



NOTICE OF PUBLIC HEARING BY THE ORANGE COUNTY ZONING ADMINISTRATOR

SUBJECT: Public Hearing on Planning Application PA150005 for a Site Development Permit for a Model Site Complex and a Project Specific Alternative Site Development Standard for Meritage Homes MR2, in the Ranch Plan Planning Area 2, Subarea 2.2.

PROPOSAL: A Site Development Permit to allow 125 Multiple Family Dwellings on one lot on an 8.47 acre site and a model home complex. Project Specific Alternative Site Development Standard would allow for the location of guest parking spaces beyond 200 feet of the dwelling which it serves (Units 5, 28, and 89). The inclusion of the project specific alternative site development standards requires that the Zoning Administrator, in a public hearing, shall 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 the Ranch Plan Planned Community. The project site is located within Planning Area 2, Subarea 2.2, easterly of Antonio Parkway and north of Cow Camp Road between Chiquita Canyon to the west and Gobernadora Canyon to the east, within the Fifth (5th) Supervisorial District. The project site encompasses all of "B" VTTM 17593, which is located on Lots 27 - 32 of "A" Final Map 17562, located southerly of Chiquita Canyon Drive, southerly of Airoso Street, and Northerly of Esencia Drive.

ZONING: Ranch Plan Planned Community (PC) – Subarea Plan 2.2 Multiple Family Dwellings (PC Section III.A.3)

APPLICANT: RMV PA2 Development, LLC
Jay Bullock, Director, Planning and Entitlement

Meritage Homes
Chris Courtney, 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 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 PA150005

HEARING DATE: Thursday January 7, 2016

HEARING TIME: 10:30 A. 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.

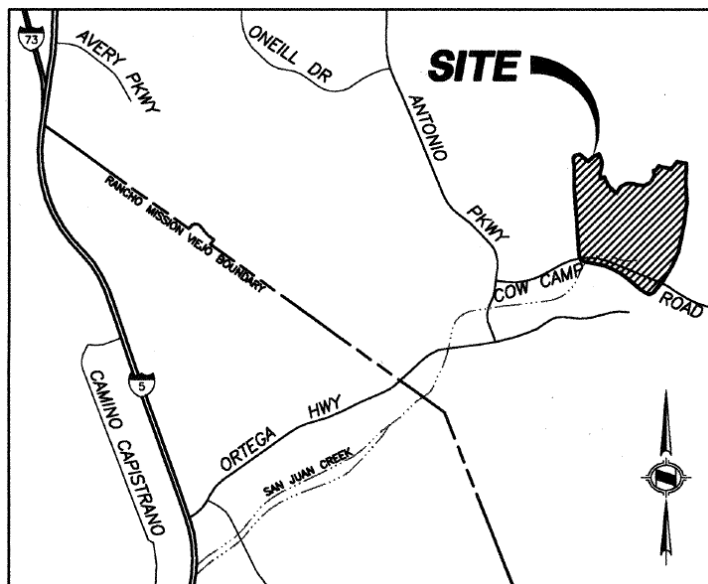
INVITATION TO BE HEARD:

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, call Richard Vuong at (714) 667-8895 or email at Richard.Vuong@ocpw.ocgov.com, or FAX: (714) 667-7560; or come to the Development Processing Center at the address indicated below.

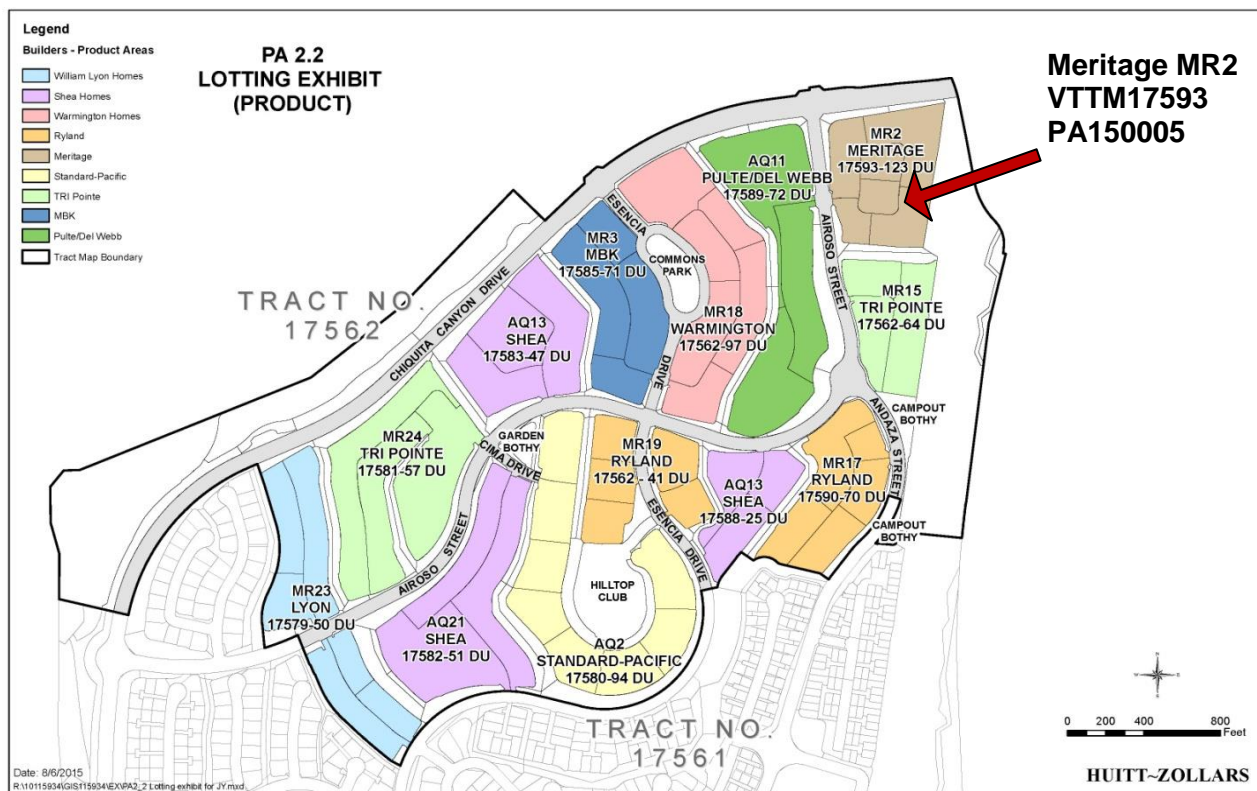
**OC Planning
300 N. Flower Street
P.O. Box 4048, Santa Ana, CA 92702-4048**

Project Location

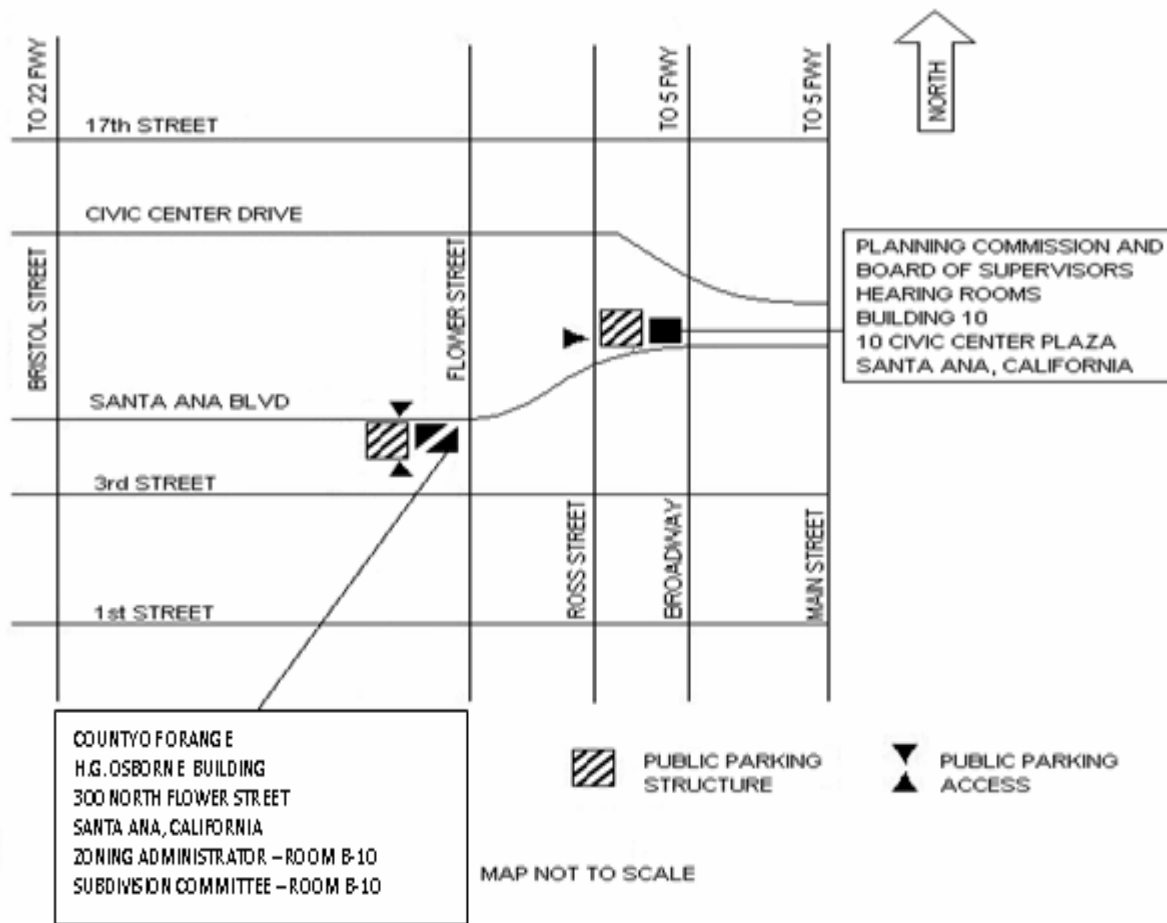


Project Vicinity Map

Project Site Map



Public Hearing Location - County of Orange



APPEAL PROCEDURE

Any interested person may appeal a decision of the Zoning Administrator, OC Planning, 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).