



**ORANGE COUNTY SUBDIVISION COMMITTEE MEETING  
MINUTES OF NOVEMBER 15, 2023**

**MULTIPURPOSE ROOM 103 & 105  
601 N. ROSS STREET, SANTA ANA, CA 92701**

*Members Present: Lily Sandberg, Chairwoman, Judy Kim, Vice-Chair, Russell Hanson, Denis Bilodeau, and Cynthia (de la Torre) Malko.*

**I. CALL TO ORDER**

Meeting called to order at 1:35 pm.

**II. ROLL CALL– INTRODUCTIONS**

**III. CONSENT ITEMS – MINUTES**

The minutes from August 16, 2023, were motioned for approval by Judy Kim and seconded by Russell Hanson and approved by a unanimous vote.

**IV. DISCUSSION ITEM(S)**

**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.

**Special Notes:**

Kevin Canning, Planner, OC Development Services/Planning, presented the item and answered questions of the Subdivision Committee. Drew Gates, the applicant/property owner was present and stated that he has read and accepts the Findings and Conditions of Approval.

The following is the action taken by the Orange County Subdivision Committee:

The motion for Item #1 was made by Judy Kim and seconded by Russell Hanson to approve TPM 2021-131, subject to the attached Findings and the Conditions of Approval.

APPROVE       DENIED       OTHER

Unanimous  (1) Sandberg: Y (2) Kim: Y (3) Russell Hanson: Y (4) Denis Bilodeu: Y (5) Malko: Y

Vote Key: Y=Yes; N=No; A=Abstain; X=Excused



**ITEM #2** 2024 Subdivision Committee Meeting Dates. Judy Kim motioned to approve and Russell Hanson seconded the motion. Motion was unanimously approved. Meetings will remain on the 1<sup>st</sup> and 3<sup>rd</sup> Wednesday of the month at 1:30pm.

**V. SUBDIVISION COMMITTEE COMMENTS:**

- No comments from the committee.

**VI. PUBLIC COMMENTS:**

- No comments from the public.

**VII. ADJOURNMENT**

The November 15, 2023, meeting adjourned at 1:44 pm.