



# NOTICE OF PUBLIC HEARING

## BY THE ORANGE COUNTY ZONING ADMINISTRATOR

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**SUBJECT:** Public Hearing on Planning Application (PA160059) for a Site Development Permit to allow for the construction of 150 multi-family dwellings and Project Specific Alternative Site Development Standard for the Esencia Sur Apartment Project (Ranch Plan Planning Area 2, Subarea 2.1)

**PROPOSAL:** A request for a Site Development Permit to allow for the construction of 150 multi-family dwellings, a community building, pool area, and maintenance building on 5.55 acres of land and a Project Specific Alternative Site Development Standard for the Esencia Sur Apartment project. The Project Specific Alternative Site Development Standard modifies the design standard to allow for a 24-foot maneuvering area for proposed carports. The approval of the project Specific Alternative Site Development Standard 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 southeastern, unincorporated Orange County, California in Subarea 2.1 of the Ranch Plan Planned Community. The subject site is located easterly of Esencia Road, northerly of Cow Camp Road, within the Fifth (5th) Supervisorial District.

**ZONING:** Ranch Plan Planned Community (PC) – Subarea Plan 2.1 Multiple Family Dwellings (PC Section III.A.3)

**APPLICANT:** Ranch Plan Apartments II, LLC  
Kevin Lindquist, 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 Site Development Permit and Project Specific Alternative Site Development Standard PA160059.

**HEARING DATE:** Thursday October 6, 2016

**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, 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.

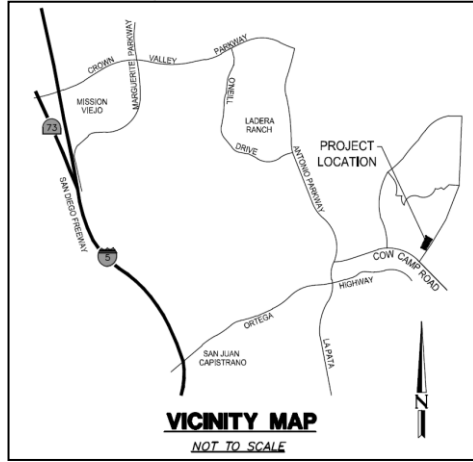
For further information, call Bea Bea Jiménez at (714) 667-8852 or email at [BeaBea.Jimenez@ocpw.ocgov.com](mailto:BeaBea.Jimenez@ocpw.ocgov.com), or FAX: (714) 667-7560; or come to the Development Processing Center at the address indicated below.

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

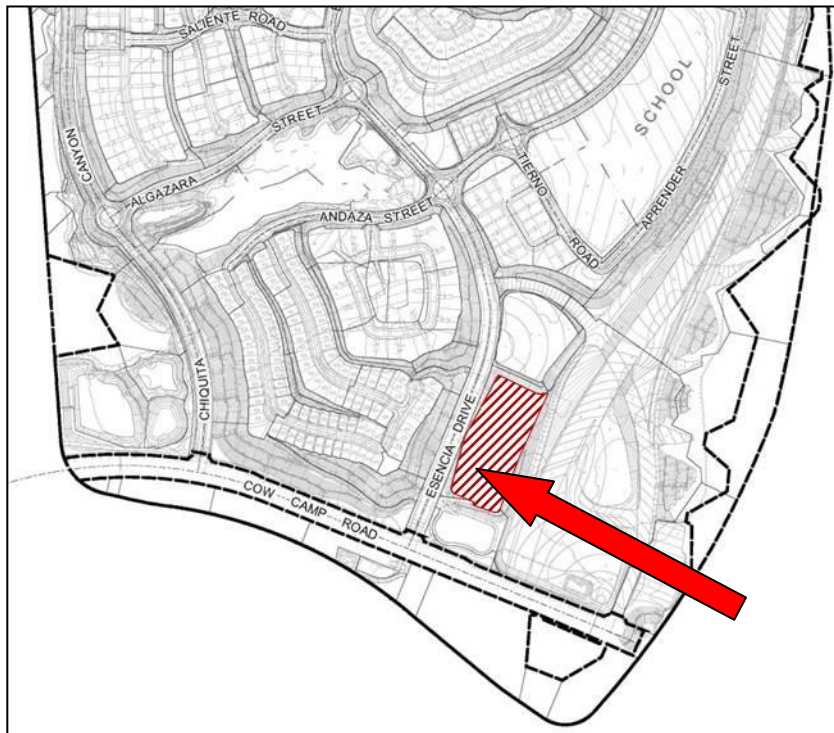
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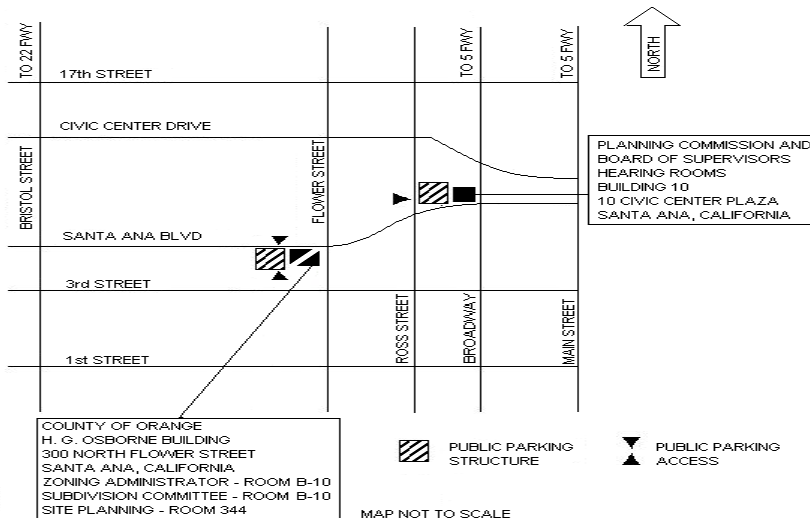
# Project Location



Project Vicinity Map



Project Site Map



Public Meeting Location  
County of Orange