



NOTICE OF PUBLIC HEARING

BY THE ORANGE COUNTY ZONING ADMINISTRATOR

SUBJECT: Public Hearing on Planning Application PA160005 for a Site Development Permit for a Model Home Complex and a Project Specific Alternative Site Development Standard for Pulte Homes AQ11

PROPOSAL: A Site Development Permit to allow a model home complex and a Project Specific Alternative Site Development Standard for Tract 17589 that would allow guest parking spaces serving Lots 3, 4, 10, 13, 14, 23, 24, 42, and 43 to be located beyond 200 feet of the dwellings they serves as required per Zoning Code Section 7-9-145.3(e) . The inclusion of 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 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, on lots 24-26 of "A" Final Map 17562 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 17589 at the southwest corner of Chiquita Canyon Drive and Airoso Street.

ZONING: Ranch Plan Planned Community (PC) – Subarea Plan 2.2 Conventional Single Family Dwellings (PC Section III.A.1)

APPLICANT: Pulte Group
Daniel Wozniak, 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 the project proposed under planning application PA160005.

HEARING DATE: Thursday, April 21, 2016

HEARING TIME: 1:30 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.

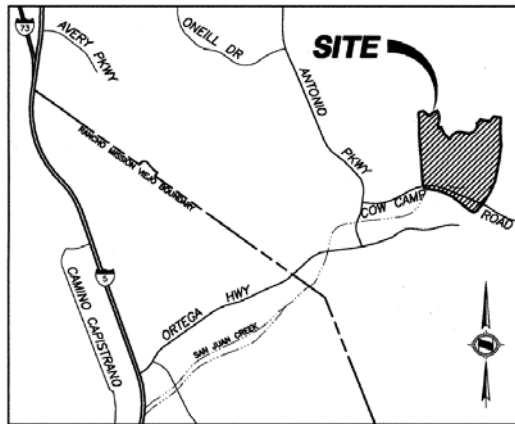
INVITATION TO BE HEARD:

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 Bea Bea Jiménez at (714) 667-8852 or email at BeaBea.Jimenez@ocpw.ocgov.com, or FAX: (714) 667-7560; or come to the Development Processing Center at the address indicated below.

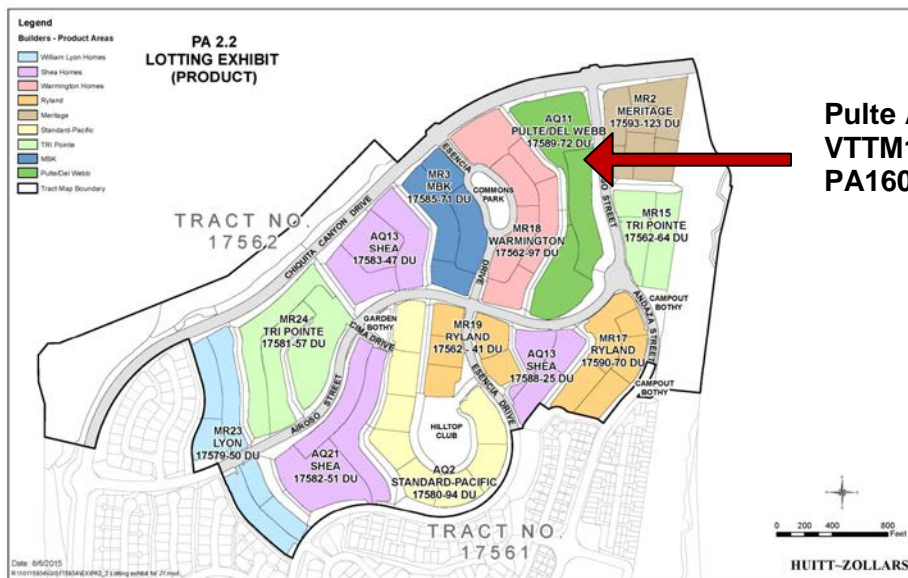
OC Planning
300 N. Flower Street
P.O. Box 4048, Santa Ana, CA 92702-4048

Project Location



Project Vicinity Map

Project Site Map



Public Hearing Location - County of Orange

