



# NOTICE OF PUBLIC HEARING

## BY THE ORANGE COUNTY PLANNING COMMISSION

**APPLICATION NUMBER:** PA25-0162 and PA26-0009

**APPLICANT:** Rancho Mission Viejo, LLC

**PROJECT 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.

**PROPOSED PROJECT:** 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.

In addition, 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).

**ENVIRONMENTAL DOCUMENTATION:** 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.

**HEARING DATE:** July 8, 2026

**HEARING TIME:** 1:30 p.m. (Or as soon as possible thereafter)

**HEARING LOCATION:**       **County Administration North (CAN)**  
Multipurpose Room 101  
[400 W. Civic Center Drive](#)  
[Santa Ana, CA 92701](#)

**INVITATION TO BE HEARD:** 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 comments, documents, or written responses be submitted to OC Development Services/Planning via email to [robert.zegarra@pw.oc.gov](mailto:robert.zegarra@pw.oc.gov) or delivered to 601 N. Ross Street, Santa Ana, CA 92701 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 prior to close of the public meeting described in this notice, or in written correspondence delivered to OC Development Services/Planning. Comments submitted before the start of meeting will be part of the public record and distributed to the Planning Commission for consideration.

For further information, contact Robert Zegarra at (714) 667-8893 or [robert.zegarra@pw.oc.gov](mailto:robert.zegarra@pw.oc.gov), or come to the County Service Center at 601 N. Ross Street, Santa Ana, CA 92701.

The Planning Commission staff report, project plans and other supporting materials are available at:

<https://pwds.oc.gov/service-areas/oc-development-services/planning-development/hearings-meetings/planning-commission>.

**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](http://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.