



NOTICE OF PUBLIC HEARING

BY THE ORANGE COUNTY PLANNING COMMISSION

SUBJECT: Public Hearing on Planning Application PA180024 to amend the existing Ranch Plan Planned Community-Wide Alternative Development Standards (ADS) to include five (5) revised and one (1) additional ADS.

PROPOSAL: RMV Community Development, LLC requests Planning Commission consideration of proposed revisions and an addition to the community-wide Alternative Development Standards originally approved March 17, 2007 and amended August 12, 2008, September 14, 2011, March 15, 2012, July 24, 2013, and May 27, 2015.

LOCATION: The project site is located in the southeastern portion of unincorporated Orange County, within the Ranch Plan Planned Community. The project site is located east of I-5, north and south of Ortega Highway and west of Caspers Wilderness Park and the Cleveland National Forest, within the 5th Supervisorial District.

APPLICANT: RMV Community Development, LLC
Jay Bullock, Vice President, Planning & 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, which was certified on July 26, 2006; Addendum 1.1, which was certified on February 24, 2011, the Planning Area 2 Addendum, which was certified on March 27, 2013, and Addendum 3.1, which was certified on February 25, 2015.

HEARING DATE: September 26, 2018 **HEARING TIME:** 1:30 p.m. (Or as soon as possible thereafter)

HEARING LOCATION: **NOTE: THIS IS A NEW (AND TEMPORARY) LOCATION**
Room 467 - Interim Planning Commission Hearing Room
H.G. Osbourne Building
300 N. Flower Street, Santa Ana 92701
At the Corner of Santa Ana Blvd and Flower Street.
See other side for a location and parking map.

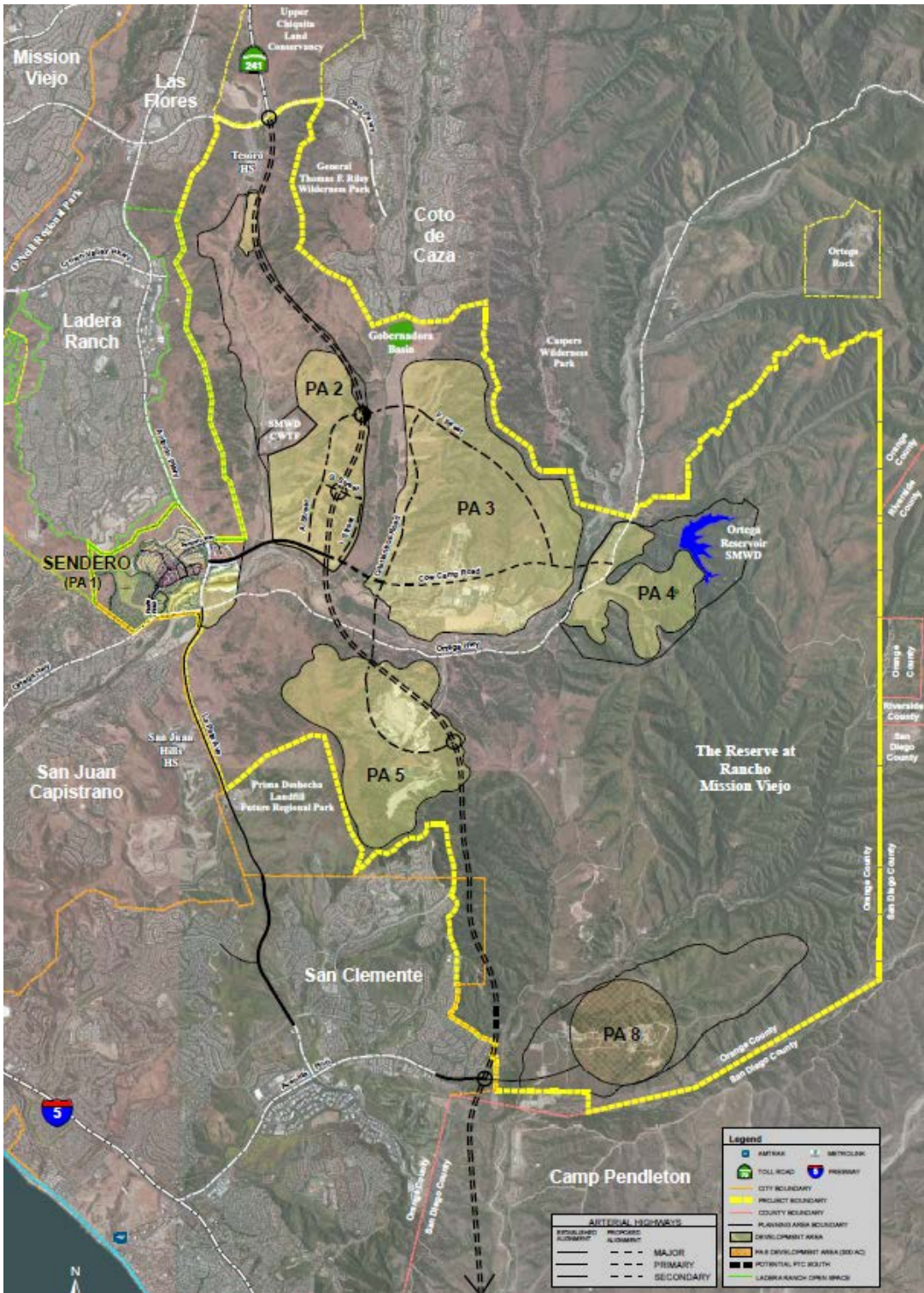
INVITATION TO BE HEARD:

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 comments be submitted to OC Development Services/Land Development at least 24 hours 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(s) described in this notice, or in written correspondence delivered to OC Development Services/Land Development.

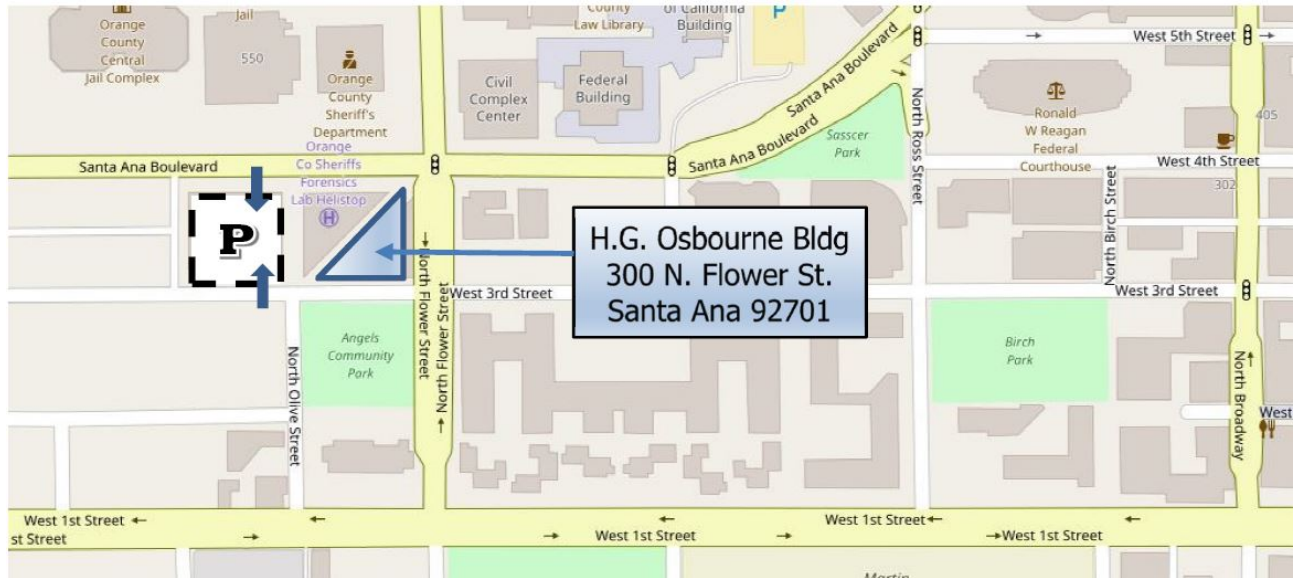
For further information, contact Cameron Welch at (714) 667-1641 or Cameron.Welch@ocpw.ocgov.com or come to the Development Processing Center at the address indicated below.

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

Project Location



**PUBLIC HEARING LOCATION
H.G. Osbourne Building, Room 467**



APPEAL PROCEDURE

Any interested person may appeal a decision of the PLANNING COMMISSION on this application to the BOARD OF SUPERVISORS within 15 calendar days of the decision upon submittal of required documents and a deposit of \$500.00 filed at OC Development Processing Center (DPC), 300 N. Flower Street, Santa Ana, CA. 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/Land Development.