



NOTICE OF PUBLIC HEARING

BY THE ORANGE COUNTY ZONING ADMINISTRATOR

SUBJECT: Public Hearing on Planning Application (PA180026) for a Site Development Permit including Project Specific Alternative Site Development Standards for the Esencia Retail site in the Ranch Plan Planned Community, Planning Area 2, Subarea 2.4.

PROPOSAL: Esencia Retail, LLC requests approval of a Site Development Permit to allow for the construction of a 301,636 square foot mixed-use center on a 18.3-acre site and two Project Specific Alternative Site Development Standards. The proposed project is the first phase of the Esencia Mixed-Use Center and will comprise of 7 buildings including a 40,000 square foot fitness club, a 27,300 square foot Roller Skating Rink, 99,200 square feet of multi-tenant flex space, and 135,136 square feet of mini-storage space. The first Project Specific Alternative Site Development Standard would allow a minimum building setback of 12 feet where 25 feet is the minimum permitted. The second Project Specific Alternative Site Development Standard would allow for modifications of off-street parking regulations. The inclusion of these Project Specific Alternative Site Development Standards 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 site is located in the southeastern portion of unincorporated Orange County, within Subarea 2.4 of the Ranch Plan Planned Community, in the Fifth (5th) Supervisorial District. The project site is located on Lots 1-9, 37-39, and A and B of VTTM 17575.

ZONING: Ranch Plan Planned Community (PC) – 6 Urban Activity Center (PC Section III.D)

APPLICANT: Esencia Retail, LLC
Jay Bullock, Rancho Mission Viejo, Vice President, Planning and Entitlement

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 Site Development Permit and Project Specific Alternative Site Development Standards PA180026.

HEARING DATE: Thursday, May 2, 2019

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

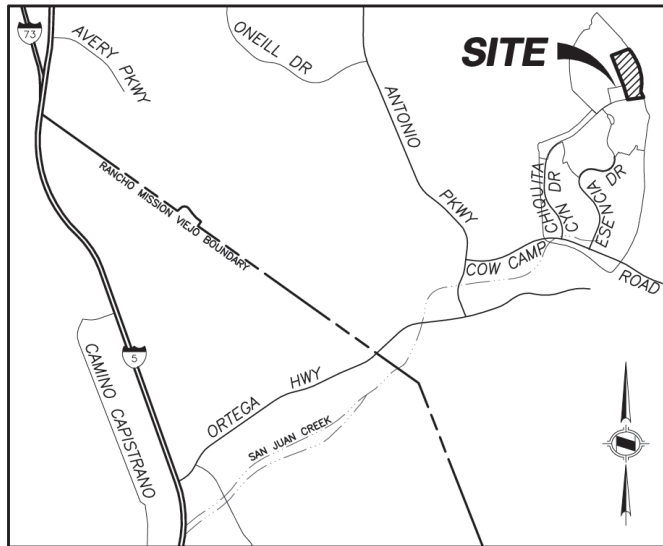
HEARING LOCATION: County of Orange, H. G. Osborne Building, 300 N. Flower Street, Room B-10 (basement), Santa Ana, CA. See H. G. Osborne Building (see Public Meeting Location map).

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 Matthew Egge at (714) 667-8804, email at Matthew.Egge@ocpw.ocgov.com, or fax (714) 667-7560. You may also come to the Development Processing Center at the address indicated below.

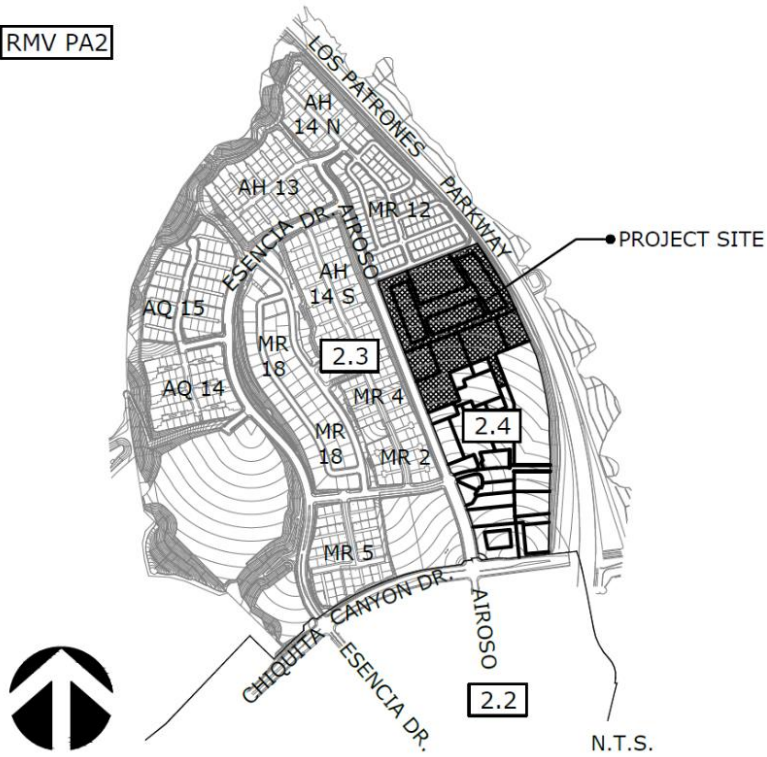
Orange County Public Works
P.O. Box 4048
300 N. Flower Street
Santa Ana, CA 92702-4048

Project Location



Project Vicinity Map

RMV PA2



Project Site Map



**Public Meeting Location
County of Orange**