



NOTICE OF PUBLIC HEARING

BY THE ORANGE COUNTY PLANNING COMMISSION

SUBJECT: Public Hearing on Planning Application PA150043 to amend the existing Ranch Plan Planned Community – Wide Alternative Development Standards (ADS).

PROPOSAL: Rancho Mission Viejo Community Development, LLC request Planning Commission approval for the following community-wide Alternative Development Standards as revisions to the July 24, 2013 approved Ranch Plan Community-Wide Alternative Development Standards:

- 1) D-4 – Revision requesting to expand application to Conventional Single Family Dwellings
- 2) D-9 – Revision requesting to remove square footage cap
- 3) D-12 – Revision requesting to remove square footage cap

LOCATION: The project site is located in the southeastern portion of unincorporated Orange County, within the Ranch Plan Planned Community. The project site is located east of I-5, north and south of Ortega Highway near Antonio Parkway/La Pata Avenue, within the 5th Supervisorial District.

ZONING: Ranch Plan Planned Community (PC) Section III.A. Residential

APPLICANT: RMV Community Development, LLC
Richard M. Broming, Senior Vice President

ENVIRONMENTAL DOCUMENTATION: The proposed project is covered by Final Program EIR 589 and, which was certified by the County on November 8, 2004 Addendum 1.0 certified July 26, 2006, Addendum 1.1 certified February 23, 2011, PA2 Addendum certified on March 27, 2013; and Addendum 3.1 to EIR No. 589, which concludes that the proposed project would not result in any new significant impacts nor would there be any substantial increase in the severity of any previously identified environmental impacts.

HEARING DATE: Wednesday, May 27, 2015

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

HEARING LOCATION: County of Orange, County Hall of Administration, 10 Civic Center Plaza, Planning Commission Hearing Room, Santa Ana, CA. See public hearing location map.

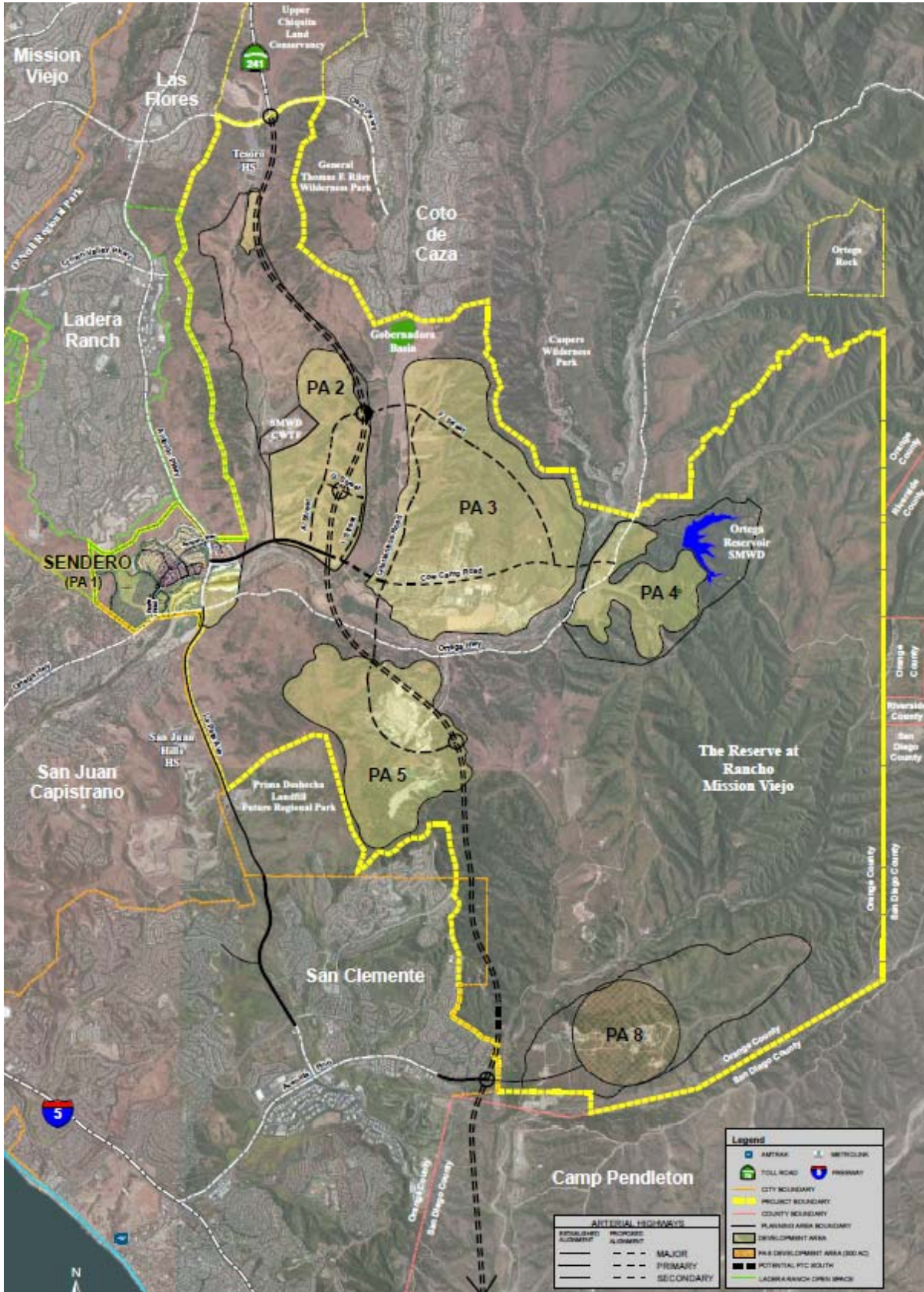
INVITATION TO BE HEARD:

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.

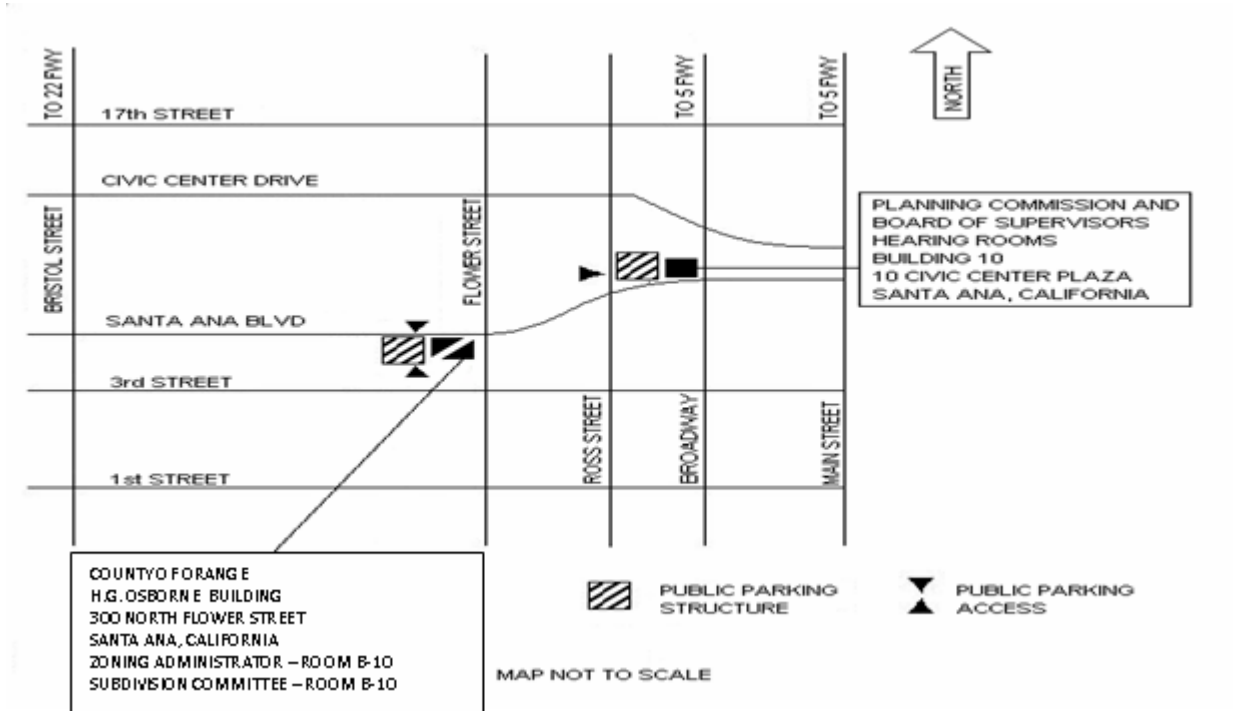
For further information, call Rose Fistrovic at (714) 667-8895 or email at Richard.Vuong@ocpw.ocgov.com, or FAX: (714) 667-7560; or come to the Development Processing Center at the address indicated below.

OC Development Services
300 N. Flower Street
P.O. Box 4048, Santa Ana, CA 92702-4048

Project Location



Public Hearing Location - County of Orange



APPEAL PROCEDURE

Any interested person may appeal a decision of the Planning Commission on this permit to the ORANGE COUNTY BOARD OF SUPERVISORS within 15 calendar days of the decision upon submittal of required documents and a deposit of \$500.00, to be filed at the OC Development Processing Center (DPC).