



NOTICE OF PUBLIC HEARING

BY THE ORANGE COUNTY SUBDIVISION COMMITTEE

SUBJECT: "A" Vesting Tentative Tract Map 17934 for Planning Area 3, Subarea 3.4, The Ranch Plan Planned Community

LOCATION: The project site is located north of Cow Camp Road, west of Coyotes, in southeastern unincorporated Orange County, in the 5th Supervisorial District.

PROPOSAL: Rancho Mission Viejo requests approval of "A" Vesting Tentative Tract Map 17934 (VTTM 17934) to subdivide 89.26 acres into 102 total lots: 76 numbered lots for residential development, private parks, a recreation area, a future fire station, a future cellular tower site, a pump station, landscape lots and monument signage; 26 lettered lots for vehicular access, storm drain access, open space/slopes and private streets. The map comprises the area identified as Subarea 3.4 in Planning Area 3 of the Ranch Plan Planned Community.

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 "A" VTTM 17934.

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.

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 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.

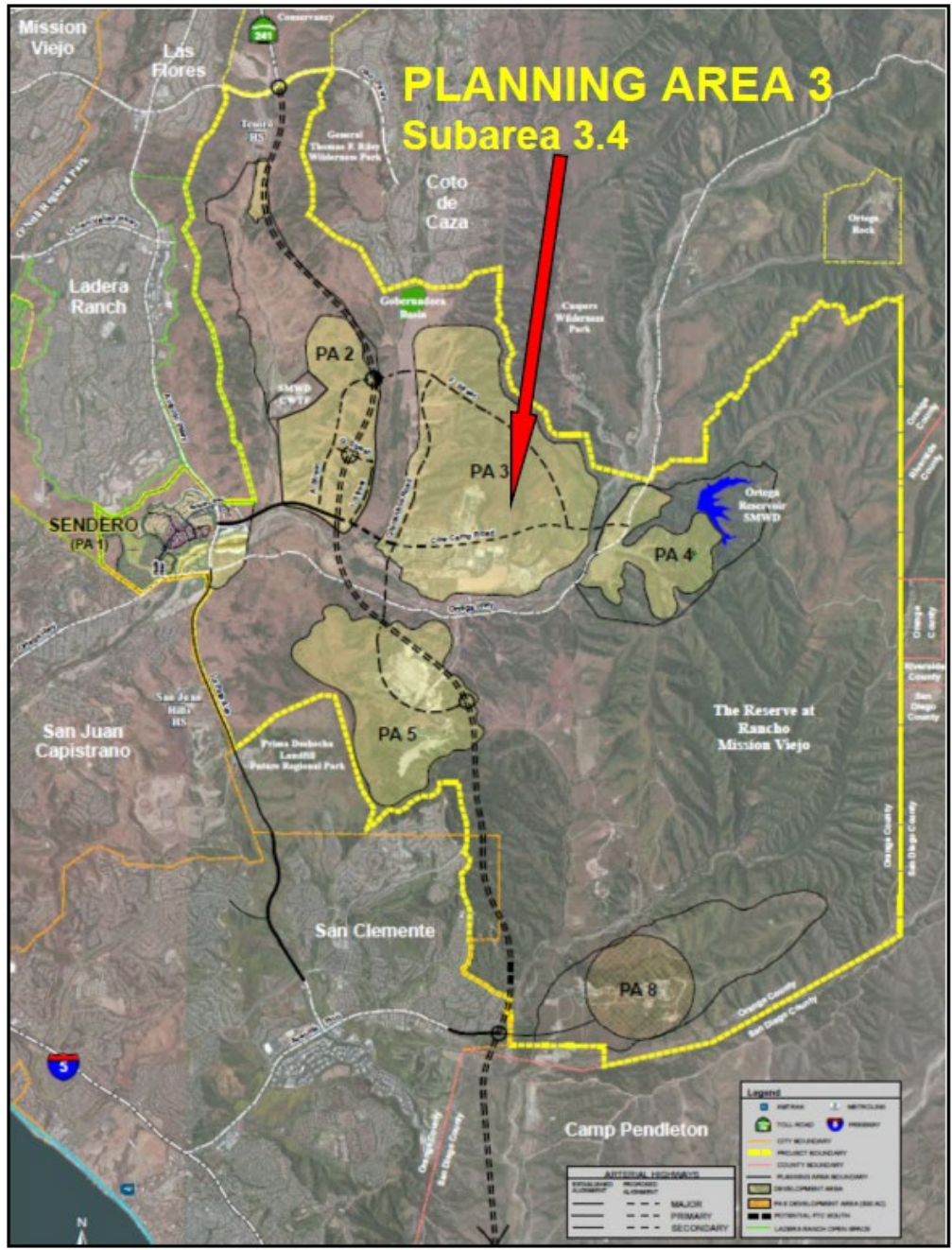
The project's Staff Report, project plans and other supporting materials will be available a minimum of 72 hours prior to the hearing at <https://ocds.ocpublicworks.com/service-areas/oc-development-services/planning-development/hearings-meetings/subdivision-1>.

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

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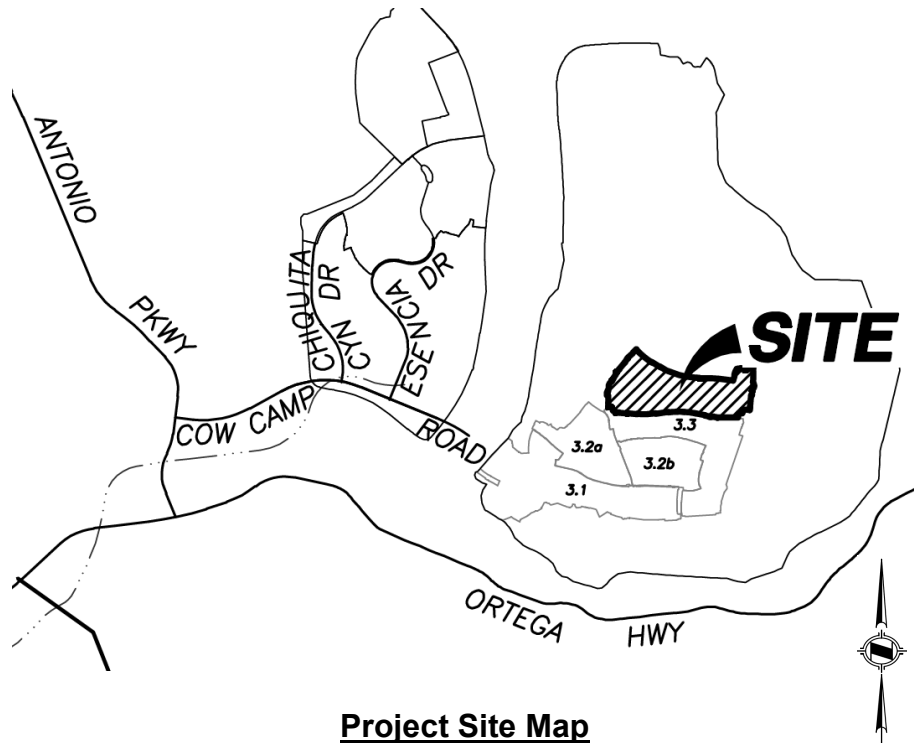
Orange County Public Works
County Administration South Building
601 N. Ross Street
Santa Ana, CA 92702

Project Location



Project Vicinity Map

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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



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