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# NOTICE OF PUBLIC HEARING

## BY THE ORANGE COUNTY SUBDIVISION COMMITTEE

**SUBJECT:** "B" Vesting Tentative Tract Map 19032 within Planning Area 3, Subarea 3.1, Ranch Plan Planned Community

**LOCATION:** Subarea 3.1, Lots 71, 94, Y1, Y2, Y3 of "A" Tract Map 17931 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 19032 (VTTM 19032) to subdivide a 10.75-acre site in Subarea 3.1 of the Ranch Plan Planned Community into 4 legal lots: 2 numbered lots for a Senior Living Facility and 2 lettered lots for landscaping.

**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 19032.

**APPLICANT:** Rancho Mission Viejo

**MEETING DATE:** May 18, 2022

**MEETING TIME:** 1:30 PM (Or as soon as possible thereafter). There will be a phone-in option for the meeting by calling into 1 (415) 655-0001 and using event number (access code): 2468 778 9473. There is also an option to join online at:

<https://ocgov.webex.com/ocgov/onstage/g.php?MTID=ed43a10ba10d71485d908751c71f44198>

**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.

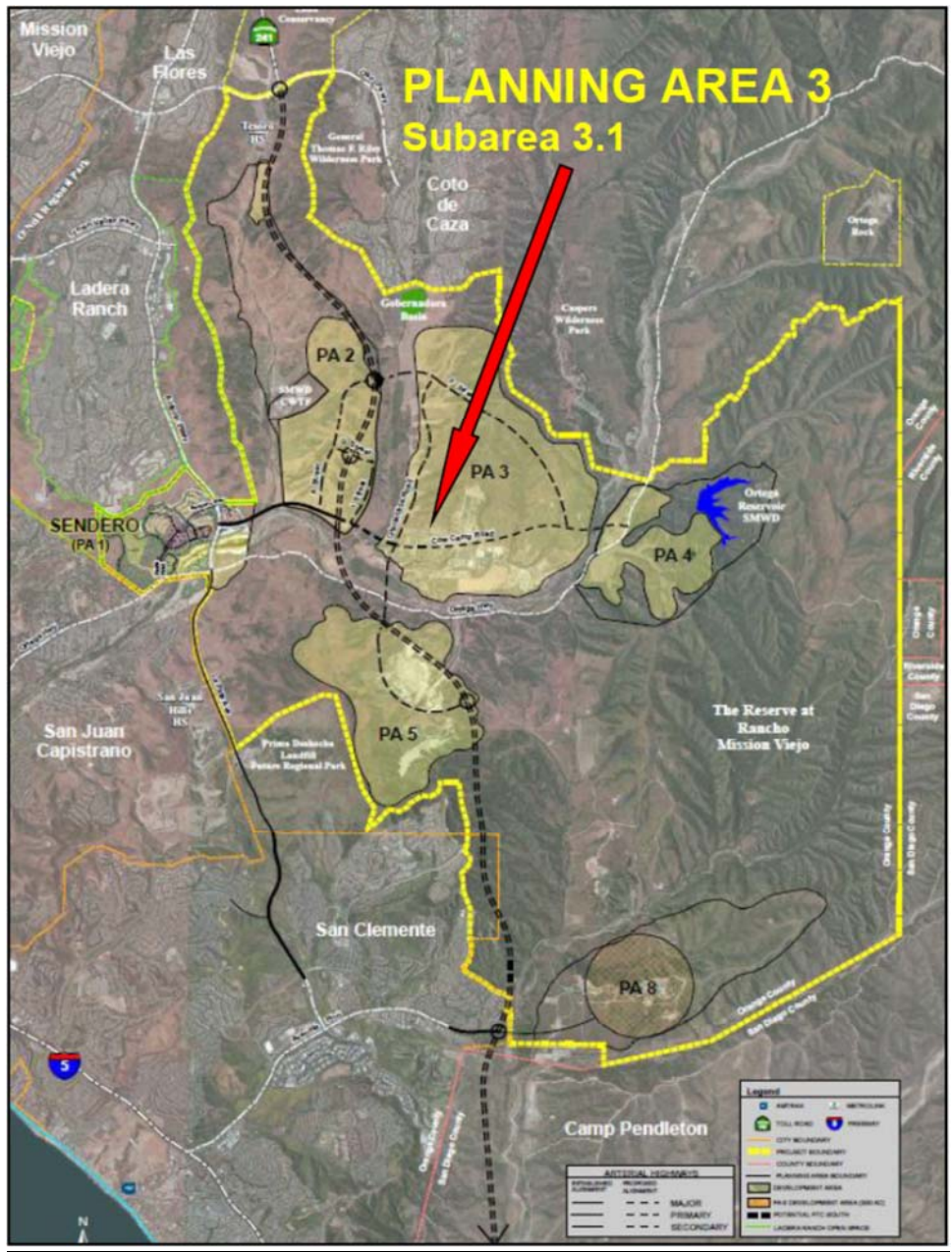
### INVITATION TO BE HEARD:

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. Interested parties may also send comments on the project via email to [Robert.Zegarra@ocpw.ocgov.com](mailto: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.

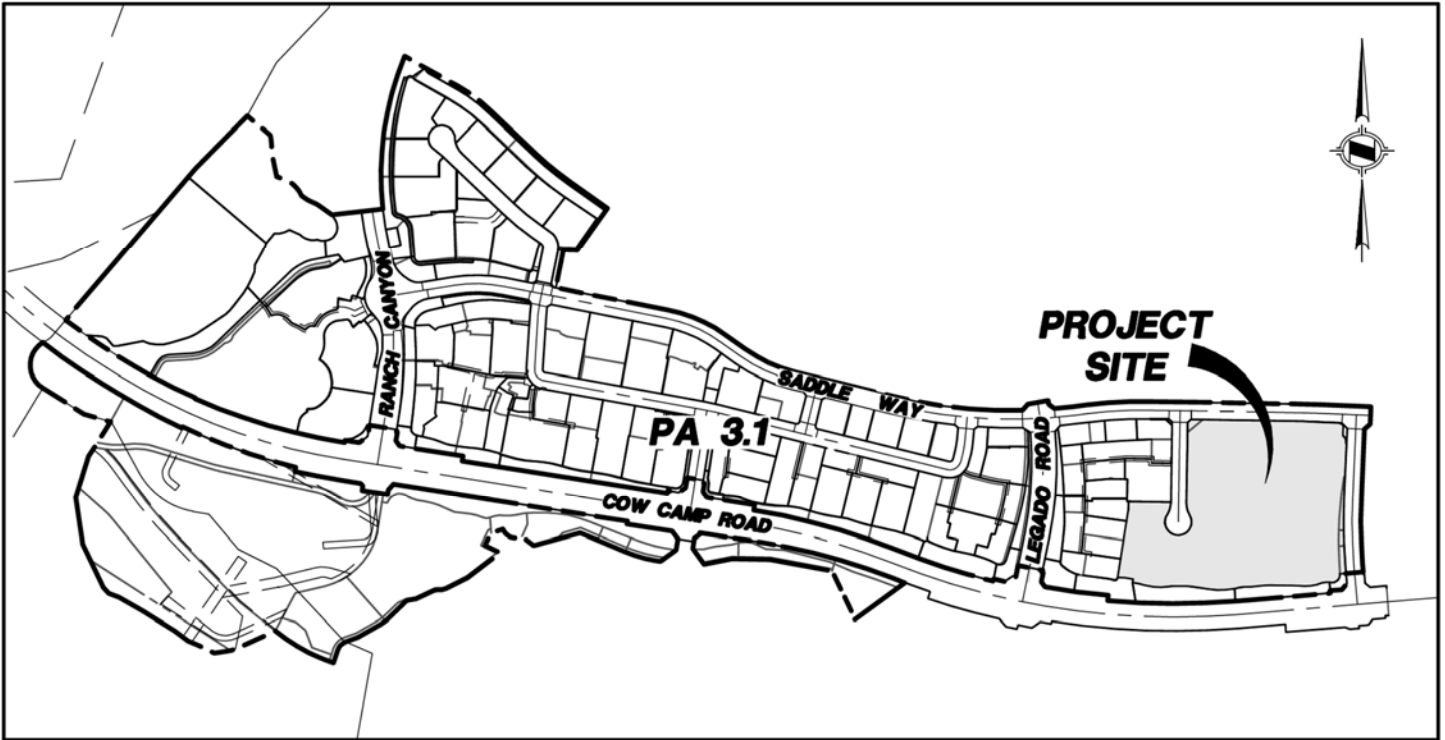
For further information contact Robert Zegarra at (714) 667-8893 or [Robert.Zegarra@ocpw.ocgov.com](mailto:Robert.Zegarra@ocpw.ocgov.com). The project's Staff Report, project plans and other supporting materials will be available a minimum of 72 hours prior to the hearing at <https://ocds.ocpublicworks.com/service-areas/oc-development-services/planning-development/hearings-meetings/subdivision-1>. There will be a phone-in option for the meeting by calling into 1 (415) 655-0001 and using event number (access code): 2468 778 9473. There is also an option to join online at: <https://ocgov.webex.com/ocgov/onstage/g.php?MTID=ed43a10ba10d71485d908751c71f44198>

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**

