



**PUBLIC NOTICE**  
**Notice of Availability of Final Environmental Impact Report**  
**And Request for Additional Comments**  
**SCH #: 2011081028**

Area Plan for Saddle Crest Homes Project; Amendments to the Orange County General Plan; Amendments to the Foothill Trabuco Specific Plan

**Date:** July 20, 2012

**Introduction.** The Draft Environmental Impact Report for the Saddle Crest Homes Project was completed and made available for public and agency review and comment from April 20, 2012 through June 4, 2012. The County approvals proposed in connection with the Project include an Area Plan for the Saddle Crest Homes development, Amendments to the Orange County General Plan; and Amendments to the Foothill Trabuco Specific Plan. The Final EIR, completed on July, 11, 2012 contains the Draft EIR, comments on the Draft EIR, written responses to those comments and corrections and additions to the Draft EIR. The Final EIR is now available for public review and comment from July 20, 2012 through September 4, 2012.

**Request for Comments.** The purpose of this notice is to request written comments on the following:

1. The adequacy of the responses to comments contained in the Final EIR in addressing significant environmental issues raised in the comments on the Draft EIR.
2. Corrections and additions to the Draft EIR contained in the Final EIR.
3. The adequacy of the discussion in the Final EIR of the environmental impacts of the proposed General Plan and Specific Plan amendments.

Reviewers should limit their comments to the foregoing and are advised not to submit comments that repeat or reiterate comments that were submitted on the Draft EIR.

**Submission of Comments.** Written comments on the Final EIR must be submitted no later than 45 days from the date of this notice to: John Moreland, Planner, Current & Environmental Planning, OC Public Works/OC Planning, P.O. Box 4048, Santa Ana, California 92702-4048.

**Description of Proposed Saddle Crest Homes Development:** Saddle Crest Homes is a proposed residential community comprised of 65 detached single family residential units concentrated off Santiago Canyon Road, with proposed open space dedication along the northeastern section of the property.

**Location of Saddle Crest Homes.** Saddle Crest Homes is located in unincorporated Orange County north of the junction of Live Oak Canyon Road with El Toro Road. The Cleveland National Forest is located to the north; Santiago Canyon Estates is located to the east, with the Limestone-Whiting Wilderness Park located to the southwest. The Saddle Crest site is located within the within the Upper Aliso Residential District in the northwestern portion of the Foothill/Trabuco Specific Plan area.

**Summary of Proposed Amendments to the Foothill/Trabuco Specific Plan (F/TSP).** Amendments to the F/TSP are proposed to: Add an objective recognizing that alternative approaches to grading are allowed to further the goals of the Specific Plan; Modify provisions relating to mitigation for loss of oak trees due to development; Amend Upper Aliso Residential District Regulations to allow approval of alternative Site Development Standards relating to building site area and grading and to modify requirements relating to open space dedication.

**Location of the Foothill Trabuco Specific Plan Area.** The Foothill F/TSP area encompasses approximately 6,500 acres within the foothills of the Santa Ana Mountains. The area is bounded on the north by the Silverado/Modjeska Specific Plan Area and the Cleveland National Forest; to the south by the Rancho Trabuco, Rancho Santa Margarita and Robinson Ranch and Portola Hills Planned Communities.

**Summary of Proposed Amendments to the Orange County General Plan.** Amendments are proposed to: Include language describing the County's role in interpreting and implementing the General Plan and specific

plans; Provide for use of the Volume-to-Capacity Ratio methodology rather than the Percent Time Spent Following two-lane rural highway methodology included in the Highway Capacity Manual to evaluate traffic on Santiago Road in implementing the Traffic Element's level of service standard; Modify language relating to the F/TSP to state that development should be designed to implement the goals of the FTSP, maintain a buffer with the Cleveland National Forest, and be compatible with adjacent areas.

**Significant Environmental Impacts.** The Final EIR concludes that significant impacts to air quality and transportation/traffic would remain after mitigation measures are applied. All other potential environmental impacts are insignificant or can be mitigated to a level that is less than significant.

**Availability of Documents and Reviewing Locations:** Copies of the Final EIR and the full text of the proposed amendments to the Specific Plan and the General plan are available at: County of Orange/Current & Environmental Planning, 300 North Flower, Santa Ana, CA 92702. Contact: John Moreland (714) 667-8806

The Final EIR and the full text of the proposed General Plan and Specific Plan Amendments are also available online at: <http://www.ocplanning.net/CurrentProjects.aspx>, and at the following Orange County branch libraries:

27002 Cabriole Way, Foothill Ranch (949) 855-8072  
30902 La Promesa, Rancho Santa Margarita (949) 459-6094  
28192 Silverado Canyon Road, Silverado (714) 649-2216

**Planning Commission Hearing.** A Planning Commission hearing on the proposed Saddle Crest development and the proposed General Plan and Specific Plan amendments is scheduled for July 25 at 1:30 p.m. The hearing will be held at the Planning Commission Hearing Room, 10 Civic Center Plaza (Corner of Santa Ana Boulevard and Broadway) Santa Ana, CA.