



# ORANGE COUNTY Public Works MEMORANDUM

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**To:** North Tustin Advisory Committee  
**From:** Kevin Canning, Contract Planner  
**Date:** July 19, 2023 (Meeting Date)  
**Subject:** Tentative Parcel Map TPM 2021-131 – Bent Tree Parcel Map

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

### Project Description

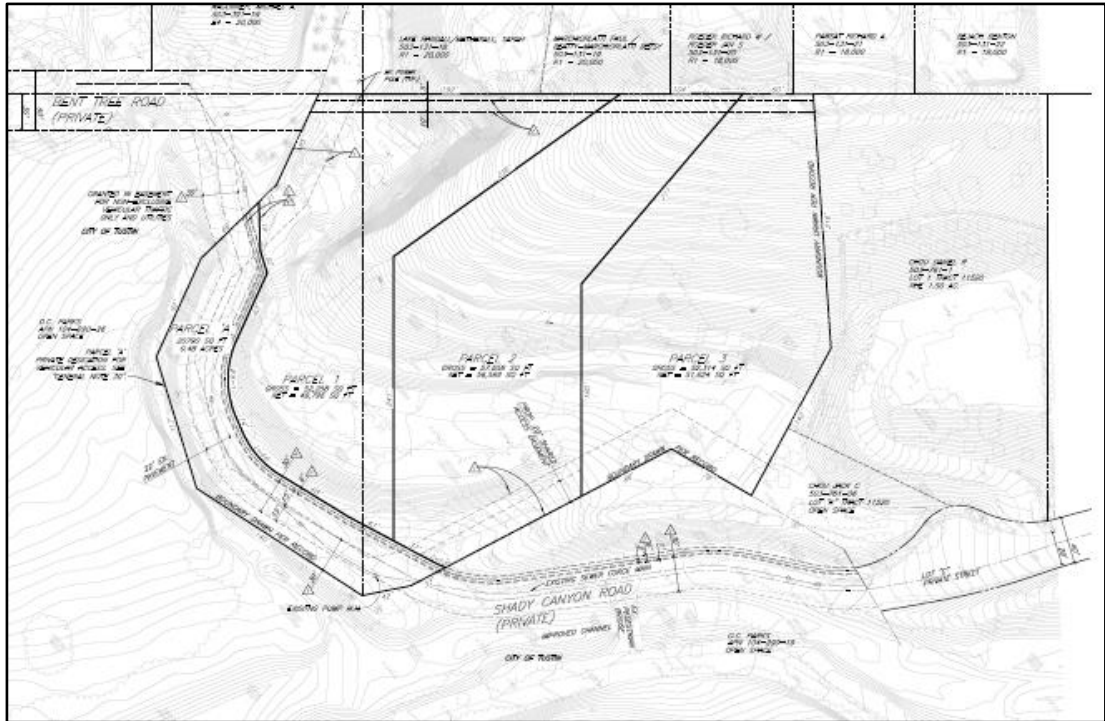
The applicant proposes to modify a previously approved, but now expired, parcel map. In 2016, the subject site was rezoned to require minimum 1-acre lots and subdivided to propose three residential lots. The 1-acre zoning remains in effect, but the map was allowed to expire.

Since that time, two adjacent areas of land have been purchased from County Parks and added to the mapped area. It only slightly changes the previous three-lot configuration. The addition of these two areas will facilitate the developer’s ability to install and maintain a fuel modification zone surrounding the proposed new development.

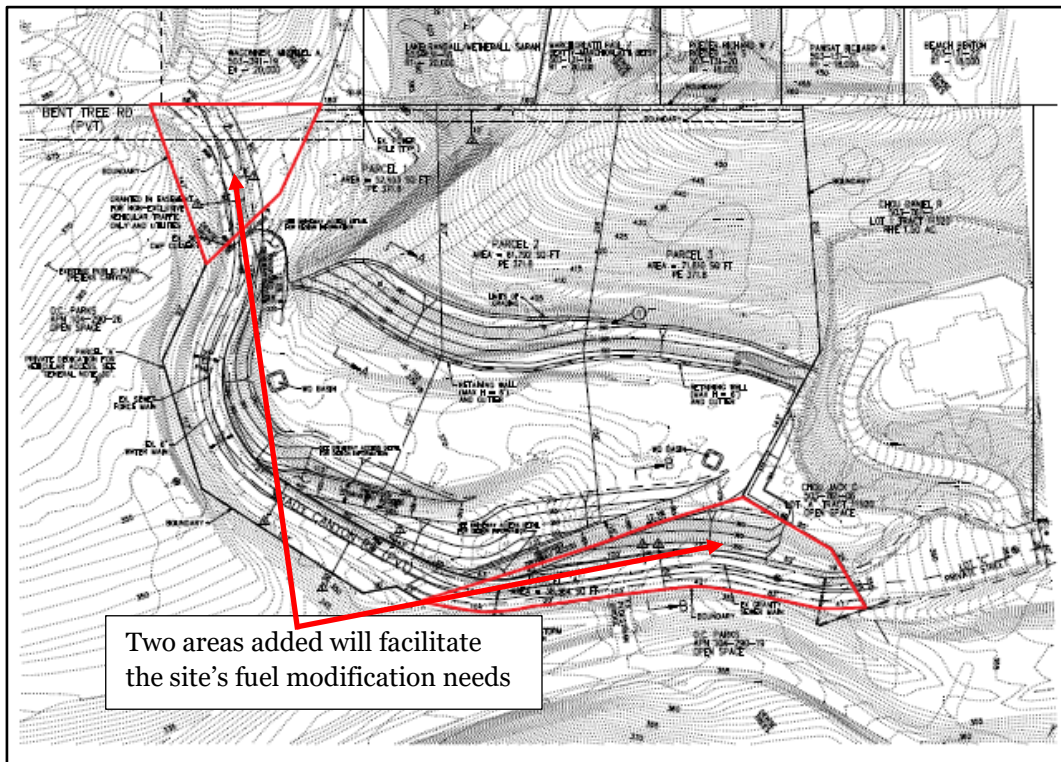
### Aerial of Existing Conditions



### 2016 approved lot configuration



### Proposed 2023 Modification



Attached: NTAC March 2016 meeting minutes