



ITEM #1

OC DEVELOPMENT SERVICES REPORT

DATE: December 19, 2024

TO: Orange County Zoning Administrator

FROM: OC Development Services / Land Development Division

SUBJECT: Planning Application PA24-0009 for a Site Development Permit to allow for a 72-unit single-family residential project, a Model Home Sales Complex and a Project Specific Alternative Site Development Standard

PROPOSAL: Rancho Mission Viejo requests approval of a Site Development Permit to allow 72 Planned Concept single-family detached dwelling units on 72 numbered residential lots, including a model sales complex, and 15 lettered lots for private court and landscaped open space on a 9.78-acre site. A Project Specific Alternative Site Development Standard (PSASDS) is requested to use a public sidewalk to access the project's useable project open space where on-site pedestrian access is the standard requirement for providing "direct and convenient" access.

ZONING: Ranch Plan Planned Community (PC) – Subarea Plan 3.4 Planned Concept Detached Dwellings (PC Text Section III.A.2)

GENERAL PLAN: "1B, Suburban Residential"

LOCATION: The project site is located in southeastern unincorporated Orange County, north of Gavilan Ridge and east of Legado Road, within the Ranch Plan Planned Community - Planning Area 3 (PA3), Subarea 3.4, and Tract Map 17934, Lots 8-19, and within the Fifth (5th) Supervisorial District.

APPLICANT: Rancho Mission Viejo
Richard Vuong, Project Director, Planning and Entitlement

STAFF CONTACT: Arturo Cervantes, Senior Planner, Planning Division
Phone: (714) 667-8864
Email: Arturo.Cervantes@ocpw.ocgov.com

RECOMMENDED ACTION(S)

Land Development recommends OC Zoning Administrator:

- 1) Receive staff report and public testimony as appropriate.
- 2) Find that Final EIR 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 PA24-0009, 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 PA24-0009. 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, and Addendum 3.1 were certified and approved has become known; therefore, no further environmental review is required.
 - b. 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 PA24-0009.
 - c. 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 PA24-0009, subject to the attached Findings and Conditions of Approval.

BACKGROUND AND EXISTING CONDITIONS

In November 2004, the County of Orange approved the Ranch Plan Planned Community, which encompasses approximately 22,815 acres located east of I-5, north and south of Ortega Highway at Antonio Parkway/La Pata Avenue, within the Fifth Supervisorial District. As approved, the Ranch Plan Planned Community comprises 75 percent permanent open space and allows for the development of 14,000 dwelling units and 5,200,000 square feet (SF) of non-residential uses in the remaining 25 percent. It is regulated by the Ranch Plan PC Program Text which addresses the unique characteristics of the property and a development plan for the transition to suburban/urban uses occurring over a 25- to 30-year period.

The Master Area Plan and Subarea Plans for Planning Area 3 were approved on October 27, 2022 including Subarea Plan 3.3 (PA22-0067). VTTM 17933 for Subarea Plan 3.3 and VTTM 17934 for Subarea Plan 3.4 were approved by the OC Subdivision Committee on December 6, 2023. Grading for Subareas 3.3 and 3.4 are currently in progress under GRD22-0136 and GRD23-0059.

Land uses immediately surrounding the project site include: Residential (AQ12 VTTM19305) to the west;

Residential (AQ42 Pulte VTTM19309) to the south; Residential (AQ11 Tri Pointe VTTM19307) to the east; and Subarea 3.11 – future residential and recreational to the north.

Proposed Project

The applicant, RMV, requests approval of Site Development Permit PA24-0009 to allow 72 Planned Concept Detached dwelling units on 72 numbered residential lots, 5 model homes, and 15 lettered lots for private court and landscaped purposes, within a 9.78-acre project site.

The project proposes a site design layout where garage access for residential units is via private motor courts. This design reduces driveway approaches on Gavilan Ridge, which reduces the visual impact of garages and creates a street scene with a traditional neighborhood atmosphere.

A Model Sales Complex, with adjacent parking and a temporary, accessible restroom, is also proposed as part of this Site Development Permit. The Model Sales Complex will include five units, located on Lot 67 and Lots 69 through 72 at the east side of the project, that will serve as model homes for display (lot 68 will not be a part of the model sales complex). The unit located on Lot 67 will include a temporary sales office. The Model Sales Complex will be accessible from a private motor court, Lot “F”, which connects to Gavilan Ridge.

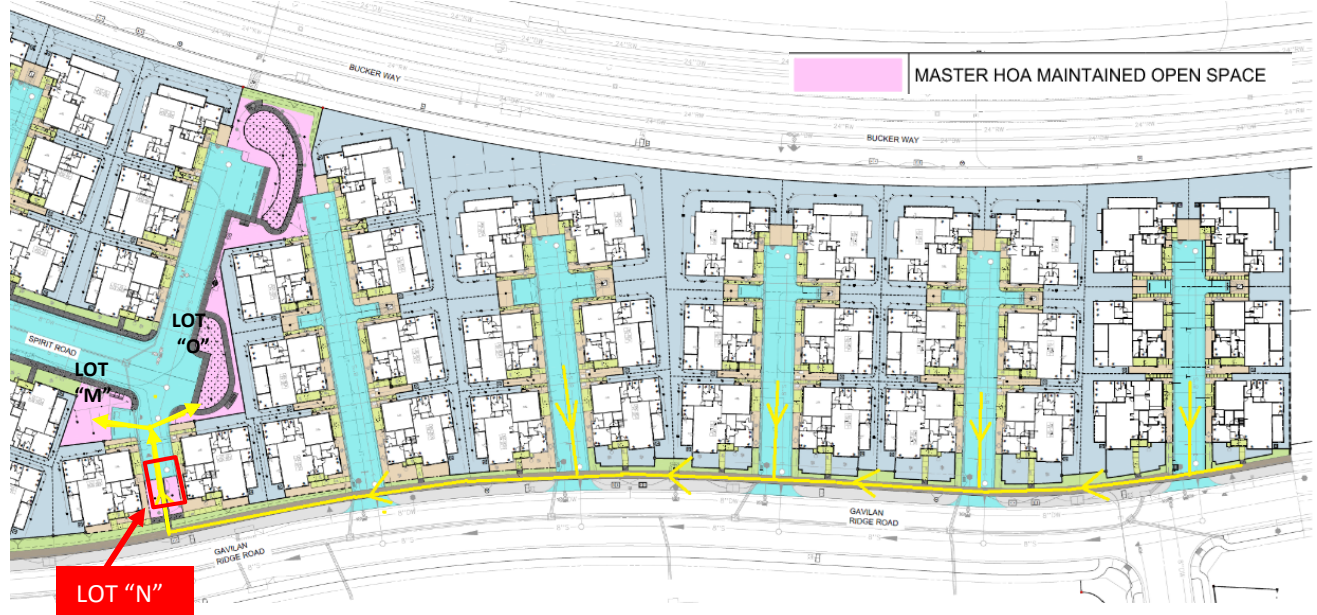


The site has a net residential acreage of 7.89 acres (excluding streets, motor courts, alleys and HOA slopes) and a net residential density of 8.98 dwelling units per acre.

Ranch Plan PC Text Section III.A.2.a.8.a) requires 10% of the net residential area of each Planned Concept project to be reserved as convenient, accessible and usable open space. If the project is located adjacent to a local public park and has direct, convenient access thereto, the useable project open space may be reduced to five percent (5%). The project, which is located adjacent to a local public park, proposes a total of 0.45 acres of Usable Project Open Space. This space represents 5.74% of the site’s net acreage of 7.89 acres which exceeds the required 5% net acreage standard.

A PSASDS is requested to use a public sidewalk as a means to access the project open space where on-site pedestrian access is the standard requirement for providing “direct and convenient access.” The

applicant proposes to use the adjacent sidewalk along Gavilan Ridge and across Lot N of VTTM 19306, to connect units on the east side of the tract to the project’s useable open space. The image below shows the path homeowners will utilize to access the designated open space areas.



The inclusion of PSASDS requires that the Zoning Administrator, in a public hearing, be the approving authority for this project proposal, per the Ranch Plan Planned Community Program Text and the County of Orange Zoning Code. Further analysis of the proposed PSASDS can be found on page 11 of this report.

SURROUNDING LAND USE:

Land uses immediately surrounding the project site include the following:

- North: Future Subarea 3.5, Future Tract 19151 – Trumark single-family homes
- South: Tract 19025 – Pulte single-family homes.
- East: Future Ranch Camp Recreation Facility, Future Tract 19149 – Lennar single-family homes.
- West: Ranch Canyon, RMV Open Space

Please refer to The Ranch Plan General Vicinity Map, Exhibit 1, and the PA 3.4 Builder Map, Exhibit 2.

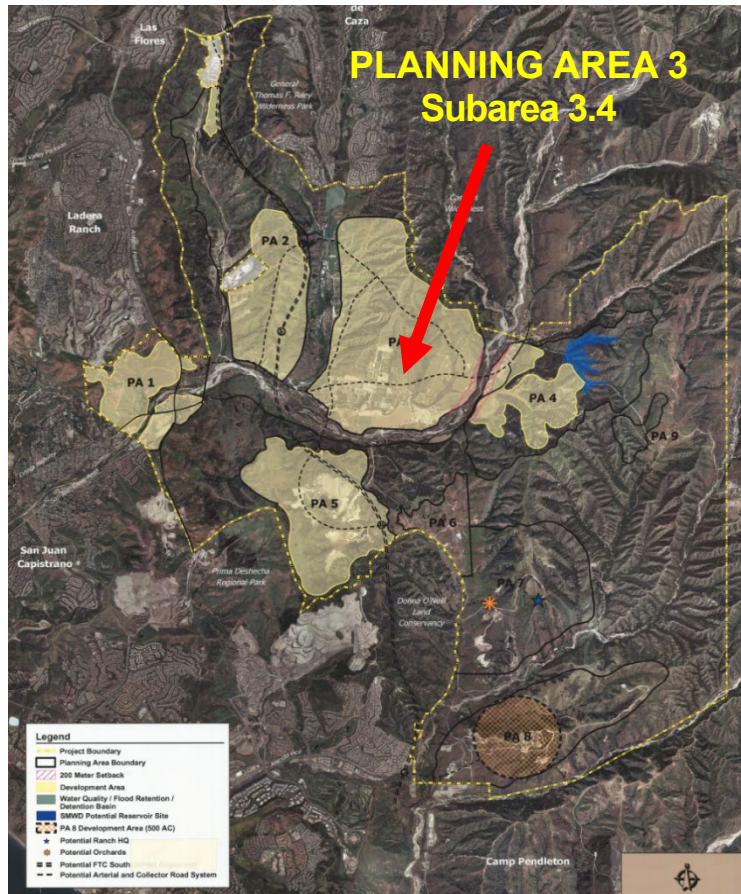
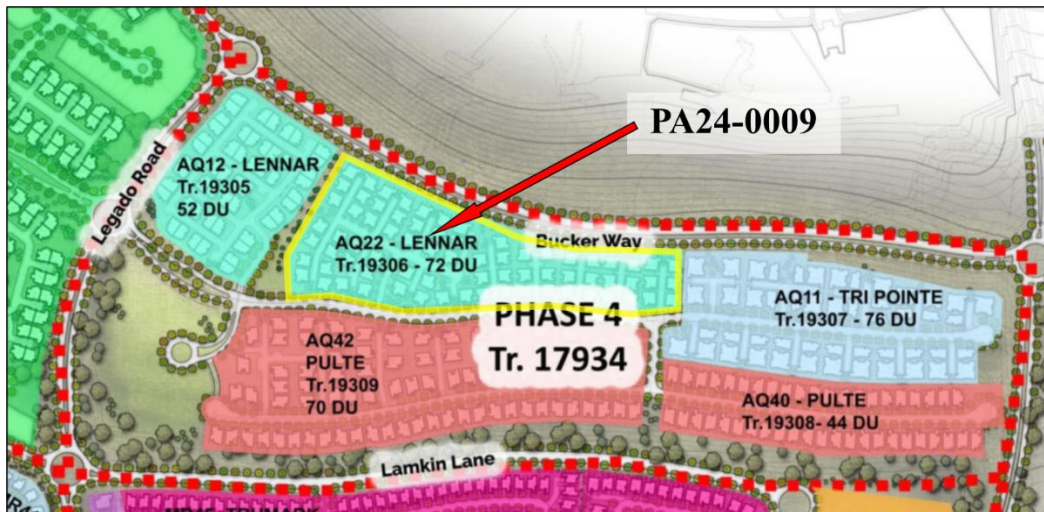


Exhibit 1 - General Vicinity Map

Exhibit 2 - Subarea 3.4 Builder Map



DISCUSSION/ANALYSIS

The project proposes the construction of 72 Planned Concept Detached dwelling units on 72 numbered residential lots, including a model sales complex and 15 lettered lots for private court and landscaped purposes, internal accessways, parking lots and infrastructure improvements, landscaping and precise grading. The proposed project is an Age Qualified (AQ) development which is restricted to ages 55 and over, as regulated by the Covenants, Conditions and Restrictions of the project. The proposed project site comprises the entirety of the 9.78-acres of "B" VTTM 19306. The project has been designed to be consistent with the lotting, site planning and roadway designs that were approved within VTTM 19306.

The proposed usable open space consists of three pocket parks and landscaped areas throughout the site. The first pocket park measures approximately 8,346 square feet in size and is located on Lot O near the center of the project site. The second pocket park measures approximately 2,744 square feet in size and is located on Lot G in the western portion of the project site. The third park measures approximately 2,439 square feet and is located in the southwestern portion of the project site. The pocket parks include walkways and open turf areas.

The project consists of five, single and two-story residential building plan types ranging in size from 1,560 to 2,358 square feet. To enhance architectural curb appeal and create a pedestrian-friendly neighborhood, the units are oriented around motor courts to reduce the visibility of garages and driveways from the neighborhood streets. The 72 units will consist of sixty-four (64) two-bedroom units and eight (8) three- bedroom units. A summary of the unit types is provided in Table 1.

**Table 1
Building Plan Type Summary**

Plan Type	Square Footage	Bedroom Count	Total DUs
1	1560	2	25
2	1709	2	15
2x	2061	2	16
3	1861	2	8
3x	2358	3	8
TOTAL			72

Three different architectural styles are proposed for the project which are identified as New Mission, Modern Craftsman and Farmhouse. The proposed architectural styles are consistent with the themes of the Ranch Plan and with the overall architectural style being applied in Subarea 3.4.

The proposed New Mission architecture features a smooth stucco finish and tile roofs. Color schemes incorporate a lighter earth-toned color palette as shown in the elevation below.



The proposed Modern Craftsman architecture features stucco, shingle siding with ledgestone, and shed roofs. Color schemes incorporate a neutral earth toned color palette as shown in the following elevation.



The proposed Farmhouse architecture features horizontal wood siding, multi-angle roofs, grid pane windows, and decorative window eaves. Color schemes incorporate an earth toned color palette as shown in the elevation below.



Site Development Standards

With the exception of the proposed Project Specific Alternative Site Development Standard, the proposed project complies with the standards and requirements set forth in the Ranch Plan Planned Community Program Text and applicable Zoning Code regulations. The proposed Planned Concept residential project is a principal permitted use subject to a Subarea Plan and a Site Development Permit pursuant to PC Text Section III.A.2.a.3. The following table is a comparison of the proposed project with the Ranch Plan PC Program Text Use Regulations & Development Standards for “Planned Concept Detached Dwellings” (PC Section III.A.2.d.). The proposed PSASDS is identified in Table 2 below by an asterisk, with further discussion in the section following the table.

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**Table 2
Project Comparison with the Planned Concept Detached Dwellings
Site Development Standards**

Standard	Required/Permitted	Proposed
1) Building Site Area	No minimum	N/A
2) Net Density	Greater than 8.0 units/acre, and lots less than 3,000 square feet (s.f.). If lots are greater than 3,000 s.f., ADS D-8 shall apply	Complies
3) Building Site Width	No minimum	N/A
4) Building Site Coverage	60% maximum for each development unit if there is more than one d.u. per lot. No maximum for individual lots.	Complies
5) Building Height	35' maximum (+ architectural features)	Complies: 25'-5.5'
6) Building setbacks – Planned Concept Detached Dwelling Setbacks	a) Front: 12' min. from back of street curb or 3' from p/l, whichever is greater. b) Rear: 5' min from p/l/If rear setback is adjacent to alley then 3' min to p/l or 14' to centerline c) Side: 10' min. one side, or 10' aggregate; Building separation shall be 10' or can be 8' provided certain criteria is met (see 1-5 on page 32 of PC Text) d) Side abutting street: 5' e) Patios: 3' (5' adjacent to street) f) Projections: 4', or 1' from property line	Complies
7) Access	Shall either: a) abut a public street having recorded right of access for min width of 10' b) have recorded right of access for min width of 20'	Complies: Access provided by public street (Gavilan Ridge)
8.a) Usable Project Open Space	10% min. of the net residential area of project; may be reduced to 5% min. if project located adjacent to local public park and has direct convenient access*	Complies: Proposed 6.70% Usable Project Open space exceeds 5% standard adjacent to public park
8.b) Usable Private Open Space	150 square feet per unit. The ratio of length to width may be no more than 3:1	Complies: Proposed Usable Private Open space exceeds 150 SF/DU standard
9) Off-Street Parking	Use Bedroom Count, per ADS D-9 and D-10	Complies: 185 spaces provided meets the

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		requirement of 158 parking spaces.
10) Garage, Carport Placement ADS D-5 17-Foot Driveways	Min. setback of 7' or less, 17' assuming a roll-up garage door or more from back of sidewalk or back of curb	Complies: Driveways are all less than 7-ft.
11) Private Drives, Alleys ADS G3 Alleys, Private Drives and Courts Emergency Access Required	a) Private Drives: minimum paved width of 24-feet. b) Alleys minimum paved width of 22-feet, or 24-feet if required for emergency access.	Complies: All private drives, alleys or motor court widths are a minimum of 24-feet
12) Signs Section III.L.2.a.1) Freestanding Temporary Signs Sales office	a) Signage plan drawings indicating type, size, color, height, location etc. b) Such signs not to exceed height of 16', length of 10', total area of 80 s.f.	Complies: All signage requirements meet/do not exceed limits
13) Fences and Walls	6' within area where buildings can be placed, 7.5' along boundary, except 3.5' at intersections.	Complies: Fences & walls shall meet standards, per separate fence & wall plan
14) Lights	All street lighting on periphery streets adjacent to open space shall be designed and located so that direct light rays shall be confined to the premises.	Not applicable: Project private streets and alleys are internal and not adjacent to open space. However, project will comply with Standard Condition 4.10-3 which requires that that all exterior lighting has been designed and located so that all direct rays are confined to the property

Alternative Development Standards

As allowed by General Regulation #25 of the Ranch Plan Planned Community Program Text, proposed Alternative Development Standards are intended to be incorporated into the development as listed in Note 13 on Sheet SDP-1.

Project Specific Alternative Site Development Standard (PSASDS)

The proposed project is seeking to allow access to the project open space from a public sidewalk along Gavilan Ridge and through Lot N of VTTM19306, where on-site pedestrian access is the standard requirement for “direct and convenient access.”

Per Ranch Plan Planned Community Text Section II.C.4b., the Zoning Administrator, in a public meeting,

may approve a site-specific alternative development standard subject to the following findings:

1) General Plan: The use or project proposed is consistent with the General Plan.

The proposed project is consistent with the General Plan which calls for this area to be developed as residential.

2) Ranch Plan PC Text and Zoning Code: The use, activity, or improvement(s) proposed by the application is (are) consistent with the provisions of this Ranch Plan PC Text and provisions of the Zoning Code.

The proposed project is consistent with the use, activity, and improvements within the provisions of the Ranch Plan PC Text and the provisions of the Zoning Code. The project provides adequate project useable open space and private open space per the requirements of the Ranch Plan PC Text.

3) CEQA: The approval of the development application is in compliance with the requirements of the California Environmental Quality Act.

The project is consistent with Ranch Plan EIR589, which allows for the development of residential projects.

4) Compatibility: The location, size, design and operating characteristics of the proposed use will not create a significant noise, traffic or other conditions or situations that are objectionable, detrimental or incompatible with other permitted uses in the vicinity of the project area.

The proposed project is part of a master planned community and will be surrounded by residential uses with similar project site designs. Significant noise, traffic or other situations that are objectionable, detrimental, or incompatible will not be generated by this project. The project will comply with all other applicable development standards from the Ranch Plan PC Text and Zoning Code such as lot size, setbacks, height, off-street parking, and driveway lengths.

5) General Welfare: The application will not result in conditions or circumstances contrary to the public health, safety, and general welfare.

The proposed project will not impose on, nor result in conditions or circumstances contrary to the public health, safety, and general welfare. The project will look and function just like the surrounding residential products and will have all of the same characteristics including lot size, setbacks, heights, and off-street parking standards.

6) Equivalent or better project: The alternative development standard(s) will result in an equivalent or better project in terms of reducing adverse impacts and/or providing additional or superior public benefits to the immediate and surrounding community.

The requested PSASDS to use a public sidewalk to access the project's useable project open space will result in an equivalent project as the PSASDS will not result in any adverse impacts. Although residents on the eastern side of the tract will need to utilize a public sidewalk outside of the project site to access the project's usable project open space, the sidewalk will be abutting the tract and will be linked to a pedestrian path within Lot N of the tract. Reconfiguration of the project to provide interior access to the project usable open space was considered. The most practical reconfiguration would be to reduce the entry courtyards of units abutting Gavilan Ridge to accommodate a pedestrian path within the project site. Although this would comply with the requirement of providing on-site pedestrian access, it would essentially result in two pedestrian walkways running parallel and less private open space for residents.

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By allowing the PSASDS, residents will be provided equivalent access to the usable project open space without impacting the amount of private open space dedicated to residents.

Staff supports the request for the Project Specific Alternative Site Development Standard based on the analysis provided above. With the approval of the Project Specific Alternative Site Development Standard, the project will result in an equivalent project with no adverse impacts to the public and the surrounding community.

Parking

Per the Ranch Plan ADS D-3a (Reduced Age Qualifying Parking), the project is required to provide 144 spaces to serve the residents and 14 spaces to serve guests, for a total of 158 required spaces. A detailed summary of the parking requirements for this project is provided in the following table.

**Table 3
Parking Requirements Per Ranch Plan ADS D-3a
(Reduced Age Qualifying Parking)**

Unit Plan Type	Parking Factor	Unit Count	Total Spaces per Unit Plan Type	Guest Spaces (0.2/unit)	Total Spaces Required
1	2 covered	25	50	5	55
2	2 covered	15	30	3	33
2X	2 covered	16	32	3.2	35.2
3	2 covered	8	16	1.6	17.6
3X	2 covered	8	16	1.6	17.6
Total Spaces		72	144	14	158

The project will provide a total of 185 parking spaces which exceeds the minimum parking requirement of 158 spaces by 27 parking spaces. Pursuant to the requirements of ADS D-3a, each unit will have a two-car garage (144 spaces total) which will take access from private streets. The garage spaces will be directly connected to the unit they are assigned to. The required guest spaces (14) will be disbursed evenly throughout the project site along the interior streets, as permitted under ADS D-3a. All guest parking spaces will be located within 200 feet of the unit to which they are assigned to. A Parking Exhibit has been provided as Sheet PLE-1 of the project plans to show that all guest spaces will be located within 200 feet of the unit to which they are assigned to. Staff has reviewed the parking plans and concurs that the proposed parking is in compliance with Ranch Plan ADS D-3a.

Circulation

Vehicular access to the project site will be provided via Gavilan Ridge. A network of 12 private streets will provide direct vehicular access to the individual dwellings from Gavilan Ridge.

Pedestrian circulation for the project site will be provided via 4-foot minimum pedestrian walkways throughout the project. The pedestrian walkways will provide access to the public right-of-way along Gavilan Ridge, to the individual dwellings, and to the open space areas.

The project site plan Sheet PLE-1 provides a typical vehicle turning exhibit, which illustrates adequate vehicular maneuverability within the private streets for garage access.

Open Space

Per Section III.A.2.d.8)a)2) of the Ranch Plan PC Program Text, if the proposed project is located adjacent to a local public park and has direct, convenient access thereto, the usable project open space may be reduced from ten percent (10%) to five percent (5%). The proposed project is located adjacent to a future public park located on Lot 61 of Tract 17934, currently identified as Linear Park. Direct and convenient access to Linear Park, which borders the project on the west side, will be provided via a future community path along the east side of the project. Therefore, the project will meet the open space minimum requirements by reserving 5.74 percent of the net residential area for usable open space.

The proposed usable open space consists of three pocket parks and usable open space in the form of landscaped areas. The first pocket park measures approximately 8,346 square feet in size and is located on Lot O near the center of the project site. The second pocket park measures approximately 2,744 square feet in size and is located on Lot G in the western portion of the project site. The third park measures approximately 2,439 square feet and is located in the southwestern portion of the project site. The pocket parks include walkways, benches, trash receptacles, pet waste stations, trees, and turf.

Per Section III.A.2.d.8(b) of the Ranch Plan PC Program Text, a minimum of 150 square feet of usable private open space shall be provided for each dwelling unit. The ratio of length to width of any usable private open space area may be no more than three-to-one (3:1). Sheet SDP-1 of the project plans shows a that all units comply with this requirement.

Landscape

The applicant provided a conceptual landscape plan for the proposed project site indicating all passive and active open space will be a combination of hardscape and landscaping. Prior to grading permit issuance, the applicant shall provide detailed landscape plans that provide more information regarding the requirements as identified in the 2016 Landscape Irrigation Code and Implementation Guidelines and the landscape development standards of the PC text (Condition no.8).

Mitigation measure 4.7-3 of EIR 589 requires that trees be incorporated into the design of the project parking area and overall project site for purposes of reducing evaporative emissions from parked vehicles, reducing summer cooling needs and providing shade along pedestrian paths. The provided conceptual landscape plans indicate trees will be provided adjacent to pedestrian paths. Condition of Approval No. 13 has been included to ensure shade trees are reviewed during landscape plan check for compliance.

Model Sales Complex

The project will include a Model Sales Complex located on Lots 67 and 69 through 72 located at the east side of the project site off, accessed from Lot "F" which connects to Gavilan Ridge. Plan type units 2CER, 3XA, 3CER, 1A, and 2XBE on Lots 67, 69, 70, 71, and 72, respectively, will serve as the model complex (Lot 68 will not be modeled). A temporary sales office will be located on Lot 67. Identification signage, flags, landscaping, a temporary parking lot and restroom are included in the Model Sales Complex site and meet applicable County and Ranch Plan PC Text standards and requirements.

The proposed model home complex is in compliance with Orange County Zoning Code Section 7-9-117.7,

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Residential tract sales and rentals. The model homes will not be converted to permanent use as single family dwellings with attached garages until the tract is recorded and the site becomes a legal building site. A total of 10 parking spaces will be provided to serve the model sales complex, which meets the Orange County Zoning Code requirements.

Fire Master Plan

The applicant has provided a copy of the Orange County Fire Authority (OCFA) Fire Master Plan, Service Request (SR) number 544565, approved on June 3, 2024. OCFA has reviewed the proposed project and has concurred with the proposal. OCFA and OC Development Services/Land Development will continue to coordinate necessary plan check reviews during the permitting and construction process to ensure establishment of Site Development Permit PA24-0009 in compliance with associated fire safety and fire protection requirements.

Referral For Comment and Public Notice

Copies of the site development permit submittal package were distributed for review and comment to County staff and consultants, including Land Development, Traffic & Development Support, Inspection Services, Building & Safety and the Orange County Fire Authority. Through a collaborative effort with County staff, the applicant adequately addressed all comments. As of the writing of this staff report, no further comments have been received from any County divisions.

On December 4, 2024, a Notice of Public Hearing was mailed to all property owners of record within 300 feet of the subject site. Additionally, notices were posted at the site, at the Orange County Hall of Administration and at the County Administrations South (CAS) Building, as required by established public hearing posting procedures. No public comments have been received to date.

CEQA Compliance:

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 PA24-0009.

Conclusion:

Based upon a review of the subject submittal, staff has determined that the proposed Site Development Permit to allow for the development of 72 planned concept detached single-family dwellings on a 9.78-acre site, 5 model homes with one sales office and a Project Specific Alternative Site Development Standard, consists of principal permitted uses, subject to a Site Development Permit, under the Ranch Plan PC Program Text "Planned Concept Detached Single-Family Dwellings" (PC Section 111.A.2.d.). With the exception of the proposed Project Specific Alternative Site Development Standard, this proposal is in compliance with Ranch Plan PC Program Text and is compatible with the surrounding development. The requests to allow requested to allow for "direct and convenient access" to access open space through Lot N of VTTM 19306 may be allowed as a Project Specific Alternative Site Development Standard subject to the approval of the Zoning Administrator in a public hearing per the Ranch Plan PC Text Section 11.C.4 b, Site Development Permit Content, Procedures and Amendments. This project meets the findings in the Ranch Plan PC Text Section I.C.4.c. and is compatible with the surrounding development.

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Staff recommends approval of Planning Application PA24-0009 for a Site Development Permit including a Project Specific Alternative Site Development Standard, subject to the attached Findings and Conditions of Approval.

Submitted by:

DocuSigned by:

Arturo Cervantes

Arturo Cervantes, Senior Planner
OC Development Services, Planning

Approved by:

DocuSigned by:

Bea Bea Jiménez

Bea Bea Jiménez, Division Manager
OC Development Services, Land Development

APPENDICES:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Ranch Plan Regulation Compliance Matrix- Site Development Permit Items

ATTACHMENTS:

- 1. Applicant's Letter of Project Proposal
- 2. Project Plans with Fire Master Plan

APPEAL PROCEDURE:

Any interested person may appeal the decision of the Zoning Administrator on this permit to the Planning Commission within 15 calendar days of the decision upon submittal of required documents filed online at myoceservices.ocgov.com or in person at the County Service Center, located at 601 N. Ross St., Santa Ana. 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 at the public hearing described in this report, or in written correspondence delivered to OC Development Services.