NOTICE OF PUBLIC HEARING
BY THE ORANGE COUNTY ZONING ADMINISTRATOR

SUBJECT: Public Hearing on Planning Application PA21-0092 for a Site Development Permit to allow for an 89-unit residential project, a model home complex, and two Project Specific Alternative Site Development Standards

LOCATION: The project site encompasses all of "B" VTTM 19149, which is located on 25 through 37, Y, Z, AA, EE and JJ of "A" Tract Map 17932, Subarea 3.2a 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 15 planned concept detached single-family dwellings and 74 planned concept two-family duplex dwellings on an 9.10-acre site, a model home complex, and two Project Specific Alternative Site Development Standards. The first Project Specific Alternative Site Development Standard would allow for a minimum 5.3-foot aggregate setback for 11 lots where 10-foot aggregate setbacks are the minimum required. The second Project Specific Alternative Site Development Standard would allow for a 63.7% building site coverage for 1 lot where 60% is the maximum building site coverage permitted.

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 PA21-0092.

APPLICANT: Rancho Mission Viejo

MEETING DATE: February 3, 2022

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

MEETING LOCATION: Multipurpose Room 105 at County Administration South (CAS) Building located @ 601 N. Ross Street, at the corner of Santa Ana Blvd. and Ross St. in Santa Ana. See included location map.
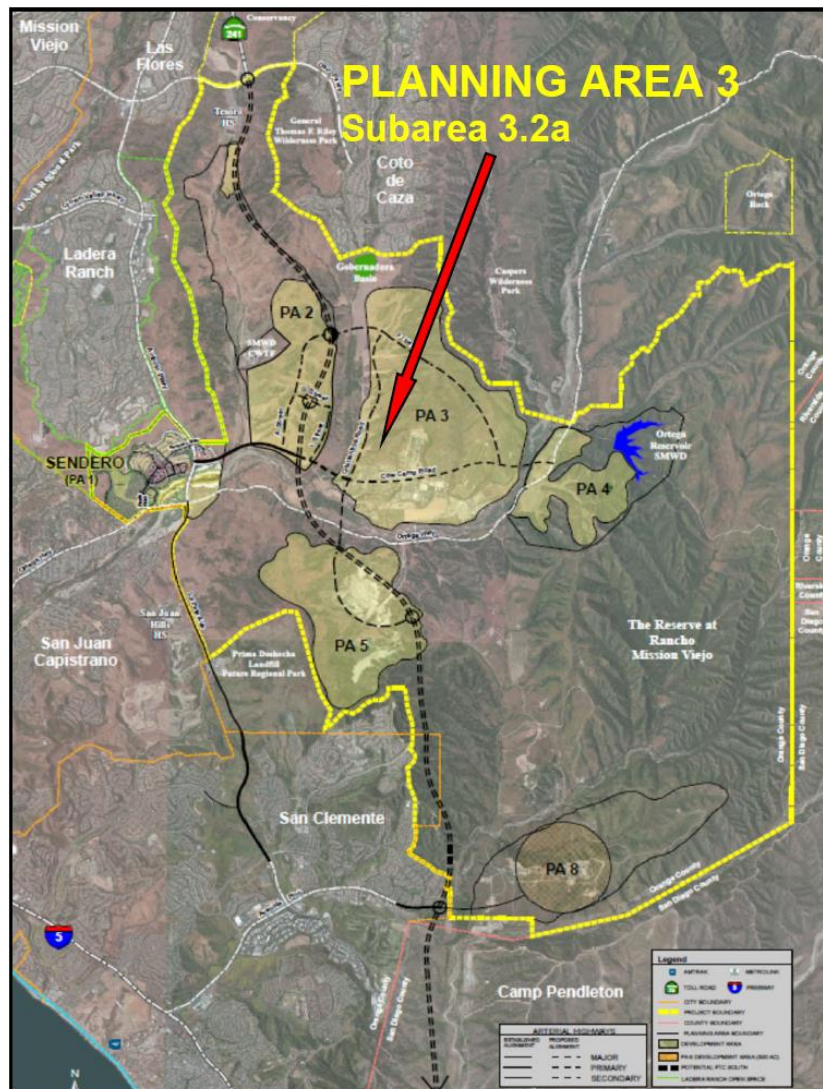
INVITATION TO BE HEARD:
All persons either favoring or opposing this proposal and all supporting documents are invited to present their views at this meeting. It is requested that any documents or written response be submitted to OC Development Services prior to the meeting date. If you challenge the 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.

Consistent with the December 13, 2021 California Department of Public Health masking requirements, all individuals attending this meeting will be required to wear a mask in all indoor public settings, regardless of vaccine status. For purposes of limiting the risk of COVID-19 transmission, recommended social distancing methods will also 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.

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/subdivision-1*.
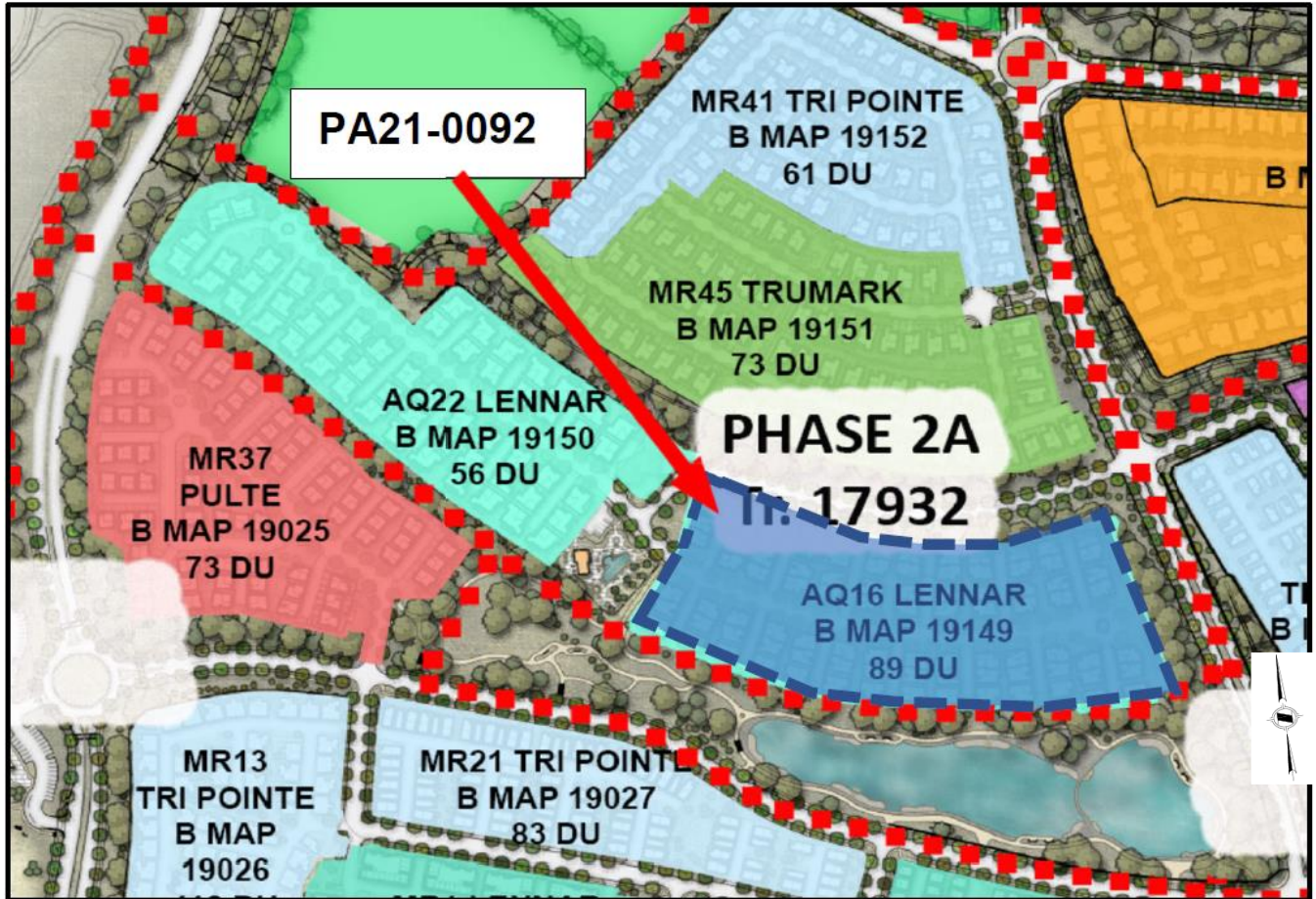
Orange County Public Works
601 N. Ross Street
Santa Ana, CA 92702

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Project Location

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<u>Project Vicinity Map</u>

Project Site Map

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