



# NOTICE OF PUBLIC HEARING

## BY THE ORANGE COUNTY SUBDIVISION COMMITTEE

**SUBJECT:** Fourth Amendment to Park Modification PM 07-01, the Ranch Plan Planned Community Local Park Implementation Plan (LPIP)

**LOCATION:** The Ranch Plan Planned Community, which encompasses approximately 22,815 acres located north and south of Ortega Highway, within the 5th Supervisorial District

**PROPOSAL:** Fourth Amendment to PM 07-01, Ranch Plan PC LPIP to reflect actual acreages of parkland that has been developed and dedicated within Planning Area 3, and to reflect recent revisions within Planning Areas 3 and 4.

**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 the proposed project.

**APPLICANT:** Rancho Mission Viejo

**MEETING DATE:** December 6, 2023

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

**MEETING LOCATION:** Subdivision Committee Hearing Multipurpose Rooms 103 and 105 of the County Administration South Building (CAS) at 601 N. Ross Street, Santa Ana 92702. The room entry is on the north 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](https://ocpublicworks.com/parking).

### INVITATION TO BE HEARD:

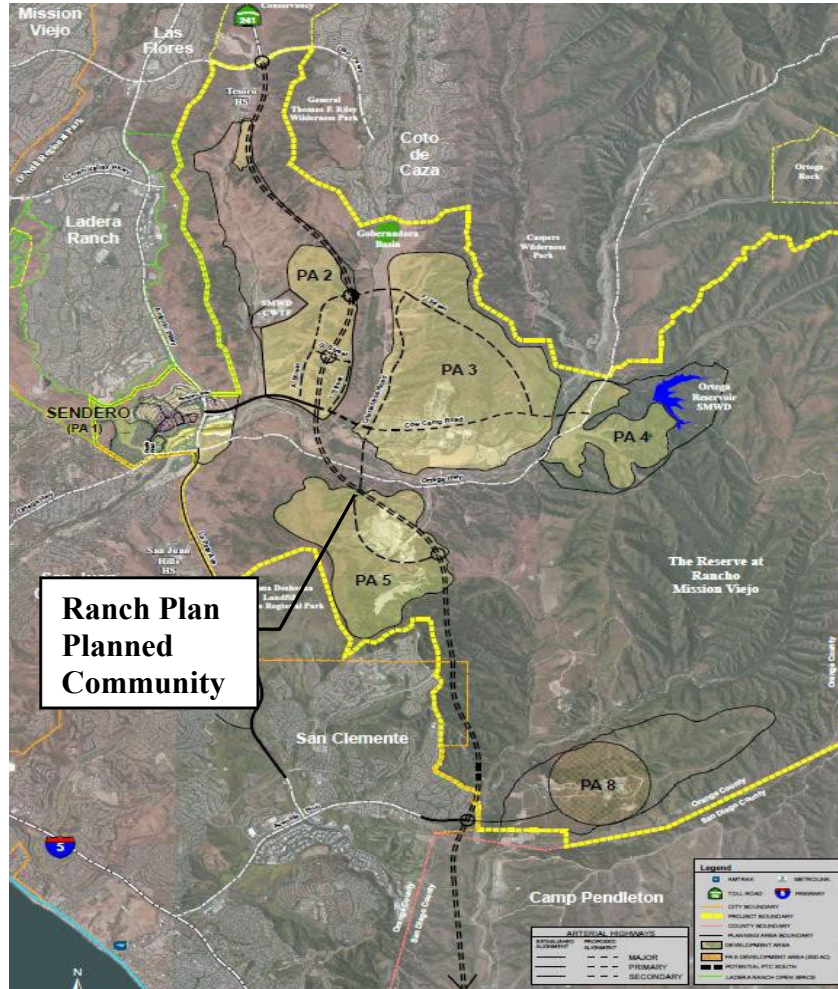
All persons either favoring or opposing this proposal and all supporting documents are invited to present their views at this meeting. It is requested that any documents or written response be submitted to OC Development Services or email to [Robert.Zegarra@ocpw.ocgov.com](mailto:Robert.Zegarra@ocpw.ocgov.com) prior to the meeting date. Comments submitted before the start of meeting will be part of the public record and distributed to the Subdivision Committee for consideration. 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.

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>.

For further information contact Robert Zegarra at (714) 667-8893 or [Robert.Zegarra@ocpw.ocgov.com](mailto:Robert.Zegarra@ocpw.ocgov.com).

**Orange County Public Works  
County Administration South Building  
601 N. Ross Street  
Santa Ana, CA 92702**

# Project Location



## Public Meeting Location - County of Orange

County Administration South (CAS), Multipurpose Room 103 and 105

ORANGE COUNTY CIVIC CENTER – BUILDING AND PARKING MAP

[ocpublicworks.com/parking](http://ocpublicworks.com/parking)



CAS Bldg.  
601 N. Ross St.  
Santa Ana 92701