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# NOTICE OF PUBLIC HEARING

## BY THE ORANGE COUNTY BOARD OF SUPERVISORS

**SUBJECT:** APPROVAL OF BOARD RESOLUTION ADOPTING ADDENDUM TO FINAL EIR NO. 607, ADOPTION OF AN UNCODIFIED ORDINANCE OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA ADOPTING AN AMENDMENT TO THE NORTH TUSTIN SPECIFIC PLAN TO ADD THE RESIDENTIAL CARE FACILITY OVERLAY DESIGNATION AND REDESIGNATING CERTAIN LAND FROM THE 100-RSF RESIDENTIAL SINGLE FAMILY DESIGNATION TO THE 100-RSF RESIDENTIAL SINGLE FAMILY WITH RESIDENTIAL CARE FACILITY OVERLAY DISTRICT. AN UNCODIFIED ORDINANCE OF THE BOARD OF SUPERVISORS OF ORANGE COUNTY, CALIFORNIA ADOPTING THE CLEARWATER AT NORTH TUSTIN DEVELOPMENT AGREEMENT, AND ADOPTION OF A RESOLUTION APPROVING A USE PERMIT AND SITE DEVELOPMENT PERMIT TO PERMIT THE DEVELOPMENT OF A 100-UNIT SENIOR CARE FACILITY (COLLECTIVELY, PLANNING APPLICATION PA170040).

**PROPOSAL:** A Specific Plan Amendment (text and map) to modify the North Tustin Specific Plan to add a subsection for the new overlay land use designation of Residential Care Facility (RCF) District (overlay) to the Specific Plan and to apply the RCF overlay to an approximately 6.6-acre site.

A Use Permit for a 100-unit Senior Living Facility (as defined by the Zoning Code) consisting of 72 assisted living units and 28 memory care units under the proposed RCF overlay district.

A Development Agreement to provide community benefit to the County and vest the rights to proceed with the 100-unit project for 10 years with provisions to extend that time period by mutual consent in exchange for a specified public benefit contribution by the applicant.

A Site Development Permit for grading in excess of 5,000 cubic yards (Approximately 9,180 cubic yards of cut, 11,100 cubic yards of fill, and 1,920 cubic yards imported to balance).

**LOCATION:** The project site is located at 11901 Newport Avenue, in the North Tustin community and within the Third (3<sup>rd</sup>) Supervisorial District

**APPLICANT:** Roman Catholic Bishop of Orange, owner / Clearwater Living, operator

**PREVIOUS ACTIONS:** On July 25, 2018, the Planning Commission adopted Planning Commission Resolution 18-04 recommending Board of Supervisors adoption of: (1) an Addendum to Final EIR No. 607; (2) an ordinance for a Specific Plan Amendment (text and map) to the North Tustin Specific Plan; (3) an ordinance approving the Clearwater Development Agreement, and approval of a Use Permit and Site Development Permit PA170040 subject to Findings and Conditions of Approval.

**ENVIRONMENTAL DOCUMENTATION:** An Addendum to Final EIR No. 607 has been recommended for adoption for the project.

**HEARING DATE:** August 28, 2018      **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](mailto: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, the and proposed Addendum to Final EIR No. 607 are available online at:

[http://www.ocpublicworks.com/ds/planning/projects/3rd\\_district/pa170040\\_clearwater\\_at\\_north\\_tustin](http://www.ocpublicworks.com/ds/planning/projects/3rd_district/pa170040_clearwater_at_north_tustin)

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](mailto: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**

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**Project Location**

