



# NOTICE OF PUBLIC HEARING BY THE ORANGE COUNTY SUBDIVISION COMMITTEE

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**SUBJECT:** Public Hearing on Tentative Parcel Map TPM2021-131.

**PROPOSAL:** 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.

**LOCATION:** 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).

**ZONING:** R1-1 "Single-Family Residence" (1 acre minimum building site)

**GENERAL PLAN:** 1B Suburban Residential

**APPLICANT:** Parkside Estates Holdings LLC, Property Owner  
Business Done Right, Applicant

**ENVIRONMENTAL DOCUMENTATION:** Staff recommendation is to find 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 respectively of the California Environmental Quality Act (CEQA) Guidelines and County of Orange procedures

**HEARING DATE:** November 15, 2023      **HEARING TIME:** 1:30 P.M. (Or as soon as possible thereafter)

**HEARING LOCATION:** Subdivision Committee Hearing Multipurpose Rooms 103 and 105 of the County Administration South Building (CAS) at 601 N. Ross Street, Santa Ana 92702. The room entry is on the north side of the building. **Map and Parking:** For the most up-to-date map and parking information, please visit our website at: [ocpublicworks.com/parking](http://ocpublicworks.com/parking).

## INVITATION TO BE HEARD:

All persons either favoring or opposing this proposal and all supporting documents are invited to present their views and all supporting documents at this hearing. It is requested that any written response be submitted to OC Development Services/Planning or emailed to Kevin Canning at [Kevin.Canning@ocpw.ocgov.com](mailto:Kevin.Canning@ocpw.ocgov.com) a minimum of 72 hours prior to the hearing to allow time for distribution to Committee members. 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 the OC Planning.

Information related to the proposed project will be posted online on the Subdivision Committee's webpage at <https://ocds.ocpublicworks.com/service-areas/oc-development-services/planning-development/hearings-meetings/subdivision-o>

For further information contact Kevin Canning at (714) 667-8847; e-mail: [Kevin.Canning@ocpw.ocgov.com](mailto:Kevin.Canning@ocpw.ocgov.com) or come to the County Service Center (CSC) at the address indicated below.

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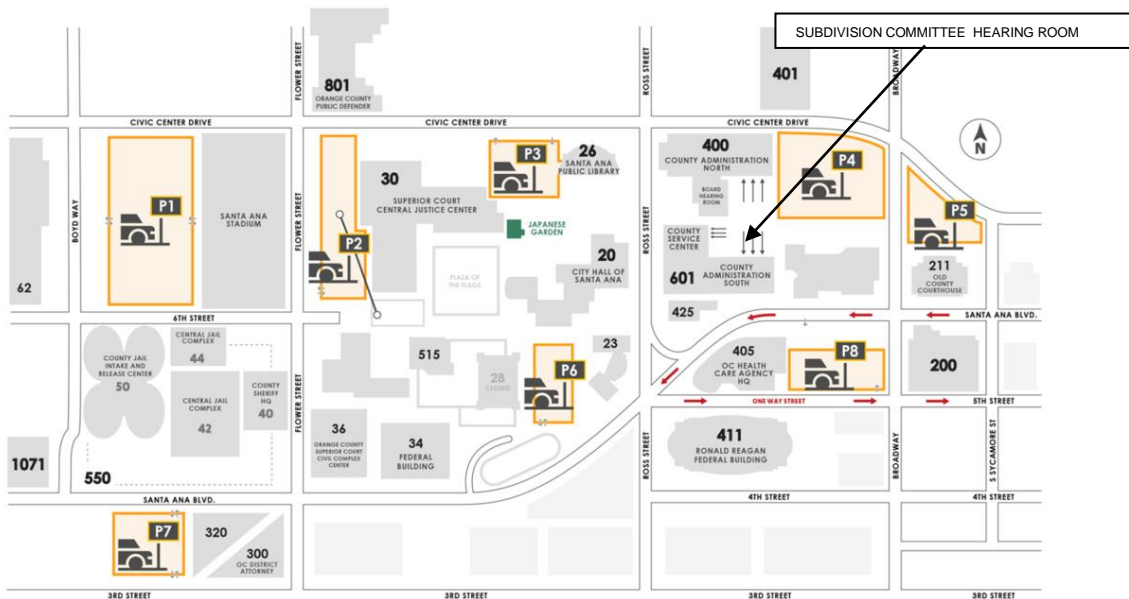
OC Development Services/Planning  
County Administration South Building  
601 N Ross Street  
PO BOX 4048, Santa Ana, CA 92702-4048

PROJECT LOCATION



ORANGE COUNTY CIVIC CENTER – BUILDING AND PARKING MAP

[ocpublicworks.com/parking](http://ocpublicworks.com/parking)



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