



NOTICE OF PUBLIC HEARING

BY THE ORANGE COUNTY PLANNING COMMISSION

APPLICATION NUMBER: PA24-0040

APPLICANT: John Reed, Property Owner

PROJECT LOCATION: The project is located at 30122 Canyon Creek in Trabuco Canyon, within the Third (3rd) Supervisorial District.

PROPOSED PROJECT: The applicant is requesting a Site Development Permit to permit an unpermitted existing single-family residence of 1,618 square feet with an attached 1,478 square foot 3-car garage and 677 square foot balcony and for a proposed future addition of 3,723 square foot to the unpermitted residence. The applicant is also seeking a variance to allow for 3,740 cubic yards of unpermitted grading activity that has occurred on the property where 3,000 cubic yard is the allowable grading threshold and a vertical change in grade of up to 16 feet from the natural grade where a vertical change in grade of no greater than 10 feet from the natural grade is allowed.

ENVIRONMENTAL DOCUMENTATION: The proposed project is statutorily exempt under California Code of Regulations Title 14, Section 15182 and Government Code Section 65457(a), which exempt residential development projects that are consistent with a specific plan for which an environmental impact report was certified after January 1, 1980. Final EIR No. 531, certified on December 10, 1991, for the Foothill/Trabuco Specific Plan is such a specific plan, and this proposed residential development is consistent with it

HEARING DATE: August 27, 2025

HEARING TIME: 1:30 p.m. (Or as soon as possible thereafter)

HEARING LOCATION: **County Administration North (CAN)**
Multipurpose Room 101
[400 W. Civic Center Drive](#)
[Santa Ana, CA 92701](#)

INVITATION TO BE HEARD:

All persons either favoring or opposing this proposal and all supporting documents are invited to present their views at this hearing. It is requested that any comments, documents, or written responses be submitted to OC Development Services/Planning via email to Ilene.Lundfelt@ocpw.ocgov.com or delivered to 601 N. Ross Street, Santa Ana, CA 92701 prior to the hearing date. 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 prior to close of the public meeting described in this notice, or in written correspondence delivered to OC Development Services/Planning. Comments submitted before the start of meeting will be part of the public record and distributed to the Planning Commission for consideration.

For further information, contact Ilene Lundfelt at (714) 667-9697 or Ilene.Lundfelt@ocpw.ocgov.com, or come to the County Service Center at 601 N. Ross Street, Santa Ana, CA 92701.

The Planning Commission staff report, project plans and other supporting materials are available at:
<https://ocds.ocpublicworks.com/service-areas/oc-development-services/planning-development/hearings-meetings/planning-commission>

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.