



# NOTICE OF PUBLIC HEARING

## BY THE ORANGE COUNTY SUBDIVISION COMMITTEE

**SUBJECT:** “B” Vesting Tentative Tract Map 19303 within Planning Area 3, Subarea 3.3, Ranch Plan Planned Community

**PROPOSAL:** The applicant, Rancho Mission Viejo (RMV) requests approval of “B” Vesting Tentative Tract Map 19303 (VTTM19303) to subdivide a 11.66-acre site into 55 numbered lots for conventional single-family detached dwellings and 11 lettered lots for open space, slope/landscape areas and private motor courts.

**LOCATION:** The project site is located in the southeastern portion of unincorporated Orange County, within Subarea 3.3, Lots 3 through 10, and lots H through K of “A” Tract Map 17933 in the Ranch Plan Planned Community. The project site is located east of Ranch Canyon and north of Cow Camp Road, at the southwest corner of the intersection of Lampkin Lane and Legado Road, within 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” VTTM19303.

**APPLICANT:** Rancho Mission Viejo

**MEETING DATE:** August 21, 2024

**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

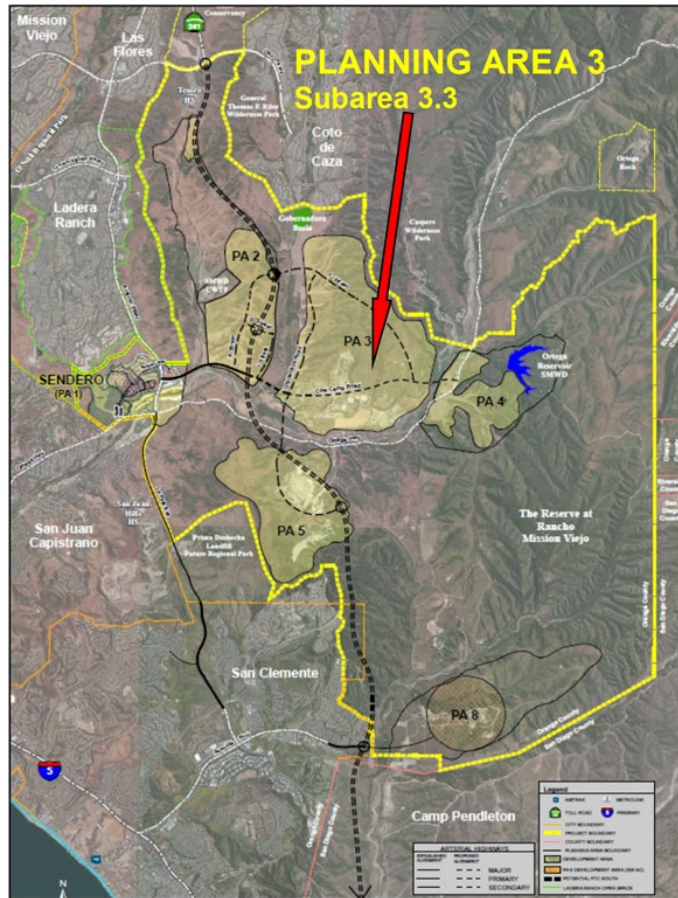
**Map and Parking:** For the most up-to-date map and parking information, please visit our website at: [ocpublicworks.com/parking](https://ocpublicworks.com/parking).

**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 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 [cameron.welch@ocpw.ocgov.com](mailto:cameron.welch@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 Paul Gutierrez at (714) 667-1602 or [paul.gutierrez@ocpw.ocgov.com](mailto:paul.gutierrez@ocpw.ocgov.com). The project’s Staff Report, project plans and other supporting materials will be

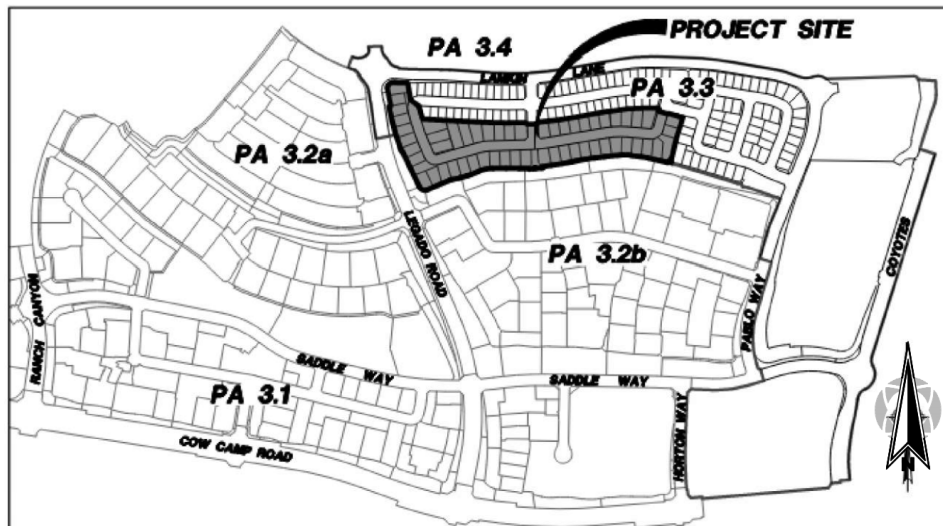
available a minimum of 72 hours prior to the hearing at: <https://ocds.ocpublicworks.com/service-areas/oc-development-services/planning-development/hearings-meetings/subdivision-1>.

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

### PROJECT LOCATION



### PROJECT SITE



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