



DATE: July 8, 2026

TO: Orange County Planning Commission

FROM: OC Development Services/Planning

SUBJECT: Public Hearing on Planning Application (PA25-0162) – Amendments and Revisions to the Master and Subarea Plans for Planning Areas 3 and 4 & Planning Application (PA26-0009) – Amend the existing Ranch Plan Planned Community – Wide Alternative Development Standards (ADS).

PROPOSALS: Planning Application PA25-0162 requests 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.

Planning Application PA26-0009 requests 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).

GENERAL PLAN DESIGNATION: 1B “Suburban Residential “
6 “Urban Activity”

ZONING DISTRICT: Ranch Plan Planned Community (PC)

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

APPLICANT: Rancho Mission Viejo, LLC
Contact: Richard Vuong, Project Director, Planning and Entitlement

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RECOMMENDED ACTIONS:

OC Development Services/Planning recommends the Planning Commission:

1. Receive staff report and public testimony; and
2. Adopt Planning Commission Resolution No. 2026-02 (Attachment 1):
 - 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 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 Program 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.
3. Adopt Planning Commission Resolution No. 2026-03 (Attachment 2):
 - 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 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.

INTRODUCTION

BACKGROUND

In November 2004, the County of Orange approved the Ranch Plan Planned Community, which encompasses approximately 22,815 acres located east of I-5, north and south of Ortega Highway at Antonio Parkway/La Pata Avenue, within the Fifth Supervisorial District. As approved, the Ranch Plan Planned Community comprises 75 percent permanent open space and allows for the development of 14,000 dwelling units and 5,200,000 square feet (SF) of non-residential uses in the remaining 25 percent. Consistent with Zoning Code Section 7-9-47, it is regulated by the Ranch Plan PC Program Text which addresses the unique characteristics of the property and a development plan for the transition to suburban uses occurring over a 25- to 30-year period.

The Ranch Plan Planned Community is divided into 10 Planning Areas. Planning Areas 1 through 5 and 8 have been designated for development, while Planning Areas 6, 7, 9, and 10 have been designated for Open Space Reserve. The existing Master Area Plan and Subarea Plans for Planning Areas 3 and 4 were originally approved on February 25, 2015, by the Planning Commission (PA140072-PA140081) and were revised administratively on May 22, 2017 (PA150047).

On September 11, 2019, the Planning Commission approved amendments and revisions to the Master Area Plans and Subarea Plans for Planning Areas 3 and 4 (PA180030). These revisions reflected the applicant's plan to develop Planning Area 3 in smaller phases. Additional revisions to the Master Area Plan and Subarea Plans for Planning Areas 3 and 4 were approved administratively in October 2022 (PA22-0067), October 2024 (PA24-0104) and most recently in May 2025 (MB24-0070), to adjust residential dwelling unit counts, non-residential square footage, and the locations of community facilities.

EXISTING CONDITIONS:

Construction of the Ranch Plan began in 2005 and is ongoing. Since 2006, the Planning Commission has approved the Master Area Plans and Subarea Plans for Planning Areas 1 through 4. Development in Planning Area 1 has been completed, and Planning Area 2 is nearing the final phases of construction. In Planning Area 3, development in Subareas 3.1 through 3.3 is nearing completion with most dwelling units inhabited and recreation facilities operational. Subarea 3.4 has all model sales offices and recreation facilities in operation with phased construction of dwelling units in process. In Subarea 3.5, model sales offices and recreation facilities are under construction. Subareas 3.6 and 3.14 are currently being rough graded, with street and storm drain improvements under review by the County. Other than residual mass grading associated with the development of Subareas 3.1 through 3.6 and 3.14, development has not commenced within Subareas 3.7 through 3.13, or Planning Area 4. For Planning Areas 5 and 8, no Area Plans and no development have been proposed to date.

SURROUNDING LAND USES:

The surrounding area consists primarily of natural open space and existing planned communities.

Direction	Zoning District	Existing Land Use
Project Site	The Ranch Plan Planned Community	Planning Areas 1, 2, 3 – Residential units, Recreational Facilities, Community Facilities, Non-Residential development (commercial, light industrial). Vacant Land. Planning Areas 4, 5, 8 – Vacant Land designated for future development. Planning Areas 6, 7, 9, 10 – Designated Open Space Reserve
North	Coto de Caza Specific Plan, Open Space	Thomas F. Riley Wilderness Park, Coto de Caza, Open Space, Caspers Regional Park
West	Las Flores Specific Plan, Ladera Ranch Specific Plan, Open Space	Las Flores, Ladera Ranch, San Juan Capistrano, Open Space
East	Open Space	Open Space, San Diego County, Riverside County
South	Open Space	San Clemente, Camp Pendelton

A vicinity map (Attachment 3) is included, illustrating the project site in context with surrounding areas.

PROPOSED PROJECT

The project proposes revisions to the Amended Planning Area 3 and 4 Master Area and Subarea Plans, corresponding amendments to the Ranch Plan PC Development Map and Statistical Table, 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 includes reallocating 2,477 dwelling units from future Planning Areas 5 and 8 to Planning Areas 3 and 4, and 731,000 square feet of non-residential uses from Planning Areas 3 and 4 to future Planning Areas 5 and 8.

As a result of the reallocations in Planning Area 3 and 4, total dwelling units will increase from 7,500 to 9,977 in those planning areas and non-residential square footage will decrease from 3,280,000 to 2,549,000 square feet. For future Planning Areas 5 and 8, total dwelling units will decrease from 2,477 to zero and non-residential square footage will increase from 1,025,000 to 1,756,000 square feet.

The revisions to the Master Area and Subarea Plans include adjustments to Subareas 3.1 through 3.6 and 3.14 to reconcile differences between the subarea boundaries and dwelling unit counts identified in previous Subarea Plans and what has actually been approved for development. Such adjustments are a typical result of the construction planning phase, where subarea boundaries are more accurately delineated and the number of dwelling units ultimately developed is often less than the maximum permitted by the applicable Subarea Plan. These adjustments ensure accurate representation of developed subareas and allow undeveloped dwelling units to be reallocated to other subareas for future development. The overall boundaries of Planning Areas 3 and 4 do not change and do not increase.

The revisions to the Master Area and Subarea Plans also include adjustments to Subareas 3.7 through 3.13 and 4.1. to reflect the refinement of future planned development. The amendments to the Ranch Plan Planned Community (PC) Program Text Exhibit 6 Development Map and Exhibit 7 Statistical Table are proposed to reflect the reallocation of dwelling units and non-residential square footage, as well as the adjustments to subarea plans. The proposed area-wide ADS revision is an amendment 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 in Planning Areas 3 and 4. This coincides with a reduction of planned wireless facilities for Planning Areas 3 and 4 from 21 to 17, and the complete removal of planned wireless facilities from Subareas 3.1 through 3.3. Prior Subarea maps allowed for 21 towers and now 17 are planned.

The project also proposes revisions to community-wide Alternative Development Standards (ADS) D-4b and new ADS D-23 to be added to the existing Ranch Plan Planned Community-Wide ADS Document. The proposed revisions to ADS D-4b are intended to clarify application of building setback requirements for Conventional Single-Family Detached Dwellings proposed on alleys or motor courts. The revisions do not include changes to the setback distances, only how/where they are applied. The proposed new ADS D-23 will allow all Conventional Single-Family Detached Dwelling projects to have a maximum net density of 12 du/ac whereas the existing development standard in the Ranch Plan Planned Community (PC) Text limits maximum net density to less than 9 du/ac. The new ADS will require compliance with all other applicable development standards of the Ranch Plan PC Program text.

DISCUSSION/ANALYSIS

GENERAL PLAN CONSISTENCY

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. As noted in the General Plan Land Use Element, 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. Within the Land Use Element, neighborhood commercial sites are assumed to be consistent with Suburban Residential areas. The Urban Activity Center (UAC) designation is intended for “high-intensity mixed-use development.” Appropriate land uses for UAC include, but are not limited to, residential, commercial, and office uses; industrial parks and materials recovery/recycling facilities; civic, cultural, and educational uses; and childcare facilities.

The density and land uses proposed by the revisions to the Amended Planning Area 3 and 4 Master Area and Subarea Plans are consistent with the identified general plan land use designations. 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. Therefore, the proposed revisions are consistent with the General Plan and the intended land use objectives for the subject site.

The proposed 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 ADS revision and addition are consistent with the General Plan and the intended land use objectives for the subject site.

SPECIFIC PLAN AND ZONING CODE CONSISTENCY

Pursuant to Zoning Code Section 7-9-47.5, the proposed project is subject to the provisions of the Ranch Plan Planned Community (PC) Text. The Ranch Plan PC Text Section II.A.4 includes procedures for processing amendments to the Master Area and Subarea Plans and Tables, as detailed in the table below. The Ranch Plan PC Text Section II.B.4.d states an Area Plan may be used to modify site development standards. The Planning Commission shall be the approving authority for all Area Plans proposing to modify area-wide site development standards. The table below includes a comparison between the previously approved area-wide Alternative Development Standard in Planning Area 3 and 4 Area Plan and the proposed amendment.

The Ranch Plan PC Text Section I.B.25 (General Provisions and Regulations) includes provisions for adopting a Planned Community-Wide Alternative Development Standards document. Pursuant to Section I.B.25, since the proposed ADS revisions and addition pertain to site

development standards, the Planning Commission is the appropriate governing body to approve this project. The table below includes comparisons between the proposed new Alternative Development Standard (D-23) to the existing requirements per the Ranch Plan PC Text and the changes between the existing Alternative Development Standard and the proposed revised Alternative Development Standard (D-4b).

Standard	Required/Permitted	Proposed
Reallocate DUs from one Planning Area to another Planning Area.	Reallocation greater than 10 percent from one Planning area to another requires an amended Statistical Table and Area Plan to be approved by the Planning Commission (PC Text Section II.A.4.f).	Reallocation of 2,477 dwelling units (33 percent) from Planning Areas 5 and 8 to Planning Areas 3 and 4, and a corresponding amendment to the PC Statistical Table (Attachment 4).
Reallocate non-residential square footage from one Planning Area to another Planning Area.	Reallocation greater than 10 percent from one Planning area to another requires an amended Statistical Table and Area Plan to be approved by the Planning Commission (PC Text Section II.A.4.f).	Reallocation of 731,000 square feet (22 percent) of non-residential uses from Planning Areas 3 and 4 to Planning Areas 5 and 8, and a corresponding amendment to the PC Statistical Table (Attachment 4).
Revise the number of acres assigned to a Planning Subarea.	Changes to acreages shall be offset by a corresponding increase or decrease of acreage to the affected Planning Subareas, with no effect on the overall PA boundary (PC Text Section II.A.4.e).	Revisions to acreages and boundaries for Subarea Plans 3.1 through 3.14 and corresponding amendments to the PC Statistical Table (Attachment 4). Proposed revisions result in no changes to the overall PA3 boundary.
Amend the PC Development Map Regarding Realignment of Arterial Roads and Public Facilities (Ranch Plan PC Program Text Exhibit 6).	An amendment may be approved based on a Traffic Analysis supplementing the Final Program EIR 589 traffic study (PC Text Section II.A.4.h).	Changes to the PC Development Map to reflect the realignment of arterial roads and relocation of a school and fire station as a result of the updated Subarea Plans. A traffic study was prepared by Fehr and Peers (May 2026) for the proposed project (Attachment 5 Appendix C) and concluded that the amendment would cause no significant impacts and would not have any additional impacts beyond what was previously identified in Final EIR Nos. 589, 584, and 623.

Standard	Required/Permitted	Proposed
Amend the PC Statistical Table (Ranch Plan PC Program Text Exhibit 7).	Amendments to the PC Statistical Table may be approved by the Planning Commission to reflect refinements to the precise development program (PC Text Section II.A.4.b).	Changes to the PC Statistical table (Attachment 4) to reflect the reallocation of dwelling units and non-residential square footage.
Amend the previously approved area-wide Alternative Development Standard (ADS) for the height of wireless facilities in the Community Facilities district.	Planning Commission approval is required for an area-wide ADS to modify height standards (PC Text Section II.B.1). The area-wide ADS approved by the Planning Commission on September 11, 2019, under Planning Application No. 180030 allows for a 70-foot height limit for wireless communications facilities in the Planning Area 3 and 4 Master Area Plan.	Amend the area-wide ADS for Community Facilities to allow for a 5-foot (7%) increase to the height limit (75-foot total) for wireless communications facilities in designated locations in Planning Areas 3 and 4.
Revision to community -wide ADS D-4b. Conventional Single-Family Detached Dwellings Setbacks*	• Green (Side): Five (5) feet minimum from any property line abutting a street • Green (Side): Ten (10) feet minimum for one side only, or ten (10) feet aggregate total for both sides • Red (Rear): Ten (10) feet minimum from property line to building	• Green (Side): Five (5) feet minimum from any property line, or ten (10) feet aggregate when adjacent to another green setback, or five (5) feet when abutting a street • Red (Rear): Ten (10) feet minimum from property line to building for at least one side of each ADS D-4b Conventional Single-Family Detached Dwelling • Blue (alley/motor court): Per Ranch Plan PC Program Text Section III.A.1.d(5)(d): If the setback is adjacent to an alley/motor court, the setbacks shall be three (3) feet to the property line or fourteen (14) feet to the centerline, whichever is more restrictive • Front Doors: Five (5) feet minimum if adjacent to a street, alley motor court

Standard	Required/Permitted	Proposed
New community-wide ADS D-23. Conventional Single-Family Projects with Density Greater than 9 du/Acre	Section III.A.1.d(2) of the Ranch Plan PC Text requires a Net Density of less than nine (9.0) dwelling units per net acre.	Proposed to allow a maximum Net Density of twelve (12) dwelling units per net acre.

**The setbacks for ADS D-4b are referenced by color in the ADS text and supplementary Exhibit D4b*

As previously noted, the proposed revisions to the Amended Planning Area 3 and 4 Master Area and Subarea Plans are proposed to reconcile differences between what the previous Subarea Plans permitted and what has been approved for development and to reflect the refinement of planned future development. The following sections discuss the specific changes proposed, as well as the proposed amendment to the previously approved area-wide ADS, revisions to community-wide ADS D-4b and the new community-wide ADS D-23.

Reallocate Dwelling Units and Non-Residential Square Footage

Section II.A.4.f of the PC Text indicates any reallocation of dwelling units or non-residential acreage and square footages from one Planning Area to another Planning Area of more than ten percent (10%) shall require an amended Statistical Table, and an Area Plan to be approved by the Planning Commission.

The proposed reallocation of 2,477 dwelling units involves moving all 2,477 dwelling units from future Planning Areas 5 and 8 to Planning Areas 3 and 4, resulting in a 33% increase from 7,500 to 9,977 in Planning Areas 3 and 4. The reallocation of 731,000 square feet of non-residential uses will result in a 22% decrease from 3,280,000 to 2,549,000 square feet in Planning Areas 3 and 4, leaving a total of 1,756,000 square feet of non-residential to be developed in future Planning Areas 5 and 8. Therefore, the proposed reallocations require approval by the Planning Commission.

Per Section II.A.4.c of the PC Text, prior to the approval of discretionary actions, including Area Plans, the approving authority shall find that the subject discretionary action is consistent with the PC Statistical Table. As part of the proposed project, the applicant is proposing an amendment to the PC Statistical Table to reflect all proposed revisions to the Amended Planning Area 3 and 4 Master Area and Subarea Plans, which is further discussed in Section Subarea Plan Amendments below.

Subarea Plan Amendments

The proposed Subarea Plan amendments include changes to the Subarea Plan boundaries and revisions to the dwelling unit counts and non-residential square footage in each subarea to reflect the reallocation of 2,477 dwelling units and 731,000 square feet of non-residential. Consistent with section II.A.4.e of the Ranch Plan PC text, the proposed Subarea Plan boundary changes coincide with acreage revisions between Subareas 3.1 through 3.14 that offset one another and do not impact the overall PA 3 boundary. The amendments also include revisions to age-qualified unit counts and proposed non-residential, recreational, and community facility uses in each subarea. The proposed revisions to each Subarea Plan are listed below.

Subarea 3.1

- Increase subarea plan gross acreage from 118 acres to 128 acres
- Remove public park site
- Remove wireless facilities tower

Subarea 3.2a

- Increase subarea plan gross acreage from 58 acres to 60 acres
- Increase public park site acreage from 5 acres to 11 acres

Subarea 3.2b

- Increase subarea plan gross acreage from 47 acres to 56 acres
- Remove wireless facilities tower

Subarea 3.3

- Decrease subarea plan gross acreage from 88 acres to 76 acres
- Reduction of 68 total dwelling units from 450 to 382
- Decrease public park site acreage from 10 acres to 6 acres
- Remove wireless facilities tower

Subarea 3.4

- Increase subarea plan gross acreage from 80 acres to 84 acres
- Reduction of 5 total dwelling units from 331 to 326
- Remove public park site

Subarea 3.5

- Decrease subarea plan gross acreage from 177 acres to 173 acres
- Reduction of 201 total dwelling units from 740 to 539
- Of the 539 total dwelling units, a reduction of 83 designated age-qualified dwelling units from 390 to 307
- Remove public park site

Subarea 3.6

- Decrease subarea plan gross acreage from 172 acres to 166 acres
- Reduction of 75 total dwelling units from 1,135 to 1,060
- Of the 1,060 total dwelling units, a reduction of 2 designated age-qualified dwelling units from 135 to 133
- Increase public park site acreage from 5 acres to 6 acres

Subarea 3.7

- Increase subarea plan gross acreage from 106 acres to 149 acres
- Addition of 411 total dwelling units from 360 to 771
- Of the 771 total dwelling units, removal of all 160 designated age-qualified dwelling units

Subarea 3.8

- Increase subarea plan gross acreage from 101 acres to 144 acres
- Addition of 890 total dwelling units from 355 to 1,245
- Of the 1,245 total dwelling units, a reduction of 10 designated age-qualified dwelling units from 240 to 230
- Remove all 25 acres and 279,000 square feet of Urban Activity Center uses
- Remove all 14 acres and 100,000 square feet of Neighborhood Center uses

Subarea 3.9

- Increase subarea plan gross acreage from 146 acres to 234 acres
- Addition of 690 total dwelling units from zero
- Of the 690 total dwelling units, 209 designated as age-qualified dwelling units
- Remove all 50 acres and 305,000 square feet of Business Park uses
- Addition of 5 acres and 62,000 square feet of Neighborhood Center uses from 5 acres and 45,000 square feet to 10 acres and 107,000 square feet
- Reduction of 21 acres and 284,000 square feet of Urban Activity Center uses from 77 acres and 970,000 square feet to 56 acres and 686,000 square feet

Subarea 3.10

- Decrease subarea plan gross acreage from 169 acres to 144 acres
- Reduction of 176 total dwelling units from 825 to 649
- All 649 units designated as age-qualified dwelling units

Subarea 3.11

- Decrease subarea plan gross acreage from 243 acres to 143 acres
- Addition of 296 total dwelling units from 300 to 596
- Of the 596 total dwelling units, removal of all 145 designated age-qualified dwelling units
- Addition of 6 acres and reduction of 60,000 square feet of Urban Activity Center uses from 8 acres and 210,000 square feet to 14 acres and 150,000 square feet

Subarea 3.12

- Decrease subarea plan gross acreage from 157 acres to 131 acres
- Addition of 235 total dwelling units from 515 to 750
- Remove affordable housing site

Subarea 3.13

- Increase subarea plan gross acreage from 133 acres to 150 acres
- Addition of 285 total dwelling units from 305 to 590
- Add public parkland site (up to 5 acres)

Subarea 3.14

- Increase subarea plan gross acreage from 329 acres to 339 acres
- Addition of 45 dwelling units from 220 to 265
- Remove public park site
- Addition of 18 acres and 151,000 square feet of Urban Activity Center uses from 53 acres and 535,000 square feet to 71 acres and 686,000 square feet
- Addition of 10 acres and 110,000 square feet of Neighborhood Center uses

Subarea 4.1

- Addition of 170 dwelling units from 500 to 670
- Of the 670 total dwelling units, a reduction of 30 designated age-qualified dwelling units from 200 to 170
- Add potential affordable housing site
- Add wireless facilities tower (2 total)
- Add cemetery site (up to 70 acres)
- Reduction of 9 acres and addition of 100,000 square feet of Urban Activity Center uses from 25 acres and 700,000 square feet to 16 acres and 800,000 square feet

The proposed revisions listed above refine the dwelling unit counts and land uses in Subareas 3.1 through 3.6, and 3.14 to reflect changes since the previous Subarea Plan approvals. The proposed revisions also reflect the reallocation of dwelling units and non-residential square footage intended to be developed in future Subareas 3.7 through 3.13 and 4.1. The proposed revisions and reallocations are consistent with Section 1.B (General Provisions and Regulations) and the proposed Master Area and Subarea Plans comply with all requirements in Section 2.B (Area Plans) in the Ranch Plan PC text. Additionally, the reduction and relocation of public park land between subareas noted above are consistent with the Local Park Implementation Plan (PM07-01) approved for the Ranch Plan. The revised Amended Planning Area 3 and 4 Master Area and Subarea Plans are included as Attachment 6. The Applicant Letter is included as Attachment 7, outlining the revisions to the Amended Planning Area 3 and 4 Master Area and Subarea Plans.

Amend PC Development Map and Statistical Table

The applicant is proposing to amend the PC Text Exhibit 6 (PC Development Map) to reflect revisions to the arterial road alignment and community facility locations associated with the Subarea Plan changes in Planning Area 3. Per Section II.A.4.c of the Ranch Plan PC Program Text, any amendment to the PC Development Map shall be accompanied by a Traffic Analysis that supplements the Final Program EIR 589 traffic study (Austin Foust Associates, Inc., May 2004), concluding that there will be no significant impacts to roadways and intersections within the Ranch Plan PC Area or in the surrounding vicinity following approval of the amendment. The accompanying traffic study prepared by Fehr and Peers (May 2026) supplements previous traffic studies prepared for the Ranch Plan, which were included in previously certified CEQA documents, including Final Program EIR 589, Addendum 1, Addendum 1.1, the Planning Area 2 Addendum, and Addendum 3.1. The May 2026 traffic study concludes that the proposed revisions and reallocations to PA3 and 4 will have no significant impacts to roadways and intersections within the Ranch Plan PC Area or in the surrounding vicinity beyond those originally identified

by the Ranch Plan Final Program EIR 589, in compliance with Section II.A.4.c of the PC Text. A copy of the traffic study has been included as Appendix C of Addendum 3.2 (Attachment 5). A copy of the amended PC Development Map is included as Attachment 8.

As part of the proposed project, the applicant is proposing an amendment to the PC Text Exhibit 7 (PC Statistical Table) to reflect the reallocation of dwelling units and non-residential square footages in Planning Areas 3 and 4. The proposed amendments include reallocating 2,477 dwelling units from Planning Areas 5 and 8 to Planning Areas 3 and 4, and 731,000 square feet of non-residential uses from Planning Areas 3 and 4 to Planning Areas 5 and 8. A copy of the amended PC Statistical Table is included as Attachment 4.

Amend Area-Wide Alternative Development Standard (ADS)

Per Section II.B.4.d. of the Ranch Plan PC Text, an Area Plan may be used to modify area-wide site development standards subject to Planning Commission approval. As part of the previous amendments to Planning Areas 3 and 4 approved by the Planning Commission (PA180030), an area-wide ADS was established for the Community Facilities use to allow a maximum height of 70 feet for wireless communications facilities in any land use district, rather than the most restrictive 35-foot maximum height for residential districts. The applicant proposes to amend the previously approved area-wide ADS for Community Facilities to allow a maximum height of 75 feet for wireless communications facilities, which represents a 5-foot (7%) increase to the maximum height.

The requested amendment to the area-wide ADS will result in a better project in terms of providing superior public benefits to the surrounding community. The slight increase in height to the towers would improve network efficiency and reduce the number of wireless facility sites required in Planning Areas 3 and 4 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. This coincides with the proposed 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. The revised area-wide ADS is included as Attachment 9.

Analysis of revised Community-Wide ADS D-4b - Conventional Single-Family Detached Dwellings Setbacks:

The Ranch Plan ADS D-4b was originally approved by the Orange County Planning Commission on May 13, 2015. ADS D-4b further defines PC Text Section III.A.1.d(5) setback requirements for Conventional Single-Family Detached Dwellings on alleys and motor courts by allowing setbacks to be determined based on unit design and plotting. In 2020, the Orange County Board of Supervisors adopted amendments to the Zoning Code, including the addition of Section 7-9-24.6, which establishes specifications for determining the building site frontage of a corner lot. Pursuant to Zoning Code Section 7-9-24.6(a), the front of a corner lot is the narrowest dimension of the lot with street frontage. As a result of this new standard, the flexibility previously provided by ADS D-4b has become limited because the ADS does not explicitly state that setbacks may be determined independently of building site frontage. The applicant is proposing to revise the ADS

to clarify that rear setbacks are not required to be located opposite the front setback and that building setbacks may be applied independently of building site frontage. The proposed revisions also include updates to the supplementary exhibit to illustrate potential setback configurations.

The proposed revisions to the ADS language regarding building setbacks would allow projects equivalent to those permitted under the ADS before the 2020 Zoning Code update. The revisions would 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. Therefore, revised ADS-4b will remain consistent with the provisions of the Ranch Plan PC Program Text and the Zoning Code. The revised ADS, including revised performance standards, is included as Attachment 10.

Analysis of new Community-Wide ADS D-23 – Conventional Single-Family Projects with Density Greater than 9 du/Acre:

Ranch Plan PC Program Text Section III.A.1.d(2) requires a Net Density of less than nine (9.0) dwelling units per net acre for Conventional Single-Family projects. This proposed ADS would allow Conventional Single-Family projects to have a maximum Net Density of twelve (12) dwelling units per acre. The following performance standards are proposed for ADS D-23:

- Compliance with all other applicable aspects of Ranch Plan PC Program Text Section III.A.1. requires, but is not limited to the following:
 - Minimum Building Setback Requirements
 - Minimum Building Site Area
 - Garage and Carport Placement
- Maximum Net Density: 12 dwelling units per net acre.

The proposed new ADS to allow for a project net density of 12 dwelling units per net acre will result in an equivalent project. Although the increased project net density will allow up to 3 additional units per net acre, the difference in project design would be negligible as all proposed units will still be required to either meet or exceed all other applicable development standards including building site area, building setbacks, and parking requirements. The establishment of this ADS and its performance standards is the product of County Staff and Ranch Mission Viejo collaboration, and is anticipated to result in the following project benefits:

- Increased housing choices available to homebuyers across a wider range of price points.
- Increased residential density without expanding the overall footprints of PAs 3 and 4.
- Equivalent ease of circulation and traffic safety.
- Equivalent access for fire and emergency vehicles.

The new ADS is included as Attachment 11.

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 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.

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 – Proposed Projects are 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 Planned Community (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. The proposed revision to 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. California Environmental Quality Act (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.

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 projects encompassed by PA25-0162 and PA26-0009 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 (Alternative Development Standards only) - 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.

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.

REFERRAL FOR COMMENT

A copy of Planning Application PA25-0162 and the proposed Master Area Plan and Subarea Plan were distributed for review and comment to the appropriate County divisions - Land Development, Environmental Planning, Traffic Engineering, OC Flood, and OC Watersheds. Staff has reviewed all comments received, and where appropriate, has addressed the comments through recommended Conditions of Approval.

A copy of Planning Application PA26-0009 and the proposed Alternative Development Standards were distributed for review and comment to the appropriate County divisions - Land

Development, Building & Safety, Development Support, and Operations and Maintenance. Through focused coordination meetings and a collaborative effort with County staff, the applicant adequately addressed all comments.

PUBLIC NOTICE

A Notice of Public Hearing was posted at the project site, was published in the local newspaper, was posted at the posting kiosk at the County Administration building located in Santa Ana, CA, and was posted on the OCPW-OC Development Services webpage at least ten days prior to this public hearing, as required by established public hearing posting procedures. No public comments have been received to date.

COMPLIANCE WITH CEQA:

The circumstances of this project are substantially the same as Final EIR Nos. 589, 584, and 623, together with Addendum No. 1.0, Addendum No. 1.1, PA2 Addendum, and Addendum No. 3.1; 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.

CONCLUSION

Staff has reviewed the applicant's request for approval of PA25-0162 for 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, and the proposed amendment to the previously approved area-wide alternative development standard (ADS) and found it to be consistent with the County of Orange General Plan, Zoning Code, and the provisions of the Ranch Plan PC Text. Staff recommends approval of Planning Application PA25-0162, subject to the required Findings and Conditions of Approval within Resolution No. 2026-02.

Staff has also reviewed the applicant's request for approval of PA26-0009 for approval of revised ADS D-4b and proposed new ADS D-23 and found it to be consistent with the County of Orange General Plan, Zoning Code, and the provisions of the Ranch Plan PC Text. Staff recommends approval of Planning Application PA26-0009, subject to the required Findings and Conditions of Approval within Resolution No. 2026-03.

Submitted by:

Signed by:

Robert Zegarra

Robert Zegarra, Contract Planner
OC Development Services/Planning

Concurred by:

DocuSigned by:

Cindy Salazar

Cindy Salazar, Division Manager
OC Development Services/Planning

APPEAL PROCEDURE

Any interested person may appeal the decision of the Planning Commission on this permit to the Board of Supervisors within 15 calendar days of the decision upon submittal of required documents filed online at myoceservices.ocgov.com or in person at the County Service Center, located at 601 N. Ross St., Santa Ana. 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 report, or in written correspondence delivered to OC Development Services.

ATTACHMENTS:

1. Planning Commission Resolution No. 2026-02
2. Planning Commission Resolution No. 2026-03
3. Vicinity Map
4. Amended Ranch Plan Planned Community (PC) Program Text Exhibit 7 (Statistical Table)
5. Addendum 3.2 to Final EIR Nos. 589, 584, and 623
6. Amended Planning Area 3 and 4 Master Area and Subarea Plans
7. Applicant Letter
8. Amended Ranch Plan Planned Community (PC) Program Text Exhibit 6 (Development Map)
9. Revised Planning Area 3 & 4 Area-Wide Alternative Development Standard (Revised with Redlines & Clean Versions)
10. Revised Alternative Development Standard (Revised with Redlines & Clean Versions) D-4b
11. Proposed New Alternative Development Standard D-23