



# NOTICE OF PUBLIC MEETING

## BY THE ORANGE COUNTY SUBDIVISION COMMITTEE

---

---

**SUBJECT:** "B" Vesting Tentative Tract Map 17596 within Planning Area 2, Subarea 2.3, Ranch Planned Community

**LOCATION:** The project site is located in the southeastern portion of unincorporated Orange County, in Planning Area 2, Subarea 2.3 of the Ranch Plan Planned Community, in the Fifth (5th) Supervisorial District. "B" VTTM 17596 is located on Lots 3 through 6, S4, U2 through U6, W, W1, Y, and Y2 of "A" Tract Map 17563.

**PROPOSAL:** The New Home Company requests approval of "B" Vesting Tentative Tract Map 17596 (VTTM 17596) to subdivide a 17.73-acre site within Subarea 2.3 of the Ranch Plan Planned Community into 72 legal lots; 56 numbered lots for conventional single-family detached dwellings, 1 numbered lot for a neighborhood landscaped paseo, and 15 lettered lots for slopes and landscaped areas.

**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 17596.

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

**APPLICANT:** The New Home Company

**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.

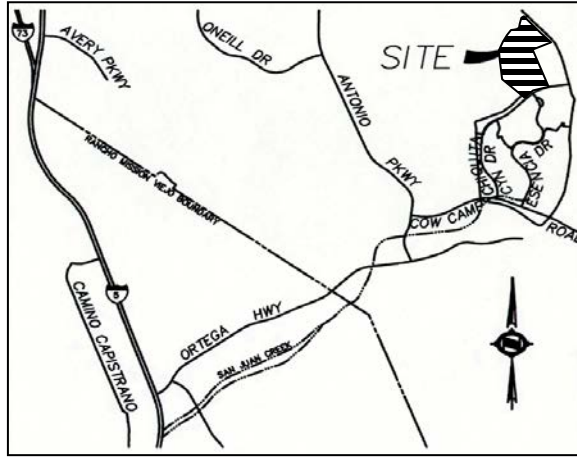
For further information, contact Robert Zegarra at (714) 667-8893 or email at Robert.Zegarra@ocpw.ocgov.com, or fax (714) 667-7560. You may also come to the Development Processing Center at the address indicated below.

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

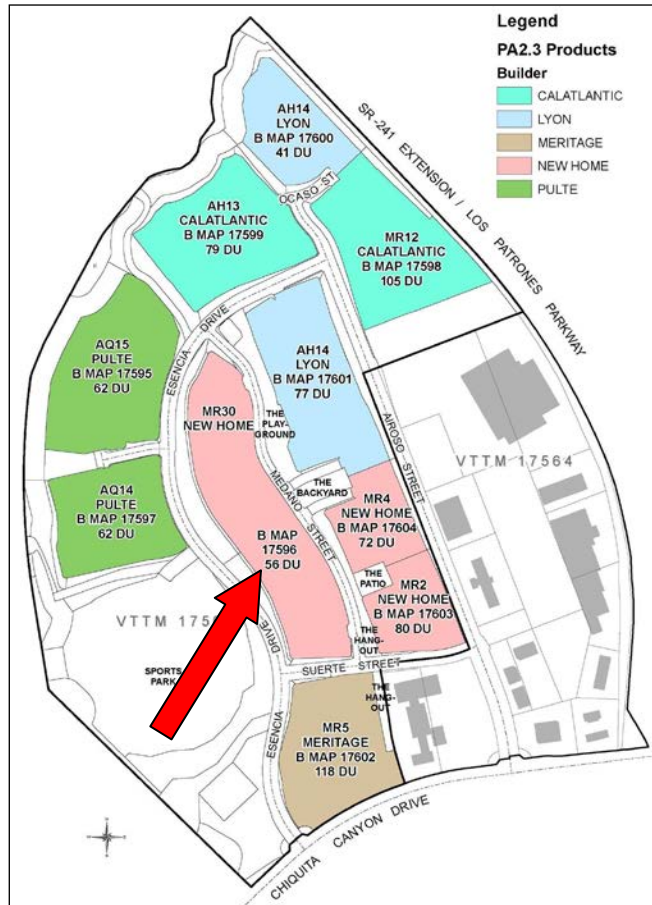
---

---

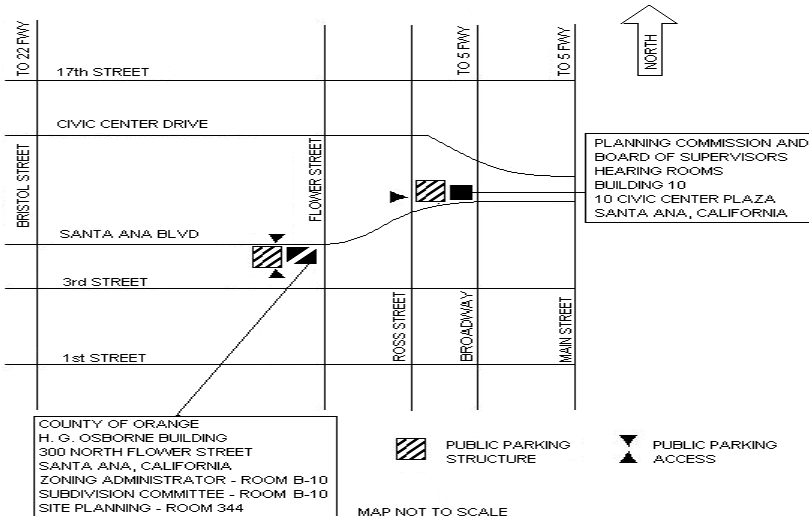
# Project Location



**Project Vicinity Map**



**Project Site Map**



**Public Meeting Location**  
**County of Orange**