



NOTICE OF PUBLIC HEARING

BY THE ORANGE COUNTY SUBDIVISION COMMITTEE

SUBJECT: "B" Vesting Tentative Tract Map 19149 within Planning Area 3, Subarea 3.2a, Ranch Plan Planned Community

LOCATION: Subarea 3.2a, Lots 25 through 37, Y, Z, AA, EE and JJ of "A" Tract Map 17932 of the Ranch Plan Planned Community, in southeastern unincorporated Orange County, east of Ranch Canyon and north of Cow Camp Road, within the Fifth (5th) Supervisorial District.

PROPOSAL: Rancho Mission Viejo requests approval of "B" Vesting Tentative Tract Map 19149 (VTTM 19149) to subdivide a 9.10-acre site within Subarea 3.2a of the Ranch Plan Planned Community into 73 legal lots: 37 numbered lots for planned concept two-family duplex dwellings, 15 numbered lots for planned concept single-family detached dwellings, 6 lettered lots for usable project open space, 13 lettered lots for private alleys, and 2 lettered lots for landscaped slopes and open space areas.

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 19149.

APPLICANT: Rancho Mission Viejo

MEETING DATE: January 19, 2022

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

MEETING LOCATION: Multipurpose Room 105 at County Administration South (CAS) Building located @ 601 N. Ross Street, at the corner of Santa Ana Blvd. and Ross St. in Santa Ana. See other side for location map.

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 prior to the meeting 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.

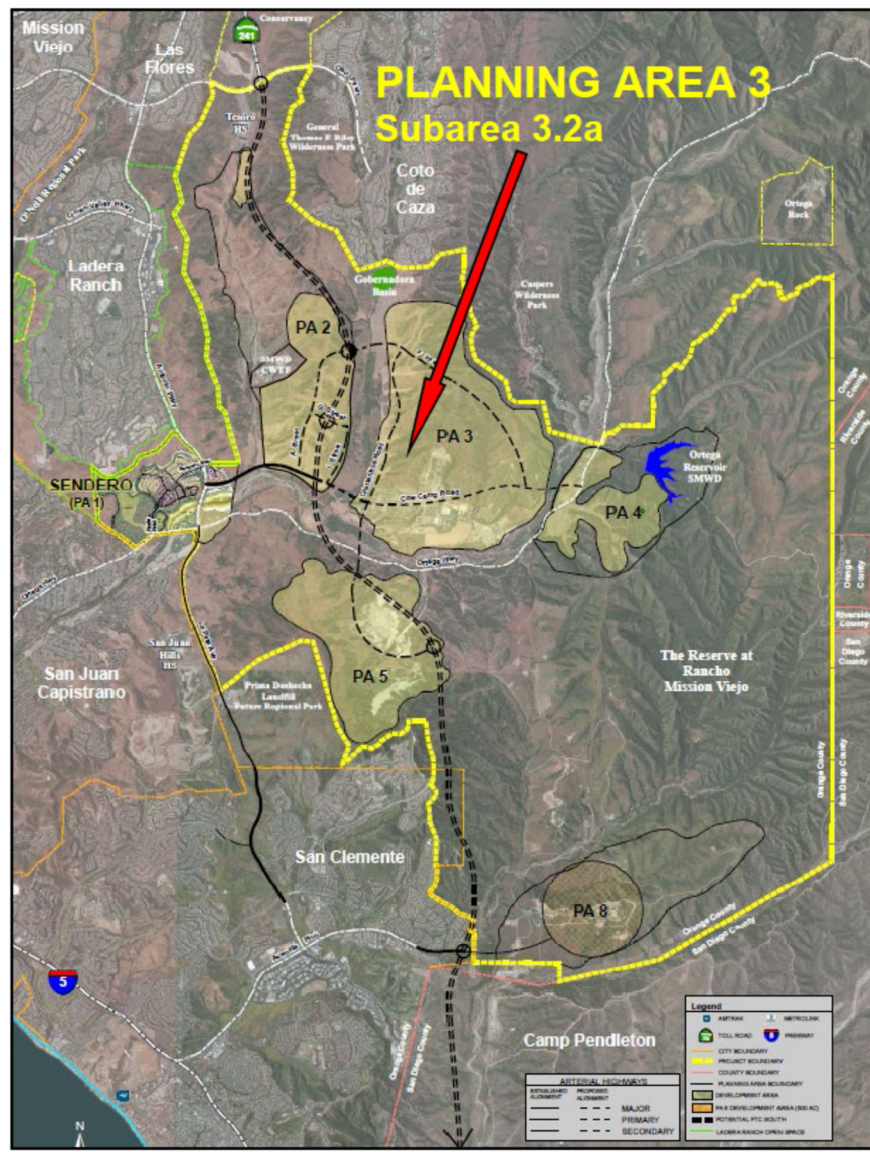
Consistent with the December 13, 2021 California Department of Public Health masking requirements, all individuals attending this meeting will be required to wear a mask in all indoor public settings, regardless of vaccine status. For purposes of limiting the risk of COVID-19 transmission, recommended social

distancing methods will also be observed in the hearing room. Interested parties may also send comments on the project via email to Robert.Zegarra@ocpw.ocgov.com. Comments submitted before the start of meeting will be part of the public record and distributed to the Subdivision Committee for consideration.

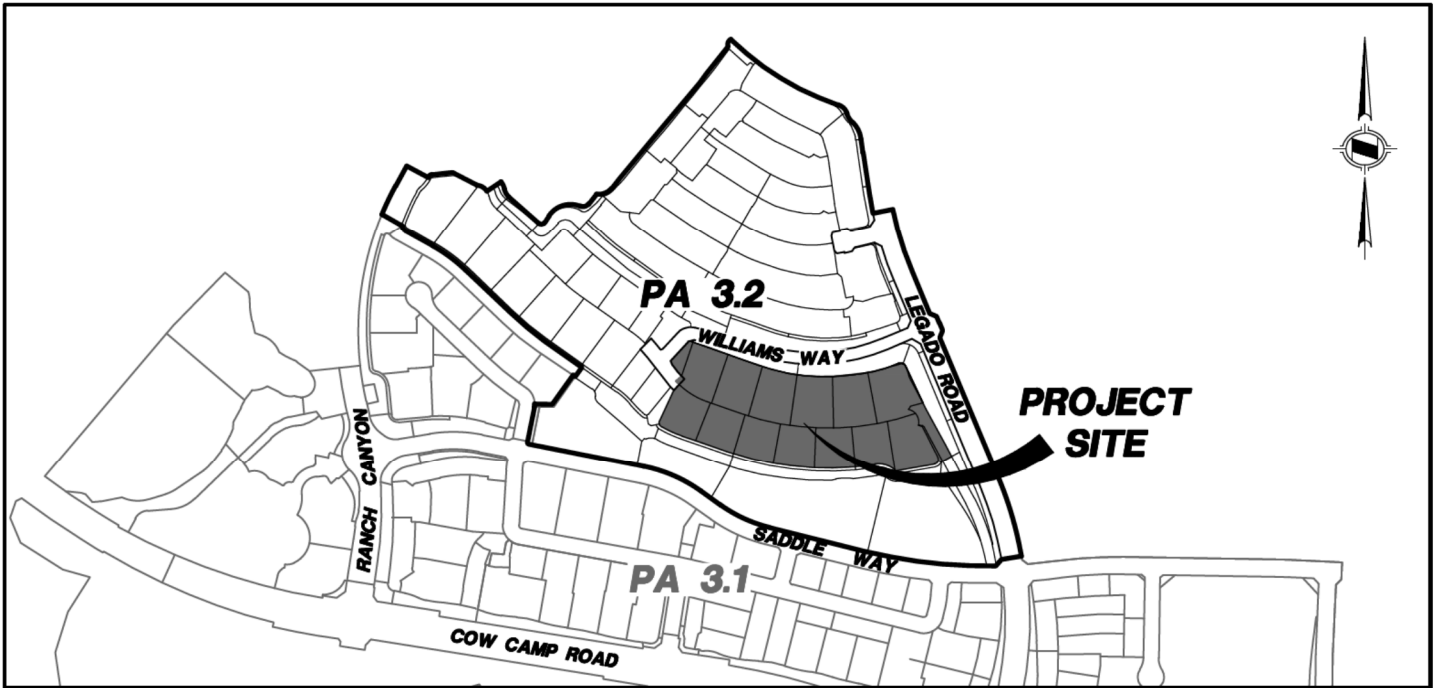
For further information contact Robert Zegarra at (714) 667-8893 or Robert.Zegarra@ocpw.ocgov.com. The project's Staff Report, project plans and other supporting materials will be available a minimum of 72 hours prior to the hearing at <https://ocds.ocpublicworks.com/service-areas/oc-development-services/planning-development/hearings-meetings/subdivision-1>.

Orange County Public Works
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**

