



NOTICE OF PUBLIC HEARING

BY THE ORANGE COUNTY SUBDIVISION COMMITTEE

PROPOSAL: Tentative Parcel Map (TPM) 2016-106 – a proposal to subdivide a 137 acre property into two parcels, Parcel 1 at 73.7 acres and Parcel 2 at 63.9 acres. Parcel 1 is currently developed with a residence and various accessory buildings. Parcel 2 is vacant. No improvements to the property are proposed with this application.

TPM 2016-106 is proposed for financial and personal estate planning purposes. A separate application has been submitted to develop up to 25 lots on Parcel 2. TPM 2016-106 does not prejudice the approval or denial of that separate application for potential future development on Parcel 2.

APPLICANT: William Lyon

LOCATION: The project site is located at 24331 Coto de Caza Drive in the unincorporated community of Coto de Caza within the Fifth Supervisorial District.

ENVIRONMENTAL DOCUMENTATION: The proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA), Class 15 (Minor Land Divisions) pursuant to Section 15315 of the California Environmental Quality Act (CEQA) Guidelines and County of Orange procedures.

PREVIOUS ACTION: None

HEARING DATE: April 20, 2016

HEARING TIME: 1:30 P.M. (Or as soon as possible thereafter)

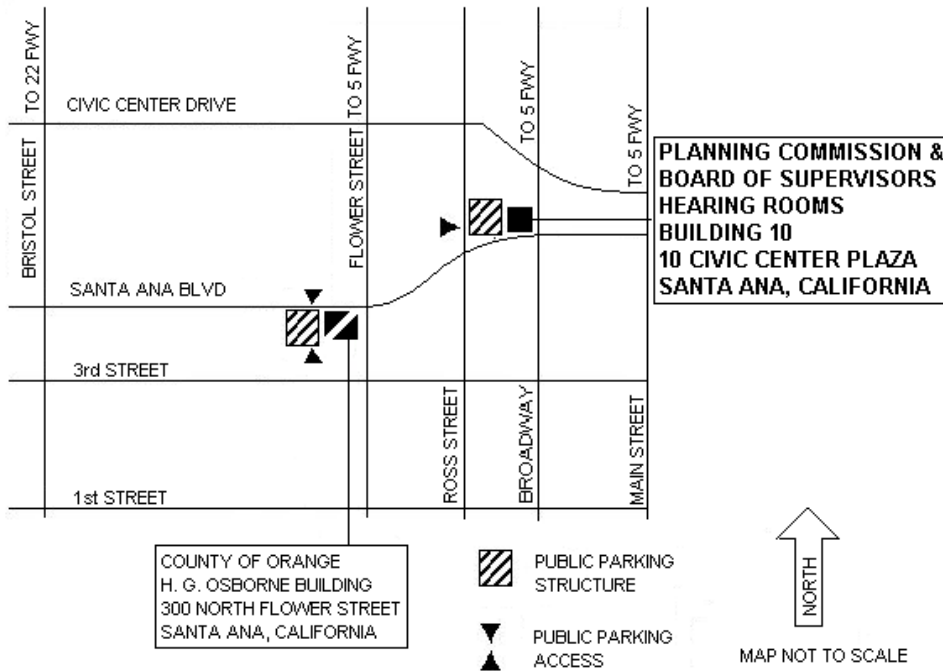
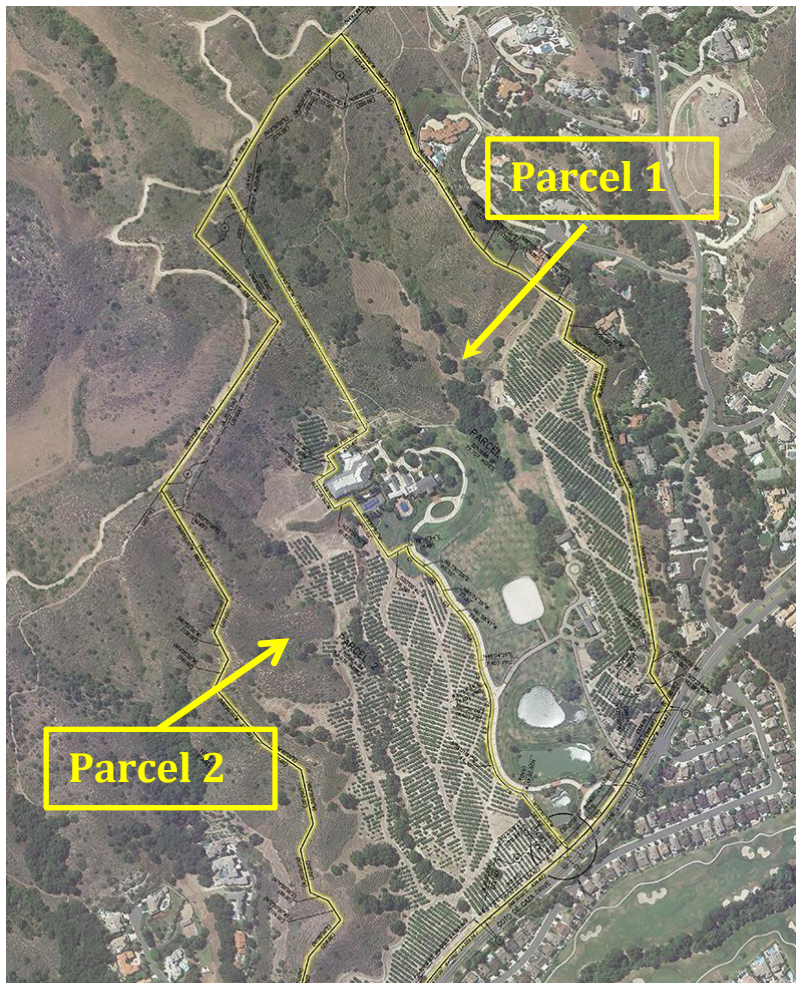
HEARING LOCATION: Subdivision Committee Hearing Room B10 in the H.G. Osborne Building at 300 N. Flower Street, at the corner of Santa Ana Blvd. and Flower Street in Santa Ana. See other side for location map.

INVITATION TO BE HEARD:

All persons either favoring or opposing this proposal and all supporting documents are invited to present their views at this hearing. It is requested that any written response be submitted to Orange County Planning prior to the hearing 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 at the public hearing described in this notice, or in written correspondence delivered to Orange County Planning.

For further information, call Kevin Canning at (714) 667-8847, e-mail at Kevin.Canning@ocpw.ocgov.com, or come to the Development Processing Center at the address indicated below.

OC Planning
300 N. Flower Street
Santa Ana, CA 92702-4048



APPEAL PROCEDURE

Any interested person may appeal the decision of the Subdivision Committee on this map to the OC Planning Commission within 10 calendar days of the decision upon submittal of required documents and a deposit of \$500 filed at the Development Processing Center, 300 N. Flower St., Santa Ana. 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 at the public hearing described in this report, or in written correspondence delivered to OC Development Services/Planning Division.