



**ORANGE COUNTY ZONING ADMINISTRATOR  
SUMMARY MINUTES  
REGULAR MEETING DATE: December 15, 2022, 1:30 PM**

- I. Call to Order – Hearing called to order at 1:30 pm.**
- II. Minutes of December 1, 2022 – Approved by Zoning Administrator, Bea Bea Jiménez.**
- III. Discussion Item(s)**

**ITEM #1 PUBLIC HEARING – (PA) 22-0097 – APPLICANT – RANCHO MISSION VIEJO – AGENT- JAY BULLOCK - LOCATION – RANCH PLAN PLANNED COMMUNITY, PA3.2B, WITHIN THE 5<sup>TH</sup> SUPERVISORIAL DISTRICT.**

Applicant Rancho Mission Viejo (RMV) requests approval of Site Development Permit PA22-0097 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.

**Recommended Action(s):**

1. Receive staff report and public testimony as appropriate; and
2. Find that 589, previously certified on November 8, 2004; Addendum 1.0 (PA060023) approved July 2006; Addendum 1.1 (PA110003-06) approved February 24, 2011; the Planning Area 2 Addendum (PA130001-06) approved March 27, 2013; and Addendum 3.1 (PA140072-81) approved February 25, 2015; reflect the independent judgment of the County and are adequate to satisfy the requirements of CEQA for approval of Planning Application (PA) 22-0097, which is a necessarily included element contemplated as part of the whole of the action considered in Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning Area 2 Addendum, and Addendum 3.1.
  - a. The circumstances of the project are substantially the same as described in Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning Area 2 Addendum, and Addendum 3.1 which adequately addressed the effects of the project proposed in PA22-0097. No substantial changes have been made in the project that involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects; no substantial changes have occurred in the circumstances under



which the project is being undertaken, that involve new significant environmental effects or a substantial increase in the severity of previously identified environmental effects; and no new information of substantial importance to the project which was not known or could not have been known when Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning Area 2 Addendum, Addendum 3.1 were certified and approved has become known; therefore, no further environmental review is required.

- b. The circumstances of the project are substantially the same as described in Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning Area 2 Addendum, and Addendum 3.1 which adequately addressed the effects of the project proposed in PA22-0097. No substantial changes have been made in the project that involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects; no substantial changes have occurred in the circumstances under which the project is being undertaken, that involve new significant environmental effects or a substantial increase in the severity of previously identified environmental effects; and no new information of substantial importance to the project which was not known or could not have been known when Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning Area 2 Addendum, Addendum 3.1 were certified and approved has become known; therefore, no further environmental review is required.
  - c. Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning Area 2 Addendum, and Addendum 3.1 are adequate to satisfy the requirements of CEQA for PA22-0097.
  - d. All mitigation measures are fully enforceable pursuant to Public Resources Code section 21081.6(b) and have either been adopted as conditions, incorporated as part of the project design, or included in the procedures of project implementation.
3. Approve Planning Application PA22-0097 subject to the attached Findings and Conditions of Approval (Appendices A and B).

**Special Notes:**

Cameron Welch, Senior Planner, provided a presentation and answered questions of the Zoning Administrator.

Jay Bullock, Vice President, Planning and Entitlement and Richard Vuong, representing the applicant, answered questions of the Zoning Administrator, and stated that they have read and accepts the revised Conditions of Approval.

The following is the action taken by the Orange County Zoning Administrator, Laree Alonso.

Approve Planning Application PA22-0097, subject to the attached Findings and revised Conditions of Approval #15 to include language and use. Revise the staff report to augment the analysis to support the findings on page 11, Finding #2, Ranch Plan PC text and Zoning Code, and modify the Compliance Matrix on page 9 of the staff report. The revised staff report is due to Zoning Administrator, Laree Alonso, no later than January 31, 2023.



APPROVE   
DENIED

OTHER

**IV. Public Comments:**

- None

**V. Adjournment:**

The December 15, 2022, Zoning Administrator hearing adjourned at 2:15 pm.