

A G E N D A



REGULAR MEETING OF THE PLANNING COMMISSION
ORANGE COUNTY, CALIFORNIA

**WEDNESDAY,
JULY 08, 2026
1:30 P.M.**

COUNTY ADMINISTRATION NORTH BUILDING
400 W. Civic Center Dr, Multipurpose Room 101
Santa Ana, California 92701

KEVIN RICE
CHAIRMAN
Third District

VACANT
COMMISSIONER
First District

MARIO TURNER
COMMISSIONER
Second District

JOHN KOOS
VICE-CHAIR
Fourth District

DAVID E. BARTLETT
COMMISSIONER
Fifth District

EXECUTIVE OFFICER
Justin Kirk

COUNTY COUNSEL
Nicole Walsh

SECRETARY
Matthew Ayers

This agenda contains a brief description of each item to be considered. Except as provided by law, no action shall be taken on any item not appearing in the agenda. Written materials must be received 24 hours in advance of the meeting time, to ensure consideration by the Commission. To speak on an item, complete a Speaker Request Form(s) identifying the item(s) and give it to the Secretary seated to the left of the podium. To speak on a matter not appearing in the agenda, but under the jurisdiction of the Planning Commission, you may do so during Public Comments at the end of the meeting. When addressing the Planning Commission, it is requested that you state your name for the record. Address the Planning Commission as a whole through the Chair. Comments to individual Commissioners or staff are not permitted. Speakers are limited to three (3) minutes per item with twenty (20) minutes cumulative for the entire meeting. Power Point and video presentations must be requested in advance of the meeting through the Secretary.

Supporting documentation is available for review in the Orange County Public Works office at, 601 N. Ross Street, Santa Ana, 92701 8:00 am - 5:00 pm, Monday-Friday.

The Agenda is available online at: <https://ocds.ocpublicworks.com/service-areas/oc-development-services/planning-development/hearings-meetings/planning-commission>

In compliance with the Americans with Disabilities Act, those requiring accommodations for this meeting should notify Orange County Public Works 72 hours prior to the meeting at (714) 667-9658

PLEDGE OF ALLEGIANCE: Commissioners

ROLL CALL: Commissioners

I. CONSENT ITEMS:

- 1. Meeting minutes of January 28, 2026.**

II. DISCUSSION ITEMS

ITEM #1 PLANNING APPLICATIONS PA25-0162 AND PA26-0009 - APPLICANT: RANCHO MISSION VIEJO, LLC – LOCATION: SOUTHEASTERN UNINCORPORATED ORANGE COUNTY, EAST OF I-5, NORTH AND SOUTH OF ORTEGA HIGHWAY NEAR ANTONIO PARKWAY/LA PATA AVENUE, WITHIN THE 5TH SUPERVISORIAL DISTRICT.

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.

- 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).

RECOMMENDED ACTIONS:

OC Development Services/Planning recommends the Planning Commission:

1. Receive staff report and public testimony.
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.

III. EXECUTIVE OFFICER UPDATE

IV. COUNTY COUNSEL UPDATE

V. PLANNING COMMISSIONER COMMENTS

At this time, members of Planning Commission may comment on agenda or non-agenda matters and ask questions of or give directions to staff; provided that NO action may be taken on off-agenda items unless authorized by law.

VI. PUBLIC COMMENTS

At this time members of the public may address the Planning Commission for up to three (3) minutes per speaker regarding any item within the subject matter jurisdiction of the Commission provided that NO action may be taken on off-agenda items unless authorized.

VII. ADJOURNMENT

The next meeting of the Orange County Planning Commission is tentatively scheduled for Wednesday, July 22, 2026, at 1:30 pm.