



**ORANGE COUNTY ZONING ADMINISTRATOR  
SUMMARY MINUTES  
REGULAR MEETING DATE: DECEMBER 19, 2024, 1:30 PM**

- I. Call to Order – Meeting called to order at 1:30pm.**
- II. Minutes of October 17, 2024 were approved by Associate Zoning Administrator, Justin Kirk.**
- III. Discussion Item(s)**

**ITEM #1 PUBLIC HEARING – PA24-0125 – APPLICANT – RANCHO MISSION VIEJO – AGENT- JAY BULLOCK - LOCATION – RANCH PLAN PLANNED COMMUNITY, PA3.3, WITHIN THE 5<sup>TH</sup> SUPERVISORIAL DISTRICT.**

Applicant Rancho Mission Viejo (RMV) requests 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.

**RECOMMENDED ACTION(S):**

OC Development Services/Land Development recommends the Zoning Administrator:  
Receive staff report and public testimony as appropriate.

- a. 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 PA24-0125, 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.
- 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 PA24-0125. 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.

- 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 PA24-0125.
- 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.
- e. Approve Planning Application PA24-0125, subject to the attached Findings and Conditions of Approval.

**SPECIAL COMMENTS:**

This item was presented by OC Development Services planner, Arturo Cervantes. Richard Vuong, representative for RMV, was present and accepted all the terms and conditions for RMV. No comments from the public.

**The following is the action taken by acting Orange County Zoning Administrator, Justin Kirk.**

**APPROVED**   
**DENIED**

**OTHER**

**IV. PUBLIC COMMENTS:**

None

**V. ADJOURNMENT** – The December 19, 2024, Zoning Administrator hearing adjourned at 1:33pm.