



**ORANGE COUNTY ZONING ADMINISTRATOR
SUMMARY MINUTES
REGULAR MEETING DATE: FEBRUARY 20, 2025, 1:30 PM**

- I. Call to Order – Meeting called to order at 1:30pm.**
- II. Minutes of December 19, 2024 were approved by Associate Zoning Administrator, Justin Kirk.**
- III. Discussion Item(s)**

ITEM #1 PUBLIC HEARING – PA24-0009 – APPLICANT – RANCHO MISSION VIEJO – AGENT- RICHARD VUONG - LOCATION – RANCH PLAN PLANNED COMMUNITY, PLANNING AREA 3, SUBAREA 3.4, WITHIN THE 5TH SUPERVISORIAL DISTRICT.

Applicant Rancho Mission Viejo requests approval of a Site Development Permit 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 open space on a 9.88- acre site. A Project Specific Alternative Site Development Standard (PSASDS) is also being requested to allow for the use across Lot N of VTTM 19306 as “direct and convenient access” for connecting units on the eastside of the project with the available open space, where the standard condition for open space requires convenient means of access to open space.

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.

SPECIAL COMMENTS:

This item was presented by OC Development Services contract planner, Cynthia Burgos. No comments from the applicant or 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 February 20, 2024, Zoning Administrator hearing adjourned at 1:33pm.