

RESOLUTION NO. 2026-03
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 (PA26-0009) (“Project”) requesting approval of the following community-wide Alternative Development Standards:

- 1) D-4b – Revision to existing building setback requirements and clarification to one existing performance standard;
 - 2) D-23 – New Alternative Development Standard to allow Conventional Single-Family projects with density greater than 9 dwelling units per acre (“du/ac”)
- ; 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 PA26-0009 and has heard and considered any public comments received on this request, and determined after review and consideration to approve Planning Application PA26-0009.

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

- a. Adopt Addendum No. 3.2 to Final EIR Nos. 589, 584, and 623 for Planning Application PA26-0009;
- 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 PA26-0009 to revise Alternative Development Standard (ADS) D-4b and add ADS D-23 for community-wide application within the Ranch Plan Planned Community 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 proposed community-wide ADS revision and addition both pertain to the Conventional Single-Family Detached Dwellings land use category of the Ranch Plan. This land use category allows for the development of medium density single-family detached residential neighborhoods, which is consistent with the identified general

plan land use designations. Both the Suburban Residential (1B) and the UAC (6) designations allow for development of residential units ranging from low/medium density to medium/high density. Therefore, the proposed community-wide ADS revision and addition are consistent with the General Plan 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 revision to an existing ADS and addition of a new ADS to the previously approved Ranch Plan Community-Wide Alternative Development Standards document is permitted under Section I.B.25 (General Provisions and Regulations) of the Ranch Plan PC text. Therefore, the proposed project is consistent with the Ranch Plan PC Text and the Zoning Code.
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 revision to an existing ADS and addition of a new 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 revisions to community-wide ADS D-4b will not result in any new adverse impacts compared to the previously approved ADS. Consistent with the previous approval, the revisions would not change any of the existing minimum building setback requirements of

the ADS; rather, they would restore the flexibility to apply building setbacks based on project design, as originally intended.

The proposed new community-wide ADS D-23 is intended for new Conventional Single-Family projects that are to be designed as part of a master planned community and will be surrounded by similar residential uses. Significant noise, traffic or any other situations that are objectionable, detrimental or incompatible will not be generated by this project. Except for the increase to allowable net density, projects utilizing ADS D-23 will be required to comply with all other applicable development standards from the Ranch Plan PC Text and the Zoning Code, which will ensure compatibility with surrounding residential uses.

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 proposed revisions to ADS D-4b regarding building setbacks will allow projects equivalent to those permitted under the ADS before the 2020 Zoning Code update. The revisions will not change any of the existing minimum building setback requirements; rather, they would restore the flexibility to apply building setbacks based on project design, as originally intended.

The proposed new ADS D-23 to allow for a maximum project net density of 12 du/ac will result in an equivalent project as the ADS will not result in any adverse impacts. The new ADS will only be applicable to new Conventional Single-Family projects that are to be designed as part of a master planned community and will be surrounded by similar residential uses. Although the increased project net density may result in up to 3 additional units per net acre in new developments, all proposed lots in developments utilizing D-23 will be required to either meet or exceed all other applicable development standards for approval, including building site area, building setbacks, and parking requirements. Therefore, the proposed new and revised ADS will result in an equivalent project in terms of adverse impacts and public benefits to the immediate and surrounding community.

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.

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. 26-03 was adopted on July 8, 2026 by the Orange County Planning Commission.

Justin Kirk
Executive Officer, Orange County Planning Commission

Resolution No. 26-03
Date of Adoption: July 8, 2026