

**Subdivision Committee**

Colby Cataldi, Chair  
Mahrooz Ilkhanipour  
Laree Alonso  
Wilfried Niemann  
Lily Sandberg  
Rory Paster  
Rebecca Schade  
Hadi Tabatabaee, Alternate  
Rose Fistrovic, Alternate  
Velasquez, Guadalupe, Alternate



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**Subdivision Committee**

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**Meeting Agenda**

**Date:** Wednesday, November 16, 2016  
**Time:** 1:30 PM  
**Location:** OC Public Works  
H.G. Osborne Building  
300 N. Flower St., Santa Ana  
Conference Room B-10

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EXCEPT AS OTHERWISE PROVIDED BY LAW, NO ACTION SHALL BE TAKEN ON ANY ITEM NOT APPEARING IN THE FOLLOWING AGENDA, HOWEVER, ITEMS MAY BE TAKEN UP IN DIFFERENT SEQUENCE.

THOSE PERSONS ADDRESSING THE COMMITTEE ARE REQUESTED TO GIVE THEIR NAMES AND BUSINESS ASSOCIATION FOR THE RECORD.

**I. CALL TO ORDER**

**II. DISCUSSION ITEMS**

**ITEM #1 PUBLIC HEARING – TENTATIVE PARCEL MAP 2015-119**

**LOCATION:** The project site is located in the North Tustin area at 10591 Bent Tree Road, Santa Ana, CA within the Third Supervisorial District. (APN 104-290-16)

**APPLICANT: O’RHYAN CAPITAL MANAGEMENT**

Staff requests the Subdivision Committee review and approval of TPM 2015-119, which would subdivide 10591 Bent Tree Lane into three parcels, with a minimum net building site area of 1 acre per parcel.

**RECOMMENDED ACTION:**

- a) Receive staff report and public comment, as appropriate;
- b) 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 2015-119 based on the following additional findings:
  - 1. 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 Negative Declaration No. PA150046, was adopted had become known; therefore no further environmental review is required; and,

2. Mitigated Negative Declaration No. PA150046 is adequate to satisfy the requirements of CEQA for Tentative Parcel Map 2015-119; and,
- c) Approve Tentative Parcel Map 2015-119, subject to the attached Findings and Conditions of Approval (Appendices A and B).

## **ITEM #2 PUBLIC HEARING – VESTING TENTATIVE TRACT MAP 17813**

**LOCATION:** The project is located at 9611, 9641 & 9671 West Cerritos Avenue within the unincorporated area of West Anaheim, within the Fourth (4th) Supervisorial District; APN 127-401-06, -07, -08, -09 & -10

**APPLICANT:** JEFF WEBER, SILVEROAK CAPITAL – SIQ ACQUISITIONS LLC, AND  
9611 – 9671 CERRITOS ACQUISITION FUND, LLC

### **RECOMMENDED ACTION:**

- a) Receive staff report and public comment, as appropriate;
- b) Find that Mitigated Negative Declaration No. MND PA140071 reflects the independent judgment of the County of Orange as lead agency, and satisfies the requirements of CEQA for VTTM 17813 and makes the following findings:
  1. The Mitigated Negative Declaration and comments on the Mitigated Negative Declaration received during the public review process were considered and the MND PA140071 was found adequate in addressing the impacts related to the project;
  2. On the basis of the whole administrative record there is not substantial evidence that the project, with the implementation of mitigation measures, if any that are included in MND PA140071, will have a significant effect on the environment;
  3. Pursuant to Public Resources Code Section 21081.6 and CEQA Guidelines Section 15074 (d), the Mitigation Monitoring and Reporting Program is adopted; and
  4. Mitigated Negative Declaration No. 140071 is adequate to satisfy the requirements of CEQA for VTTM 17813.
- c) Approve Tentative Tract Map 17813, subject to the attached Findings and Conditions of Approval (Appendices A and B).

## **ITEM #3 PUBLIC HEARING – VESTING TENTATIVE TRACT MAP 17522**

**LOCATION:** The Project is located within the unincorporated area of Orange County north of the SR-91 freeway off Yorba Linda Boulevard, south and west of Chino Hills State Park, east and north of the proposed Cielo Vista project and adjacent to the existing residential development located in the City of Yorba Linda, within the Third (3rd) Supervisorial District.

**APPLICANT:** YORBA LINDA ESTATES, LLC (DOUGLAS WYMORE)

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### **RECOMMENDED ACTION:**

- a) Receive staff report and public comment, as appropriate;
- b) Adopt Resolution No. 16-13 Recommending Board of Supervisors Approval of Vesting Tentative Tract Map 17522.

### **III. 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 Chairman subject to the approval of the Committee.

**V. ADJOURNMENT:** The next meeting of the Orange County Subdivision Committee is scheduled for Wednesday, December 7, 2016.