

RESOLUTION NO. \_\_\_\_\_  
RESOLUTION OF THE BOARD OF SUPERVISORS OF  
ORANGE COUNTY, CALIFORNIA

May 5, 2026

On Motion of Supervisor \_\_\_\_\_, 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; and

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; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing and approved PA23-0119 for a Use Permit to establish residential development standards for Saddleback Meadows development through a Planned Development combining district; and

WHEREAS, Shute, Mihaly & Weinberger on behalf of Saddleback Canyons Conservancy and Rural Canyons Conservations Fund filed a timely appeal of Planning Commission's action on PA23-0119 to this Board ("Appeal"); and

WHEREAS, this Board has conducted a duly noticed public hearing on PA23-0119 and considered information presented by the appellant, the applicant, OC Development Services and other interested parties with respect to this item; and

WHEREAS, the proposed project is consistent with the objectives, policies, and general land uses and programs specified in the General Plan. Specifically, the proposed project supports the Land Use Element Goal 7 to require new development to be compatible with adjacent areas and Goal 8 to encourage innovative concepts which contribute to the solution of land use problems; and

WHEREAS, the project is consistent with the land use regulations of the Bridlewood District and the purpose and intent of the Foothill/Trabuco Specific Plan; and

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; and

WHEREAS, the project is a necessarily included element of the project 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); and

NOW, THEREFORE, BE IT RESOLVED, that this Board denies the Appeal and:

1. Finds that the project is considered in Revised Subsequent Environmental Impact Report (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; and,

2. Approves 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.

**Recommended Findings:**

1. General Plan – The 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 – 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 Residential Estates (RE) zoning

- designation applies, a use permit to establish site development standards is permitted under the Planned Development (PD) combining district. Therefore, the proposed project is compliant with Zoning Code Section 7-9-48.
3. California Environmental Quality Act (CEQA) – The project is considered in Revised Subsequent Environmental Impact Report (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. 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 – 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 – 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 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. Modified Development Standards – The alternative development standard(s) will result in an equivalent or better project in terms of adverse impacts and public benefits to the immediate and surrounding community because the Use Permit development standards reflect a clustered development concept and increased protection of open space on the site approved in the Area Plan 98-2 and Final Vesting Tract Map 15230. Open space includes a 42.7-acre Scenic Preservation Area and 143.9-acre Natural Resource Protection Area (over which a Conservation Easement will be granted to the California Department of Fish and Wildlife for long term management and protection), that provides for the following benefits: (1) decreased impacts on the existing landform, (2) maintenance of a buffer between urban development and the Cleveland National Forest to the north and east and (3) reduced visual impacts from surrounding areas. Furthermore, the clustered development approved through Area Plan 98-2 included a comprehensive biological resource mitigation plan that 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.
8. 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 be much more in keeping with the character of the development envisioned by the F/TSP
9. 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 Vesting Tract Map.

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).