

RESOLUTION NO. 2026-02
RESOLUTION OF THE PLANNING COMMISSION OF
ORANGE COUNTY, CALIFORNIA
July 8, 2026

On Motion of Commissioner _____, duly seconded and carried, the following Resolution was adopted:

WHEREAS, the applicant, Ranch Mission Viejo (RMV), submitted a Planning Application (PA25-0162) (“Project”) requesting approval of revisions to the Amended Planning Area 3 and 4 Master Area and Subarea Plans to reflect proposed adjustments to the dwelling unit allocation, the non-residential square footage allocation, subarea land uses, subarea boundaries, and a proposed amendment to the previously approved area-wide alternative development standard (ADS) to allow for an increase to the maximum height permitted for wireless facilities in the Community Facilities district from 70 feet to 75 feet. The proposal also includes revisions to the Ranch Plan Planned Community (PC) Program Text Exhibit 6 Development Map and Exhibit 7 Statistical Table to reflect the reallocation of dwelling units and non-residential square footage and the adjustments to subarea boundaries; and

WHEREAS, the Project is located within the Ranch Plan Planned Community; and

WHEREAS, the Project is subject to the Ranch Plan Planned Community Program Text (PC Text), all applicable zoning standards, and the requirements and regulations contained in the Ranch Compliance Matrix, which is an executive summary of the Ranch EIR mitigation measures; the terms and conditions of the Development Agreement; the terms and conditions contained in various settlement agreements and the Affordable Housing Implementation Agreement; and the standards of the Orange County Fire Authority Ranch Plan Fire Protection Program; and

WHEREAS, the project is covered under Final Environmental Impact Report (EIR) Nos. 589, 584, and 623, Addendum No. 1.0, Addendum No. 1.1, PA2 Addendum, Addendum No. 3.1 and Addendum No. 3.2 which reflect the independent judgment of the County and are deemed adequate to satisfy the requirements of the California Environmental Quality Act (CEQA) for approval of the Project, which is a necessarily included element contemplated as part of the overall actions evaluated in Final EIR Nos. 589, 584, and 623, Addendum No. 1.0, Addendum No. 1.1, PA2 Addendum, Addendum No. 3.1, and Addendum No. 3.2; and

WHEREAS, a duly noticed public hearing was held on July 8, 2026, before the Planning Commission, at which time all interested persons were given the opportunity to be heard, and the

Planning Commission reviewed and considered all evidence presented, including the staff report and public testimony; and

WHEREAS, the Planning Commission reviewed and fully considered the proposed Planning Application PA25-0162 and has heard and considered any public comments received on this request, and determined after review and consideration to approve Planning Application PA25-0162.

NOW, THEREFORE, BE IT RESOLVED THAT THE PLANNING COMMISSION ADOPTS THIS RESOLUTION TO:

- a. Adopt Addendum No. 3.2 to Final Environmental Impact Report (EIR) Nos. 589, 584, and 623 for Planning Application PA25-0162;
- b. Find that Final EIR Nos. 589, 584, and 623, certified by the Board of Supervisors on November 8, 2004, October 24, 2006, and November 8, 2026, respectively; together with Addendum No. 1.0 approved on July 26, 2006, Addendum No. 1.1 approved on February 23, 2011, PA2 Addendum approved on March 27, 2013, Addendum No. 3.1 approved on February 25, 2015, and Addendum No. 3.2, adequately address the effects of the proposed Project, reflect the independent judgment of the County of Orange and are approved for the proposed project based on the following additional findings:
 - i. The circumstances of the Project are substantially the same and Final EIR Nos. 589, 584, and 623, Addendum No. 1.0, Addendum No. 1.1, PA2 Addendum, Addendum No. 3.1, and Addendum No. 3.2 adequately address the effects of the proposed Project. No substantial changes have been made in the Project, no substantial changes have occurred in the circumstances under which the Project is being undertaken, and no new information of substantial importance to the Project, which was not known or could not have been known when the Final EIR Nos. 589, 584, and 623 were certified, when Addendum No. 1.0, Addendum No. 1.1, PA2 Addendum, and Addendum No. 3.1 were approved, or through the date of approval and adoption of Addendum No. 3.2 has become known; therefore, no further environmental review is required.
- c. Approve Planning Application PA25-0162 to revise Amended Planning Area 3 and 4 Master Area and Subarea Plans, and Ranch Plan PC Text Exhibits 6 and 7 to reflect proposed adjustments to the dwelling unit allocation, the non-residential square footage allocation, subarea land uses, subarea boundaries, and the proposed amendment to the previously approved area-wide alternative development standard (ADS), subject to the Findings and Conditions of Approval contained within the Resolution.

Recommended Findings:

1. **GENERAL PLAN** – The use or project proposed is consistent with the General Plan. The General Plan Land Use designations for the subject site are Suburban Residential (1B) and Urban Activity Center (6). The Suburban Residential (1B) designation allows, “the greatest flexibility for residential development” with a permitted density between 0.25 and 43.5 du/ac, and residential land use categories include allowances for local and community open space, local schools, childcare facilities, neighborhood commercial centers, and other facilities needed for neighborhood services. The Urban Activity Center (UAC) designation is intended for “high-intensity mixed-use development.” The proposed revisions to the Master Area Plan are for the reallocation of dwelling units and nonresidential square footage between Planning Areas. The Subarea Plans further specify the locations of the uses within the Planning Areas. In the areas of the subject site that are designated as Suburban Residential (1B), the Subarea Plans propose development of residential units ranging from low/medium density (conventional single-family dwellings) to medium/high density (multiple family dwellings), as well as recreational uses, community facilities, and neighborhood commercial uses. In the areas that are designated as UAC (6), the Subarea Plans also propose development of residential units ranging from low/medium density to medium/high density, neighborhood commercial uses, a church, and a public school. The proposed revision to the previously approved area-wide ADS to allow for an increase to the maximum height permitted for wireless facilities in the Community Facilities district from 70 feet to 75 feet will allow for increased wireless network efficiency to serve the surrounding neighborhoods. Therefore, the proposed revisions to the Master Area Plans, Subarea Plans, and area-wide ADS are consistent with the General Plan Land Use Designation and the intended land use objectives for the subject site.
2. **RANCH PLAN PC TEXT AND ZONING CODE** – The proposed Project application is consistent with the provisions of the Ranch Plan PC Text and provisions of the Zoning Code. Pursuant to Zoning Code Section 7-9-47.5, the proposed project is subject to the provisions of the Ranch Plan PC Text. The proposed revisions to and reallocations under the Master Area and Subarea Plans are permitted under Section I.B (General Provisions and Regulations) of the Ranch Plan PC text. The proposed amendment to the Area Wide ADS is permitted under Section II.B (Area Plans) of the PC Text. The proposed amendments to The PC Development Map and Statistical Table are permitted under Section II.A of the PC Text.
3. **CEQA** – The approval of the development application is in compliance with the requirements of CEQA. The proposed project will not result in any new significant impacts beyond those originally identified by the Ranch Plan Final Program EIR 589 nor will there be any substantial increase in the severity of any previously identified environmental impacts, as indicated in Addendum 3.2. The circumstances of this project are substantially the same as Final EIR Nos. 589, 584, and 623 certified by the Board of Supervisors on

November 8, 2004, October 24, 2006, and November 8, 2016, respectively, together with Addendum No. 1.0 approved on July 26, 2006, Addendum No. 1.1 approved on February 23, 2011, PA2 Addendum approved on March 27, 2013, and Addendum No. 3.1 approved on February 25, 2015; but changes or additions have been made as set forth in Addendum No. 3.2. Together, Final EIR Nos. 589, 584, and 623, Addendum No. 1.0, Addendum No. 1.1, PA2 Addendum, Addendum No. 3.1, and Addendum No. 3.2 adequately address the effects of the proposed Project. No substantial changes have been made in the Project, no substantial changes have occurred in the circumstances under which the Project is being undertaken, and no new information of substantial importance to the Project which was not known or could not have been known when Final EIR Nos. 589, 584, and 623 were certified, when Addendum No. 1.0, Addendum No. 1.1, PA2 Addendum, and Addendum No. 3.1 were approved, or through the date of approval and adoption of Addendum No. 3.2 has become known; therefore no further environmental review is required.

4. **COMPATIBILITY** – The location, size, design and operating characteristics of the proposed amendments to the Master Area and Subarea Plans and revision to the previously approved area-wide ADS will not create significant noise, traffic or other conditions or situations that are objectionable, detrimental or incompatible with other permitted uses in the vicinity of the project area. The proposed Master and Subarea Plan revisions and reallocations are all within the existing boundaries of Planning Areas 3 and 4 with no proposed modification or expansion of those boundaries that would impact the surrounding area. The proposed increase from 7,500 to 9,977 dwelling units and decrease from 3,280,000 square feet to 2,549,000 square feet of non-residential in PA3 and 4 will not affect the maximum permitted 14,000 dwelling units and 5.2 million square feet of non-residential for the whole Ranch Plan. Thus, no substantial changes to the overall Ranch Plan project are proposed. Furthermore, the May 2026 traffic study prepared for the project concluded that the proposed revisions and reallocations to PA3 and 4 will have no significant impacts beyond those originally identified by the Ranch Plan Final Program EIR 589 to roadways and intersections within the Ranch Plan PC Area or in the surrounding vicinity.

The proposed area-wide ADS amendment to allow for a 5-foot (7%) increase to the maximum height for wireless communications facilities will not create significant noise, traffic or other conditions or situations that are objectionable, detrimental or incompatible with other permitted uses in the vicinity of the project area. The proposed increase in height will allow for a reduction of previously approved wireless facilities locations in Planning Areas 3 and 4 from 21 to 17, including the complete removal of planned wireless facilities from Subareas 3.1, 3.2, and 3.3.

5. **GENERAL WELFARE** – The application will not result in conditions or circumstances contrary to public health, safety and general welfare. Addendum No. 3.2 to Final EIR Nos. 589, 584, and 623 was prepared for the proposed project and indicated the project will not

result in any new significant environmental impacts nor will there be any substantial increase in the severity of any previously identified environmental impacts.

6. **EQUIVALENT OR BETTER PROJECT** – The alternative development standard(s) will result in an equivalent or better project in terms of reducing adverse impacts and/or providing additional or superior public benefits to the immediate and surrounding community. The requested amendment to the area-wide ADS will result in a better project in terms of providing superior public benefits. The increased height of the towers would improve network efficiency and reduce the number of wireless facility sites required to maintain wireless service over variable terrain. Current wireless network operations require large form factor antennas (6-8' H) and vertical separation from other network operating tenants to avoid interference. The increased height would allow for multiple wireless operator tenants to be efficiently accommodated on a single tower rather than on separate towers.

Recommended Conditions of Approval:

1. **RANCH PLAN REGULATION COMPLIANCE MATRIX** – The applicant shall comply with all applicable requirements of the Planning Area 3 and 4 Regulation Compliance Matrix (Appendix A of Addendum No. 3.2 to Final EIR Nos. 589, 584, and 623) to the satisfaction of the appropriate decision maker listed in each applicable Ranch Plan Regulation Compliance Matrix item.
2. **BASIC/ZONING REGULATIONS** – This approval constitutes approval of the Project only to the extent that the Project complies with the Orange County Zoning Code, the Ranch Plan PC Text, and any other applicable zoning regulations. Approval does not include any action or finding as to compliance or approval of the project regarding any other applicable ordinance, regulation or requirement.
3. **BASIC/TIME LIMIT** – This approval is valid for a period of 36 months from the date of final determination. If the use approved by this action is not established within such period of time, this approval shall be terminated and shall thereafter be null and void.
4. **BASIC/PRECISE PLAN** – Except as otherwise provided herein, this permit is approved as a precise plan. If the applicant proposes changes regarding the location or alteration of any use or structure, the applicant shall submit a changed plan to the Deputy Director, OC Development Services, for approval. If the Deputy Director, OC Development Services, determines that the proposed change complies with the provisions and the spirit and intent of the original approval action, and that the action would have been the same for the changed plan as for the approved plot plan, he may approve the changed plan without requiring a new public hearing.
5. **BASIC/COMPLIANCE** – Failure to abide by and faithfully comply with any and all conditions attached to this approving action shall constitute grounds for the revocation of said action by the Orange County Planning Commission.

6. INDEMNIFICATION – Applicant shall defend with counsel approved by the County of Orange in writing, indemnify and hold harmless the County of Orange, its officers, agents and employees from any claim, action or proceeding against the County, its officers, agents or employees to attack, set aside, void, or annul any approval of the application or related decision, or the adoption of any environmental documents, findings or other environmental determination, by the County of Orange, its Board of Supervisors, Planning Commission, Zoning Administrator, Director of OC Public Works, or Deputy Director, OC Development Services concerning this application. The County may, at its sole discretion, participate in the defense of any action, but such participation shall not relieve applicant of his/her obligations under this condition. Applicant shall reimburse the County for any court costs and attorney’s fees that the County may be required to pay as a result of such action. The County shall promptly notify the applicant of any such claim, action or proceeding.
7. BASIC/APPEAL EXACTIONS – Pursuant to Government Code Section 66020, the applicant is hereby informed that the 90-day approval period in which the applicant may protest the fees, dedications, reservations or other exactions imposed on this project through the conditions of approval has begun.
8. RUNOFF MANAGEMENT PLAN (ROMP) & WATER QUALITY MANAGEMENT PLAN – Prior to the approval of any Vesting Tentative Tract Map, Tract Map or issuance of any permits for lots located within the area plan amendment, the Run Off Management Plan (ROMP) and the Conceptual Water Quality Management Plan shall be approved or substantially approved at the discretion of the County's Planning Director.

The foregoing resolution was passed and adopted by the following vote of the Orange County Planning Commission, on July 8, 2026, to wit:

Ayes: Noes:

Excused:

Abstained:

I HEREBY CERTIFY that the foregoing Resolution No. 26-02 was adopted on July 8, 2026 by the Orange County Planning Commission.

Justin Kirk
Executive Officer, Orange County Planning Commission

Resolution No. 26-02
Date of Adoption: July 8, 2026