



NOTICE OF PUBLIC HEARING

BY THE ORANGE COUNTY SUBDIVISION COMMITTEE

SUBJECT: "B" Vesting Tentative Tract Map 19189 within Planning Area 3, Subarea 3.2b, Ranch Plan Planned Community

LOCATION: Subarea 3.2b, Lots 53 through 56 and P1, P2, and P4, of "A" Tract Map 19163 in the Ranch Plan Planned Community, in southeastern unincorporated Orange County, east of Legado Road and north of Cow Camp Road, within the Fifth (5th) Supervisorial District.

PROPOSAL: Rancho Mission Viejo requests approval of "B" Vesting Tentative Tract Map 19189 (VTTM 19189) to subdivide a 5.47-acre site within Planning Area 3, Subarea 3.2b of the Ranch Plan Planned Community into three numbered lots for 106 multi-family dwellings and private streets, and two lettered lots for slopes/landscape and a private community trail.

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 19189.

APPLICANT: Rancho Mission Viejo

MEETING DATE: November 16, 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): 2453 909 0767. There is also an option to join online at:

<https://ocgov.webex.com/ocgov/onstage/g.php?MTID=e48d7c325bb4b608df26215e712cceb47>

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 included location map.

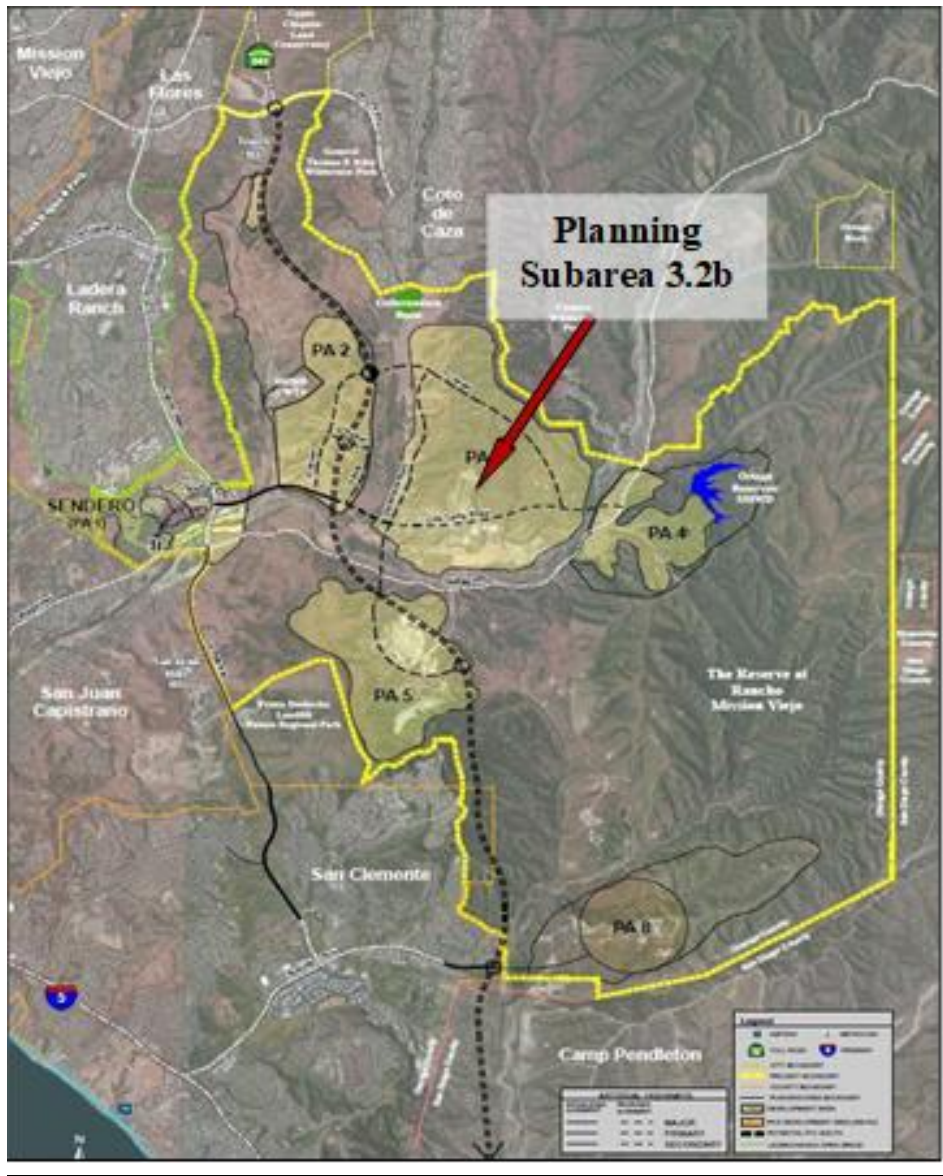
INVITATION TO BE HEARD:

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 Cameron.Welch@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 Cameron Welch at (714) 667-1641 or Cameron.Welch@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>.

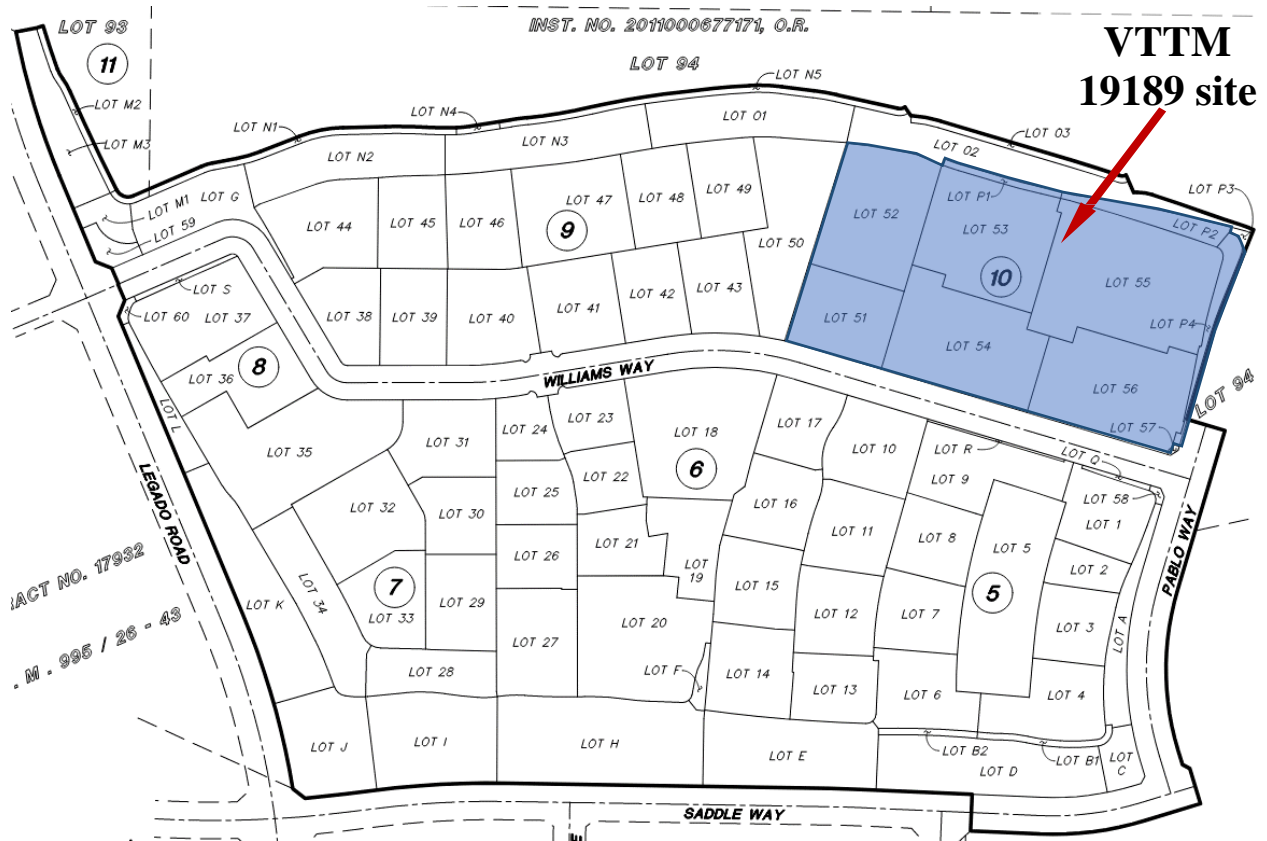
Orange County Public Works
601 N. Ross Street
Santa Ana, CA 92702

Project Location



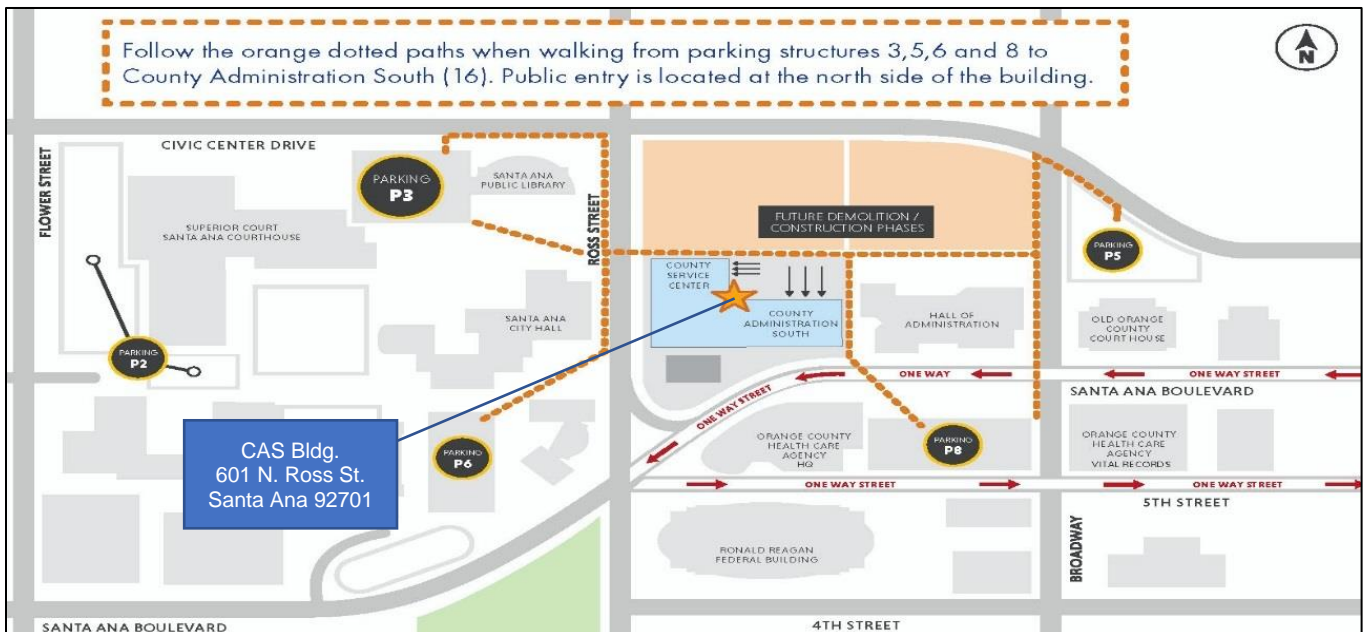
Project Vicinity Map

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Project Site Map

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



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