ORANGE COUNTY OC Public Works

DATE:	January 28, 2026
TO:	Orange County Planning Commission
FROM:	OC Development Services/Planning
SUBJECT:	Use Permit PA23-0119 to establish residential development standards for Saddleback Meadows development
PROPOSAL:	Use Permit to establish residential development standards for the Saddleback Meadows development through a Planned Development combining district to facilitate development of the approved 181-unit development.
GENERAL PLAN DESIGNATION:	1B – Suburban Residential
ZONING DISTRICT:	Foothill/Trabuco Specific Plan– Bridlewood Residential District
LOCATION:	Eastern side of El Toro Road, approximately one-half mile south of the intersection of Santiago Canyon Road (El Toro Road) and Live Oak Canyon Road, in Unincorporated Orange County within the Third Supervisorial District.
APPLICANT:	California Quartet, L.P., Agent – Michael Recupero
STAFF CONTACT:	Scarlet Duggan, Land Use Manager Phone: (714) 667-1606 Email: scarlet.duggan@ocpw.ocgov.com

RECOMMENDED ACTIONS

OC Development Services/Planning recommends the Planning Commission:

1. Receive staff report and public testimony; and
2. Adopt Planning Commission Resolution No. 26-01 (Attachment 1):
    a. Find that the project is considered in RSEIR No. 566, certified by the Board on November 5, 2002, RSEIR No. 566 Addendum No. 1 administratively approved on August 11, 2004, and RSEIR No. 566 Addendum No. 2, administratively approved on September 26, 2022, which adequately addressed the effects of the proposed project.
    b. Approve Planning Application PA23-0119 for a Use Permit to establish residential development standards for Saddleback Meadows development through a Planned Development combining district subject to the Findings and Conditions of Approval contained within the Resolution.

INTRODUCTION

BACKGROUND

In 1980, the Saddleback Meadows project was zoned "Saddleback Meadows Planned Community." In 1988, Tract Map 10692 was recorded to subdivide the property, which provided for the development of 705 residential lots, primarily intended for small lot mobile home or manufactured housing units, and 1.5 acres for local commercial development.

In 1991, the Foothill/Trabuco Specific Plan (F/TSP) was adopted by the County of Orange (County) Board of Supervisors (Board). The F/TSP classified the subject site as the "Bridlewood Residential District" (BWR). The BWR regulations incorporated the development entitlements for the subject property that were existing prior to the adoption of the F/TSP, stated that the property was "exempt from all of the Regulations and Guidelines included in this Specific Plan…" and further specified that a Specific Plan Amendment would be required if future development on the site deviated from the existing, already recorded approval. Similarly, the F/TSP recognized three other sites within its boundaries with recorded maps as being exempt from the Specific Plan due to previously recorded maps.

In 1998, a project was proposed that "deviated from the existing approval" recognized by the F/TSP and proposed 299 single family lots. As required by the F/TSP, the new 299 residential lot alternative was submitted and reviewed as an amendment to the F/TSP. In addition to the necessary Specific Plan Amendment (ZC 98-3), an Area Plan (AP 98-2), Tentative Tract Map 15230 and Subsequent Environmental Impact Report (SEIR) 566 Addendum No. 1 were approved by the Board on December 8, 1998.

In 2002, following a challenge to the 1998 approvals by a neighboring property owner and environmental groups, based on a court decision, Revised Subsequent EIR (RSEIR) No. 566 was prepared and analyzed a similarly designed 299-lot project. On November 5, 2002, the Board certified RSEIR No. 566 and approved one of the project alternatives discussed in RSEIR No. 566 for the development of 283 residential lots.

In 2004, in accordance with a settlement entered into on May 6, 2004, to resolve the 1998 litigation, between the applicant, the Vedanta Society, and other Plaintiffs and Defendants, including the County, the applicant reduced the project from 283 to 266 residential lots, in addition to other project modifications to address the concerns of the litigants. The settlement agreement required ongoing review and negotiations between the project proponents and Vedanta Society regarding any potential future modifications and review of subsequent engineering and design plans. On August 11, 2004, the Director of Planning approved a Changed Plan CP040022, which included a Revised Tentative Tract Map 15230 and RSEIR No. 566 Addendum No. 1, that modified the project to 266 dwelling units.

In 2022, following additional engineering studies, arbitrations with Vedanta Society pertaining to the applicants' ability to change the plans approved in 2004, among other matters, the applicant further reduced the project from 266 residential lots to 181 residential lots. On September 26, 2022, the Deputy Director, OC Development Services/Planning, approved a Changed Plan CP170051, which included a Second Revised Tentative Tract Map 15230, RSEIR No. 566 Addendum No. 2, and revised Area Plan 98-2.

On June 24, 2025, the Board approved Final Tract Map TR15230 which reflects the current project of 181 numbered lots for residential development and 32 lettered lots for landscaping, fuel modification, environmental protection and other non-residential uses in substantial conformance with the Second Revised Tentative Tract Map 15230.

EXISTING CONDITIONS

The 181-unit Saddleback Meadows development project is situated on a 222.2-acre vacant site located on the eastern side of El Toro Road, approximately one-half mile south of the intersection of Santiago Canyon Road (El Toro Road) and Live Oak Canyon Road in the unincorporated area of the County within the Third Supervisorial District.

The Saddleback Meadows project site is situated amid the lower, southwestern foothills of the Santa Ana Mountains. The topography is hilly with several steep slopes and ravines. The project site is undeveloped, and portions of the site have been grazed, cleared, or otherwise disturbed for many years. The site has experienced significant erosion, slope failures, and invasion of non-native plants. Horse and cattle grazed on the site during most of the 1900s. Prior onsite development was limited to a small corral in the western portion of the site, remnants of several other structures, and a few informal unimproved site access roads.

SURROUNDING LAND USES

The vicinity is surrounded by a variety of land use including the below.

Direction	Zoning Designation	Existing Land Use
Project Site	F/TSP - BWR	Vacant
North	F/TSP – Public/Quasi-Public Facilities District, F/TSP – Upper Aliso Residential District, F/TSP – Open Space Conservation District	Saint Michael's Abby (now the Orange County Rescue Mission), residences, and the Cleveland National Forest
South	F/TSP – Open Space Conservation District, F/TSP – Public/Quasi-Public Facilities District, RHE-10000 PD (40000), RS-5000 PD (10000), R4(SR)PD(4000)(H), B1(SR)	O'Neill Regional Park, the Ramakrishna Monastery, and the Hidden Ridge residential community
West	City of Lake Forest - Foothill Ranch planned community	Residential community
East	F/TSP – Trabuco Canyon Residential District	Residential

A vicinity map (Attachment 2) and project map (Attachment 3) are included, illustrating the project site in context with surrounding areas.

PROPOSED PROJECT

Per Zone Change ZC 98-3, in 2002, the Board approved Ordinance No. 02-008 to modify the BWR District of the F/TSP in accordance with prior specific plan provisions. The BWR District identifies Residential Estates District (RE)(Planned Development District) (PD) as the allowable site development regulations pursuant to the County Zoning Code former sections 7-9-68 and 7-9-110 (in place in 2002) for the Saddleback Meadows project. Thus, while the RE zoning designation applies, a use permit to establish development standards is permitted under the PD combining district.

Per the F/TSP, the BWR District site development standards shall comply with the base district RE regulations, but with the PD as a combining district. As allowed by the F/TSP land use regulations for BWR, the site development standards proposed through a PD Combining District are compliant with the Zoning Code Section 7-9-48. Accordingly, this Use Permit, pursuant to Zoning Code Section 7-9-48, seeks to establish certain appropriate PD standards, which deviate from the RE development standards, for the Saddleback Meadows project to facilitate development of the approved 181-unit development.

The applicant is requesting the following Planned Development standards to be approved for the Saddleback Meadows project:

Development Standard	**F/TSP – BWR (RE)**	**Planned Development (Proposed)**
Maximum Building Height	35 feet	35 feet*
Front Setback from Property Line Abutting Street Right-of-Way (ROW)	40 feet	10 feet
Side Setback from Property Line Abutting Street ROW	10% of average ultimate net width of building site – Maximum 20 feet	10 feet
Rear Setback from Property Line Abutting Street ROW	25 feet	10 feet
Side Setback from Property Line Not Abutting Street ROW	10% of average ultimate net width of building site – Maximum 20 feet	5 feet
Rear Setback from Property Line Not Abutting Street ROW	25 feet or In computing the depth or a rear setback from any building where such setback opens on alley, private street, public park or public beach, one-half (0.5) of the width of such alley, street, park or beach may be deemed to be a portion of the rear setback, except that under this provision, no rear setback shall be less than fifteen (15) feet.	10 feet
Maximum Building Site Coverage (% of Site)	35%	N/A
Minimum Building Site Area Per Unit (square feet)	20,000 square feet	4,000 square feet (established in the approved Area Plan and Final Tract Map)
Accessory Uses and Structures		
Patios	Accessory structures, which are within the required setback areas shall be limited to 12 feet	No attached or detached covered patio shall be located closer than 3 feet to a property

Development Standard	F/TSP – BWR (RE)	Planned Development (Proposed)
	in height, unless sited within 3 feet of a property line, in which case it shall be limited to 8 feet in height.	line except the street side property line of a corner lot, in which case a minimum distance of 8 feet shall be maintained.
Projections into required setbacks	The building face of any detached accessory structure shall be at least three (3) feet from the building face any other structure and the eaves or projections of any structures shall not be closer than two (2) feet apart. Accessory structures within the required front setback area is permitted by a Use Permit approved by the Zoning Administrator.	Eaves, cornices, chimneys, outside staircases, balconies, and other similar architectural features may project a maximum of 4 feet into any required front, rear, or side setback within 1 foot of the property line, whichever is the least projection into the required setback. Porches may encroach up to 3 feet into a front yard setback, but in no case shall be located closer than 7 feet from the front property line. Setbacks shall comply with applicable fire and building codes, including the required separation between structures.
Detached, enclosed structures	Accessory structures, which are within the required setback areas shall be limited to 12 feet in height, unless sited within 3 feet of a property line, in which case it shall be limited to 8 feet in height.	Accessory structures that are detached from a main building that are enclosed and are over 8 feet in height, shall not be allowed within any required setback.
*Architectural features appropriately screened mechanical units and chimneys which do not exceed 10% of the roof area, nor exceed the height limit by more than 10 feet will be permitted.		

A typical lot exhibit (Attachment 4) illustrates the proposed Planned Development standards.

Development standards and uses not specifically requested by this Use Permit shall comply with the F/TSP – BWR and the County Zoning Code development standards and uses.

DISCUSSION/ANALYSIS

GENERAL PLAN CONSISTENCY

The General Plan Land Use designation for the project site is Suburban Residential (1B). Suburban Residential (1B) allows for the greatest flexibility for residential development and includes a range of housing types, from estates on large lots to attached dwelling units (townhomes, condominiums, clustered arrangements, apartments, and mixed-use projects). The building density for Suburban

Residential ranges from 0.25 to 43.5 dwelling units/acre (du/ac). The density for the proposed project is 0.8 du/ac and therefore is consistent with the Suburban Residential (1B) General Plan Land Use designation.

The proposed project is consistent with the following applicable Land Use Element Goals:

Goal 7 - New Development Compatibility.

The purpose of Goal 7 New Development Compatibility is to ensure that new development is compatible with adjacent areas. The average residential lot size for the proposed project is approximately 6,062 square feet (sf), with a minimum lot size of 4,000 sf. The reduced lot size is intended to accommodate a reduced grading footprint of the overall project, and meet the statewide demand for greater energy efficiency, greenhouse gas reduction, housing affordability, and changing market demand. The minimum lot size is compatible with other recently approved and under construction residential developments in the vicinity, including single family residential lots as small as 3,200 square feet (Portola Center).

Goal 7 New Development Compatibility also notes that new development within the Foothill-Trabuco Specific Plan planning area shall be designed to maintain a buffer between urban development and the Cleveland National Forest, to be compatible with the area, and to reflect the goals and objectives of that Plan. The proposed project would maintain a buffer between urban development and the Cleveland National Forest through the establishment of wildlife corridors. A local wildlife movement corridor is part of the project open space to address the importance of wildlife movement linkages between regionally important open space areas such as O'Neill Regional Park, Whiting Ranch Wilderness Park, and the Cleveland National Forest. The proposed project has incorporated an east/west corridor alignment consistent with that shown in the Foothill/Trabuco Specific Plan. This wildlife corridor runs through the northerly and central portions of the property and is a component of a regional three corridor concept. The proposed project preserves the full width of the existing natural corridor in the project site's easterly section. Furthermore, the proposed project preserves the north/south corridor connecting the Cleveland National Forest to O'Neill Regional Park.

The proposed project is consistent with Goal 7 New Development Compatibility, as the proposed project is adjacent to residential areas to the west and south and designed to maintain a buffer between urban development and the Cleveland National Forest to the north and east.

Goal 8 Creative Design Concepts.

The purpose of Goal 8 Creative Design Concepts is to encourage the use of innovative planning ideas that give variety to the character of development and new design concepts can facilitate environmentally sensitive development. The proposed project has been designed to minimize impact on the existing landform and facilitates environmentally sensitive development. Design features are incorporated into the proposed project to screen views of Saddleback Meadows from the surrounding areas, and to reduce visual impacts. Project design features include:

- Creative contour grading that emphasizes and expands upon the existing landforms;
- Berming and back-cut grading at select and appropriate locations to blend with natural terrain features while
- Providing screening and buffering views into the project site from the Orange County Rescue Mission, the Ramakrishna Monastery, and the Hidden Ridge and Portola Hills communities. A 4 to 5-foot berm is proposed along the rear yard areas of residential lots on the south side of G Street to partially screen proposed residential units from the Hidden Ridge residential community. Back-cut slope grading is proposed along the residential lots south of the spine road and east of I

street to screen views of those residential units from the Ramakrishna Monastery and open space areas south of the project site;

- Creative site planning techniques that incorporate slopes, landscape zones and landforms between homes and the surrounding neighbors, and allows for neighborhood streets that follow the terrain;
- An aesthetic community-wide landscape (including substantial native habitat restoration) that provides visual enhancement through significant perimeter and interior plantings, responds to seasonal changes, and provides filtered views of the community from the surrounding areas. Loffel walls are used in select locations to minimize the extent of manufactured slopes. Loffel walls allow for the growth of plant materials on and around the wall, eventually helping to screen the wall behind a blanket of vegetation;
- Reconfiguring the riding and hiking trail to parallel the spine road and providing a trail rest area at the terminus of the trail adjacent to the spine road cul de sac.

The proposed project is consistent with Goal 8 Creative Design Concepts because the project has been designed to minimize impact on the existing landform and facilitates environmentally sensitive development.

Goal 9 Enhancement of Environment

The purpose of Goal 9 Enhancement of Environment is to guide development so that the quality of the physical environment is enhanced. The proposed project incorporates a comprehensive biological resource mitigation plan that expands the wildlife movement corridor and restoration/enhancement areas incorporated into the design of the project, providing for improved connectivity and wildlife movement from the Aliso Creek Corridor to O'Neill Regional Park and the Cleveland National Forest. A 42.8 acre Biological Resource Mitigation Area, which is an area that will be protected by the Conservation Easement dedicated to CDFW consistent with the Court Judgment, offers the opportunity to protect and enhance important biological resources and preserve undisturbed open space. This area will preserve existing biological resources including coastal sage scrub, oak, and sycamore woodlands, and five existing ephemeral ponds and eight created ephemeral ponds.

In select portions of the Biological Resource Mitigation Area, riparian habitat and ephemeral ponds will be preserved and created. Thirteen ephemeral ponds (consisting of five existing ponds and eight newly created ponds) and associated erosion control will be either preserved or constructed to provide Riverside fairy shrimp habitat. Existing stands of oak woodlands, coastal sage scrub, chaparral, riparian habitat, and other ephemeral ponds will be left undisturbed. Non-native vegetation including annual grasslands and orchards may be removed and replaced with coastal sage scrub and oak woodlands. Existing stands of disturbed coastal sage scrub will be enhanced. Portions of the onsite unimproved roads/trails will be revegetated with native vegetation.

In addition, a local wildlife movement corridor is part of the project open space to address wildlife movement linkages between O'Neill Regional Park, Whiting Ranch Wilderness Park, and the Cleveland National Forest. The proposed project preserves the full width of the existing natural corridor in the project site's easterly section. and preserves the north/south corridor connecting the Cleveland National Forest to O'Neill Regional Park. The proposed on-site native habitat preservation and restoration will serve to increase the functionality of the proposed wildlife corridor.

The proposed project is consistent with Goal 9 Enhancement of Environment because the project's comprehensive biological resource mitigation plan expands the wildlife movement corridor and

restoration/enhancement areas incorporated into the design of the project, thus enhancing the physical environment, including plant and animal life.

Goal 14 Urban and Storm Runoff Regulations.

The purpose of Goal 14 Urban and Storm Runoff Regulations is to guide physical development within the County while protecting water quality through required compliance with urban and stormwater runoff regulations. The proposed project and most of the onsite open space areas drain in a westerly direction towards Aliso Creek. A comprehensive storm water quality management program, designed to minimize or eliminate water quality impacts to Aliso Creek, has been incorporated into the overall project design. No development related urban runoff drains toward Oso Creek and no drainage facilities are proposed in this area.

The following stormwater drainage and water quality design features have been incorporated into the project:

- A bio-detention system north of and adjacent to the proposed spine road to filter and detain low flow urban runoff from streets and other impervious areas;
- Hydromodification controls to reduce peak stormwater flows and sedimentation to downstream receiving waters;
- On-site detention and filtration of first flush storm water;
- Incorporation of a comprehensive series of structural and non-structural Best Management Practices, located within the project development area, including in-line stormceptors;
- Temporary structural and non-structural Best Management Practices (BMPs) during development area construction;
- Temporary BMPs in the Natural Resource Protection Area during construction of the biological resource mitigation ponds and access.

The proposed project is consistent with Goal 14 Urban and Storm Runoff Regulations because a comprehensive storm water quality management program, designed to minimize or eliminate water quality impacts to Aliso Creek, has been incorporated into the overall project design, thus addressing urban runoff and stormwater pollution associated with development and redevelopment activities.

Therefore, the proposed project is consistent with the applicable objectives, policies, and general land uses and programs specified in the General Plan.

SPECIFIC PLAN AND ZONING CODE CONSISTENCY

The F/TSP amendment (Ordinance 02-008), approved by the Board in 2002, specified updated BWR development standards to be compliant with RE District, Planned Development Combining District pursuant to the County Zoning Code Sections 7-9-31 and 7-9-48. As allowed by the F/TSP land use regulations for BWR, the site development standards proposed through a PD Combining District are compliant with Zoning Code Section 7-9-48. As such, the applicant is requesting a Use Permit to establish site-specific development standards, which deviate from the RE development standards, under the Planned Development regulations of the Zoning Code Section 7-9-48 to facilitate development of the approved Saddleback Meadows project.

The proposed Planned Development standards are comparable to the development standards permitted in nearby residential communities zoning districts and comply with the regulations of the PD Combing District pursuant to the Zoning Code.

The project has been designed to minimize impact on the existing landform. The residential lots have been located on the more gently sloping areas along the southwestern portion of the site, while the steep terrain of the central canyon area and the northern and eastern sections of the site have been left as open space. Development will lie below the eastern and northern major ridgelines bordering the property, which creates a natural ridgeline backdrop. A primary design consideration for Saddleback Meadows is partially screening views of the community when viewed from the surrounding areas and from within the development.

An additional project design feature to contour grading with landform enhancement to provide for edge treatments responsive to the natural terrain. Contour grading and strategic use of berms, back-cut slope grading and existing landforms along the community's spine road and edges to provide for partial or complete screening and buffering of views into the project site from off-site locations. The spine road alignment responds to the terrain and allows for landscape plantings on both sides of the road. This allows the project to create a more natural and organic ambiance in keeping with the rolling hillside setting, surrounded by large areas of onsite open space.

The proposed project is consistent with the F/TSP and Zoning Code because while the RE zoning designation applies, a use permit to establish site development standards is permitted under the PD combining district. Therefore, the proposed project is compliant with Zoning Code Section 7-9-48.

FINDINGS

Proposed Use Permit PA23-0119 is consistent with:

1. General Plan – The proposed project is consistent General Plan Land Use Suburban Residential (1B). Suburban Residential (1B) because the building density for Suburban Residential ranges from 0.25 to 43.5 dwelling units/acre (du/ac) and the density for the proposed project is 0.8 du/ac. The proposed project is consistent with Goal 7 New Development Compatibility because the proposed project is adjacent to residential areas to the west and south and designed to maintain a buffer between urban development and the Cleveland National Forest to the north and east. The proposed project is consistent with Goal 8 Creative Design Concepts because the project has been designed to minimize impact on the existing landform and facilitates environmentally sensitive development through screening views of Saddleback Meadows from the surrounding areas, and to reduce visual impacts. The proposed project is consistent with Goal 9 Enhancement of Environment because the project comprehensive biological resource mitigation plan expands the wildlife movement corridor and restoration/enhancement areas incorporated into the design of the project, thus enhancing the physical environment, including plant and animal life. The proposed project is consistent with Goal 14 Urban and Storm Runoff Regulations because a comprehensive storm water quality management program, designed to minimize or eliminate water quality impacts to Aliso Creek, has been incorporated into the overall project design, thus addressing urban runoff and stormwater pollution associated with development and redevelopment activities.
2. Zoning Code – The use, activity or improvement(s) proposed, subject to the specified conditions, is consistent with the provisions of the Zoning Code and Foothill/Trabuco Specific Plan regulations applicable to the property because under the applicable RE zoning designation, a use permit to establish site development standards is permitted under the PD combining district. Therefore, the proposed project is compliant with Zoning Code Section 7-9-48.

3. California Environmental Quality Act (CEQA) – The proposed project will not have any more severe or additional significant adverse effects on the environment that has not been considered in RSEIR No. 566, certified by the Board on November 5, 2002, RSEIR No. 566 Addendum No. 1 administratively approved on August 11, 2004, and RSEIR No. 566 Addendum No. 2, administratively approved on September 26, 2022, which adequately addressed the effects of the proposed project. With implementation of the Proposed Project (181 Units) and application of the mitigation measures contained in certified RSEIR No. 566, impacts to all environmental resources (except for cumulative air quality impacts) will continue to be less than significant, including: land use and planning, agriculture, population & housing, geophysical, hydrology and drainage, water quality, transportation/traffic, air quality, noise, biological resources, aesthetics/visual, cultural/scientific resources, recreation, mineral resources, hazards, public services, and utilities and service systems. No additional mitigation measures have been proposed in Addendum No. 2 beyond those mitigation measures adopted in connection with the certification of RSEIR No. 566 and RSEIR No. 566 Addendum No. 1.
4. Compatibility – The location, size, design and operating characteristics of the proposed development standards will not create unusual conditions or situations that may be incompatible with other permitted uses in the vicinity because the proposed project is adjacent to residential areas to the west and south and designed to maintain a buffer between urban development and the Cleveland National Forest to the north and east. In addition, the minimum lot size is compatible with other recently approved and under construction residential developments in the vicinity, including single family residential lots as small as 3,200 square feet (Portola Center).
5. General Welfare – The application will not result in conditions or circumstances contrary to the public health and safety and the general welfare because the proposed project was evaluated under RSEIR No. 566, certified by the Board on November 5, 2002, RSEIR No. 566 Addendum No. 1 administratively approved on August 11, 2004, and RSEIR No. 566 Addendum No. 2, administratively approved on September 26, 2022 and impacts to all environmental resources (except for cumulative air quality impacts) will be less than significant.
6. Public Facilities – The approval of the permit application complies with Codified Ordinance Section 7-9-711 regarding public facilities (fire station, library, sheriff, etc.) because the proposed project would be required to pay into development impact fees prior to the issuance of building permits.
7. Foothill/Trabuco Specific Plan – The proposed project is consistent with the purpose and intent of the Foothill/Trabuco Specific Plan because on November 9, 2002, the Board approved Ordinance No. 02-008 to modify the Bridlewood Residential district of the F/TSP to include "Residential Estates/Planned Development District Regulations" to allow a project to be developed that would keep with the character of the development envisioned by the F/TSP and allowed for site specific development standards to be imposed through a use permit process.
8. Area Plan 98-2 - The application for a Use Permit to establish development standards for Saddleback Meadows project is consistent with Area Plan 98-2 because the Use Permit implements the Area Plan by establishing a minimum building site area per unit (square feet) of 4,000 square feet, as established in the approved Area Plan and Final Tract Map.

Therefore, the findings required under Zoning Code Sections 7-9-125.6 can be made in support of this request to establish development standards for the Saddleback Meadows project through a PD Combining District.

REFERRAL FOR COMMENT

A copy of the planning application and the proposed site plan were distributed for review and comment to the appropriate County divisions - Building and Safety, Traffic, and Environmental Planning. Staff has reviewed all comments received, and where appropriate, has addressed the comments through recommended Conditions of Approval. All future development plans shall be reviewed and approved by Orange County Fire Authority prior to issuance of building permits.

The Foothill/Trabuco Specific Plan Review Board (F/TSPRB) reviewed this proposed Planning Application PA23-0119 at their October 11, 2023, meeting and provided the following recommendations to the Planning Commission for consideration:

- Side setbacks to maintain 15 feet on each side
- Front setback to maintain 20 feet
- Rear setback to maintain 20 feet
- Maximum Building height of 30 feet

PUBLIC NOTICE

Public notices were mailed to all owners of record within 300 feet of the subject property, appropriate parties as required by the settlement agreement, posted at the project site, published in a local newspaper, posted at the posting kiosk the County Administration building located in Santa Ana, CA, and on the OCPW-OC Development Services webpage, at least ten days prior to this public hearing, as required by established public hearing posting procedures.

COMPLIANCE WITH CEQA

The proposed project will not have any more severe or additional significant adverse effects on the environment that has not been considered in RSEIR No. 566, certified by the Board on November 5, 2002, RSEIR No. 566 Addendum No. 1 administratively approved on August 11, 2004, and RSEIR No. 566 Addendum No. 2, administratively approved on September 26, 2022, which adequately addressed the effects of the proposed project. No substantial changes have been made in the project, no substantial changes have occurred in the circumstances under which the project is being undertaken and no new information of substantial importance to the project which was not known or could not have been known when the RSEIR No. 566 was certified and the Mitigation Monitoring and Reporting Program was adopted, RSEIR No. 566 Addendum No.1 was administratively approved and RSEIR No. 566 Addendum No. 2 was administratively approved. No additional mitigation measures have been proposed in Addendum No. 1 and Addendum No. 2 beyond those mitigation measures adopted in connection with the certification of RSEIR No. 566; therefore, no further environmental review is required.

CONCLUSION

Staff reviewed the applicant's request to establish development standards for the Saddleback Meadows project through a PD Combining District to be consistent with the County of Orange General Plan, Zoning Code, and the F/TSP. As allowed by the F/TSP land use regulations for BWR, the site development standards proposed through a PD Combining District are compliant with the Zoning Code Section 7-9-

48. Staff recommend approval of Planning Application PA23-0119, subject to the required Findings and Conditions of Approval within Resolution No. 26-01.

APPEAL PROCEDURE

Any interested person may appeal the decision of the Planning Commission on this permit to the Board of Supervisors within 15 calendar days of the decision upon submittal of required documents filed online at myoceservices.ocgov.com or in person at the County Service Center, located at 601 N. Ross 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.

Submitted by:	Concurred by:
DocuSigned by: Cindy Salazar 5CF656B25562407... or	DocuSigned by: Cindy Salazar 5CF656B25562407...
Scarlet Duggan, Land Use Manager	Cindy Salazar, Division Manager
OC Development Services/Planning	OC Development Services/Planning

ATTACHMENTS:

1. Planning Commission Resolution No. 26-01
2. Vicinity Map
3. Project Map
4. Typical Lot Exhibit

RESOLUTION NO. 26-01
RESOLUTION OF THE PLANNING COMMISSION OF
ORANGE COUNTY, CALIFORNIA
JANUARY 28, 2026

On Motion of Commissioner Bartlett, duly seconded and carried, the following Resolution was adopted:

WHEREAS, Planning Application PA23-0119 was submitted by the applicant requesting a Use Permit to establish development standards for Saddleback Meadows development through a Planned Development combining district to facilitate development of the approved 181-unit development;

WHEREAS, the Board of Supervisors approved the Final Tract Map 15230 for the 181-unit Saddleback Meadows development at their June 24, 2025, regular meeting.

WHEREAS, the proposed project is consistent with applicable General Plan goals and policies, including General Plan Land Use Suburban Residential (1B) land use designation, Land Use Goal 7 New Development Compatibility, Goal 8 Creative Design Concepts , Goal 9, Goal 14 Urban and Storm Runoff Regulations.;

WHEREAS, the project is consistent with the land use regulations of the Bridlewood Residential District ("BWR") of the Foothill/Trabuco Specific Plan because the BWR District identifies Residential Estates District (RE)(Planned Development District) (PD) as the allowable site development regulations pursuant to the County Zoning Code 7-9-48 and with a use permit to establish the standards they will be consistent with the BWR requirements;

WHEREAS, the project complies with the Planned Development Combining District regulations pursuant to Zoning Code Section 7-9-48 and Residential Estates District regulations pursuant to Zoning Code Section 7-9-31 as required by the Foothill/Trabuco Specific Plan for development within the Bridlewood District;

WHEREAS, the project will not have any more severe or additional significant adverse effects on the environment that have not been considered in RSEIR No. 566, certified by the Board on November 5, 2002, RSEIR No. 566 Addendum No. 1 administratively approved on August 11, 2004, and RSEIR No. 566 Addendum No. 2, administratively approved on September 26, 2022, which adequately addressed the effects of the proposed project);

WHEREAS, a duly noticed public hearing was held on January 28, 2026, before the Planning Commission, at which time all interested persons were given the opportunity to be heard, and the

Planning Commission reviewed and considered all evidence presented, including the staff report and public testimony;

WHEREAS, the Planning Commission reviewed and fully considered the proposed Use Permit PA23-0119 and has heard and considered any public comments received on this request, and determined after review and consideration to approve Use Permit PA23-0119.

NOW, THEREFORE, BE IT RESOLVED THAT THE PLANNING COMMISSION ADOPTS THIS RESOLUTION TO:

a. Find this project will not have any more severe or additional significant adverse effects on the environment that have not been considered in RSEIR No. 566, certified by the Board on November 5, 2002, RSEIR No. 566 Addendum No. 1 administratively approved on August 11, 2004, and RSEIR No. 566 Addendum No. 2, administratively approved on September 26, 2022, which adequately addressed the effects of the proposed project. No substantial changes have been made in the project, no substantial changes have occurred in the circumstances under which the project is being undertaken and no new information of substantial importance to the project which was not known or could not have been known when the RSEIR No. 566 was certified and the Mitigation Monitoring and Reporting Program was adopted, RSEIR No. 566 Addendum No.1 was administratively approved and RSEIR No. 566 Addendum No. 2 was administratively approved. No additional mitigation measures have been proposed in Addendum No. 1 and Addendum No. 2 beyond those mitigation measures adopted in connection with the certification of RSEIR No. 566; therefore, no further environmental review is required.

b. Approve Planning Application PA23-0119 for a Use Permit to establish residential development standards for Saddleback Meadows development through a Planned Development combining district subject to the Findings and Conditions of Approval contained within this Resolution.

Recommended Findings:

1. General Plan

    a. That proposed project is consistent with General Plan Land Use Suburban Residential (1B) designation because the building density for Suburban Residential ranges from 0.25 to 43.5 dwelling units/acre (du/ac) and the density for the proposed project is 0.8 du/ac. The proposed project is consistent with Goal 7 New Development Compatibility because the proposed project is adjacent to residential areas to the west and south and designed to maintain a buffer between urban development and the Cleveland National Forest to the north and east. The proposed project is consistent with Goal 8 Creative Design Concepts because the project has been designed to minimize impact on the existing landform and facilitates

environmentally sensitive development through screening views of Saddleback Meadows from the surrounding areas, and to reduce visual impacts. The proposed project is consistent with Goal 9 Enhancement of Environment because the project comprehensive biological resource mitigation plan expands the wildlife movement corridor and restoration/enhancement areas incorporated into the design of the project, thus enhancing the physical environment, including plant and animal life. The proposed project is consistent with Goal 14 Urban and Storm Runoff Regulations because a comprehensive storm water quality management program, designed to minimize or eliminate water quality impacts to Aliso Creek, has been incorporated into the overall project design, thus addressing urban runoff and stormwater pollution associated with development and redevelopment activities

2. Zoning Code

    a. That the use, activity or improvement(s) proposed, subject to the specified conditions, is consistent with the provisions of the Zoning Code, or specific plan regulations applicable to the property because RE zoning designation applies, a use permit to establish site development standards is permitted under the PD combining district. Therefore, the proposed project is compliant with Zoning Code Section 7-9-48.

3. California Environmental Quality Act (CEQA)

    a. The proposed project will not have any more severe or additional significant adverse effects on the environment that have not been considered in RSEIR No. 566, certified by the Board on November 5, 2002, RSEIR No. 566 Addendum No. 1 administratively approved on August 11, 2004, and RSEIR No. 566 Addendum No. 2, administratively approved on September 26, 2022, which adequately addressed the effects of the proposed project. With implementation of the Proposed Project (181 Units) and application of the mitigation measures contained in certified RSEIR No. 566, impacts to all environmental resources (except for cumulative air quality impacts) will continue to be less than significant, including: land use and planning, agriculture, population & housing, geophysical, hydrology and drainage, water quality, transportation/traffic, air quality, noise, biological resources, aesthetics/visual, cultural/scientific resources, recreation, mineral resources, hazards, public services, and utilities and service systems. No additional mitigation measures have been proposed in Addendum No. 2 beyond those mitigation measures adopted in connection with the certification of RSEIR No. 566 and RSEIR No. 566 Addendum No. 1.

4. Compatibility

    a. That the location, size, design and operating characteristics of the proposed use will not create unusual conditions or situations that may be incompatible with other

permitted uses in the vicinity because the proposed project is adjacent to residential areas to the west and south and designed to maintain a buffer between urban development and the Cleveland National Forest to the north and east. In addition, the minimum lot size is compatible with other recently approved and under construction residential developments in the vicinity, including single family residential lots as small as 3,200 square feet (Portola Center).

5. General Welfare

    a. That the application will not result in conditions or circumstances contrary to the public health and safety and the general welfare because the Proposed project was evaluated under RSEIR No. 566, certified by the Board on November 5, 2002, RSEIR No. 566 Addendum No. 1 administratively approved on August 11, 2004, and RSEIR No. 566 Addendum No. 2, administratively approved on September 26, 2022 and impacts to all environmental resources (except for cumulative air quality impacts) will be less than significant.

6. Public Facilities

    a. That the approval of the permit application is in compliance with Codified Ordinance Section 7-9-711 regarding public facilities (fire station, library, sheriff, etc.) because the proposed project would be required to pay into development impact fees prior to the issuance of building permits.

7. Foothill/Trabuco Specific Plan

    a. The proposed project is consistent with the purpose and intent of the Foothill/Trabuco Specific Plan because on November 9, 2002, the Board approved Ordinance No. 02-008 to modify the Bridlewood Residential district of the F/TSP to include "Residential Estates/Planned Development District Regulations." to allow a project to be developed that would be much more in keeping with the character of the development envisioned by the F/TSP

8. Area Plan 98-2

    a. That the application for a Use Permit to establish development standards for Saddleback Meadows project is consistent with Area Plan 98-2 because the Use Permit implements the Area Plan by establishing a minimum building site area per unit (square feet) of 4,000 square feet, as established in the approved Area Plan and Final Tract Map

Recommended Conditions of Approval:

1. Basic/Zoning Regulations

    a. This approval constitutes approval of the proposed project only to the extent that the project complies with the Orange County Zoning Code and any other

applicable zoning regulations. Approval does not include any action or finding as to compliance or approval of the project regarding any other applicable ordinance, regulation or requirement.

2. Basic/Time Limit

    a. This approval is valid for a period of 36 months from the date of final determination. If the use approved by this action is not established within such period of time, this approval shall be terminated and shall thereafter be null and void, unless a valid extension is approved.

3. Basic/Plan

    a. If the applicant proposes changes regarding the location or alteration of any use or structure, the applicant shall submit a changed plan to the Director, OC Planning, for approval. If the Director, OC Planning, determines that the proposed change complies with the provisions and the spirit and intent of the original approval action, and that the action would have been the same for the changed plan as for the approved plot plan, he may approve the changed plan without requiring a new public hearing.

4. Basic/Compliance

    a. Failure to abide by and faithfully comply with any and all conditions attached to this approving action shall constitute grounds for the revocation of said action by the Orange County Zoning Administrator.

5. Indemnification

    a. Applicant shall defend with counsel approved by the County of Orange in writing, indemnify and hold harmless the County of Orange, its officers, agents and employees from any claim, action or proceeding against the County, its officers, agents or employees to attack, set aside, void, or annul any approval of the application or related decision, or the adoption of any environmental documents, findings or other environmental determination, by the County of Orange, its Board of Supervisors, Planning Commission, Zoning Administrator, Director of OC Public Works, or Deputy Director of OC Development Services concerning this application. The County may, at its sole discretion, participate in the defense of any action, at the applicant's expense, but such participation shall not relieve applicant of his/her obligations under this condition. The County may, at its sole discretion, require the Applicant to post a bond, enter into an escrow agreement, obtain an irrevocable letter of credit from a qualified financial institution, or provide other security, to the satisfaction of the County, in anticipation of litigation and possible attorney's fee awards. Applicant shall reimburse the County for any court costs and attorney's fees that the County may be required to pay as a result of such action.

The County shall promptly notify the applicant of any such claim, action or proceeding.

6. Basic/Appeal Exactions

    a. Pursuant to Government Code Section 66020, the applicant is hereby informed that the 90-day approval period in which the applicant may protest the fees, dedications, reservations or other exactions imposed on this project through the conditions of approval has begun.

7. Building Code Compliance

    a. All structures shall comply with the applicable provisions of the Building Code, Fire Code, Energy Code, and all other relevant local, state, and federal regulations in effect at the time the applicant submits a building permit application.

8. Residential Construction

    a. Prior to the issuance of any building permits for residential structures, the applicant shall submit a Use Permit application for review by the Foothill/Trabuco Specific Plan Review Board and approval by the Planning Commission after a public hearing. Said use permit shall include, but not limited to, the location of all structures and uses, precise landscaping plan, precise fuel modification plan and program grading, and architectural plans for all structures. Said use permit must be found consistent with Area Plan 98-2 and Planned Development standards.

9. Geology Report

    a. Prior to the issuance of a grading permit, the applicant shall submit a geotechnical report to the Manager, Building and Safety Division, for approval. The report shall include the information and be in the form as required by the Grading and Excavation Code and Grading Manual.

10. Construction Noise

    a. Prior to the issuance of any grading permits, the project proponent shall produce evidence acceptable to the Manager, Building and Safety Division, that:

        (1) All construction vehicles or equipment, fixed or mobile, operated within 1,000 feet of a dwelling shall be equipped with properly operating and maintained mufflers.
        (2) All operations shall comply with Orange County Codified Ordinance Division 6 (Noise Control).
        (3) Stockpiling and/or vehicle staging areas shall be located as far as practicable from dwellings.

    b. Notations in the above format appropriately numbered and included with other notations on the front sheet of the project's permitted grading plans, will be

considered as adequate evidence of compliance with this condition.

11. Erosion and Sediment Control Plan

    a. If determined necessary, prior to the issuance of any grading or building permit, the applicant shall submit an Erosion and Sediment Control Plan (ESCP) in a manner meeting approval of the Manager, Building and Safety Division, to demonstrate compliance with the County's NPDES Implementation Program and state water quality regulations for grading and construction activities. The ESCP shall identify how all construction materials, wastes, grading or demolition debris, and stockpiles of soil, aggregates, soil amendments, etc. shall be properly covered, stored, and secured to prevent transport into local drainages or coastal waters by wind, rain, tracking, tidal erosion or dispersion. The ESCP shall also describe how the applicant will ensure that all BMPs will be maintained during construction of any future public rights-of-way. The ESCP shall be updated as needed to address the changing circumstances of the project site. A copy of the current ESCP shall be kept at the project site and be available for County review on request.

12. Drainage Study

    a. If determined necessary, prior to the issuance of any grading permits, the following drainage studies shall be submitted to and approved by the Manager, Permit Services

    (1) A drainage study of the project including diversions, off-site areas that drain onto and/or through the project, and justification of any diversions; and

    (2) When applicable, a drainage study evidencing that proposed drainage patterns will not overload existing storm drains; and

    (3) Detailed drainage studies indicating how the project grading, in conjunction with the drainage conveyance systems including applicable swales, channels, street flows, catch basins, storm drains, and flood water retarding, will allow building pads to be safe from inundation from rainfall runoff which may be expected from all storms up to and including the theoretical 100-year flood.

13. Water Quality Management Plan

    a. If determined necessary, prior to the issuance of any grading or building permits, the applicant shall submit for review and approval by the Manager, Building and Safety, a Water Quality Management Plan (WQMP) specifically identifying Best Management Practices (BMPs) that will be used onsite to control predictable pollutant runoff. The applicant shall utilize the Orange County Drainage Area Management Plan (DAMP), Model WQMP, and Technical Guidance Manual for reference, and the County's WQMP template for submittal. This WQMP shall include the following:

- Detailed site and project description
- Potential stormwater pollutants
- Post-development drainage characteristics
- Low Impact Development (LID) BMP selection and analysis
- Structural and Non-Structural source control BMPs
- Site design and drainage plan (BMP Exhibit)
- GIS coordinates for all LID and Treatment Control BMPs
- Operation and Maintenance (O&M) Plan that (1) describes the long-term operation and maintenance requirements for BMPs identified in the BMP Exhibit; (2) identifies the entity that will be responsible for long-term operation and maintenance of the referenced BMPs; and (3) describes the mechanism for funding the long-term operation and maintenance of the referenced BMPs

The BMP Exhibit from the approved WQMP shall be included as a sheet in all plan sets submitted for plan check and all BMPs shall be depicted on these plans. Grading and building plans must be consistent with the approved BMP exhibit.

14. Orange County Fire Authority Approval
    a. All future development plans shall be reviewed and approved by Orange County Fire Authority prior to issuance of building permits.
15. Fire Master Plan
    a. Prior to the issuance of a precise grading permit, the applicant shall provide the Manager, Building & Safety with a clearance from OCFA demonstrating approval of a precise fire master plan.
16. Road Fee Program
    a. Prior to the issuance of a building permit for any residential dwelling unit, the applicant shall pay fees for the applicable Major Thoroughfare and Bridge Fee Program, in a manner meeting the approval of the Manager, Permit Services.
17. Local Park Fees
    a. Prior to the issuance of a building permit for any residential dwelling unit, the applicant shall pay the applicable local park fee.
18. School Fees
    a. Prior to the issuance of a building permit for any residential dwelling unit, the applicant shall pay the applicable school district fees.
19. Private Landscaping
    a. Prior to the issuance of precise grading permits, the applicant shall submit a

detailed landscape plan for the project area which shall be approved by the Manager, Building and Safety in consultation with the Manager, OC Planning. The plan shall be certified by a professional appropriately licensed in the State of California, as required, as taking into account approved preliminary landscape plan (if any), County Standard Plans for landscape areas, adopted plant palette guides, applicable scenic and specific plan requirements, and water conservation measures contained in the County of Orange Landscape Code (Ord. No. 09-010).

The foregoing resolution was passed and adopted by the following vote of the Orange County Planning Commission, on January 28, 2026, to wit:

Ayes: Commissioners David Bartlett, Kevin Rice, & Mario Turner

Noes:

Abstained:

Excused: Commissioner John Koos

I HEREBY CERTIFY that the foregoing Resolution No. 26-01 was adopted on January 28, 2026, by the Orange County Planning Commission.

DocuSigned by:

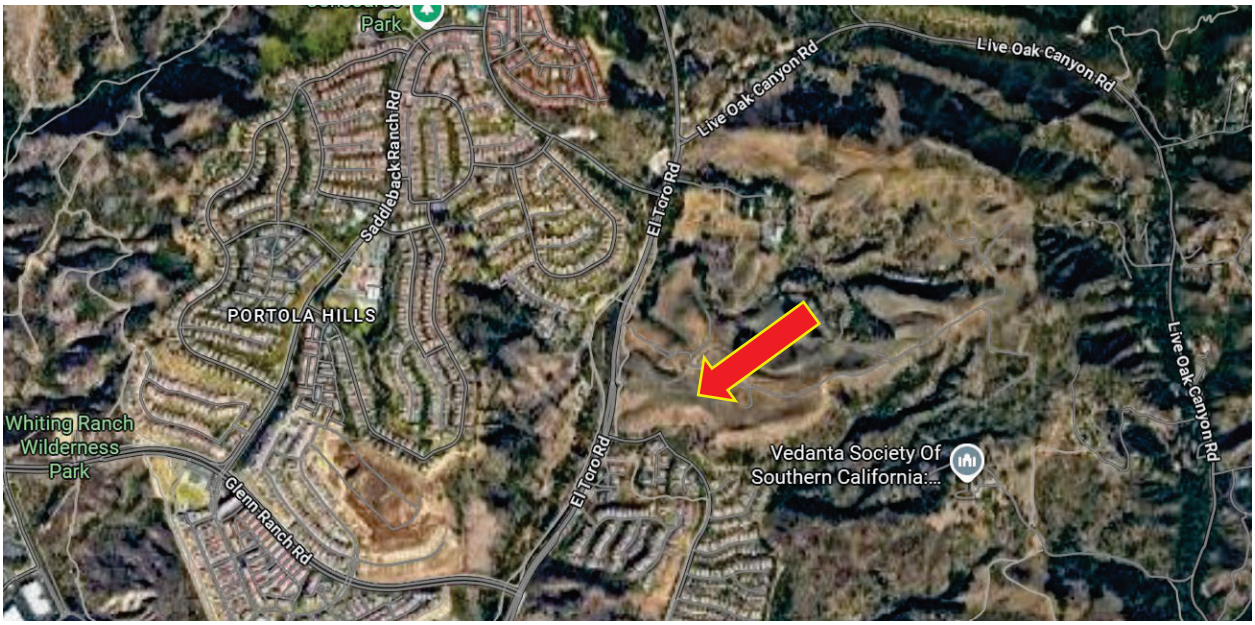
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Justin Kirk
Executive Officer, Orange County Planning Commission

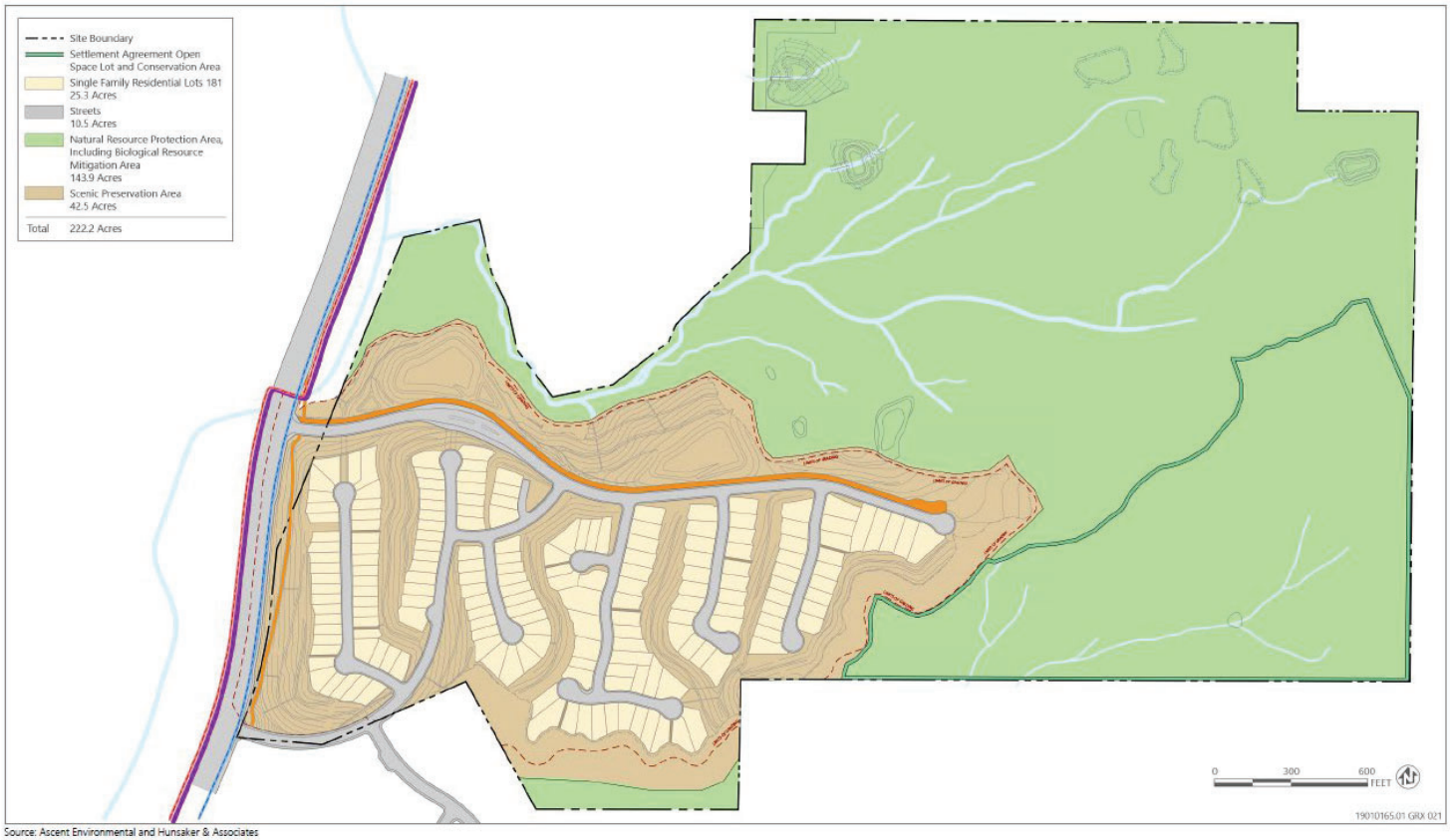
Resolution No. 26-01

Date of Adoption: January 28, 2026

VICINITY MAP
PA23-0119

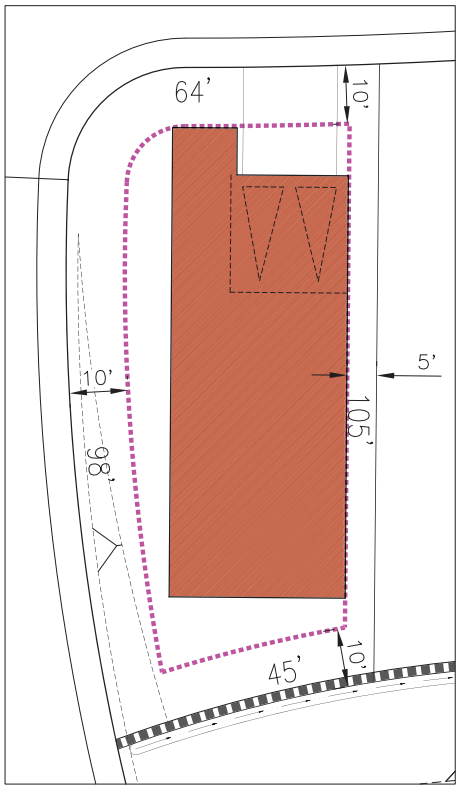


PROJECT MAP
PA23-0119

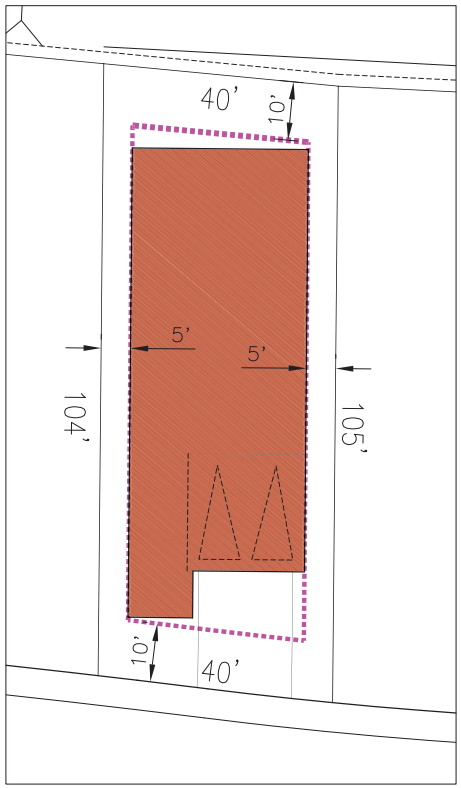


Source: Ascent Environmental and Hunsaker & Associates

4,000 SF LOTS

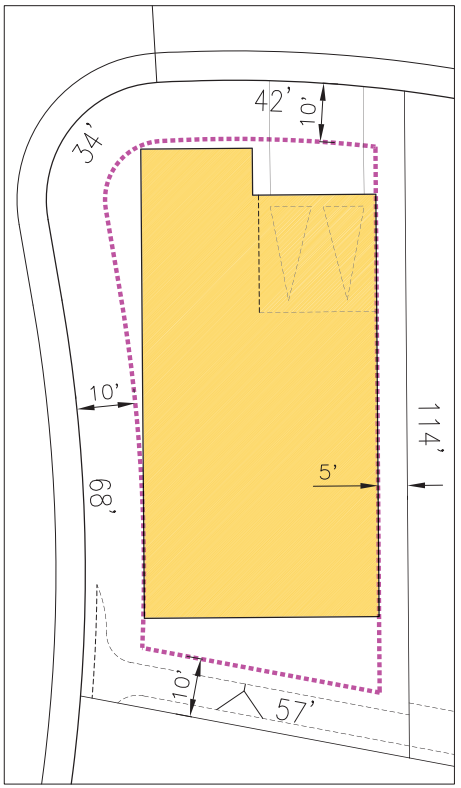


LOT 65

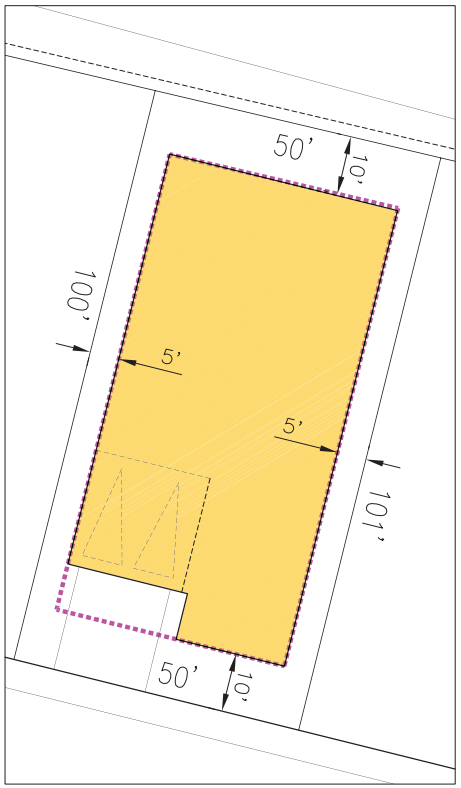


LOT 50

5,000 SF LOTS



LOT 123



LOT 164

FEET 0 5 10 20
INCHES 0 1/2 2

LEGEND

- 4,000 SF LOT TYPICAL BUILDING FOOTPRINT
- 5,000 SF LOT TYPICAL BUILDING FOOTPRINT
- MAXIMUM BUILDABLE AREA BASED ON BUILDING SETBACKS & STANDARDS

BUILDING SETBACKS & STANDARDS

1. SETBACKS (FEET):
   - 1.1. FRONT SETBACK FROM ULTIMATE STREET R/W: TEN (10')
   - 1.2. SIDE SETBACK FROM ULTIMATE STREET R/W: TEN (10')
   - 1.3. REAR SETBACK FROM ULTIMATE STREET R/W: TEN (10')
   - 1.4. SIDE SETBACK FROM PROPERTY LINE NOT ABUTTING STREET R/W: FIVE (5')
   - 1.5. REAR SETBACK FROM PROPERTY LINE NOT ABUTTING STREET R/W: TEN (10')
2. ADDITIONAL STANDARDS:
   - 2.1. PATIOS: NO ATTACHED OR DETACHED COVERED PATIO SHALL BE LOCATED CLOSER THAN THREE FEET (3') TO A PROPERTY LINE EXCEPT THE STREET–SIDE PROPERTY LINE OF A CORNER LOT, IN WHICH CASE A MINIMUM DISTANCE OF EIGHT FEET (8') SHALL BE MAINTAINED.
   - 2.2. PROJECTIONS INTO REQUIRED SETBACKS: EAVES, CORNICES, CHIMNEYS, OUTSIDE STAIRCASES, BALCONIES AND OTHER SIMILAR ARCHITECTURAL FEATURES MAY PROJECT A MAXIMUM OF FOUR FEET (4') INTO ANY REQUIRED FRONT, REAR OR SIDE SETBACK WITHIN ONE FOOT (1') OF THE PROPERTY LINE, WHICHEVER IS THE LEAST PROJECTION INTO THE REQUIRED SETBACK. PORCHES MAY ENCROACH UP TO THREE FEET (3') INTO A FRONT–YARD SETBACK, BUT IN NO CASE SHALL BE LOCATED CLOSER THAN SEVEN FEET (7') FROM THE FRONT PROPERTY LINE.
   - 2.3. MISCELLANEOUS PROVISIONS AND EXCEPTIONS:
     - 2.3.1. ATTACHED ACCESSORY BUILDINGS SHALL BE CONSIDERED AS A PART OF THE MAIN BUILDING.
     - 2.3.2. DETACHED ACCESSORY BUILDINGS SHALL BE LOCATED NO CLOSER THAN THE SETBACK PERMITTED FOR THE MAIN BUILDING.

OWNER/PREPARED FOR:
CALIFORNIA QUARTET, L.P.
1000 Maine Ave, SW
Washington, DC 20024

PREPARED BY:
HUNSAKER & ASSOCIATES IRVINE, INC.
PLANNING • ENGINEERING • SURVEYING

TYPICAL LOT EXHIBIT

TTM 15230

SHEET 1 OF 1

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JOB NO: 16651-1 BIN: RM: TTM 15230 SADDLEBACK MEADOWS (184 Residential Lots) DOC: