



NOTICE OF PUBLIC HEARING

BY THE ORANGE COUNTY SUBDIVISION COMMITTEE

SUBJECT: "A" Vesting Tentative Tract Map 17931 for Planning Area 3, Subarea 3.1, Ranch Plan Planned Community

LOCATION: The 137.2-acre Tract Map area in Subarea 3.1 of the Ranch Plan Planned Community, in southeastern unincorporated Orange County, east of Gobernadora Canyon and north of Ortega Highway, in the 5th Supervisorial District.

PROPOSAL: Rancho Mission Viejo requests approval of "A" Vesting Tentative Tract Map 17931 (VTTM 17931) to subdivide 137.2 acres identified as Planning Area 3, Subarea 3.1 of the Ranch Plan Planned Community into 105 numbered lots for residential development, Urban Activity Center development, parks and recreation, and community facilities, as well as 37 lettered lots for natural open space, graded/landscaped slopes, access roads, and a Class 1 Bike Trail.

ENVIRONMENTAL DOCUMENTATION: The proposed project is covered by previous CEQA documentation, which includes Final Program EIR 589, which was certified on November 8, 2004; and the Addendum 3.1 which was approved on February 25, 2015. This finding is appropriate and complies with the intent of CEQA pursuant to the 2014 Orange County Local CEQA Procedures Manual, Sections VI & XI, Appendix G 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 17931.

APPLICANT: Rancho Mission Viejo

MEETING DATE: November 20, 2019

MEETING TIME: 1:30 PM

MEETING LOCATION: **Multipurpose Room 105** at County Administration South (CAS) Building located @ 601 N. Ross Street, at the corner of Santa Ana Blvd. and Ross St. in Santa Ana. See other side for location map.

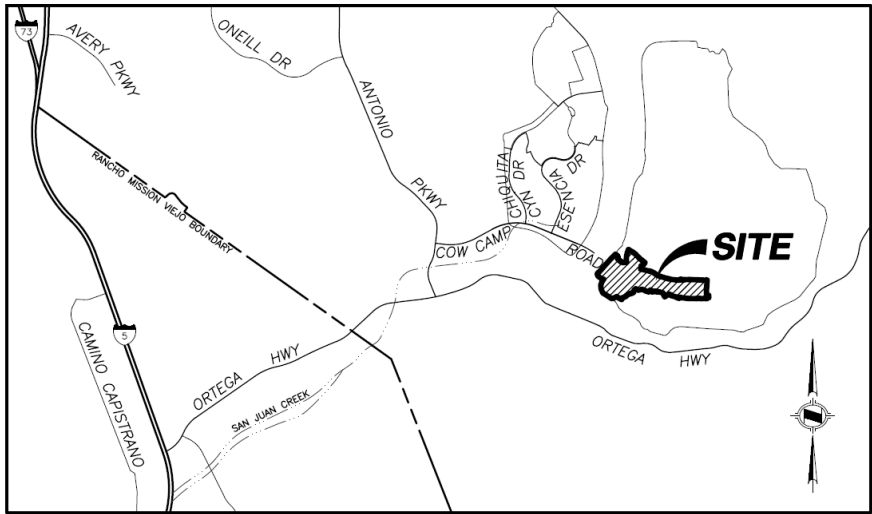
INVITATION TO BE HEARD:

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.

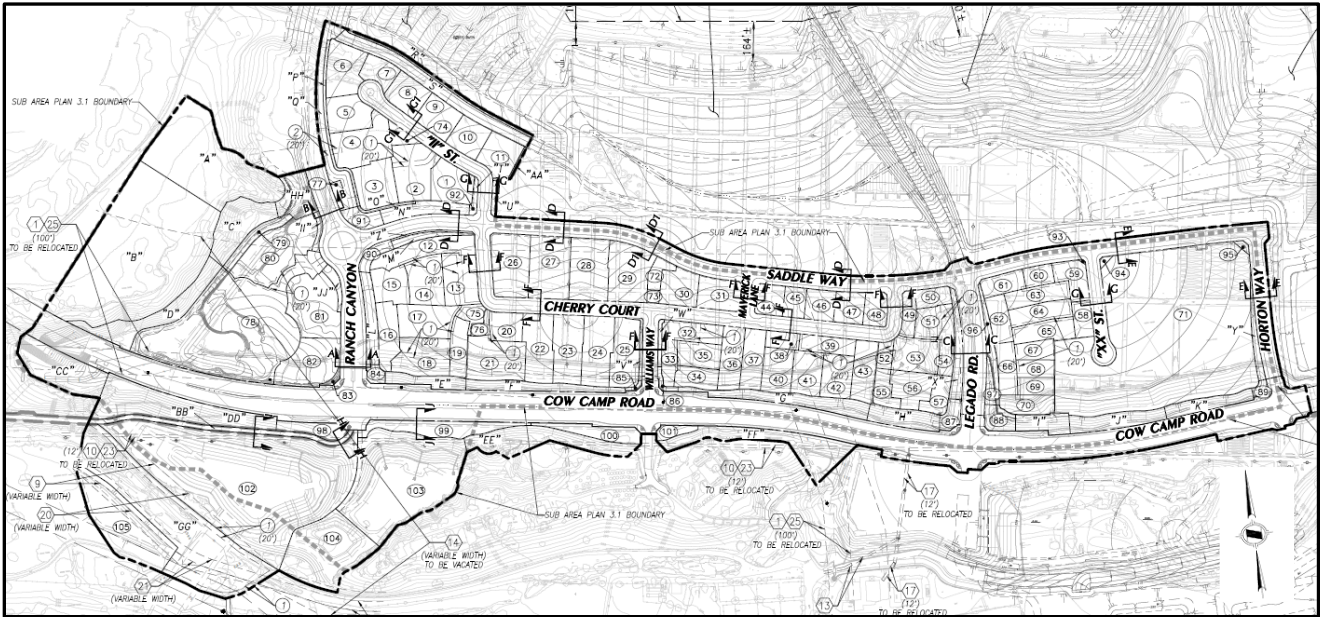
For further information, contact Matthew Egge at (714) 667-8804 or email at matthew.egge@ocpw.ocgov.com, or Robert Zegarra at (714) 667-8893 or email at robert.zegarra@ocpw.ocgov.com, or fax (714) 667-7560. You may also come to the Development Processing Center at the address indicated below.

Orange County Public Works
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

