



# NOTICE OF PUBLIC HEARING

## BY THE ORANGE COUNTY SUBDIVISION COMMITTEE

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**PROPOSAL:** Tentative Parcel Map (TPM) 2015-119 – a proposal to subdivide a 4.57 acre property into three parcels, Parcel 1 at 1.14 acres, Parcel 2 at 1.29 acres and Parcel 3 at 1.18 acres. A fourth parcel, Parcel A, will not be a building site and will be designated as a private street (as a portion of Bent Tree Road/Shady Canyon Road).

**APPLICANT:** O'Rhyan Capital Management, Property Owner

**LOCATION:** The project site is located at 10591 Bent Tree Road, Santa Ana, within the Third (3rd) Supervisorial District.

**ENVIRONMENTAL DOCUMENTATION:** Mitigated Negative Declaration (MND) No. PA150046 was approved by the Board of Supervisors on September 27, 2016 and is adequate to satisfy the requirements of CEQA for TPM2015-119.

**PREVIOUS ACTION:** Zone Change 16-01 (approved by Board of Supervisors on September 27, 2016)

**HEARING DATE:** November 16, 2016

**HEARING TIME:** 1:30 P.M. (Or as soon as possible thereafter)

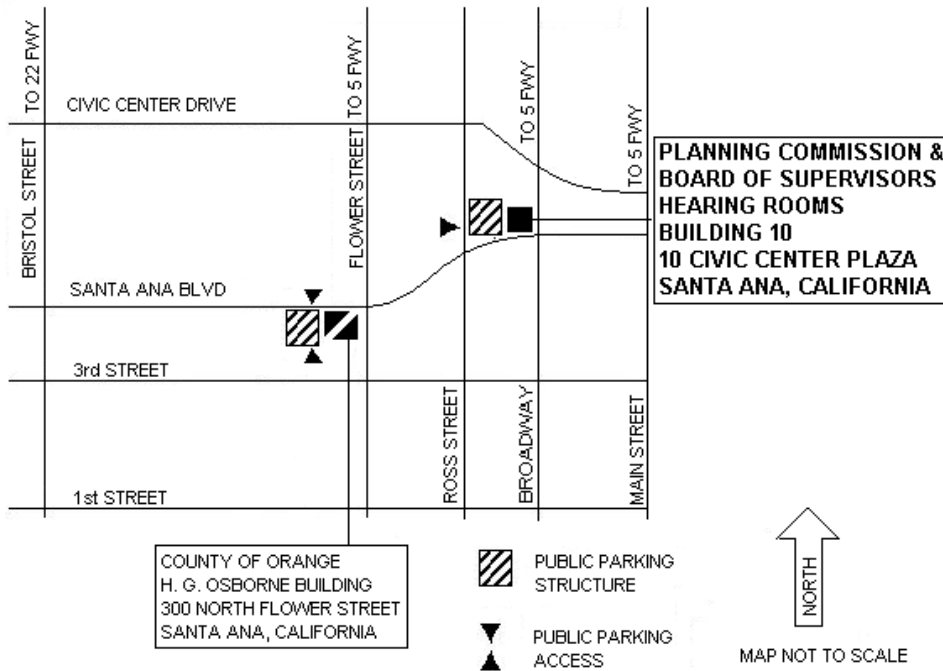
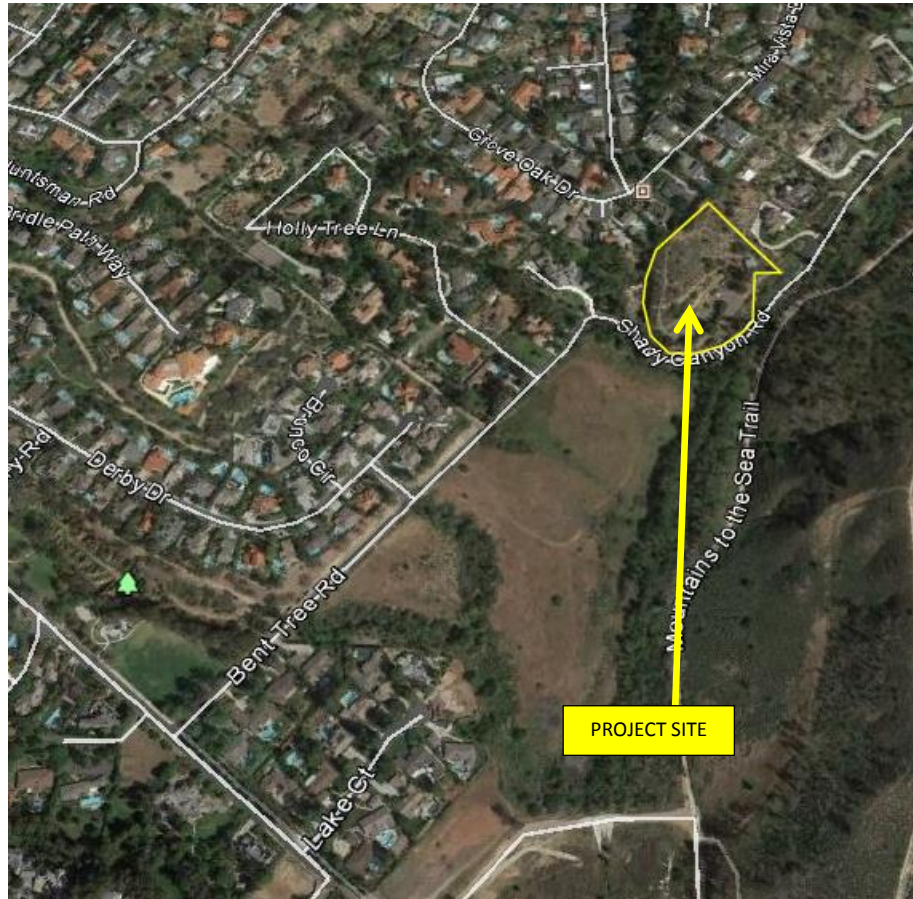
**HEARING LOCATION:** Subdivision Committee Hearing Room B10 in the H.G. Osborne Building at 300 N. Flower Street, at the corner of Santa Ana Blvd. and Flower Street in Santa Ana. See other side for location map.

### **INVITATION TO BE HEARD:**

All persons either favoring or opposing this proposal and all supporting documents are invited to present their views at this hearing. It is requested that any written response be submitted to Orange County Planning prior to the hearing date. 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 Orange County Planning.

For further information, call Kevin Canning at (714) 667-8847, e-mail at [Kevin.Canning@ocpw.ocgov.com](mailto:Kevin.Canning@ocpw.ocgov.com), or come to the Development Processing Center at the address indicated below.

**OC Planning**  
**300 N. Flower Street**  
**Santa Ana, CA 92702-4048**



### APPEAL PROCEDURE

Any interested person may appeal the decision of the Subdivision Committee on this map to the OC Planning Commission within 10 calendar days of the decision upon submittal of required documents and a deposit of \$500 filed at the Development Processing Center, 300 N. Flower St., Santa Ana. 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 report, or in written correspondence delivered to OC Development Services/Planning Division.