



# NOTICE OF PUBLIC HEARING

## BY THE ORANGE COUNTY ZONING ADMINISTRATOR

**SUBJECT:** Public Hearing on Planning Application (PA160049) for a Site Development Permit to allow for the construction of 77 Planned Concept Detached Dwellings and a Project Specific Alternative Site Development Standard for Rancho Mission Viejo (RMV) (Ranch Plan Planning Area 2, Subarea 2.3)

**PROPOSAL:** Rancho Mission Viejo (RMV) requests approval of a Site Development Permit to allow 77 Planned Concept Detached Dwellings, one (1) Open Space lot, 20 lettered lots for a private street, private courts, landscaping and storm drain lots and a model home complex on an 11.17-acre site. Project Specific Alternative Site Development Standards would allow for the guest parking spaces which serve Lots 33, 39, 40, 45, 46, and 47 to be located beyond 200 feet of the dwelling which they serve. The inclusion of the project specific alternative site development standards requires that the Zoning Administrator, in a public hearing, be the approving authority for this project proposal per Ranch Plan Planned Community Program Text Section II.C.4.b.

**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 within Planning Area 2, Subarea 2.3, Tract Map 17563, east of Antonio Parkway and north of Cow Camp Road west of Gobernadora Canyon, within the Fifth (5<sup>th</sup>) Supervisorial District. The project site encompasses "B" Vesting Tentative Tract map 17601, which is located on Lots 7 through 9 and Lots V1 and V2 of "A" Tract 17563, on the southwest corner of Esencia Drive and Airoso Street.

**ZONING:** Ranch Plan Planned Community (PC) – Subarea Plan 2.3 Planned Concept Detached Dwellings (PC Section III.A.3)

**APPLICANT:** RMV PA2 Development, LLC  
Jay Bullock, Director, 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; Addendum 1.0, certified on July 26, 2006; Addendum 1.1, certified on February 24, 2011; and the Planning Area 2 Addendum which was certified on March 27, 2013. 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 Site Development Standard PA160049.

**HEARING DATE:** Thursday, October 6, 2016

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

**HEARING LOCATION:** County of Orange, H. G. Osborne Building, 300 N. Flower Street, Room B-10, Santa Ana, CA. See H. G. Osborne Building public hearing location map.

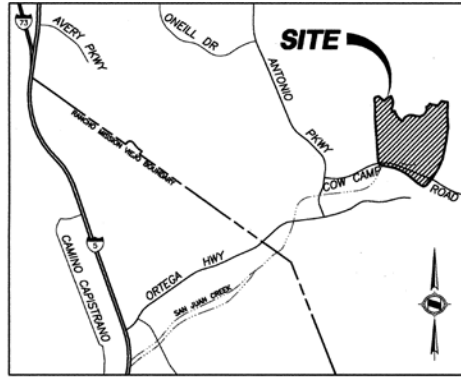
### INVITATION TO BE HEARD:

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.

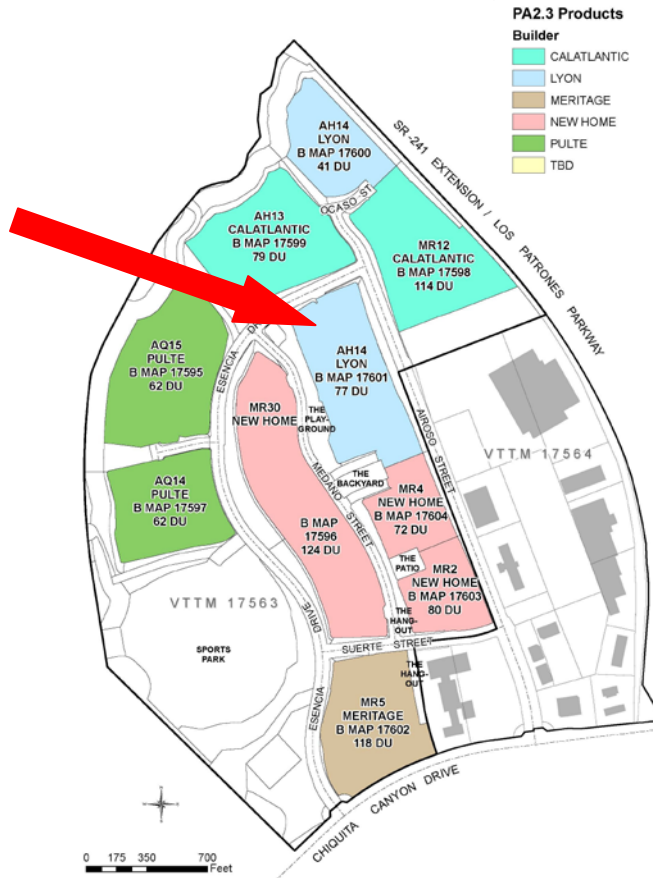
For further information, contact Richard Vuong at (714) 667-8895 or email at Richard.Vuong@ocpw.ocgov.com,, or fax (714) 667-7560. You may also come to the Development Processing Center at the address indicated below.

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

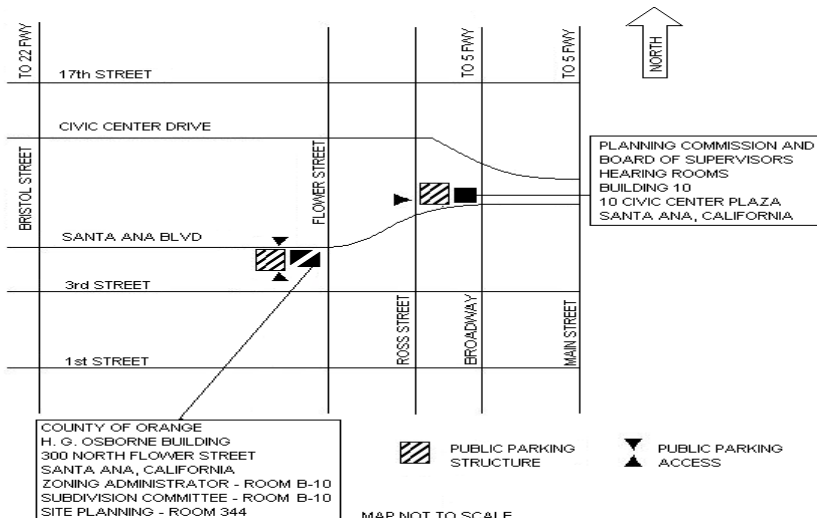
## Project Location



**Project Vicinity Map**



**Project Site Map**



### APPEAL PROCEDURE

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