



**ORANGE COUNTY ZONING ADMINISTRATOR  
SUMMARY MINUTES  
REGULAR MEETING DATE: February 3, 2022, 1:30 PM**

- I. Call to Order – Hearing called to order at 1:30 pm.**
- II. Minutes of December 16, 2021 – Approved by Zoning Administrator, Bea Bea Jimenez**
- II. Discussion Item(s)**

**ITEM #1 PUBLIC HEARING – PA21-0092 – APPLICANT – RANCHO MISSION VIEJO – AGENT- JAY BULLOCK - LOCATION – RANCH PLAN PLANNED COMMUNITY, PA3.2A, WITHIN THE 5<sup>TH</sup> SUPERVISORIAL DISTRICT.**

**Recommended Action(s):**

1. Receive staff report and public testimony as appropriate, and.
2. Find that Final EIR 589, previously certified on November 8, 2004; Addendum 1.0 (PA060023) approved July 2006, Addendum 1.1 (PA110003-06) approved February 24, 2011, the Planning Area 2 Addendum (PA130001-06) approved March 27, 2013, and Addendum 3.1 (PA140072-81) approved February 25, 2015, reflect the independent judgment of the County and are adequate to satisfy the requirements of CEQA for approval of PA21-0092, which is a necessarily included element contemplated as part of the whole of the action considered in Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning Area 2 Addendum, and Addendum 3.1.
  - a. The circumstances of the project are substantially the same as described in Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning Area 2 Addendum, and Addendum 3.1, which adequately addressed the effects of the project proposed in PA21-0092. No substantial changes have been made in the project that involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects; no substantial changes have occurred in the circumstances under which the project is being undertaken, that involve new significant environmental effects or a substantial increase in the severity of previously identified environmental effects; and no new information of substantial importance to the project which was not known or could not have been known when Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning Area 2



Addendum, and Addendum 3.1 were certified and approved has become known; therefore, no further environmental review is required.

- b. Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning Area 2 Addendum, and Addendum 3.1 are adequate to satisfy the requirements of CEQA for PA21-0092.
  - c. All mitigation measures are fully enforceable pursuant to Public Resources Code section 21081.6(b) and have either been adopted as conditions, incorporated as part of the project design, or included in the procedures of project implementation.
3. Approve Planning Application PA21-0092, subject to the attached Findings and Conditions of Approval.

**Special Notes:**

Robert Zegarra, Planner, provided a presentation and answered questions of the Zoning Administrator. Jay Bullock Vice President, Planning and Entitlement answered questions of the Zoning Administrator, stated that he has read and accepts the conditions of approval as stated in the staff report, including the modifications listed below. Derek Kegley, Lennar Homes, answered questions of the Zoning Administrator, stated that he has read and accepts the conditions of approval as stated in the staff report, including the modifications stated in the action below.

The following is the action taken by the Orange County Zoning Administrator, Laree Alonso.

Approve Planning Application PA21-0092 subject to the Findings and Conditions of Approval and modifications as stated below:

Zoning Administrator directed staff to provide revisions to the staff report and Conditions of Approval 15 and 16. The revisions are to be submitted to the Zoning Administrator within 10 calendar days. Revise the staff report to update the Model Complex/Model Homes sales clarification on page 13 of the staff report. The update must include how the parking appointments with the public would be addressed (use of the model home garage).

APPROVE   
DENIED

OTHER

**IV. Public Comments:**

- None



- V. Adjournment:**  
The February 3, 2022 Zoning Administrator hearing adjourned at 2:15 pm.