



NOTICE OF PUBLIC HEARING

BY THE ORANGE COUNTY SUBDIVISION COMMITTEE

SUBJECT: "B" Vesting Tentative Tract Map 19308 for Planning Area 3, Subarea 3.4, The Ranch Plan Planned Community

LOCATION: The project site is located in the southeastern portion of unincorporated Orange County, within Subarea 3.4, Lots 45 through 53, and Lots B, T, and C of "A" Tract Map 17934 in the Ranch Plan Planned Community. The project site is located west of Coyotes and south of Gavilan Ridge, within the Fifth (5th) Supervisorial District

PROPOSAL: The applicant, Rancho Mission Viejo (RMV), requests approval of "B" Vesting Tentative Tract Map 19308 (VTTM 19308) to subdivide a 7.62-acre site into 45 numbered lots for 44 conventional single-family detached dwellings and 1 private park, as well as 10 lettered lots for slope/landscape areas and 2 open space/access lots/easements.

ENVIRONMENTAL DOCUMENTATION: The proposed project is covered by previous CEQA documentation, which includes Final Program EIR 589, which was certified on November 8, 2004; Addendum 1.0, approved on July 26, 2006; Addendum 1.1, approved on February 24, 2011; the Planning Area 2 Addendum, approved on March 27, 2013; and Addendum 3.1 approved on February 25, 2015. This finding is appropriate and complies with the intent of CEQA pursuant to the 2020 Orange County Local CEQA Procedures Manual, Section 13.1 for projects where a previous environmental document (i.e. Program EIR 589) is already in place. Further CEQA evaluation and clearances are not required for proposed "B" VTTM 19308.

APPLICANT: Rancho Mission Viejo - Jay Bullock, Vice President, Planning and Entitlement

MEETING DATE: January 15, 2025

MEETING TIME: 1:30 PM (Or as soon as possible thereafter).

MEETING LOCATION: **County Administration South (CAS)**
First Floor, Multipurpose Room 105
601 N. Ross Street
Santa Ana, CA 92702

Map and Parking: For the most up-to-date map and parking information, please visit our website at: ocpublicworks.com/parking.

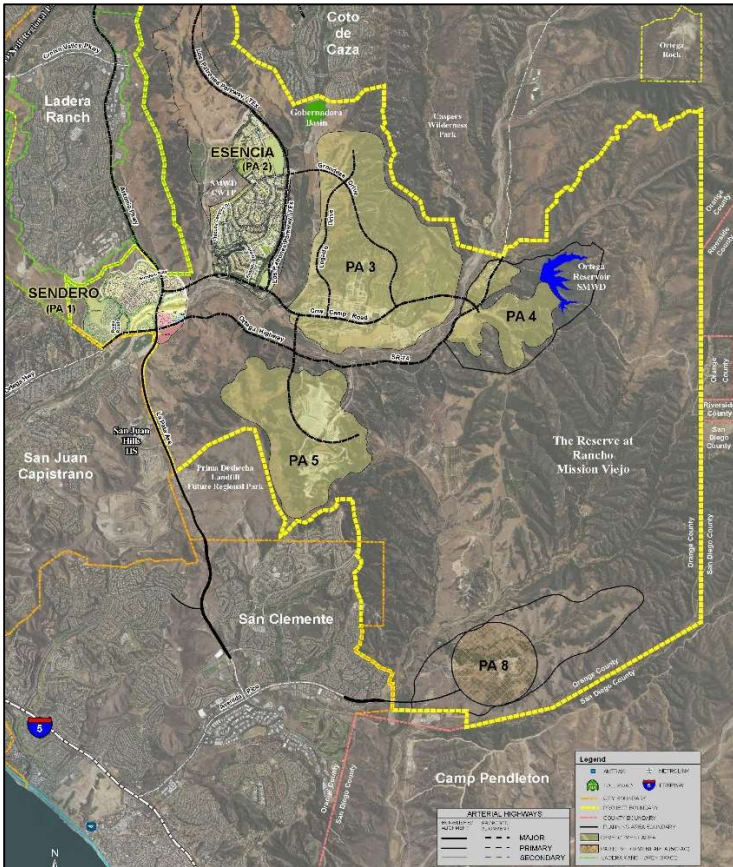
INVITATION TO BE HEARD:

All persons either favoring or opposing this proposal and all supporting documents are invited to present their views at this meeting. It is requested that any documents or written response be submitted to OC Development Services or email to Robert.Zegarra@ocpw.ocgov.com prior to the meeting date. Comments submitted before the start of meeting will be part of the public record and distributed to the Subdivision Committee for consideration. 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.

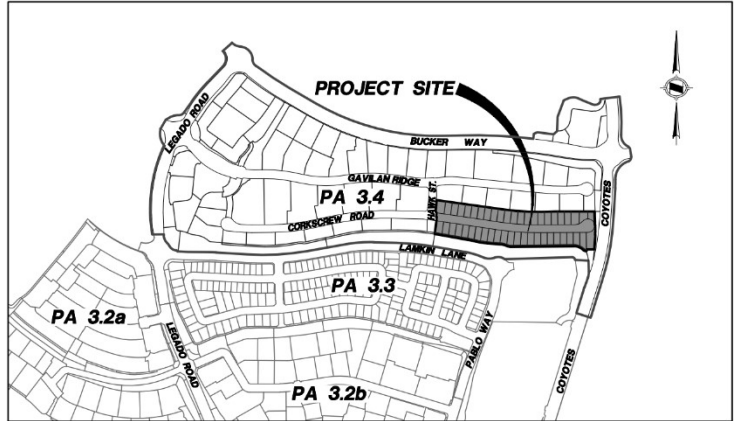
For further information contact Robert Zegarra at (714) 667-8893 or Robert.Zegarra@ocpw.ocgov.com. The project's Staff Report, project plans and other supporting materials will be available a minimum of 72 hours prior to the hearing at <https://ocds.ocpublicworks.com/service-areas/oc-development-services/planning-development/hearings-meetings/subdivision-1>.

Orange County Public Works
County Administration South Building
601 N. Ross Street
Santa Ana, CA 92702

Project Location



Project Vicinity Map



Project Site Map

Public Meeting Location - County of Orange County Administration South (CAS), Multipurpose Room 105



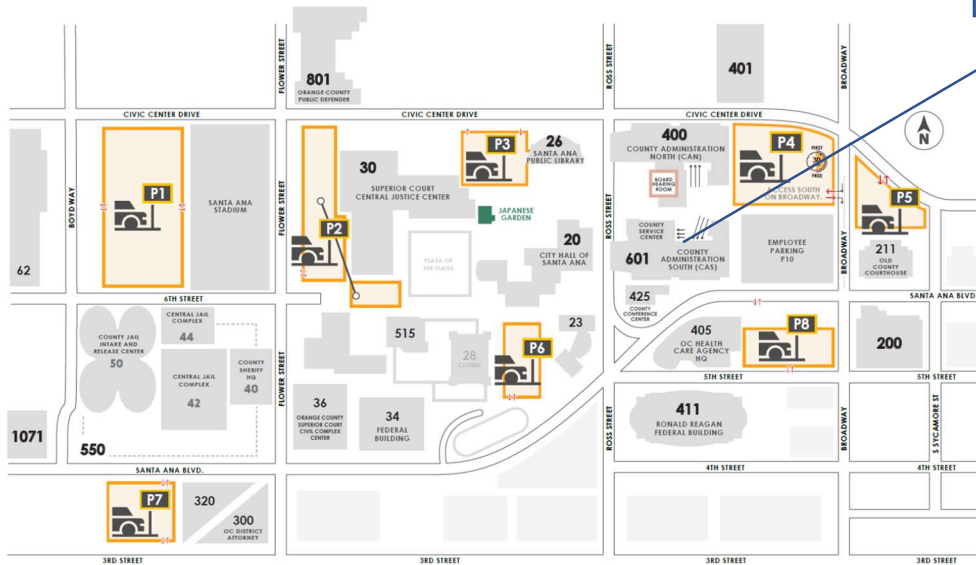
OC CIVIC CENTER
BUILDING & SERVICE DIRECTORY

SCAN QR CODE TO
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ACCESS TRANSLATIONS



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