



NOTICE OF PUBLIC HEARING

BY THE ORANGE COUNTY SUBDIVISION COMMITTEE

SUBJECT: “B” Vesting Tentative Tract Map 19188 within Planning Area 3, Subarea 3.2b, Ranch Plan Planned Community

PROPOSAL: Rancho Mission Viejo requests approval of “B” Vesting Tentative Tract Map 19188 (VTTM 19188) to subdivide a 5.39-acre site in Planning Area 3.2b of the Ranch Plan Planned Community into 63 legal lots: 41 numbered lots for condominium purposes to establish 82 planned concept duplex dwellings, 10 lettered lots for private streets and alleys, 10 lettered lots for project open space, and 2 lettered lots for landscapes slopes.

LOCATION: Subarea 3.2b, Lots 1 through 9, B1, and B2 of “A” Tract Map 19163 in the Ranch Plan Planned Community, in southeastern unincorporated Orange County, at the southwest corner of Pablo Road and Williams Way, in the Fifth (5th) Supervisorial District.

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 19188.

APPLICANT: Rancho Mission Viejo

MEETING DATE: January 4, 2023

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 92702-4048

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

Phone-In: There will be a phone-in option for the meeting by calling into 1 (415) 655-0001 and using event number (access code): 2467 494 3967

Online: There is also an option to join online at:
<https://ocgov.webex.com/ocgov/onstage/g.php?MTID=e8d906e86e62ae3d2f48210a0dd62bb2e>

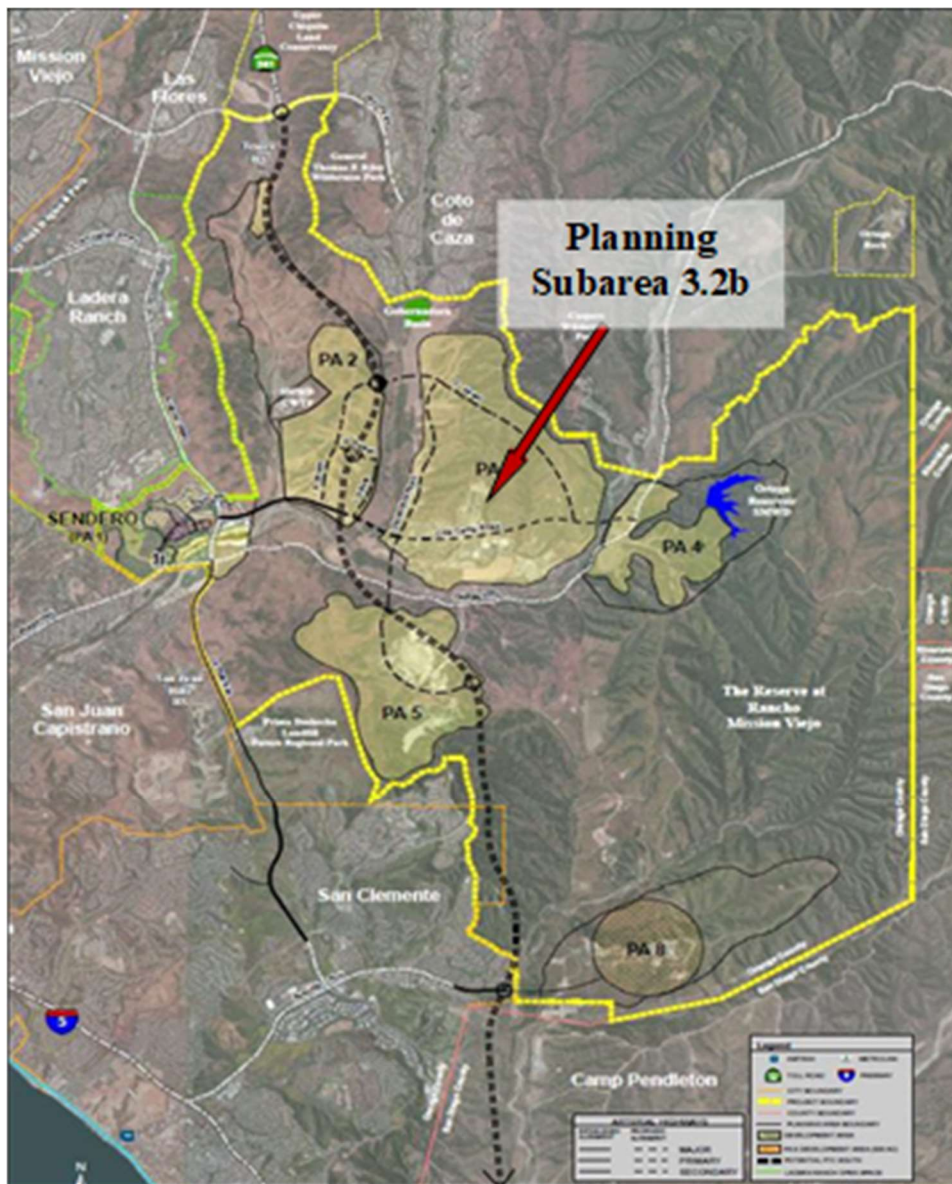
INVITATION TO BE HEARD:

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

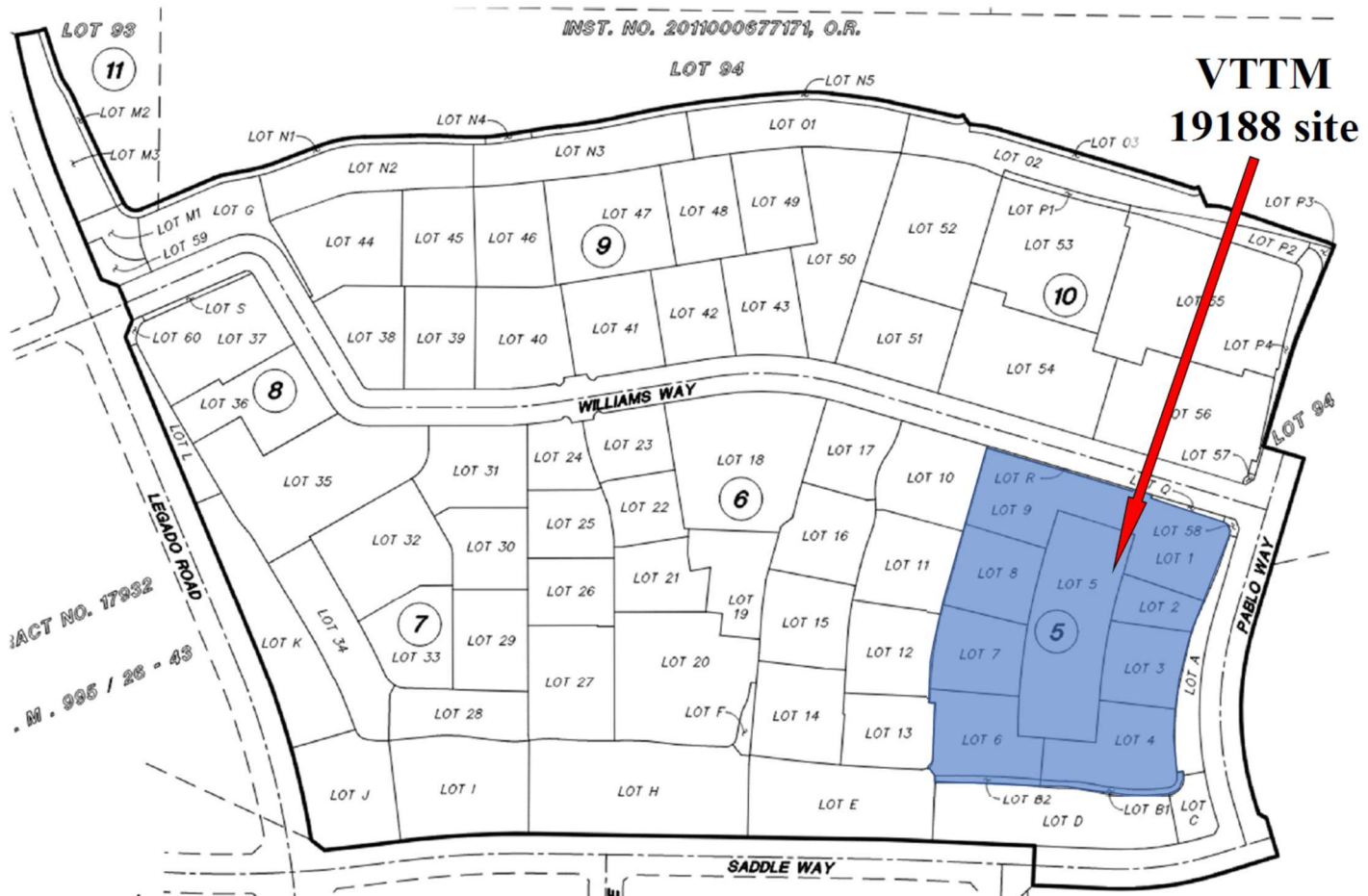
to raising only those issues you or someone else raised prior to close of the public meeting described in this notice, or in written correspondence delivered to OC Development Services. Interested parties may also send comments on the project via email to robert.zegarra@ocpw.ocgov.com. Comments submitted 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>.

**OC Public Works
601 N. Ross Street
Santa Ana, CA 92702-4048**

PROJECT LOCATION



PROJECT VICINITY MAP



PROJECT SITE MAP

VTTM
19188 site