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# NOTICE OF PUBLIC HEARING

## BY THE ORANGE COUNTY ZONING ADMINISTRATOR

- SUBJECT:** Public Hearing for a Use Permit/Site Development Permit (Planning Application PA180010)
- PROPOSAL:** A Use Permit/Site Development Permit to the Zoning Administrator to establish Verizon Wireless as a wireless telecommunication carrier, and allow (under alternative development standards per Section XII,D,2 of Ladera Ranch Planned Community regulations) the installation of new panel antennae on a new telecommunication tower disguised as a faux eucalyptus tree with new ground-level equipment support cabinets contained within a masonry-walled equipment shelter at the base of the faux tree on a landscaped slope within an existing local community park in Ladera Ranch
- LOCATION:** The project is located in the Ladera Ranch Planned Community, Planning Area 2E at 21951 Sienna Parkway, Ladera Ranch, CA. 92694 within the Fifth (5th) Supervisorial District.
- ZONING:** Ladera Ranch Planned Community (PC) – Planning Area 2E, Residential
- APPLICANT:** Verizon Wireless, Applicant  
Rancho Mission Viejo (RMV) Telecom, LLC, Property Owner  
Jim Heinrich, PLANcom Inc., Agent

**ENVIRONMENTAL DOCUMENTATION:** The environmental documentation for the proposed project is Final EIR 555, previously certified by the Board of Supervisors on October 17, 1995 and Addendum PA970174 approved by the Planning Commission on October 5, 1999.

**HEARING DATE:** August 16, 2018

**HEARING TIME:** 1:30 p.m. (Or as soon as possible thereafter)

**HEARING LOCATION:** **Zoning Administrator Hearing Conference Room B10** 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:**

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.

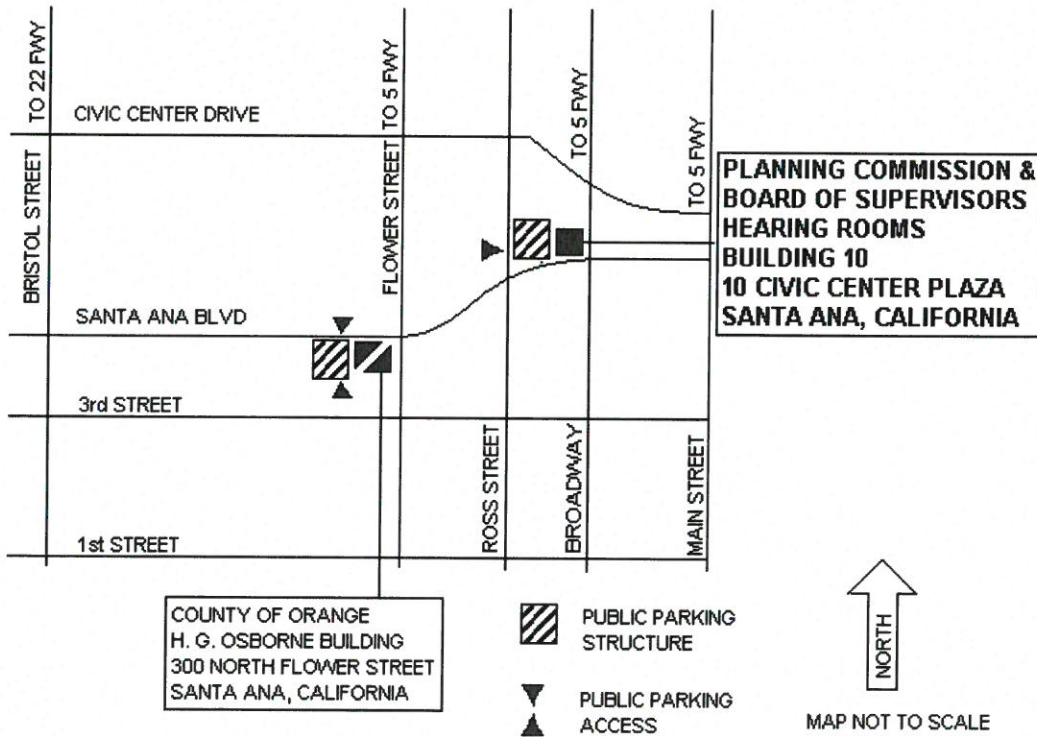
For further information, contact Ron Tippetts at (714) 667-8856 or [Ron.Tippetts@ocpw.ocgov.com](mailto:Ron.Tippetts@ocpw.ocgov.com); or come to the Development Processing Center at the address indicated below.

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

**AERIAL PHOTO OF PROJECT SITE**



**Public Hearing Location – 300 North Flower, Santa Ana, CA**



**APPEAL PROCEDURE**

Any interested person may appeal a decision of the ZONING ADMINISTRATOR on this permit to the PLANNING COMMISSION within 15 calendar days of the decision upon submittal of required documents and a fee of \$500.00 to be filed at the OC Development Services Development Processing Center (DPC), 300 N. Flower Street, Santa Ana, CA.