



# NOTICE OF PUBLIC MEETING

## BY THE ORANGE COUNTY SUBDIVISION COMMITTEE

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**SUBJECT:** Revision to "B" Vesting Tentative Tract Map 17600 (AH14) 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, easterly of Antonio Parkway and north of proposed Cow Camp Road between Chiquita Canyon to the west and Gobernadora Canyon to the east, within the 5th Supervisorial District.

**PROPOSAL:** William Lyon Homes requests approval of a revision to "B" Vesting Tentative Tract Map 17600 (VTTM 17600R1) to revise two Lettered Lots into two Numbered Lots. The proposal will result in an increase of Numbered Lots from 41 to 43 and a decrease of Lettered Lots from 17 to 15. The proposed revisions do not increase the combined total of Lettered and Numbered lots nor the overall area of VTTM17600. The proposed revisions are consistent with the previous approval and will not modify the existing tract boundary.

**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 revision to "B" VTTM 17600R1.

**APPLICANT:** William Lyon Homes

**MEETING DATE:** April 5, 2017

**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.

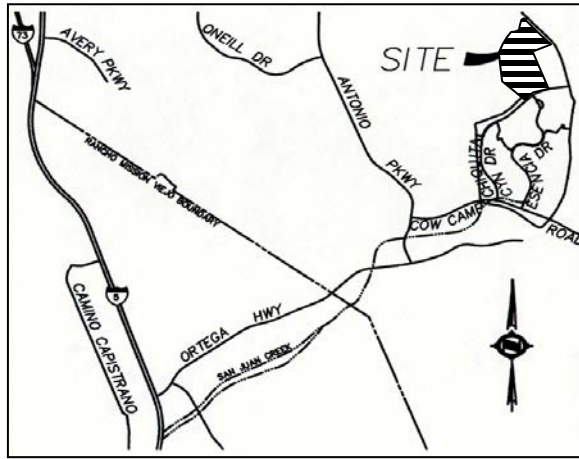
For further information, contact Richard Vuong at (714) 667-8895 or email at Richard.Vuong@ocpw.ocgov.com, or fax (714) 667-7560. You may also come to the Development Processing Center at the address indicated below.

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

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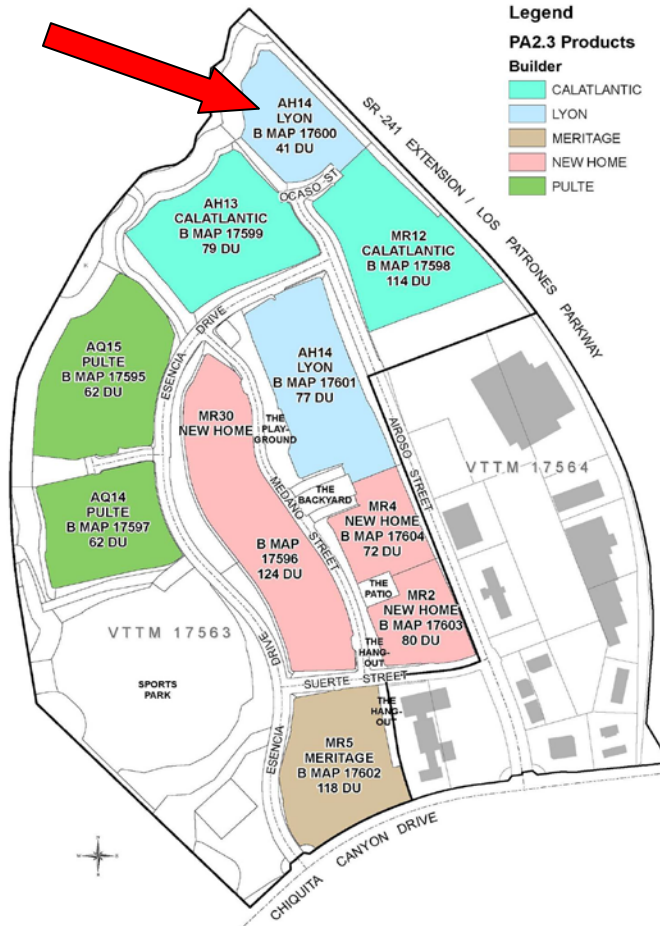
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# Project Location



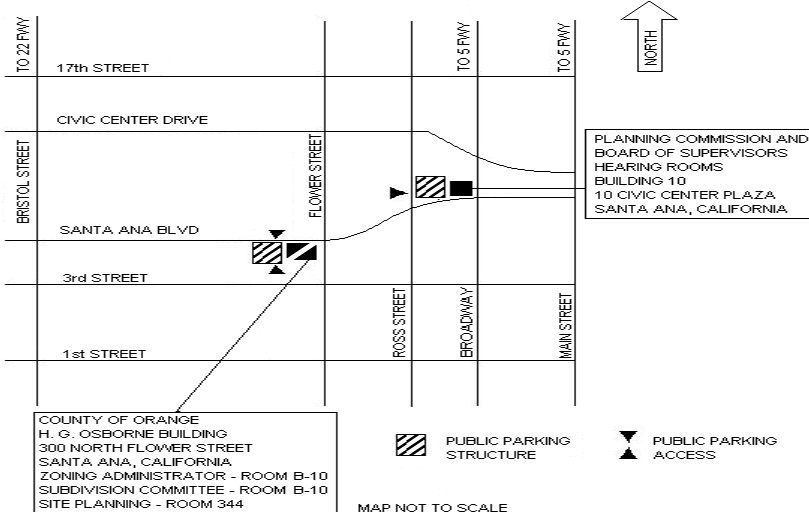
Project Vicinity Map

**William Lyon Homes**  
**AH14**  
**VTTM 17600R1**



- Legend**
- PA2.3 Products**
- Builder**
- CALATLANTIC
  - LYON
  - MERITAGE
  - NEW HOME
  - PULTE

Project Site Map



Public Meeting Location  
County of Orange