



# NOTICE OF PUBLIC HEARING

## BY THE ORANGE COUNTY PLANNING COMMISSION

**SUBJECT:** Public Hearing on Planning Application PA23-0032 to amend the existing Ranch Plan Planned Community-Wide Alternative Development Standards (ADS).

**PROPOSAL:** Rancho Mission Viejo Community Development, LLC requests Planning Commission approval of revisions to the Ranch Plan Community-Wide Alternative Development Standard (ADS) approved on December 14, 2022. The proposed revisions are as follows:

- 1) D-3 – Revisions to referenced OC Zoning Code sections
- 2) D-9 – Revisions to referenced OC Zoning Code sections and add in supporting text due to revised Zoning Code references
- 3) D-10 - Revisions to referenced OC Zoning Code sections and add in supporting text due to revised Zoning Code references
- 4) D-11 – Revisions to referenced OC Zoning Code sections
- 5) D-12 – Revisions to referenced OC Zoning Code sections
- 6) D-13 – Revisions to referenced OC Zoning Code sections
- 7) D-15 – Revisions to referenced OC Zoning Code sections

**LOCATION:** The project site, the Ranch Plan Planned Community, is located in southeastern unincorporated Orange County. It is located east of I-5, north and south of Ortega Highway near Antonio Parkway/La Pata Avenue, within the 5th Supervisorial District.

**APPLICANT:** RMV Community Development, LLC  
Jay Bullock, Vice President, Planning & Entitlement

**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, certified on July 26, 2006; Addendum 1.1, certified on February 24, 2011; Planning Area 2 Addendum which was certified on March 27, 2013, and Addendum 3.1, certified on February 25, 2015.

**HEARING DATE:** May 22, 2024

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

**HEARING LOCATION:** **County Administration North (CAN)**

First Floor, Multipurpose Room 101  
400 West Civic Center Drive  
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:

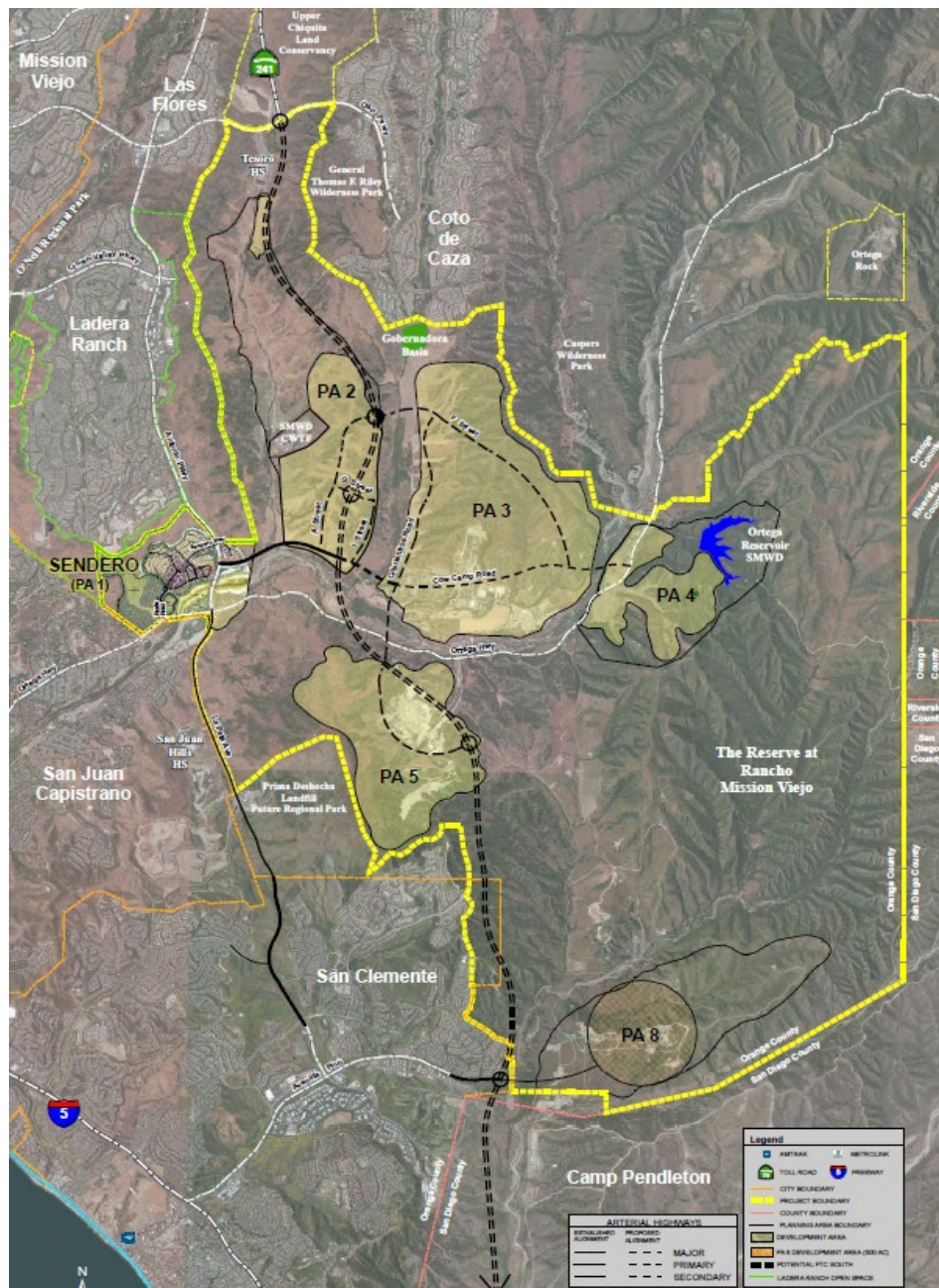
All persons either favoring or opposing this proposal are invited to present their views at the hearing. It is requested that any documents or written responses be submitted to OC Public Works prior to the hearing date. If you challenge the action taken on this proposal in court, you may be limited to raising only those issues you or someone else raised prior to the close of the public hearing. If a physical meeting location is unable to be accommodated due to federal, state or local mandate, the meeting will be held by internet and phone only.

Interested parties may also send comments on the project via email to [Robert.Zegarra@ocpw.ocgov.com](mailto:Robert.Zegarra@ocpw.ocgov.com). Comments submitted before the start of the meeting will be part of the public record and distributed to the Planning Commission 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. The Planning Commission Staff Report and attachments for the project are available online at: [ocds.ocpublicworks.com/service-areas/oc-development-services/planning-development/hearings-meetings/planning-commission](http://ocds.ocpublicworks.com/service-areas/oc-development-services/planning-development/hearings-meetings/planning-commission)

For further information, contact Robert Zegarra at (714) 667-8893 or [Robert.Zegarra@ocpw.ocgov.com](mailto:Robert.Zegarra@ocpw.ocgov.com), or come to the County Service Center at the address indicated below:

**OC Development Services/Planning**  
**601 N. Ross Street**  
**Santa Ana, CA 92702-4048**

**PROJECT LOCATION**



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