



ORANGE COUNTY Public Works MEMORANDUM

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OC Development Services

OC Facilities Design & Construction Management

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OC Fleet Services

OC Construction

OC Environmental Resources

OC Operations & Maintenance

OC Infrastructure Programs

OC Survey

To: North Tustin Advisory Committee
From: Kevin Canning, Contract Planner
Date: March 16, 2022
Subject: Tentative Parcel Map TPM 2021-186 – Sunrise Lane Parcel Map

OC Development Services/Planning requests the Committee’s review and comment on the subject application.

Project Description

The applicant proposes to subdivide a vacant 2.1 acre parcel within the AR-20000 zoning district which requires a minimum building site area of 20,000 square feet. The proposed project would create four parcels with areas from 30,332 square feet to 30,274 square feet. The four new lots would each take access from an extension of Sunrise Lane through the new lots, that is no access would be taken from existing Sunrise Lane which would be at the foot of some large slopes. The project will require approval of the map by the Subdivision Committee.

The applicant would ultimately develop a single family home on each new parcel. At the request of staff, the applicant has provided conceptual grading and a development concept for proposed Parcel 2.

Aerial of Existing Conditions



Attachments – Plans – TPM, Conceptual Grading and Residential Layout for Parcel 2