



NOTICE OF PUBLIC HEARING BY THE ORANGE COUNTY ZONING ADMINISTRATOR

- SUBJECT:** Public Hearing on Planning Application PA20-0195 for a Site Development Permit including a Project Specific Alternative Site Development Standard for a Wireless Communications Facility (Ranch Plan Planning Area 2, Subarea 2.1)
- PROPOSAL:** Request approval of a Site Development Permit to allow for the installation of a wireless communication facility (WCF) in Subarea 2.1. Installation will include a ballast-mounted monopole with associated antenna equipment on a 757 square-foot site. The Project-Specific Alternative Site Development Standard will allow the total height of the WCF to be 79 feet where 60 feet is required.
- LOCATION:** The project site is located on Lot G of Tract Map 17561 within Subarea 2.1 of the Ranch Plan Planned Community, in the Fifth (5th) Supervisorial District
- ZONING:** Ranch Plan Planned Community (PC) – Community Facilities (PC Section III.F)
- APPLICANT:** RMV Telecom, LLC, (a Division of Rancho Mission Viejo)
Jay Bullock, Vice President, Planning and Entitlement

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, approved on July 26, 2006; Addendum 1.1, approved on February 24, 2011; the Planning Area 2 Addendum, approved 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 PA20-0195.

HEARING DATE: August 19, 2021 **HEARING TIME:** 1:30 P.M. **(Or as soon as possible thereafter).**

REMOTE PARTICIPATION: For those would do not want to or are unable to participate in person there is also a phone-in option (no video available) for the meeting by calling into 415-655-0001 and using Event number (access code): 177 753 1422. Event address for attendees:

<https://ocgov.webex.com/ocgov/onstage/g.php?MTID=e5dec614f592a5e57820483c2f1572f2>

HEARING LOCATION: **Planning Commission Hearing Room, First Floor** at 333 W. Santa Ana Blvd., 10 Civic Center Plaza, Santa Ana. The room entry is on the north side of the building.

INVITATION TO BE HEARD:

California Governor Gavin Newsom issued Executive Order N-33-20 on March 19, 2020, for the preservation of public health and safety throughout the entire State of California and to heed the State public health directives from the Department of Public Health. The Governor's Executive Order is found at the following URL: <https://covid19.ca.gov/img/N-33-20.pdf>. Pursuant to the Executive Order, to protect public health, the State Public Health Officer and Director of the California Department of Public Health have ordered all individuals living in the State of California to stay home or at their place of residence except as needed to maintain continuity of operations of the federal critical infrastructure sectors, as outlined at <https://www.cisa.gov/identifying-critical-infrastructure-during-covid-19>.

Consistent with this order, there will be limited space available for the public to attend the meeting. For purposes of limiting the risk of COVID-19 transmission, recommended social distancing methods will be observed in the hearing room. Interested parties may also send comments on the project via email to Cameron.Welch@ocpw.ocgov.com. Comments submitted before the start of meeting will be part of the public record and distributed to the Zoning Administrator for consideration.

All persons either favoring or opposing this proposal and all supporting documents are invited to present their views and all supporting documents at or before this hearing. It is requested that any written response be submitted to OC Development Services/Planning via the email address above at least 24 hours prior to the hearing date.

For further information contact Cameron Welch at Cameron.Welch@ocpw.ocgov.com. The project's Staff Report, project plans and other supporting materials will be available a minimum of 72 hours prior to the hearing at <https://ocds.ocpublicworks.com/service-areas/oc-development-services/planning-development/hearings-meetings/zoning-administrator>.

PROJECT LOCATION



PUBLIC HEARING LOCATION
Hall of Administration (HOA), 333 W. Santa Ana Blvd., Santa Ana, CA 92701
Planning Commission Hearing Room, First Floor



APPEAL PROCEDURE

Any interested person may appeal the decision of the Zoning Administrator on this permit to the OC Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$500 filed at the County Service Center (CSC), 601 N. Ross St., Santa Ana or online at <https://myoceservices.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 report, or in written correspondence delivered to OC Development Services / Planning. For further information or questions, contact Cameron.Welch@ocpw.ocgov.com.