



NOTICE OF PUBLIC HEARING

BY THE ORANGE COUNTY BOARD OF SUPERVISORS

SUBJECT: APPROVAL OF BOARD RESOLUTION CERTIFYING THE FINAL EIR 618, ADOPTION OF AN UNCODIFIED ORDINANCE OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA ADOPTING ZONE CHANGE ZC 17-01 AND REZONING CERTAIN LAND FROM THE A1 GENERAL AGRICULTURAL DISTRICT TO THE AR AGRICULTURAL RESIDENTIAL DISTRICT FOR THE PRESERVE AT SAN JUAN, FOR A GENERAL PLAN AMENDMENT LUE 17-01, AND APPROVAL OF AREA PLAN PA130026 FOR THE DEVELOPMENT OF A 72-UNIT SINGLE-FAMILY RESIDENTIAL SUBDIVISION.

PROPOSAL: The project proposes the development of 72 single-family residential lots with a proposed General Plan Amendment from Open Space (5) to Rural Residential (1A), a proposed zone change from General Agricultural (A1) to Agricultural Residential (AR), Area Plan, and certification of Final Environmental Impact Report (EIR) 618. The project proposes development in two phases: Phase 1 (South Parcel) and Phase 2 (North Parcel). The project also includes the preservation of large areas of open space, off-site roadway improvements, and water infrastructure improvements. In addition, the proposal requires annexation into the Elsinore Valley Municipal Water District, Western Municipal Water District, and Metropolitan Water District for inclusion of the potable water locations into the water service areas.

LOCATION: Approximately 2,300 feet from the intersection of Ortega Highway and Long Canyon Road on Long Canyon Road, within the unincorporated area of Orange County; within the Fifth (5th) Supervisorial District; Assessor's Parcel Numbers. 125-120-37, 125-120-39, 40, and 41.

APPLICANT: Jeff Weber, Silveroak Capital – SIQ Acquisitions, LLC
The Preserve at San Juan, LLC

PREVIOUS ACTIONS: On January 24, 2018, the Planning Commission adopted Planning Commission Resolution 18-01 recommending that the Board of Supervisors certify Final EIR No. 618, adopt General Plan Amendment LUE 17-01, Zone Change ZC 17-01, and approve Area Plan PA130026 subject to Findings and Conditions of Approval.

ENVIRONMENTAL DOCUMENTATION: Final EIR No. 618 has been recommended for certification for the project.

HEARING DATE: Tuesday, April 10, 2018

HEARING TIME: 9:30 a.m. (Or as soon as possible thereafter)

HEARING LOCATION: **Board of Supervisors Hearing Room**
333 W. Santa Ana Blvd, Santa Ana, CA 92702
Corner of W. Santa Ana Blvd. & N. Broadway
See other side of notice for 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 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.

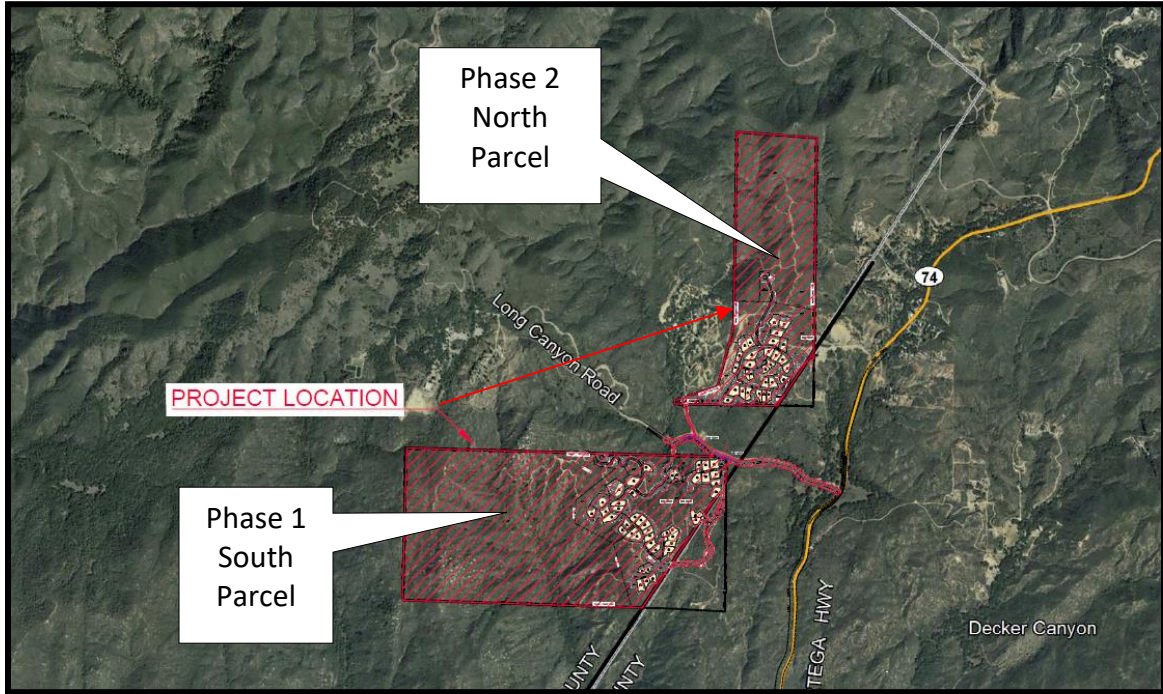
The Planning Commission Staff Report and attachments for the project, and proposed Final EIR 618 are available online at: http://www.ocpublicworks.com/ds/planning/projects/the_preserve_at_san_juan

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 Ilene Lundfelt at (714) 667-9697 or Ilene.Lundfelt@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

