



NOTICE OF PUBLIC HEARING

BY THE ORANGE COUNTY ZONING ADMINISTRATOR

SUBJECT: Public Hearing on Planning Application PA23-0055 for a Site Development Permit including a Project Specific Alternative Site Development Standard for the Esencia Mixed-Use Center (Ranch Plan Planning Area 2, Subarea 2.4).

LOCATION: The project site is located on Lots 10 through 18, 20 through 36, C and D of Vesting Tentative Tract Map 17575. It is located in southeastern, unincorporated Orange County, within Subarea 2.4 of the Ranch Plan Planned Community, in the Fifth (5th) Supervisorial District.

PROPOSAL: Esencia Retail, LLC requests approval of a Site Development Permit to allow for the construction of the third and final phase of the Esencia Mixed-Use Center and a Project Specific Alternative Site Development Standard. The final phase will comprise 14 buildings including 174,800 square feet of retail, restaurant, medical office, health/fitness uses and a gas station. The project will also include an additional 7,200 square feet of designated outdoor eating areas associated with restaurant uses. The Project Specific Alternative Site Development Standard would allow for a modification to the Hours of Operation to permit 24-hour business operations for the Esencia Mixed-Use Center, instead of the permitted 7:00 a.m. to 11:00 p.m. timeframe.

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; and the Planning Area 2 Addendum, approved on March 27, 2013. This finding is appropriate and complies with the intent of CEQA, pursuant to the Orange County 2020 Local CEQA Procedures Manual, Section 13.1 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 proposed site development permit PA23-0055.

APPLICANT: Esencia Retail, LLC

MEETING DATE: February 15, 2024

MEETING TIME: 1:30 PM (Or as soon as possible thereafter)

MEETING LOCATION: Multipurpose Rooms 103 and 105 of the County Administration South Building (CAS) at 601 N. Ross Street, Santa Ana 92702. The room entry is on the north side of the building. **Map and Parking:** For the most up-to-date map and parking information, please visit our website at: ocpublicworks.com/parking.

INVITATION TO BE HEARD:

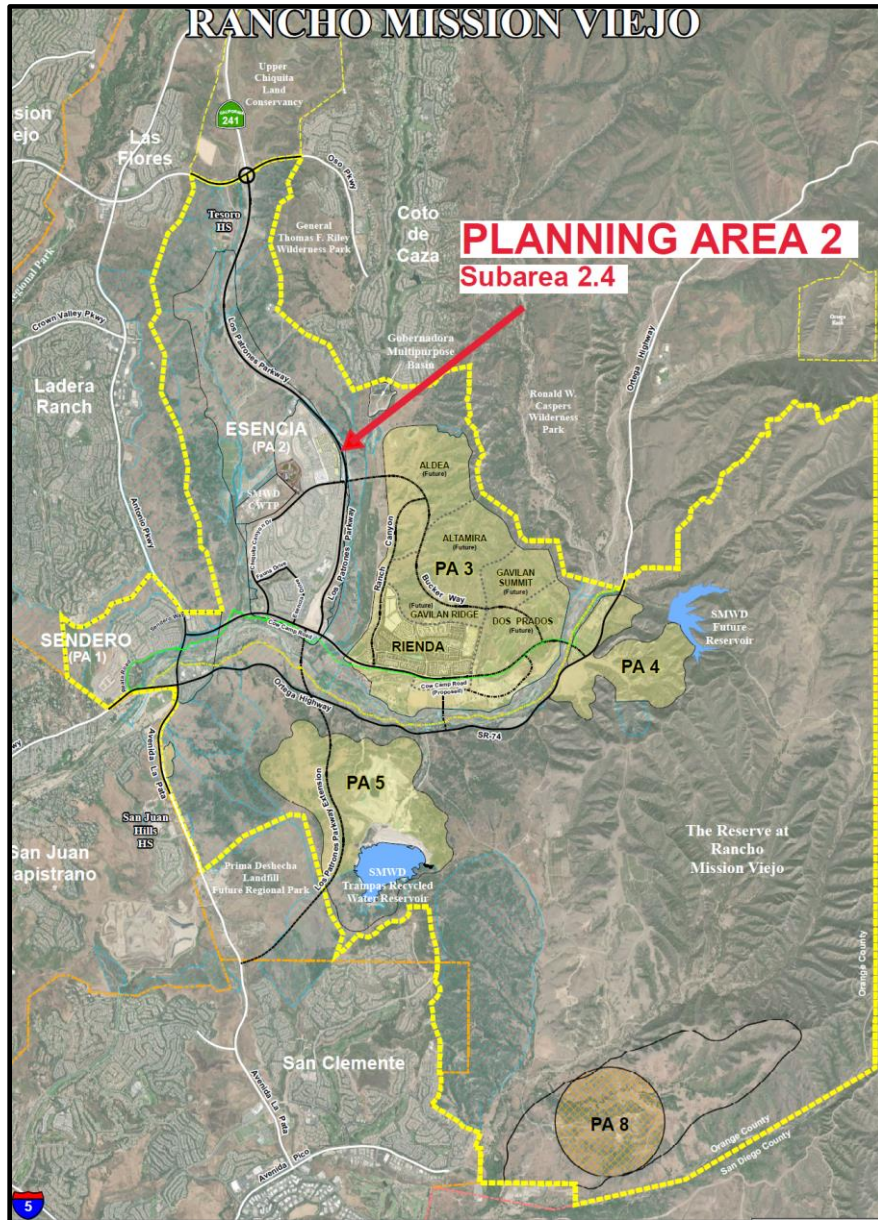
All persons either favoring or opposing this proposal and all supporting documents are invited to present their views at this meeting. It is requested that any documents or written response be submitted to OC Development Services or emailed to Robert.Zegarra@ocpw.ocgov.com prior to the meeting date. Comments submitted before the start of meeting will be part of the public record and distributed to the Zoning Administrator for consideration. 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 prior to close of the public meeting described in this notice, or in written correspondence delivered to OC Development Services.

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>.

For further information contact Robert Zegarra at (714) 667-8893 or Robert.Zegarra@ocpw.ocgov.com.

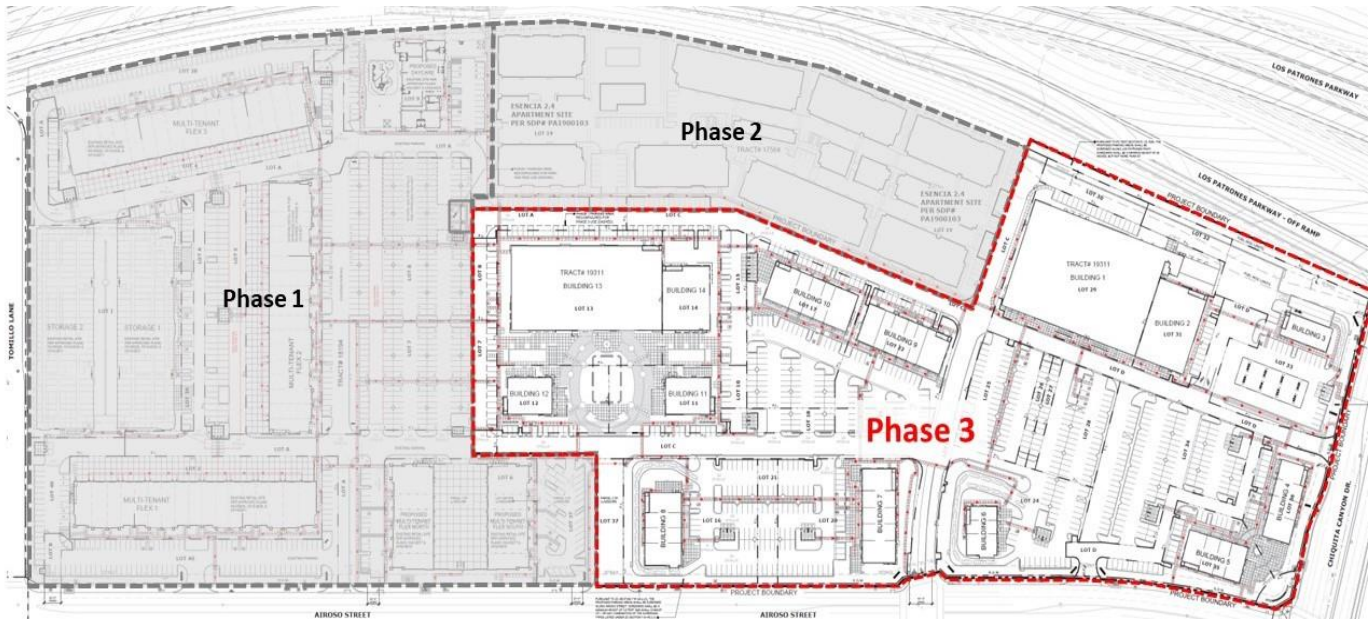
Orange County Public Works
601 N. Ross Street
Santa Ana, CA 92702

Project Location



Project Vicinity Map

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Project Site Map

**Public Meeting Location - County of Orange
County Administration South (CAS), Multipurpose Room 103 and 105**

ORANGE COUNTY CIVIC CENTER – BUILDING AND PARKING MAP

ocpublicworks.com/parking



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