



NOTICE OF PUBLIC HEARING

BY THE ORANGE COUNTY PLANNING COMMISSION

SUBJECT: Public Hearing on Planning Application PA24-0049: General Plan Amendment GPA T24-01 – Transportation Element

PROPOSAL: Recommend to the Board of Supervisors amendment of the County of Orange General Plan Transportation Element to create a new arterial highway classification to be known as a Divided Collector: a two-lane divided, unrestricted access roadway. The amendment would also revise the County of Orange Circulation Plan, contained in the General Plan's Transportation Element to bring it into conformance with Orange County Master Plan of Arterial Highways (MPAH), administered by the Orange County Transportation Authority (OCTA). The proposed revisions to the Circulation Plan, once adopted, will: (1) reclassify Ranch Canyon (formerly Cristianitos) between Cow Camp Road and Bucker Way from its current Primary Arterial Highway classification to a Divided Collector Arterial; and (2) reclassify Bucker Way (formerly Chiquita Canyon Drive) between Ranch Canyon and Coyotes from its current Secondary Arterial Highway classification to a Divided Collector Arterial.

LOCATION: Unincorporated Areas of Orange County

APPLICANT: OC Public Works/OC Development Services

ENVIRONMENTAL DOCUMENTATION: The proposed action is a necessarily included element of the projects considered and evaluated in Final EIR (FEIR) No. 589, previously certified by the Board of Supervisors on November 8, 2004, regarding the Ranch Plan Planned Community, together with Addendum 1.0 (PA060023) approved July 2006, Addendum 1.1 (PA110003-06) approved February 24, 2011, the Planning Area 2 Addendum (PA130001-06) approved March 25, 2013, and Addendum 3.1 (PA140072-81) approved February 25, 2015. These documents collectively reflect the independent judgment of the County of Orange and satisfy the requirements of CEQA, and adequately address the effects of the proposed project. No subsequent changes have been made to the project; no substantial changes have occurred in the circumstances under which the project is being undertaken; and no new information of substantial importance to the project that was not known or could not have been known when FEIR No. 589, Addendum 1.0, Addendum 1.1, Planning Area 2 Addendum and Addendum 3.1 were certified and approved have become known; therefore, no further environmental review is required.

HEARING DATE: August 28, 2024

HEARING TIME: 1:30 p.m. (Or as soon as possible thereafter)

HEARING LOCATION: **County Administration North (CAN)**
First Floor, Multipurpose Room 101
400 West Civic Center Drive
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.

INVITATION TO BE HEARD:

All persons either favoring or opposing this proposal are invited to present their views at the hearing. It is requested that any documents or written responses be submitted to OC Public Works prior to the hearing 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 the close of the public hearing. If a physical meeting location is unable to be accommodated due to federal, state or local mandate, the meeting will be held by internet and phone only.

Interested parties may also send comments on the project via email to Robert.Zegarra@ocpw.ocgov.com. Comments submitted before the start of the meeting will be part of the public record and distributed to the Planning Commission for consideration. All persons either favoring or opposing this proposal and all supporting documents are invited to present their views and all supporting documents at or before this hearing. It is requested that any written response be submitted to OC Development Services/Planning via the email address above at least 24 hours prior to the hearing date. The Planning Commission Staff Report and attachments for the project are available online at: ocds.ocpublicworks.com/service-areas/oc-development-services/planning-development/hearings-meetings/planning-commission

For further information, contact Robert Zegarra at (714) 667-8893 or Robert.Zegarra@ocpw.ocgov.com, or come to the County Service Center at the address indicated below:

**OC Development Services/Planning
601 N. Ross Street
Santa Ana, CA 92702-4048**