



# NOTICE OF PUBLIC HEARING

## BY THE ORANGE COUNTY ZONING ADMINISTRATOR

**SUBJECT:** Planning Application PA22-0097 for a Site Development Permit to allow for a Planned Concept Detached Single-Family residential project and a Model Sales Complex and a Project Specific Alternative Site Development Standard.

**LOCATION:** The project is located on Lots 19-27 of Tract Map 19163. It is located in southeastern unincorporated Orange County, in Subarea 3.2b of the Ranch Plan Planned Community, within the Fifth (5th) Supervisorial District.

**PROPOSAL:** Rancho Mission Viejo requests the approval of a Site Development Permit to allow for the development of 69 Planned Concept Detached Single-Family Dwellings, a Model Sales Complex, and a Project-Specific Alternative Site Development Standard to allow a reduction of the required Usable Project Open Space from 10% to 5.52% of the net residential area.

**ENVIRONMENTAL DOCUMENTATION:** This 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 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 PA22-0097.

**APPLICANT:** Rancho Mission Viejo  
Jay Bullock, Vice President, Planning and Entitlement

**MEETING DATE:** December 15, 2022

**MEETING TIME:** 1:30 p.m. (Or as soon as possible thereafter)

**MEETING LOCATION:** **County Administration South (CAS)**  
First Floor, Multipurpose Room 105  
601 N. Ross Street  
Santa Ana, CA 92702-4048

**Map and Parking:** For the most up-to-date map and parking information, please visit our website at: [ocpublicworks.com/parking](https://ocpublicworks.com/parking).

### INVITATION TO BE HEARD:

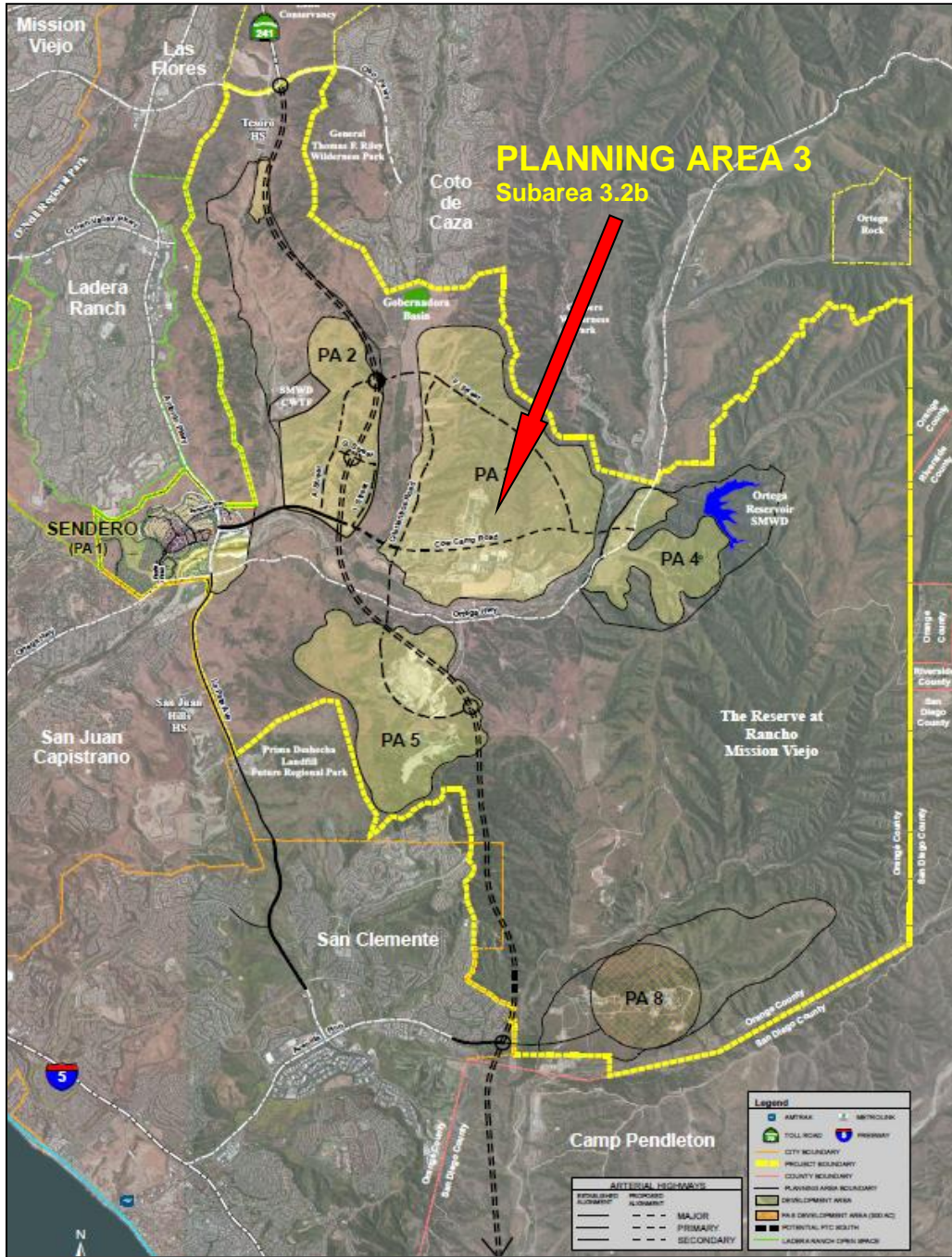
All persons either favoring or opposing this proposal and all supporting documents are invited to present their views at this meeting. It is requested that any documents or written response be submitted to OC Development Services prior to the meeting date. If you challenge the action taken on this proposal 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. Interested parties may also send comments on the project via email to [Cameron.Welch@ocpw.ocgov.com](mailto:Cameron.Welch@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 Cameron Welch at (714) 667-1641 or [Cameron.Welch@ocpw.ocgov.com](mailto: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/planningdevelopment/hearings-eetings/zoning-administrator>.

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## PROJECT LOCATION



## PROJECT VICINITY MAP

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## PROJECT SITE MAP

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