



NOTICE OF PUBLIC HEARING

BY THE ORANGE COUNTY ZONING ADMINISTRATOR

SUBJECT: Public Hearing on Planning Application PA20-0048 for a Site Development Permit to allow for a 73 unit single-family residential project, a model home sales complex, and a Project Specific Alternative Site Development Standard

LOCATION: The project site encompasses all of "B" VTTM 19025, which is located on Lots 1 through 11 and 74 of "A" Tract Map 17931, Subarea 3.1 of the Ranch Plan Planned Community, in southeastern unincorporated Orange County, east of Ranch Canyon and north of Cow Camp Road, within the Fifth (5th) Supervisorial District.

PROPOSAL: Rancho Mission Viejo request approval of a Site Development Permit to allow for the development of 73 Planned Concept Detached Single-Family Dwellings on an 8.14-acre site, a model home sales complex, and a Project Specific Alternative Site Development Standard. The Project Specific Alternative Site Development Standard would allow for 8.2-foot aggregate setbacks and 8.2-foot building separations where 10-foot aggregate setbacks and 10-foot building separations are the minimum required.

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; and Addendum 3.1, approved February 25, 2015. 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 PA20-0048.

APPLICANT: Rancho Mission Viejo

MEETING DATE: May 20, 2021

MEETING TIME: 1:30 PM (Or as soon as possible thereafter). There will be a phone-in option for the meeting by calling into (415) 655-0001 and using event number (access code): 133 486 2697. There is also an option to join online at:
<https://ocgov.webex.com/ocgov/onstage/g.php?MTID=e073f9293e6af97b45415b0e09bc8a92a>

MEETING LOCATION: County of Orange, Hall of Administrations Building, Planning Commission Room (1st Floor). 333 West Santa Ana Boulevard, Santa Ana, CA, 92701 (see Public Meeting Location map).

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 at the County Administration South Building. 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 Robert.Zegarra@ocpw.ocgov.com. Comments submitted before the start of meeting will be part of the public record and distributed to the Subdivision Committee 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 Robert Zegarra at (714) 667-8893 or Robert.Zegarra@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>. There will be a phone-in option for the meeting by calling into (415) 655-0001 and using event number (access code): 133 486 2697. There is also an option to join online at: <https://ocgov.webex.com/ocgov/onstage/q.php?MTID=e073f9293e6af97b45415b0e09bc8a92a>

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

Project Location

Project Vicinity
Map



