



# NOTICE OF PUBLIC MEETING

## BY THE ORANGE COUNTY SUBDIVISION COMMITTEE

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**SUBJECT:** Amendment to "A" Vesting Tentative Tract Map 175052 for Planning Area 1, Subarea 1.2, Ranch Planned Community

**LOCATION:** The 192.90 acre Tract Map area comprising Subarea 1.2, is generally located in southeastern unincorporated Orange County, within the Ranch Plan Planned Community, Planning Area 1, situated northeast of the intersection of Reata Road and Ortega Highway, within the 5th Supervisorial District.

**PROPOSAL:** Rancho Mission Viejo requests approval of revision 2 to "A" Vesting Tentative Tract Map 17052 (VTTM 17052) to reconfigure the existing tract layout and traffic circulation. The proposed reconfiguration includes a reduction of the existing residential estate lots from 36 to 16, and the creation of 8 lots designated for the development of a Senior Living Facility. The proposed revision will result in an increase of 9.1 acres of developable land and a decrease of 7.5 acres of open space as compared to the previously approved tract map. The proposed revision will also reconfigure the existing traffic circulation with new street alignments and modifications to the 3 existing tract access points from Reata Road. The proposed revision will not modify the existing development area 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 PA150035 CEQA Compliance Memorandum, approved August 27, 2015. 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 "A" VTTM 17052.

**APPLICANT:** RMV Community Development, LLC

**MEETING DATE:** October 13, 2015

**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 Rose Fistrovic at (714) 667-8858 or email at [rose.fistrovic@ocpw.ocgov.com](mailto:rose.fistrovic@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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# Public Meeting Location - County of Orange

