



**ORANGE COUNTY SUBDIVISION COMMITTEE MEETING  
MINUTES OF AUGUST 16, 2023**

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

*Members Present: Lily Sandberg, Chairwoman, Judy Kim, Vice-Chair, Bea Bea Jimenez, Russell Hanson, and Wei Zhu.*

**I. CALL TO ORDER**

Meeting called to order at 1:30 pm.

**II. ROLL CALL– INTRODUCTIONS**

**III. CONSENT ITEMS – MINUTES**

The minutes from July 19, 2023, were motioned for approval by Judy Kim and seconded by Russell Hanson and approved by a unanimous vote.

The minutes were revised with 3 revisions:

1. Revised language regarding revised language for the CEQA finding.
2. Brian Kurnow had a yes vote on the item.
3. That the applicant withdrew his deviation request.

**IV. DISCUSSION ITEM(S)**

**ITEM #1 PUBLIC HEARING - TPM 2021-180 - APPLICANT – LINKEY INTERNATIONAL INC. – AGENT – DRC ENGINEERING – LOCATION – THE PROJECT IS LOCATED AT 10262 CRAWFORD CANYON ROAD IN THE UNINCORPORATED AREA OF NORTH TUSTIN WITHIN THE THIRD SUPERVISORIAL DISTRICT (APN 393-101-03).**

A proposal to subdivide a 2.40-acre property with one existing single-family residence into four parcels each lot with a minimum area of 20,000 square feet to be served by a new private street extending from Crawford Canyon Road.



### **RECOMMENDED ACTION(S):**

OC Development Service/Planning recommends that the Subdivision Committee:

- a) Receive staff report and public testimony as appropriate; and,
- b) Find that the proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA), under the Class 1 (Existing Facilities), Class 3 (New Construction of Small Structures) and Class 15 (Minor Land Divisions) exemptions pursuant to Sections 15301, 15303 and 15315 respectively of the California Environmental Quality Act (CEQA) Guidelines and County of Orange procedures; and,
- c) Approve Tentative Parcel Map TPM 2021-180 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.

An updated Conditions of Approval was submitted to the Subdivision Committee. The updates to the Conditions are as follows:

1. Condition 6: The applicant will submit a revised map. The was original map submitted had five parcels. Parcel A was originally designated for the street. Parcel A will not be reflected in the new map and the street will become an easement that is carved out on parcels 1, 2, 3, & 4.
2. Condition 7: Street improvements are applied to Crawford Canyon, not the private access to the property.
3. Condition 9: OCFA needs to review access to the property since the private access road falls below 36ft width. Additionally, parking will not be allowed on the road.
4. Condition 10: OCFA requires a fire master plan. This ensures that the water lines extend appropriated onto the property.
5. Condition 11: that OCFA has a say before combustible materials get dropped off onto the site.

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 Russel Hanson to approve TPM 2021-180, subject to the attached Findings and the Conditions of Approval, as were amended during the Committee's discussion (including the updated Conditions of Approval and revised Staff Report).



APPROVE  DENIED  OTHER

Unanimous  (1) Sandberg: Y (2) Kim: Y (3) Jimenez: A (4) Hanson: Y (5) Zhu: Y

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

**V. SUBDIVISION COMMITTEE COMMENTS:**

- Staff Report Correction: On page 6 of the staff report under the section of Exceptions to Categorical Exemptions 1-5 the Class 2 item should be listed as Class 3.
- Revise the Review of the Standard Plan 1103 & 1107.

**VI. PUBLIC COMMENTS:**

- Max Reissmueller - Asked about the current structure that is to be demolished. Concerned about wildlife on that lot being disturbed. Concerns about air quality impact, hours of operation, traffic, and noise pollution from the construction
- David Williams – Concerns regarding air quality for the nearby homes, and geographic impact from cutting into the hill.

**VII. ADJOURNMENT**

The August 16, 2023, meeting adjourned at 2:12 pm.