



NOTICE OF PUBLIC MEETING

BY THE ORANGE COUNTY SUBDIVISION COMMITTEE

SUBJECT: "B" Vesting Tentative Tract Map 17591 within Planning Area 2, Subarea 2.2, Ranch Plan Planned Community

LOCATION: The project site is located in the southeastern portion of unincorporated Orange County, in Planning Area 2, Subarea 2.2 of the Ranch Plan Planned Community, in the Fifth (5th) Supervisorial District. "B" VTTM 17591 is located on Lots 1-57 and A-J of "B" Final Map 17581 and Lot F of "A" Final Map 17562.

PROPOSAL: TRI Pointe Homes requests approval of "B" Vesting Tentative Tract Map 17591 (VTTM 17591) to subdivide a 13.56-acre site within Subarea 2.2 of the Ranch Plan Planned Community into 81 legal lots; 72 numbered lots for conventional single-family detached dwellings, and 9 lettered lots for a storm drain and landscaped open spaces.

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 17591.

OWNER: TRI Pointe Homes, Inc.

APPLICANT: TRI Pointe Homes, Inc.

MEETING DATE: November 1, 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.

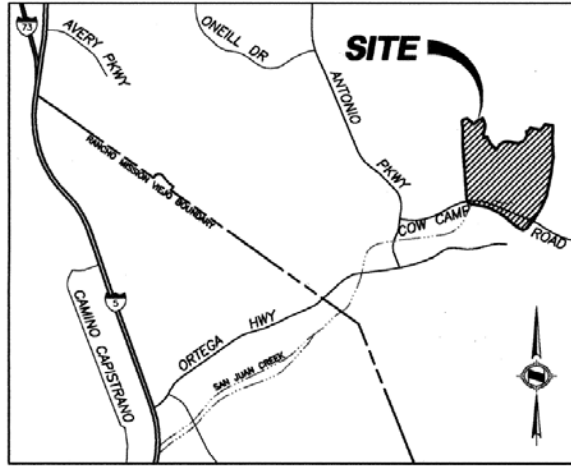
INVITATION TO BE HEARD:

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.

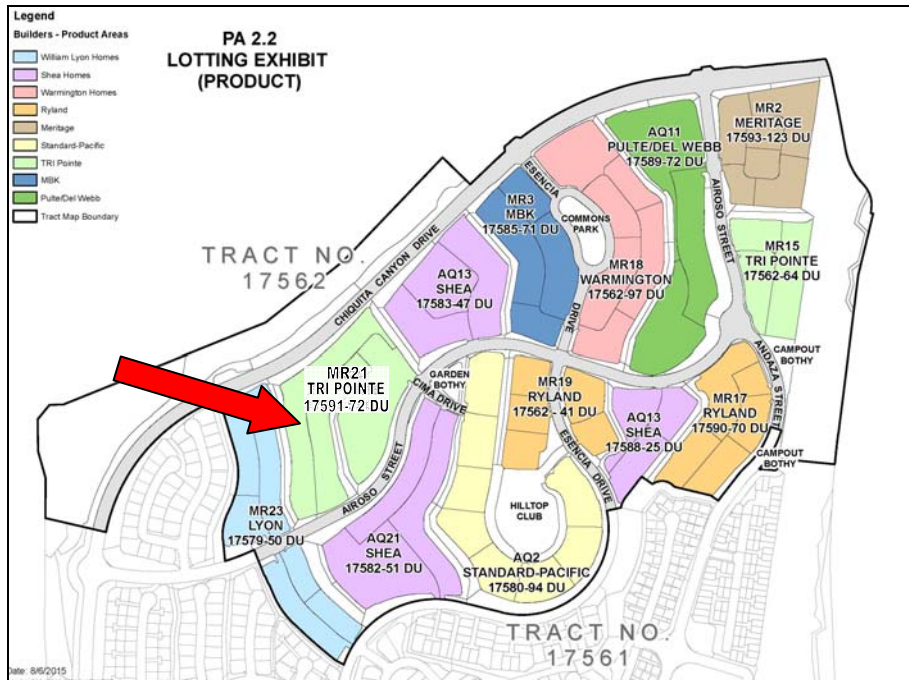
For further information, contact Robert Zegarra at (714) 667-8893 or email at Robert.Zegarra@ocpw.ocgov.com, or fax (714) 667-7560. You may also come to the Development Processing Center at the address indicated below.

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

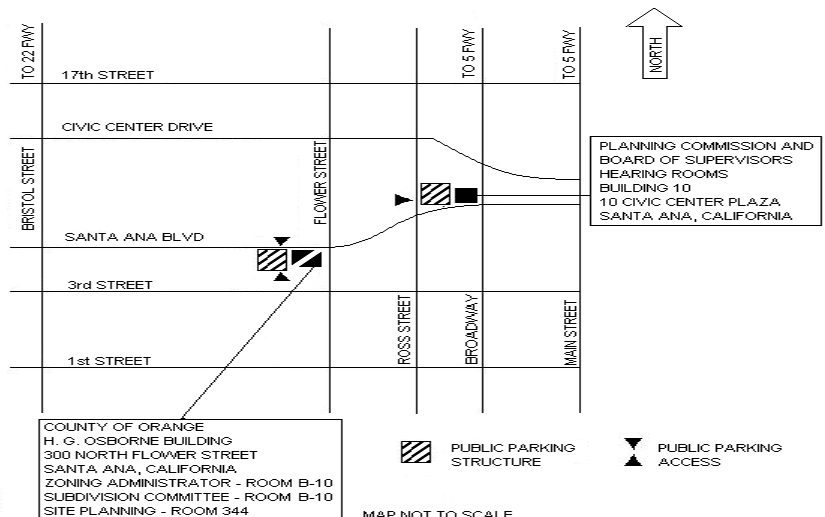
Project Location



Project Vicinity Map



Project Site Map



Public Meeting Location
County of Orange