



NOTICE OF PUBLIC HEARING

BY THE ORANGE COUNTY BOARD OF SUPERVISORS

SUBJECT: APPROVAL OF BOARD RESOLUTION CERTIFYING FINAL EIR NO. 629, ADOPTION OF AN UNCODIFIED ORDINANCE OF THE COUNTY OF ORANGE REZONING CERTAIN LAND FROM AR-20,000 "AGRICULTURAL RESIDENTIAL" DISTRICT WITH A 20,000 SQUARE FOOT MINIMUM BUILDING SITE AREA TO AR-10,000 (PD-10,000) "AGRICULTURAL RESIDENTIAL" DISTRICT WITH A 10,000 SQUARE FOOT MINIMUM BUILDING SITE AREA WITH A PLANNED DEVELOPMENT OVERLAY WITH A 10,000 SQUARE FOOT AVERAGE BUILDING SITE AREA, AND APPROVAL OF USE PERMIT PA160051.

PROPOSAL: Development of a 6.03 acre parcel of land with a planned development of 21 single family detached dwellings, requiring a Zone Change (ZC 16-04) from AR-20000 "Agricultural Residential" District with a 20,000 square foot minimum building site area to AR-10000 (PD-10000) "Agricultural Residential" District with a 10,000 square foot minimum building site area with a Planned Development overlay with a 10,000 square foot minimum building site area and associated Use Permit PA160051 to establish the development standards for the planned development.

LOCATION: The project site is located at 9922 Newport Avenue, Santa Ana, on the south side of Newport Avenue at Kings Bridge Road, within the Third (3rd) Supervisorial District

APPLICANT: Sheldon Development, LLC

PREVIOUS ACTIONS: On November 8, 2017, the Planning Commission adopted Planning Commission Resolution 17-05 recommending that the Board of Supervisors certify Final EIR No. 629, adopt Zone Change ZC 16-04, and approve Use Permit PA160051 subject to Findings and Conditions of Approval.

ENVIRONMENTAL DOCUMENTATION: Final EIR No. 629 has been recommended for certification for the project.

HEARING DATE: December 12, 2017 **HEARING TIME:** 1:30 p.m. (Or as soon as possible thereafter)

HEARING LOCATION: Board of Supervisors Hearing Room,

333 W. Santa Ana Blvd, Santa Ana 92702

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 the Clerk of the Board prior to the hearing date at response@ocgov.com . 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/Planning or the Clerk of the Board.

The Planning Commission Staff Report and attachments for the project, and proposed Final EIR 629 are available online at: http://www.ocpublicworks.com/ds/planning/projects/cowan_heights_residential_project

The Board's meeting agenda and project Agenda Staff Report and Attachments will be available 72 hours prior to the hearing at: <http://ocgov.com/gov/bos/agenda>

For further information, contact Kevin Canning at (714) 667-8847 or 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
P.O. Box 4048, Santa Ana, CA 92702-4048

Project Location



Public Hearing Location - County of Orange Hall of Administration – 333 W. Santa Ana Blvd, Santa Ana 92702 Board of Supervisors Hearing Room

