



---

---

# NOTICE OF PUBLIC HEARING

## BY THE ORANGE COUNTY PLANNING COMMISSION

**SUBJECT:** Public Hearing on Planning Application (PA180030) – Amendments and Revisions to the Master and Subarea Plans for Planning Areas 3 and 4.

**PROPOSAL:** Applicant Rancho Mission Viejo (RMV) requests approval of amended Master and Subarea Plans for Planning Areas 3 and 4 (PA3 and PA4) to reflect proposed adjustments to the dwelling unit allocation, the non-residential square footage allocation, the Development Boundary, the subarea uses, and the area-wide alternative development standards (ADS). The proposal includes reallocating 1,000,000 square feet of non-residential square footage from PA 4 to PA 3, which constitutes a transfer of 59 percent. The proposal also includes amendments to the Ranch Plan Planned Community (PC) Program Text Exhibit 6 Development Map and Exhibit 7 Statistical Table.

**LOCATION:** Unincorporated Orange County, Rancho Mission Viejo, Planning Areas 3 and 4 of the Ranch Plan Planned Community, north and southeast of Ortega Highway.

**ZONING:** Ranch Plan Planned Community (PC)

**APPLICANT:** RMV Community Development, LLC  
Jay Bullock, Vice President, Planning and 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, and Addendum 3.1, certified on February 25, 2015. This finding is appropriate and complies with the intent of CEQA, pursuant to the 2014 Orange County Local CEQA Procedures Manual, Sections VI & XI, Appendix G 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 Site Development Permit and Project Specific Alternative Site Development Standards PA180030.

**HEARING DATE:** Wednesday, September 11, 2019

**HEARING TIME:** 1:30 P.M. (Or as soon as possible thereafter)

**HEARING LOCATION:** County of Orange, Hall of Administrations Building, Planning Commission Room (1<sup>st</sup> Floor).  
333 West Santa Ana Boulevard, Santa Ana, CA, 92701 (see Public Meeting Location map).

**INVITATION TO BE HEARD:**

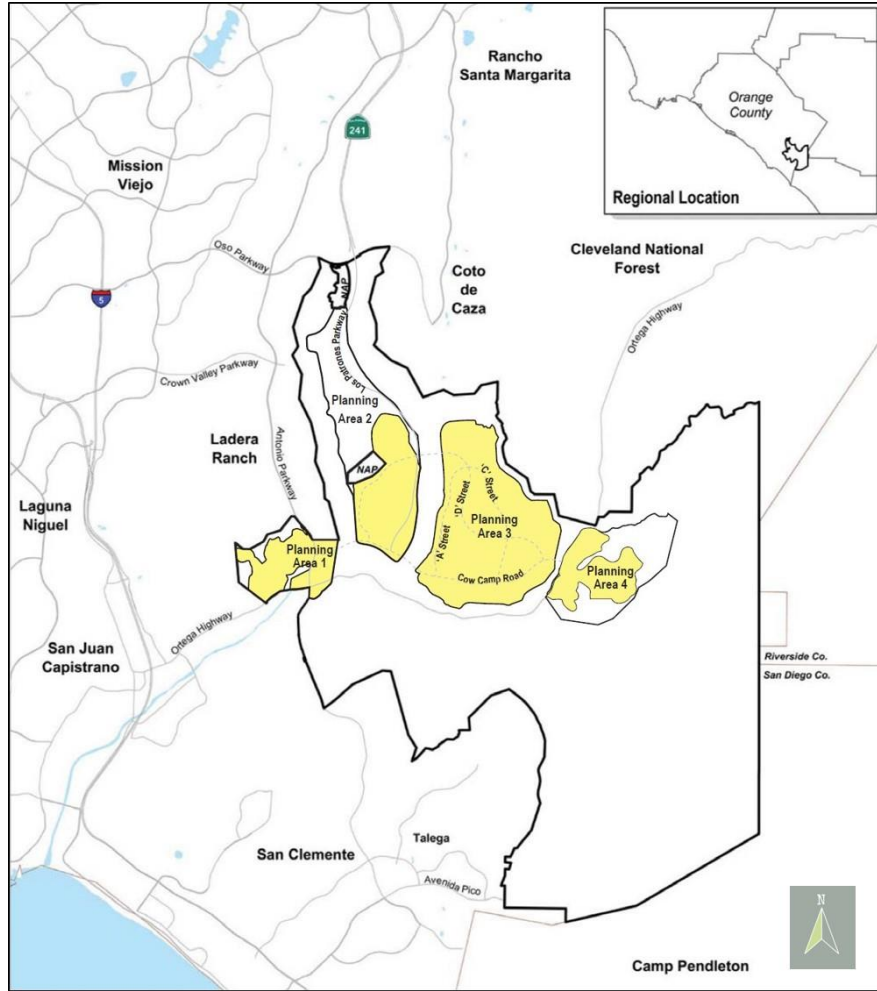
The applicant and all persons either favoring or opposing this proposal and all supporting documents are invited to present their views at this hearing. It is requested that any written response be submitted to OC Development Services prior to the hearing date. If you challenge the action taken on this proposal in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to OC Development Services. For further information, contact Robert Zegarra at (714) 667-8893, email at Robert.Zegarra@ocpw.ocgov.com, or fax (714) 667-7560. You may also come to the Development Processing Center at the address indicated below.

Orange County Public Works  
P.O. Box 4048  
300 N. Flower Street  
Santa Ana, CA 92702-4048

---

---

# Project Location



# Public Meeting Location County of Orange

