



NOTICE OF PUBLIC HEARING

BY THE ORANGE COUNTY ZONING ADMINISTRATOR

SUBJECT: Planning Application PA24-0125 for a Site Development Permit to establish a Project Specific Alternative Site Development Standard.

LOCATION: The project is located on Lots 1, 2, 11, 12, and 13 of "A" Tract Map 17933. It is located in southeastern unincorporated Orange County, in Subarea 3.3 of the Ranch Plan Planned Community, within the Fifth (5th) Supervisorial District.

PROPOSAL: Rancho Mission Viejo and Trumark Homes request approval of a Site Development Permit to establish a Project-Specific Alternative Site Development Standard for "B" Vesting Tentative Tract Map (VTTM) 19302 to allow Conventional Single-Family homes to have a project net density of 11.2 DU/Acre where a net density of less than 9 DU/Acre is the development standard.

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 PA24-0125.

APPLICANT: Rancho Mission Viejo - Jay Bullock, Vice President, Planning and Entitlement
Trumark Homes – Jessica Whaley, Project Manager

MEETING DATE: October 17, 2024

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

MEETING LOCATION: **County Administration North (CAN)**
First Floor, Multipurpose Room 101
400 W. Civic Center Dr.
Santa Ana, CA 92701

Map and Parking: For the most up-to-date map and parking information, please visit our website at: 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 Paul.Gutierrez@ocpw.ocgov.com. Comments submitted before the start of the meeting will be part of the public record and distributed to the Subdivision Committee for consideration.

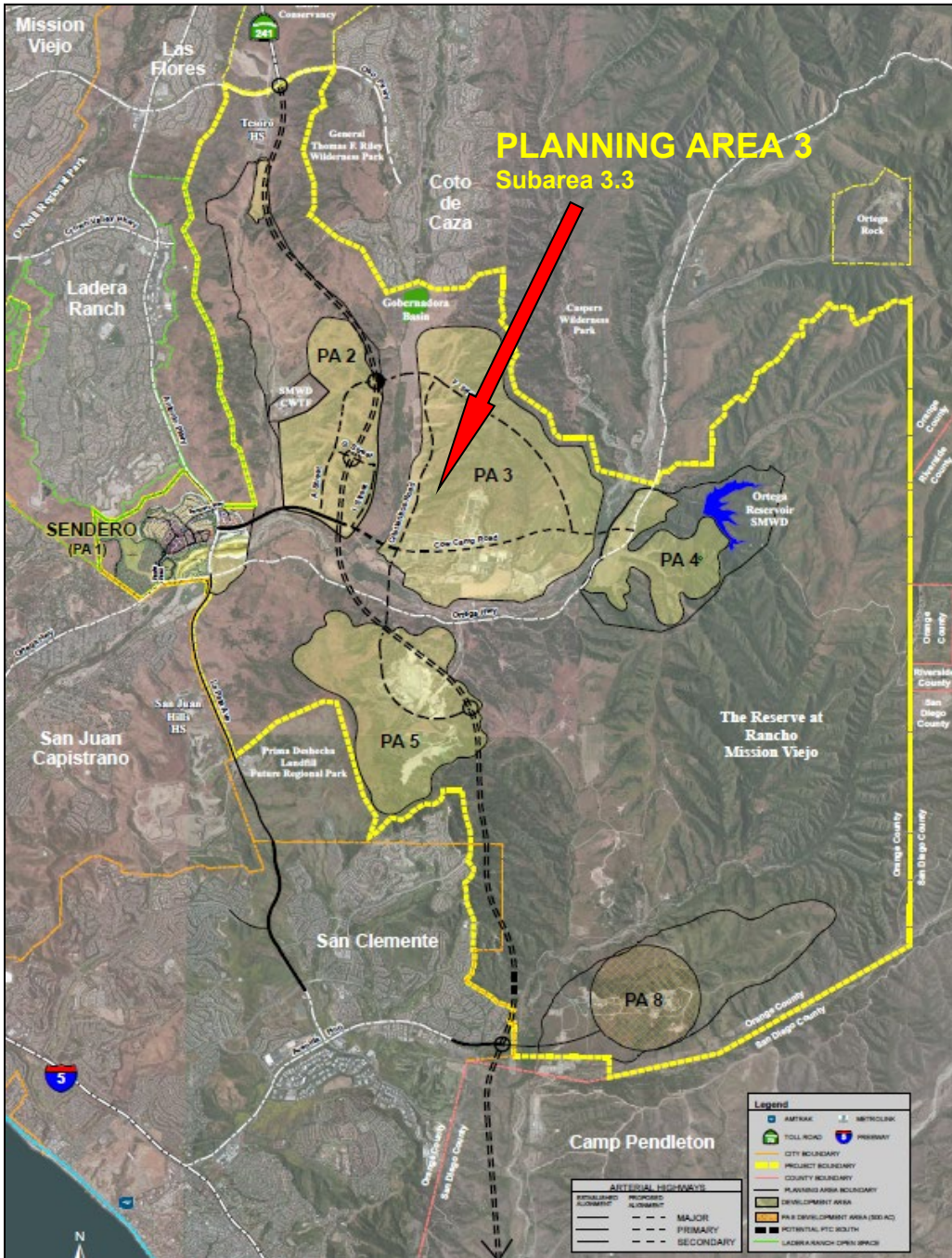
For further information contact Paul Gutierrez at (714) 667-1602 or Paul.Gutierrez@ocpw.ocgov.com. The project's Staff Report, project plans and other supporting materials will be available a minimum of 72-hours prior to the hearing at <https://ocds.ocpublicworks.com/service-areas/oc-development-services/planning-development/hearings-meetings/zoning-administrator>.

OC Public Works
601 N. Ross Street
Santa Ana, CA 92702-4048

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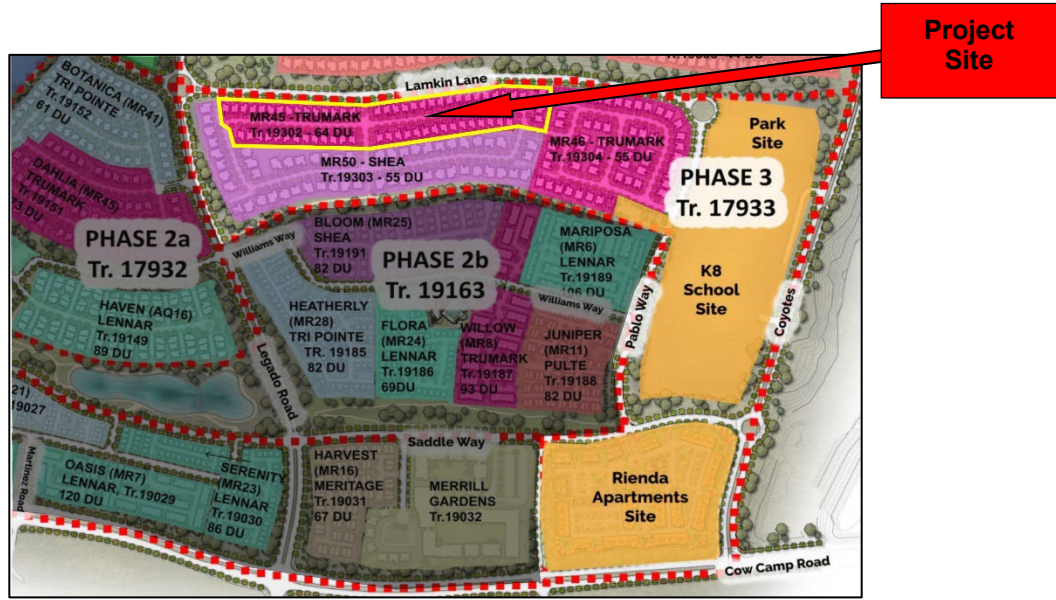
PROJECT LOCATION



PROJECT VICINITY MAP

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PROJECT SITE MAP