



# NOTICE OF PUBLIC HEARING

## BY THE ORANGE COUNTY SUBDIVISION COMMITTEE

**SUBJECT:** "B" Vesting Tentative Tract Map 19306 for Planning Area 3, Subarea 3.4, The Ranch Plan Planned Community

**LOCATION:** The project site is located in the southeastern portion of unincorporated Orange County, within Subarea 3.4, Lots 8 through 19 of "A" Tract Map 17934 in the Ranch Plan Planned Community. The project site is located east of Ranch Canyon and north of Cow Camp Road, at the intersection of Gavilan Ridge and Hawk Street, within the Fifth (5th) Supervisorial District.

**PROPOSAL:** The applicant, Rancho Mission Viejo (RMV), requests approval of "B" Vesting Tentative Tract Map 19306 (VTTM19306) to subdivide a 9.78-acre site within Subarea 3.4 of the Ranch Plan Planned Community into 87 legal lots: 72 numbered lots for planned concept single-family detached dwellings, 7 lettered lots for usable project open space, 6 lettered lots for private motor courts and 2 lettered lots for slopes/landscape.

**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" VTTM 19306.

**APPLICANT:** Rancho Mission Viejo - Jay Bullock, Vice President, Planning and Entitlement

**MEETING DATE:** November 20, 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

**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).

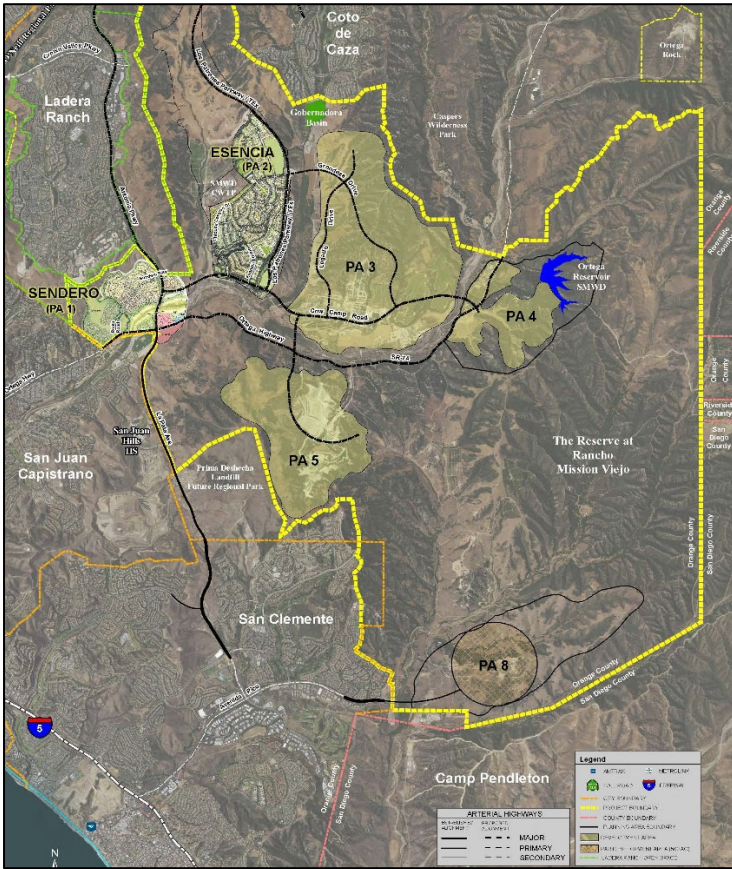
### INVITATION TO BE HEARD:

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.

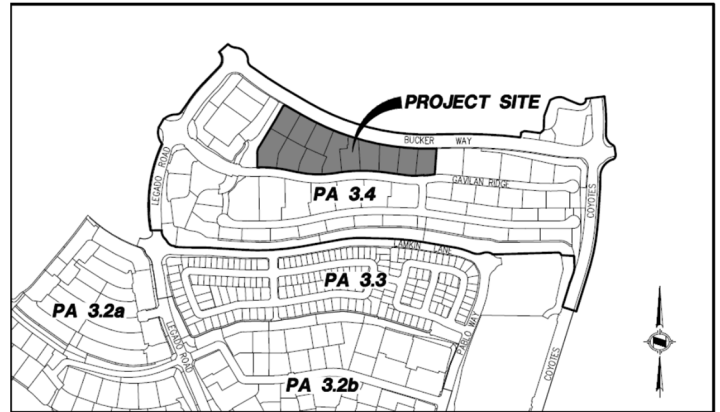
For further information contact Robert Zegarra at (714) 667-8893 or [Robert.Zegarra@ocpw.ocgov.com](mailto:Robert.Zegarra@ocpw.ocgov.com). The project's Staff Report, project plans and other supporting materials will be available a minimum of 72 hours prior to the hearing at <https://ocds.ocpublicworks.com/service-areas/oc-development-services/planning-development/hearings-meetings/subdivision-1>.

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

# Project Location



**Project Vicinity Map**



**Project Site Map**

## Public Meeting Location - County of Orange County Administration South (CAS), Multipurpose Room 105



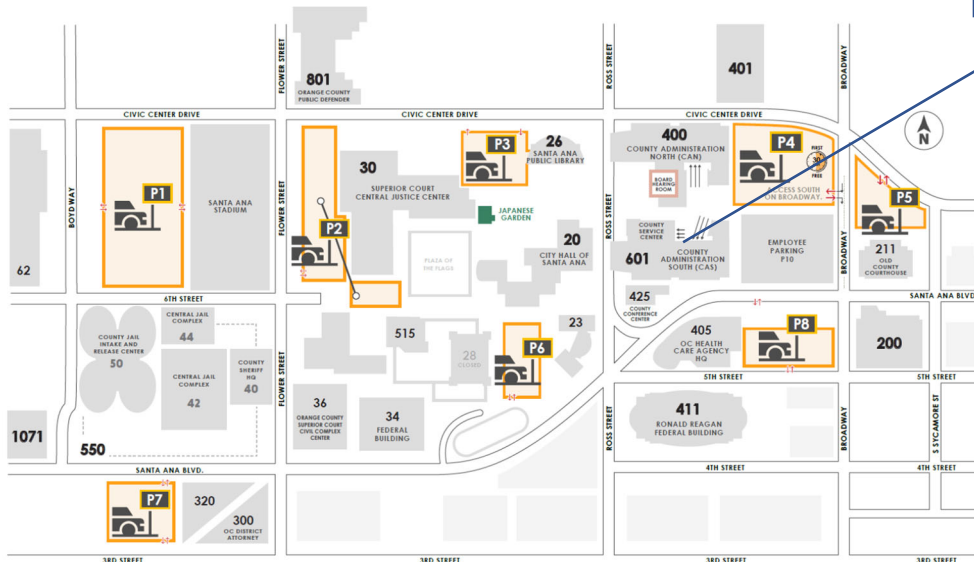
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SCAN QR CODE TO  
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ACCESS TRANSLATIONS



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601 N. Ross Street  
Santa Ana 92702



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