

## Subdivision Committee

Lily Sandberg, Chairwoman  
Hadi Tabatabaee, Alternate  
Judy Kim, Vice-Chairwoman  
Russell Hanson  
Bea Bea Jimenez  
Denis Bilodeau  
Brian Kurnow  
Susan Ruiz, Alternate  
Wei Zhu, Alternate  
Cynthia De La Torre, Alternate  
Todd Letterman  
Andy Guzman, Alternate



## Subdivision Committee

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### Meeting Agenda

**Date:** Wednesday, November 15, 2023  
**Time:** 1:30 PM  
**Location:** County Administration South  
601 N. Ross St., Santa Ana, CA 92701  
1<sup>st</sup> Floor, Multipurpose Rooms 103 and 105

This agenda contains a brief description of each item to be considered. Except as provided by law, no action shall be taken on any item not appearing in the agenda. Written materials must be received 24 hours in advance of the meeting time, to ensure consideration by the Committee. To speak on an item (in person) please print your name on the sign-in sheet and include the name of the project. To speak on a matter not appearing in the agenda, but under the jurisdiction of the Subdivision Committee, you may do so during Public Comments at the end of the meeting. When addressing the Subdivision Committee, it is requested that you state your name for the record. Address the Subdivision Committee through the Chair. Comments to individual Committee members or staff are not permitted. Speakers are limited to three (3) minutes per item with twenty (20) minutes cumulative for the entire meeting.

### **I. CALL TO ORDER**

### **II. MINUTES OF AUGUST 16, 2023**

### **III. DISCUSSION ITEMS**

**ITEM #1 PUBLIC HEARING ON TENTATIVE PAREL MAP TPM2021-131 - PARKSIDE ESTATES HOLDINGS LLC, PROPERTY OWNER BUSINESS DONE RIGHT, APPLICANT – TERA WRAY, AGENT - THE PROJECT IS LOCATED AT 10591 BENT TREE RD. IN THE UNINCORPORATED AREA OF NORTH TUSTIN WITHIN THE THIRD SUPERVISORIAL DISTRICT (APN 104-290-16).**

A proposal to subdivide a vacant 4.20-acre property into three parcels each of a minimum area of 1 acre in the unincorporated North Tustin area. The proposed subdivision was previously approved as TPM 2015-119, but that approval was allowed to expire.

**RECOMMENDED ACTION(S):**

OC Development Service/Planning recommends that the Subdivision Committee:

1. Receive staff report and public testimony as appropriate; and,
2. That Final Mitigated Negative Declaration No. PA150046, previously approved by Board of Supervisors on September 27, 2016, reflects the independent judgment of the County of Orange and is adequate to satisfy the requirements of CEQA for Tentative Parcel Map 2021-131 based on the following additional findings:
  - a. That the circumstances of the project are substantially the same and Mitigated Negative Declaration No. PA150046 adequately addressed the effects of the proposed project. No substantial changes have been made in the project, no substantial changes have occurred in the circumstances under which the project is being undertaken and no new information of substantial importance to the project which was not known or could not have been known when the previous Mitigated Subdivision Committee Preliminary Report – August 16, 2023 TPM 2021-131 – 10591 Bent Tree Page 2 of 6 Negative Declaration No. PA150046, was adopted had become known; therefore, no further environmental review is required, and;
  - b. That Mitigated Negative Declaration No. PA150046 is adequate to satisfy the requirements of CEQA for Tentative Parcel Map 2021-131.
3. Approve Tentative Parcel Map TPM 2021-31 subject to the attached Findings and Conditions of Approval.

**ITEM #1 APPROVAL OF 2024 MEETING DATES**

**IV. SUBDIVISION COMMITTEE COMMENTS**

At this time, members of Subdivision Committee may comment on agenda or non-agenda matters and ask questions of or give directions to staff; provided that NO action may be taken on off-agenda items unless authorized by law.

**V. PUBLIC COMMENTS:**

At this time, members of the public may address the Subdivision Committee regarding any off-agenda items within the subject matter jurisdiction of the Committee provided that no action may be taken on off-agenda items unless authorized by law. Comments shall be limited to three minutes per person and twenty minutes for all comments unless different time limits are set by the Chairperson subject to the approval of the Committee.

**VI. ADJOURNMENT:** The next regular meeting of the Orange County Subdivision Committee is tentatively scheduled for December 6, 2023.