



ORANGE COUNTY
OC Public Works
 MEMORANDUM

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DATE: June 17, 2026
TO: North Tustin Advisory Committee
FROM: Ilene Lundfelt, Associate Planner
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SUBJECT: Tentative Tract Map TTM 19317 – Tentative Tract Map TTM 19317 is a request to subdivide an approximately 1.72-acre property into four (4) single-family residential lots and one additional Lot A for a private road. The project site is located at 12612 Lemona Lane in the unincorporated North Tustin area of Orange County and is identified as Assessor Parcel Number (APN) 103-512-41.

APPLICANT: V&J Design and Builders, Applicant

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 Subdivision Committee approve the proposed Tentative Tract Map.

SUMMARY

The applicant is requesting approval of a Tentative Tract Map TTM 19317 by the County of Orange Subdivision Committee subdivide an approximately 1.72-acre property into four (4) single-family residential lots and one additional Lot A for a private road. The project site is located at 12612 Lemona Lane in the unincorporated North Tustin area of Orange County and is identified as Assessor Parcel Number (APN) 103-512-41.

BACKGROUND

The subject property is zoned 100-E4 “Small Estates” District, which requires a minimum lot width of approximately 100 feet. The project site is an irregularly shaped parcel consisting of approximately 74,793 square feet (sq. ft.). The site is currently developed with a 3,876 sq.-ft., single-story single-family residence and 5 covered parking spaces. The residence was originally constructed in 1956.

DISCUSSION

The proposed subdivision is generally consistent with the intent and development pattern of the surrounding North Tustin residential community, which is characterized by detached single-family homes on medium to large residential parcels. The project is designed to facilitate orderly residential development while maintaining compatibility with the existing neighborhood character.

The proposed lots are anticipated to comply with the applicable development standards of the 100-E4 zoning district, including minimum lot area, setbacks, and other applicable zoning

requirements. Access to the subdivision would be provided via a private road from Lemona Lane, which would be contained within Lot A and maintained privately. Future residential development on the proposed lots would be subject to separate review and approval for compliance with County zoning, building, grading, drainage, and fire authority requirements.

As part of the subdivision improvements, the applicant is proposing approximately 120 cubic yards (cy) of cut and fill grading activity associated with the creation of the private road, utility improvements, and drainage infrastructure for the proposed lots. The proposed grading is intended to facilitate site access and ensure proper drainage while minimizing impacts to the surrounding properties and existing topography.

The subdivision would require installation and/or improvement of infrastructure and utilities necessary to serve the proposed lots, including drainage facilities, utility connections, and roadway improvements, as determined through the County review process. The proposed project has been designed to create developable residential lots while minimizing impacts to adjacent residential properties and maintaining consistency with the semi-rural residential character of the North Tustin area.

COMPLIANCE WITH CEQA

The proposed project is Categorically Exempt (Class 15 – Minor Land Divisions) from the provisions of California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, because the project consists of a subdivision creating four residential lots within an urbanized area with adequate access and utilities, and the project conforms with the applicable General Plan and zoning regulations.

Attachments:

1. Tentative Tract Map TTM 19317
2. Conceptual Grading Plan
3. Scope of Work