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# NOTICE OF PUBLIC HEARING

## BY THE ORANGE COUNTY SUBDIVISION COMMITTEE

**SUBJECT:** "B" Vesting Tentative Tract Map 17575 for Planning Area 2, Subarea 2.4, Ranch Plan Planned Community

**LOCATION:** The 42.3-acre Tract Map area in Subarea 2.4 of the Ranch Plan Planned Community, in southeastern unincorporated Orange County, east of Antonio Parkway and north of Cow Camp Road between Chiquita Canyon and Gobernadora Canyon, in the 5th Supervisorial District.

**PROPOSAL:** Esencia Retail LLC requests approval of "B" Vesting Tentative Tract Map 17575 (VTTM 17575) to subdivide 42.3 acres identified as Planning Area 2, Subarea 2.4 of the Ranch Plan Planned Community into forty (40) numbered lots for Urban Activity Center (UAC) and Neighborhood Commercial (NC) development, as well as four (4) lettered lots for access and utility easement purposes.

**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 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 17575.

**APPLICANT:** Esencia Retail LLC

**MEETING DATE:** April 3, 2019

**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.

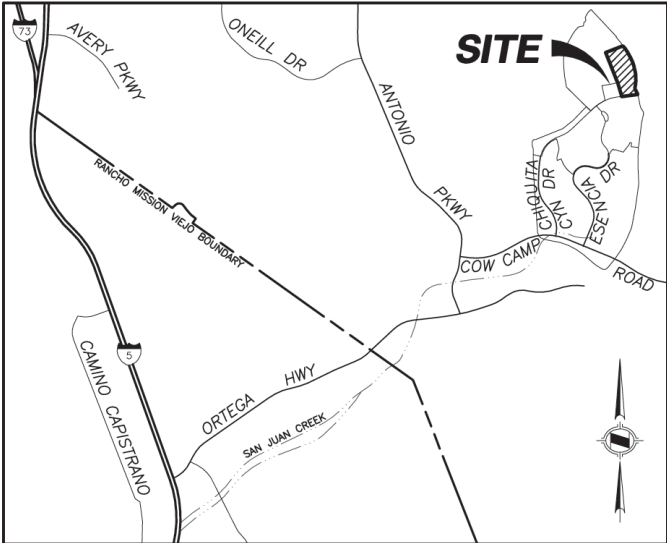
For further information, contact Matthew Egge at (714) 667-8804 or email at [matthew.egge@ocpw.ocgov.com](mailto:matthew.egge@ocpw.ocgov.com), or Bea Bea Jimenez at (714) 667-8852 or email at [beabea.jimenez@ocpw.ocgov.com](mailto:beabea.jimenez@ocpw.ocgov.com), or fax (714) 667-7560. You may also come 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**

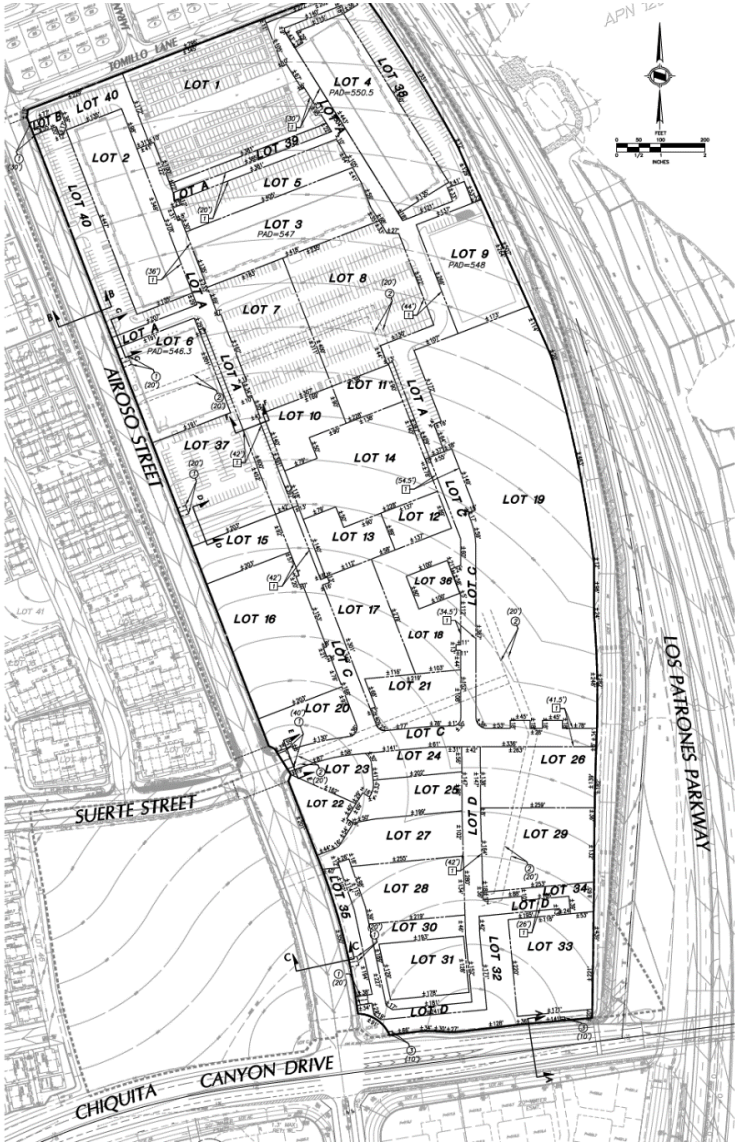
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# Project Location



**Project Vicinity Map**



**Project Site Map**

# Public Meeting Location - County of Orange

H.G. Osbourne Building, Hearing Room B-10 (Basement)

