



NOTICE OF PUBLIC HEARING

BY THE ORANGE COUNTY ZONING ADMINISTRATOR

PROPOSAL – Planning Application PA150080 A proposal to modify an existing commercial stable, including reconfigure and resizing of certain use areas, increase number of off-street parking stalls, replace existing barns/stables (resulting in 8 additional horse stalls), replace various existing structures and add new structures within a flood plain area.

Two Use Permits are required for: 1) the use of stabilized decomposed granite surfacing on permanent parking spaces, driveways and maneuvering areas rather than the required asphaltic or cement concrete, and 2) to allow a 5-foot fence along the front property line where Zoning would otherwise limit the height to 3 feet 6 inches. The front fence will be a two-foot block or stone wall with a 3-foot split rail fence atop it with landscape pockets placed adjacent.

A Site Development Permit is required for the placement of structures within the FP-2 Floodplain District.

LOCATION: The project is located at 27271 Silverado Canyon Drive, Silverado Canyon, within the Third (3rd) Supervisorial District.

ZONING: A1 (FP-2) “General Agricultural” and “Floodplain Overlay” Districts;
Silverado-Modjeska Specific Plan (Low Density Residential, 1 du/ac.)

APPLICANT: Rancho Silverado Land, LLC **AGENT:** Riley G. Clark, Agent

ENVIRONMENTAL DOCUMENTATION: Mitigated Negative Declaration No. PA140061 and Addendum No. PA150080 adequately address the effects of the proposed project, reflect the independent judgment of the County of Orange and are recommended to be approved for the proposed project in compliance with the California Environmental Quality Act (CEQA).

HEARING DATE: August 18, 2016

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

HEARING LOCATION: Zoning Administrator Hearing Room B-10, Basement of the H.G. Osbourne Building at 300 N. Flower Street, at the Corner of Santa Ana Blvd. and Flower Street in Santa Ana. See other side for Zoning Administrator Hearing Room location map.

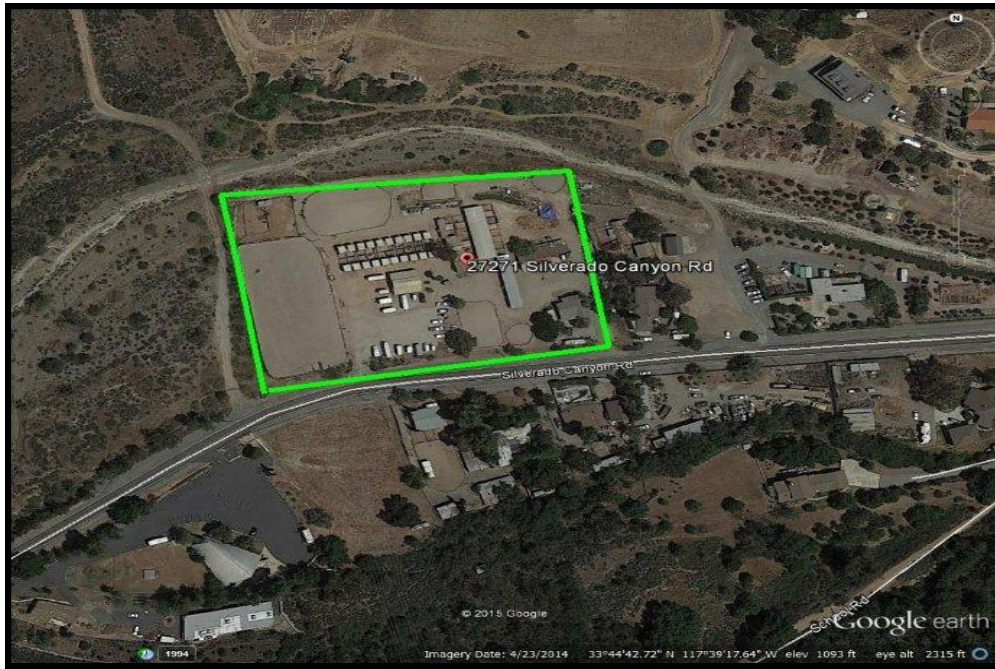
INVITATION TO BE HEARD:

All persons either favoring or opposing this proposal and all supporting documents are invited to present their views and all supporting documents at this hearing. It is requested that any written response be submitted to OC Development Services/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 the OC Planning.

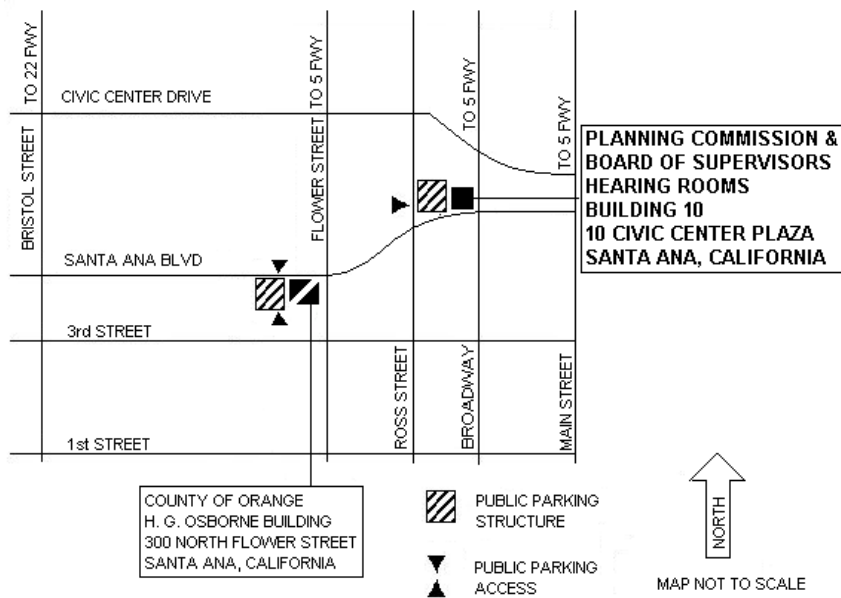
For further information, call Kevin Canning at (714) 667-8847; or e-mail: Kevin.Canning@ocpw.ocgov.com or come to the Development Processing Center at the address indicated below.

OC Development Services/Planning
300 N. Flower Street
PO BOX 4048, Santa Ana, CA 92702-4048

PROJECT LOCATION



PUBLIC HEARING LOCATION



APPEAL PROCEDURE:

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