



NOTICE OF PUBLIC HEARING BY THE ORANGE COUNTY SUBDIVISION COMMITTEE

SUBJECT: Public Hearing on Vesting Tentative Tract Map (VTTM) 18119 for a planned (unit) development.

PROPOSAL: A request for a Vesting Tentative Tract Map to facilitate the development of a 37-unit planned development on 5.88 acres. Approval of the proposed map is conditioned to also require the approval of related Planning Application PA180034.

LOCATION: The project is located at 11782 Simon Ranch Road, in the unincorporated North Tustin area, within the Third (3rd) Supervisorial District. (APN 104-321-01.)

ZONING: A1 "General Agricultural" District

GENERAL PLAN: 1B Suburban Residential

APPLICANT: Ranch Hills Partners LP, Property owner
Peter Zehnder, Applicant

ENVIRONMENTAL DOCUMENTATION: Staff recommendation is to find that Final Environmental Impact Report (Final EIR) No. 635 is adequate and satisfies the requirements of the California Environmental Quality Act (CEQA) and certify Final EIR No. 635 and its Mitigation Monitoring and Reporting Program (MMRP).

HEARING DATE: July 19, 2023

HEARING TIME: 1:30 P.M. (Or as soon as possible thereafter)

HEARING LOCATION: The Public Hearing will be held in Multipurpose Room 101 of the County Administration North Building at 400 W. Civic Center Drive, at the Corner of Santa Ana Blvd. and North Ross Street in Santa Ana. The room entry is on the south side of the building. **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 and all supporting documents at this hearing. It is requested that any written response be submitted to OC Development Services/Planning or emailed to Kevin Canning at Kevin.Canning@ocpw.ocgov.com a minimum of 72 hours prior to the hearing to allow time for distribution to Planning Commissioners. 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 at the public hearing described in this notice, or in written correspondence delivered to the OC Planning.

Information related to the proposed project will be posted online on the Planning Commission's webpage at <https://ocds.ocpublicworks.com/service-areas/oc-development-services/planning-development/hearings-meetings/planning-commission> and also on the project's webpage at <https://ocds.ocpublicworks.com/service-areas/oc-development-services/planning-development/current-projects/3rd-district/pa180034>

For further information contact Kevin Canning at (714) 667-8847; e-mail: Kevin.Canning@ocpw.ocgov.com or come to the County Service Center (CSC) at the address indicated below.

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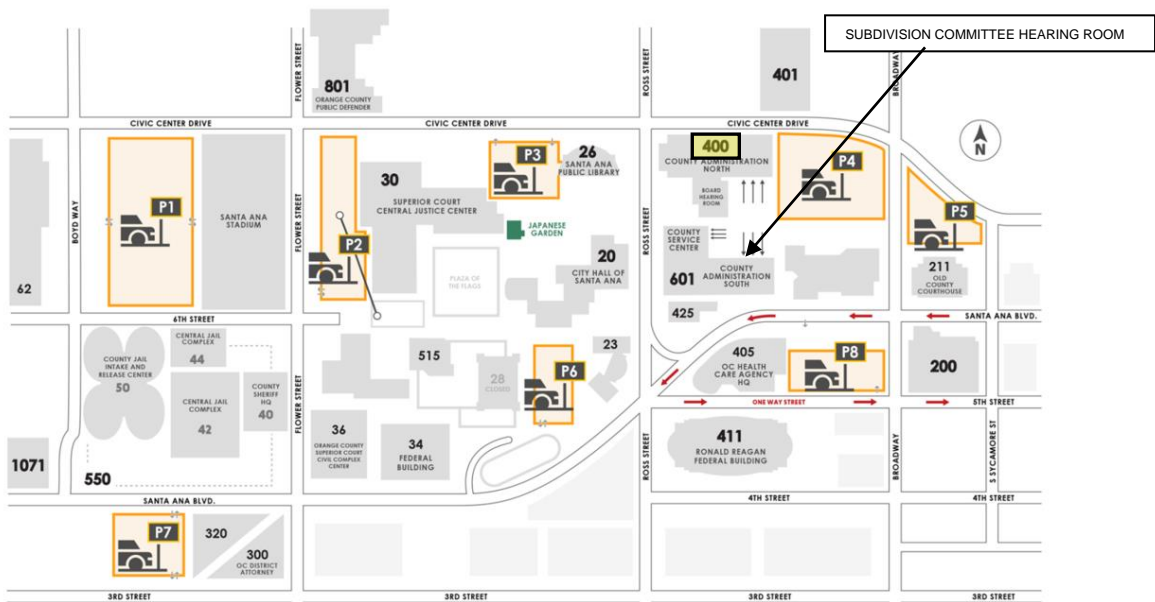
**OC Development Services/Planning
County Administration South Building
601 N Ross Street
PO BOX 4048, Santa Ana, CA 92702-4048**

PROJECT LOCATION



ORANGE COUNTY CIVIC CENTER – BUILDING AND PARKING MAP

ocpublicworks.com/parking



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