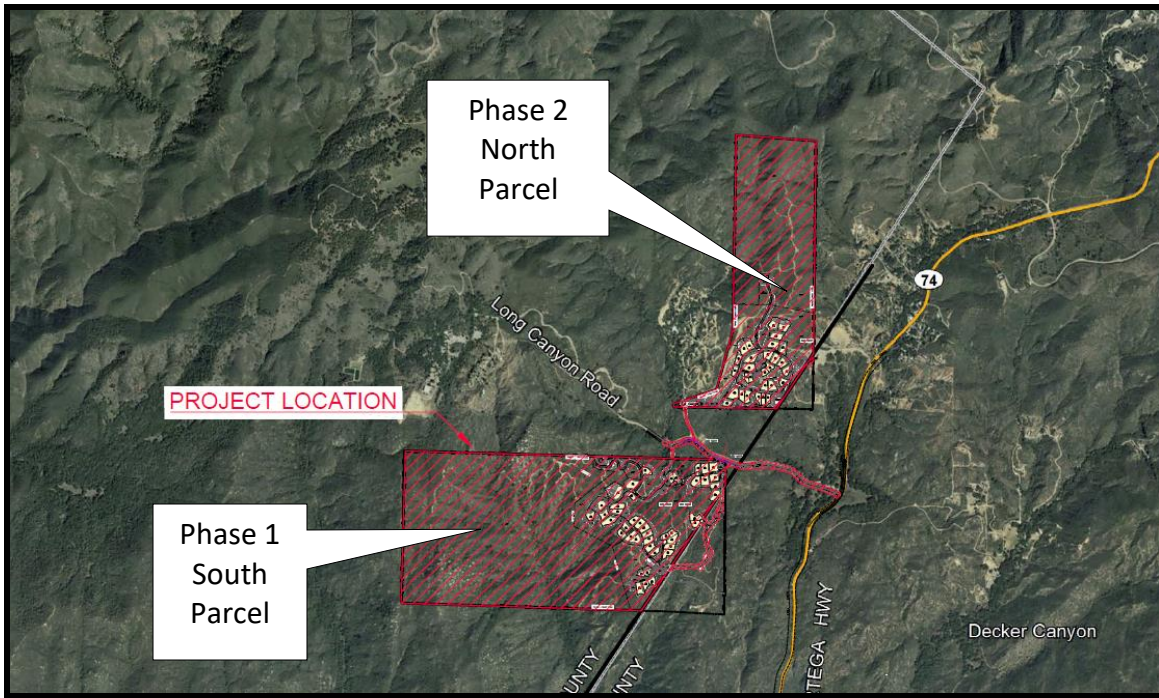
INVITATION TO BE HEARD:

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 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 Planning.

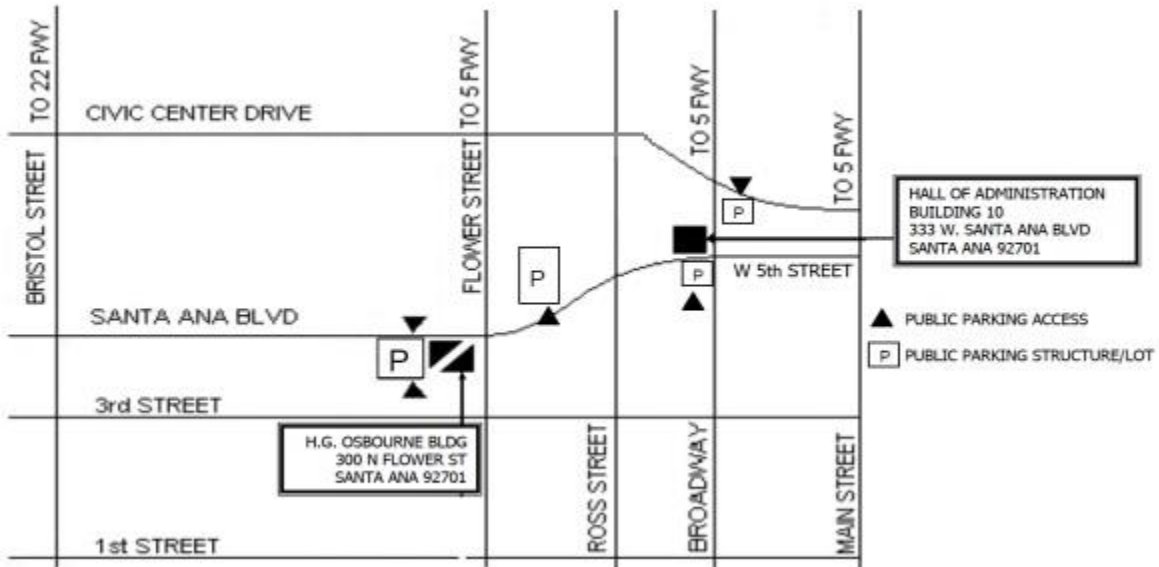
For further information, call Ilene Lundfelt at (714) 667-9697, or Ilene.Lundfelt@ocpw.ocgov.com; or come to the Development Processing Center at the address indicated below.

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

PROJECT LOCATION



Public Hearing Location - County of Orange



APPEAL PROCEDURE:

Any interested person may appeal the decision of the Planning Commission on this permit to the OC Board of Supervisors 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.