



NOTICE OF PUBLIC HEARING

BY THE ORANGE COUNTY ZONING ADMINISTRATOR

SUBJECT: Site Development Permit, a model home sales complex, and a Project Specific Alternative Site Development Standard for CalAtlantic vesting tentative tract map (VTTM) 17598 (Ranch Plan Planning Area 2, Subarea 2.3).

PROPOSAL: CalAtlantic Homes requests approval of a Site Development Permit and a Project Specific Site Development Permit to allow the construction of 105 planned concept detached dwellings on a 14.48-acre site with a model home sales complex and a Project Specific Alternative Site Development Standard. The Project Specific Alternative Site Development Standard would allow for a reduction of required usable project open space from 5% of the net residential area to 3.27%. The inclusion of the Project Specific Alternative Site Development Standards 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, in Planning Area 2, Subarea 2.3 of the Ranch Plan Planned Community within the Fifth (5th) Supervisorial District. "B" Tract 17598 is located on Lots 18 through 21 and P1 of "A" Tract Map 17563.

ZONING: Ranch Plan Planned Community (PC) – Residential (PC Section III.A)

APPLICANT: CalAtlantic Homes
Janice Shackle, 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 Standards PA160030.

HEARING DATE: Thursday, April 6, 2017

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.

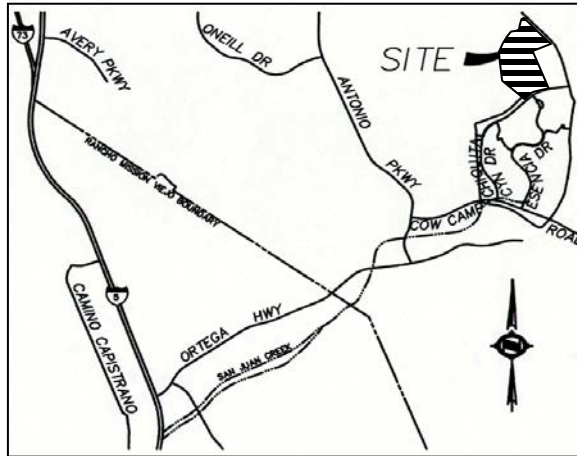
INVITATION TO BE HEARD:

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.

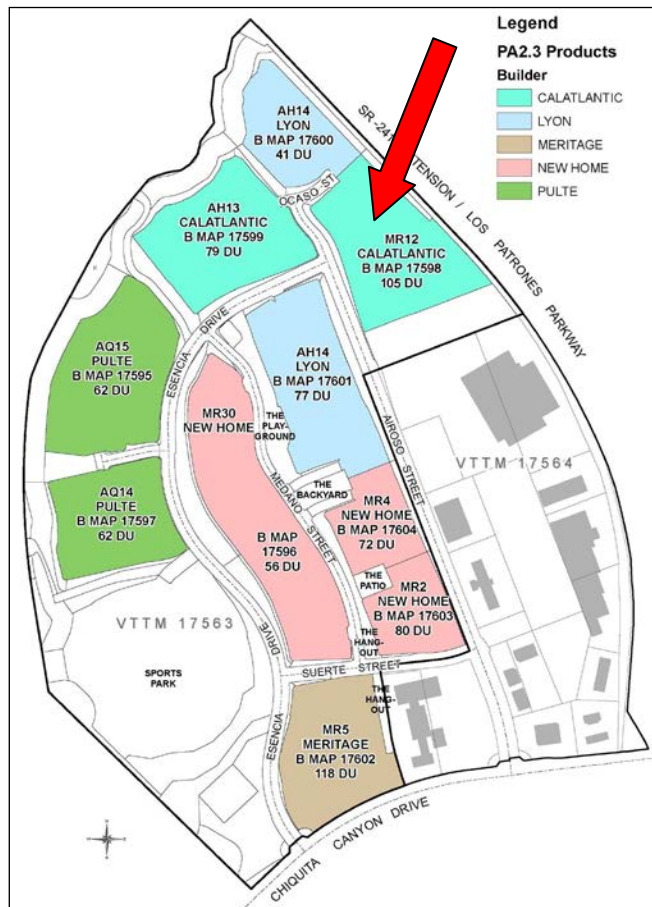
For further information, contact Robert Zegarra at (714) 667-8893 or email at Robert.Zegarra@ocpw.ocgov.com, or fax (714) 667-7560. You may also come to the Development Processing Center at the address indicated below.

Orange County Public Works
P.O. Box 4048,
300 N. Flower Street
Santa Ana, CA 92702-4048

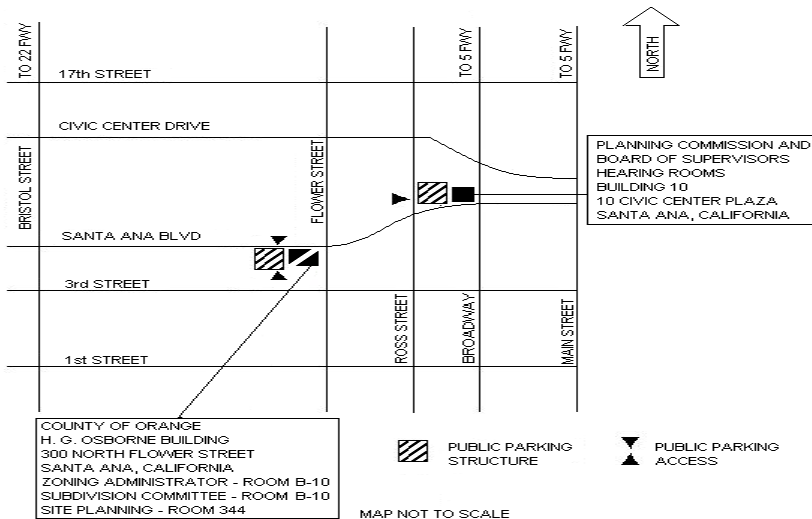
Project Location



Project Vicinity Map



Project Site Map



Public Meeting Location
County of Orange