



NOTICE OF PUBLIC HEARING

BY THE ORANGE COUNTY SUBDIVISION COMMITTEE

SUBJECT: “B” Vesting Tentative Tract Map 19377 within Planning Area 3, Subarea 3.6, Ranch Plan Planned Community

APPLICANT: Rancho Mission Viejo, Richard Vuong, Project Director, Planning and Entitlement

PROJECT LOCATION: The project site is located in southeastern unincorporated Orange County, within Subarea 3.6, Lots 20, 21, SS, UU, and CCC of “A” Tract Map 17936 in the Ranch Plan Planned Community. The project site is located north of Cow Camp Road, near the northwest corner of Buckner Way and Cow Camp Road, within the Fifth (5th) Supervisorial District.

PROPOSAL: The applicant, Rancho Mission Viejo (RMV), requests approval of “B” Vesting Tentative Tract Map 19377 (VTM 19377) to subdivide a 10.11-acre site, for condominium purposes, into 59 numbered lots for planned concept single-family detached and two-family (duplex) residential dwellings, 12 lettered lots for private drives, 6 lettered lots for landscaping, and 9 lettered lots for slope/landscape areas.

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, approved on July 26, 2006; Addendum 1.1, approved on February 24, 2011; the Planning Area 2 Addendum, approved on March 27, 2013; Addendum 3.1, approved February 25, 2015; and Addendum 3.2, approved July 8, 2026. This finding is appropriate and complies with the intent of CEQA, pursuant to the Orange County 2020 Local CEQA Procedures Manual, Section 13.1 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” VTM 19377.

MEETING DATE: October 21, 2026

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

MEETING LOCATION: **County Conference Center (CCC)**
Rooms 104/106
425 West Santa Ana Boulevard
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 Robert.Zegarra@pw.oc.gov 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 Robert Zegarra at (714) 667-8893, or Robert.Zegarra@pw.oc.gov, 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.