



County Administration South  
601 North Ross Street  
Santa Ana, CA 92701

P.O. Box 4048  
Santa Ana, CA 92702

(714) 667-8800

info@ocpw.ocgov.com

OCPublicWorks.com



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ORANGE COUNTY  
**Public Works**  
MEMORANDUM

**DATE:** January 21, 2026

**TO:** North Tustin Advisory Committee

**FROM:** Ilene Lundfelt, Associate Planner  
[Ilene.Lundfelt@ocpw.ocgov.com](mailto:Ilene.Lundfelt@ocpw.ocgov.com) or (714)667-9697

**SUBJECT:** PA24-0144 – Site Development Permit for grading operations involving more than 500 cubic yards (500 cy) on a slope greater than thirty percent (30%) located at 10201 Overhill Drive, Santa Ana, California, 92705 (APNs 503-541-04)

**APPLICANT:** Shella Manalang, Property Owner

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### RECOMMENDATION

By motion find that:

1. The Advisory Committee received the proposed project memorandum and finds that the proposed project is consistent with the applicable land use regulations; and
2. The Advisory Committee recommends that the Director approves the proposed Site Development Permit to allow for grading operations exceeding 500 cy on a slope greater than 30%.

### SUMMARY

The applicant is requesting approval of a Site Development Permit by the Director to allow on-site grading exceeding 500 cy on a slope greater than 30%. The grading work is associated with a proposed addition to the existing residence, a new patio cover, a new swimming pool and deck, and a new basketball court.

### BACKGROUND

The subject property is zoned R1 “Single-Family Residence” -20000 (C3004) District requiring a minimum building site area of 20,000 square feet (sq. ft.). The “(C3004)” is a condition of a 1977 zone change, in association with the subdivision, Tract 5369, that required approval of an Area Plan (AP 77A-6 was approved) prior to construction of the tract homes. The lot is approximately 25,200 square feet, with an average width of 102 feet and an approximate depth of 247 feet. The subject site is developed with an existing 6,868-sqft, two-story single-family residence and an attached three-car garage. The residence was constructed in 1989.

The site slopes downward from the west to the east.

### DISCUSSION

A Site Development Permit approved by the Director is required for grading operations involving more than five hundred 500 cy on a slope greater than 30%, pursuant to County Zoning Code Section 7-9-66(b).

The proposed project includes grading the existing sloped area behind the residence to create leveled, terraced areas to accommodate site improvements, including a residential addition, new swimming pool and deck, new patio cover, and new basketball court.

If approved, the applicant would be authorized to conduct on-site grading (cut and fill) totaling approximately 1,637 cubic yards. The grading would affect areas with existing slopes ranging from 30% to 50%.

The applicant will be responsible for obtaining all required approvals and permits from the appropriate County divisions, including, but not limited to, Building & Safety and Water Quality.

#### COMPLIANCE WITH CEQA

The proposed project is Categorically Exempt (Class 3) from the provisions of CEQA pursuant to Section 15303, because it consists of construction and location of limited numbers of new, small accessory structures including patio/deck, swimming pools/spa, and fences.

#### **Attachments:**

1. Plans
2. Scope of Work/Justification Letter