



NOTICE OF PUBLIC HEARING

BY THE ORANGE COUNTY SUBDIVISION COMMITTEE

SUBJECT: “B” Vesting Tentative Tract Map 19323 within Planning Area 3, Subarea 3.5, Ranch Plan Planned Community

APPLICANT: Rancho Mission Viejo

PROJECT LOCATION: The project site is located in the southeastern portion of unincorporated Orange County, within Subarea 3.5, Lots 10 through 19 of “A” Tract Map 17935 in the Ranch Plan Planned Community. The project site is located east of Ranch Canyon and north of Cow Camp Road, on the west side of Bucker way, within the Fifth (5th) Supervisorial District.

PROPOSAL: The applicant, Rancho Mission Viejo (RMV), requests approval of “B” Vesting Tentative Tract Map 19323 (VTTM 19323) to subdivide a 16.38-acre site into 90 numbered lots for conventional single-family detached dwellings, 22 lettered lots for private motor courts, 11 lettered lots for useable open space and 6 lettered lots for slope/landscape areas.

ENVIRONMENTAL DOCUMENTATION: The proposed project is covered by existing CEQA documentation, including Final Program EIR 589 (certified on November 8, 2004); Addendum 1.0 (approved on July 26, 2006); Addendum 1.1 (approved on February 24, 2011); the Planning Area 2 Addendum (approved on March 27, 2013); and Addendum 3.1 (approved on February 25, 2015). This finding is appropriate and consistent with the intent of CEQA, pursuant to Section 13.1 of the 2020 Orange County Local CEQA Procedures Manual, which applies to projects for which a previous environmental document (i.e., Program EIR 589) is already in place. No further CEQA evaluation or clearances are required for the proposed “B” VTTM 19323

MEETING DATE: December 3, 2025

MEETING TIME: 1:30 p.m. (Or as soon as possible thereafter)

MEETING LOCATION: **County Administration South (CAS)**
First Floor, Multipurpose Room 105
[601 N. Ross Street](#)
[Santa Ana, CA 92701](#)

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 comments, documents, or written responses be submitted to OC Development Services/Land Development via email to hesty.liu@ocpw.ocgov.com or delivered to 601 N. Ross Street, Santa Ana, CA 92701 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 prior to close of the public meeting described in this notice, or in written correspondence delivered to OC Development Services/Land Development. Comments submitted before the start of meeting will be part of the public record and distributed to the Subdivision Committee for consideration.

For further information, contact Hesty Liu at (714) 667-5604, or hesty.liu@ocpw.ocgov.com, or come to the County Service Center at 601 N. Ross Street, Santa Ana, CA 92701.

The Subdivision Committee staff report, proposed tentative map and other supporting materials are available at: <https://ocds.ocpublicworks.com/service-areas/oc-development-services/planning-development/hearings-meetings/subdivision-o>.

APPEAL PROCEDURE:

Any interested person may appeal the decision of the Subdivision Committee on this application to the Orange County Planning Commission within 10 calendar days of the decision upon submittal of required documents filed online at myoceservices.ocgov.com or in person at the County Service Center, located at 601 N. Ross 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.