



# NOTICE OF PUBLIC MEETING

## BY THE ORANGE COUNTY SUBDIVISION COMMITTEE

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**SUBJECT:** "B" Vesting Tentative Tract Map 17604 (MR4) within Planning Area 2, Subarea 2.3, Ranch Planned Community

**LOCATION:** The project site is located in the southeastern portion of unincorporated Orange County, within the Ranch Plan Planned Community. The project site is located within Planning Area 2, Subarea 2.3, Tract Map 17563, on the east side of Medano Street, north of Suerte Street, west of Airoso Street, within the 5th Supervisorial District. "B" VTTM 17604 is located on Lots 10 through 13 and V3 of "A" Map 17563.

**PROPOSAL:** Rancho Mission Viejo (RMV) requests approval of "B" Vesting Tentative Tract Map 17604 (VTTM 17604) to subdivide a 4.81-acre site within Planning Area 2.3 of the Ranch Plan Planned Community into 54 legal lots; 36 numbered lots for 72 Duplexes for condominium purposes (as allowed per the Ranch Plan Alternative Development Standard ADS D-14), two (2) numbered lots for neighborhood pocket parks, and 16 lettered lots for private streets, motor courts, landscaped areas and slopes.

**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, certified on July 26, 2006; Addendum 1.1, certified on February 24, 2011; and the Planning Area 2 Addendum which was certified on March 27, 2013. 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 "B" VTTM 17604.

**OWNER:** RMV PA2 Development, LLC (RMV)

**APPLICANT:** RMV

**MEETING DATE:** October 19, 2016

**MEETING TIME:** 1:30 PM

**MEETING LOCATION:** Hearing Room B10 at H.G. Osborne Building located @ 300 N. Flower Street, at the corner of Santa Ana Blvd. and Flower 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.

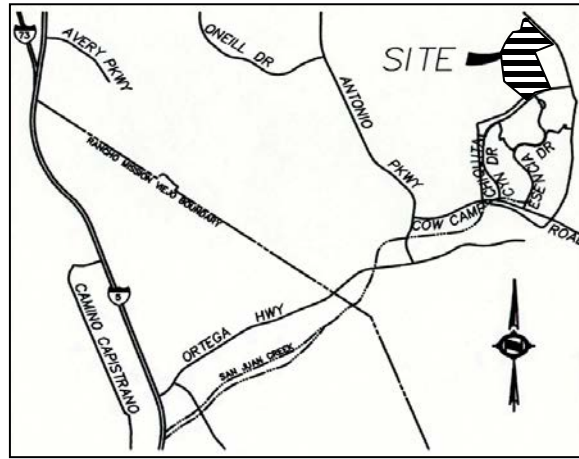
For further information, contact Bea Bea Jimenez at (714) 667-8852 or email at [BeaBea.Jimenez@ocpw.ocgov.com](mailto:BeaBea.Jimenez@ocpw.ocgov.com), or fax (714) 667-7560. You may also come to the Development Processing Center at the address indicated below.

**Orange County Public Works  
P.O. Box 4048  
300 N. Flower Street  
Santa Ana, CA 92702-4048**

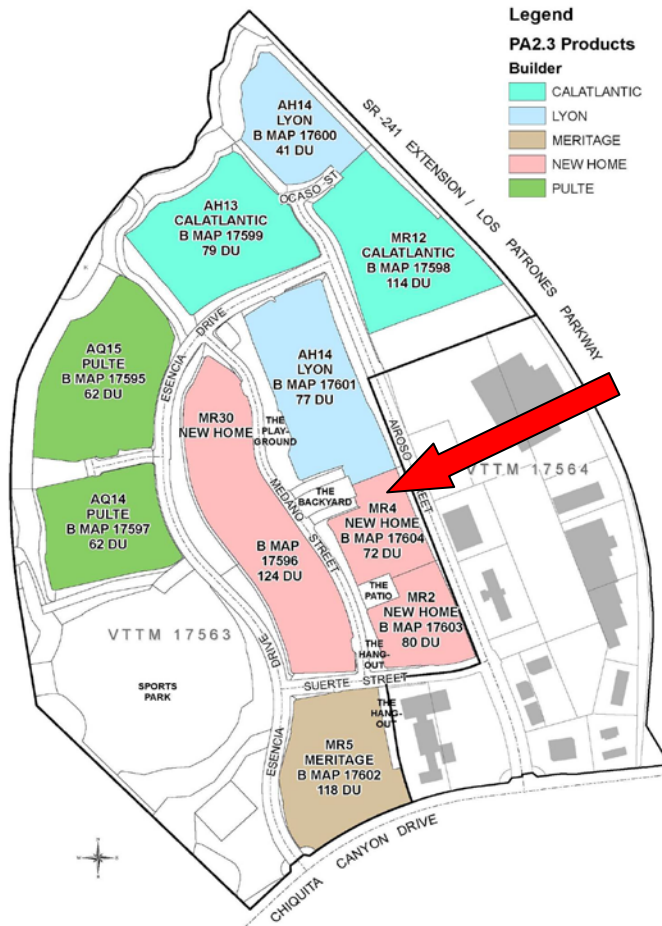
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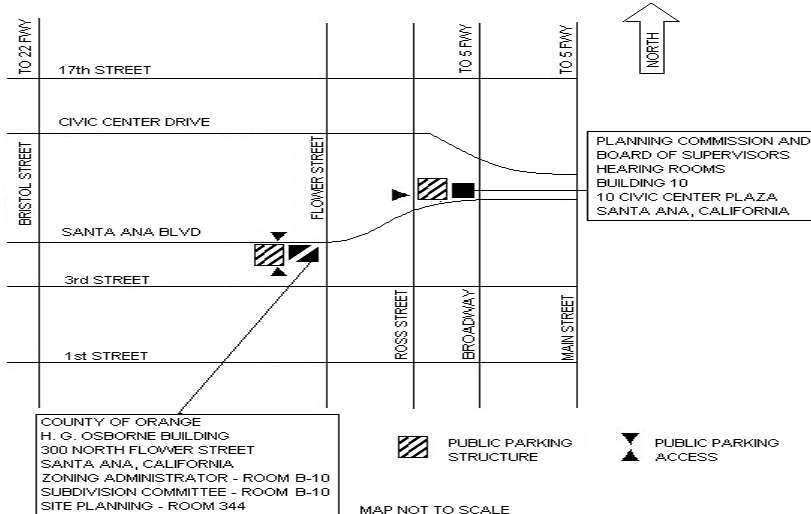
# Project Location



**Project Vicinity Map**



**Project Site Map**



**Public Meeting Location  
County of Orange**