



# NOTICE OF PUBLIC HEARING

## BY THE ORANGE COUNTY SUBDIVISION COMMITTEE

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**PROPOSAL:** Tentative Parcel Map 2016-108 – a proposal to subdivide property at 7820 Bolsa Avenue into four parcels: two lettered parcels to be dedicated to the County for added Bolsa Avenue right-of-way and not to be legal building sites, Parcel A at 3010 square feet and Parcel B at 6904 square feet in size; and two numbered parcels, Parcel 1 at 1.83 acres, with existing structures to be retained, and Parcel 2 at 3.59 acres, to accommodate new residential development.

**APPLICANT:** Retreat Midway City LLC, owner  
Calvin E. Woolsey, Fuscoe Engineering

**LOCATION:** The project site is located at 7820 Bolsa Avenue in the unincorporated area of Midway City within the First (1st) Supervisorial District.

**ENVIRONMENTAL DOCUMENTATION:** Analysis of parcel map TPM 2016-108 is included in Mitigated Negative Declaration PA160039 (MND) which was adopted by the Board of Supervisors on December 13, 2016, and adequately addressed the effects of the proposed Subdivision Map. The MND encompasses Zone Change 16-02, tentative Parcel Map TPM 2016-108, and a Use Permit and Site Development Permit for specific proposed future residential development.

**PREVIOUS ACTION:** PA160039 (including Zone Change 16-02)

**HEARING DATE:** February 1, 2017

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

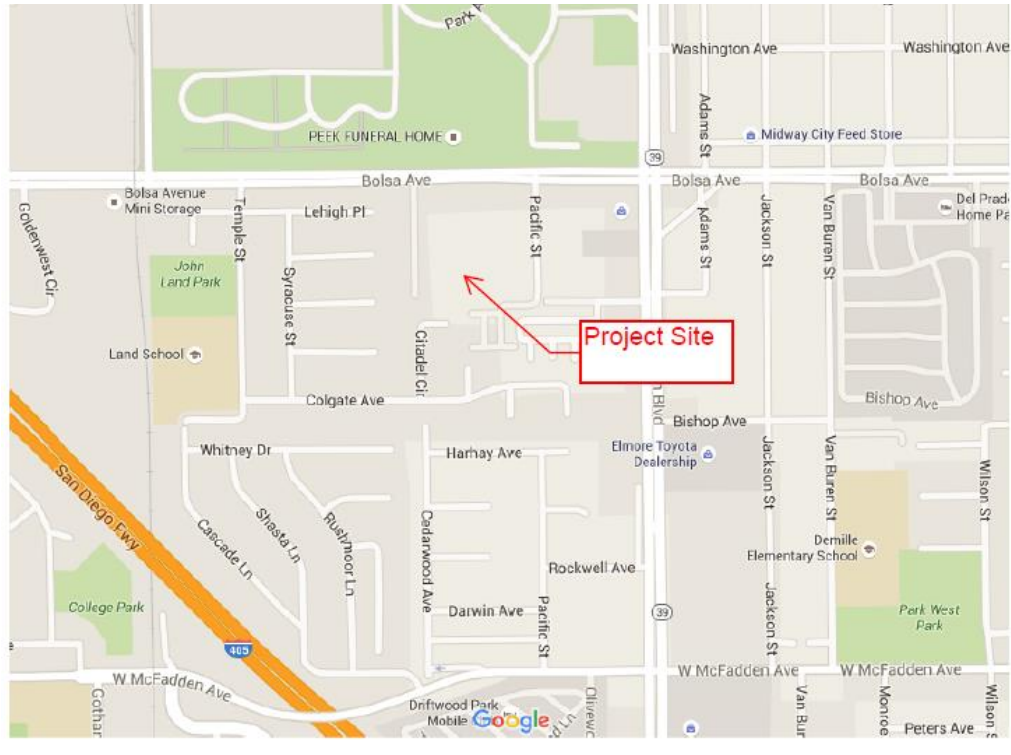
**HEARING LOCATION:** Subdivision Committee Hearing Room B10 in H.G. Osborne Building at 300 N. Flower Street, at the corner of Santa Ana Blvd. and Flower Street in Santa Ana. See other side for location map.

### 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 Jim Swanek at (714) 667-8846, e-mail at [Jim.Swanek@ocpw.ocgov.com](mailto:Jim.Swanek@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.

