



CITY OF ALISO VIEJO NOTICE OF CITY COUNCIL PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Wednesday, February 18, 2015 at 7:00 p.m. (or as soon thereafter as possible) the City Council of the City of Aliso Viejo will conduct a public hearing to consider the following:

SUBJECT: The City of Aliso Viejo, as lead agency, pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the City's local CEQA Guidelines will consider adopting the Draft Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed Aliso Viejo Ranch site development permit project.

PROJECT TITLE: The Aliso Viejo Ranch Site Development Permit

PROJECT LOCATION: 100 Park Avenue, Aliso Viejo, CA 92656 (northeast corner of Cedarbrook and Park Avenue)

PROJECT DESCRIPTION: Planning Application PA 14-013 (SDP) Aliso Viejo Ranch Community Center Site Development Permit. The Site Development will allow removal of seven existing structures (four of which are deteriorated) and construction of a multi-purpose community facility serving as an education and activity center providing classes, workshops and activities to community members of all ages. The Project includes 36,500 square feet of enclosed space potentially to be occupied by a Multi-Purpose Building, Youth Wing, Teen Wing, Basketball Pavilion, Restroom, Storage Building, Maintenance Building and covered Porch space. In addition, the Project will include community gardens, outdoor recreation areas, low-level lighting, landscaping and parking areas. The Project site is located at 100 Park Avenue, Aliso Viejo (northeast corner of Cedarbrook and Park Avenue).

HEARING LOCATION: City Hall Council Chambers, 12 Journey, Suite 150, Aliso Viejo, CA 92656

DOCUMENT AVAILABILITY: Please be informed that the City of Aliso Viejo released the IS/MND for the Aliso Viejo Ranch Site Development Permit prepared in compliance with CEQA, the State CEQA Guidelines, and the City of Aliso Viejo Local CEQA Guidelines for two 30-day public review periods, from June 26, 2014, to July 28, 2014, and from August 14, 2014, to September 15, 2014. On the basis of the Initial Study for the Project, City Staff has concluded the Project will not have a significant effect on the environment with mitigation measures incorporated, and has therefore prepared a Draft MND. If the City Council finds that the Project will not have a significant effect on the environment, it may adopt the MND. This means the City Council may proceed to consider the Project without preparation of an Environmental Impact Report. The IS/MND and Responses to Public Comments are available for public review on the City of Aliso Viejo website (<http://www.cityofaliso Viejo.com>). The City Council conducted two previous hearings for this item on August 6, 2014, and on November 19, 2014.

The Agenda item staff report pertaining to this item will be made available for public review at the City and on the City website at www.cityofaliso Viejo.com no later than 5:00 pm on February 12,

2015. Please contact Mitzi Ortiz, City Clerk at 949-425-2505 if you have any questions regarding the Agenda materials.

INVITATION TO BE HEARD: All interested persons will be given an opportunity to comment on this item at the public hearing. In addition, written comments may be submitted to the City Council prior to the hearing, to the attention of: Albert Armijo, Director of Planning Services, City of Aliso Viejo, 12 Journey, Suite 100, Aliso Viejo, California 92656. Please reference the hearing title and date of hearing in any correspondence.

If you wish to challenge the above project in court, the challenge will be limited only to those issues you or someone else raised at the public hearing or in written correspondence delivered to the City at or prior to the public hearing as described in this notice.

It is the intention of the City of Aliso Viejo to comply with the Americans with Disabilities Act (ADA). If you require special assistance beyond what is normally provided, the City will attempt to accommodate you in every reasonable manner. Please contact the City Clerk's Office at (949) 425-2505 at least 48 hours prior to the meeting to inform us of your particular needs.

/s/
Mitzi Ortiz, MMC
City Clerk

On Friday, February 6, 2015, a public hearing notice was mailed to property owners and tenants within five hundred (500) feet of the site, Aliso Viejo Community Association, Capistrano Unified School District, California State Clearinghouse, and representatives of the Juaneno Band of Mission Indians Acjachemen Nation. The notice also was posted on the City website. In addition, a 1/8 display ad was published in the Aliso Viejo News on Thursday, February 5, 2015.