From: Reed, DeAnne ■■■■■■■■■■■■■■■■■■■
Sent: Wednesday, January 21, 2026 7:54 PM
To: Duggan, Scarlet <scarlet.duggan@ocpw.ocgov.com>
Cc: David and DeAnne Reed ■■■■■■■■■
Subject: RE: Application #PA23-0119; January 28, 2026 hearing date

Attention: This email originated from outside the County of Orange. Use caution when opening attachments or links.

Dear Members of the Orange County Planning Commission,

My husband David and I are long time Orange County residents and currently live in Trabuco Canyon, just adjacent to the tract map impacted by the above referenced application number. We are writing to express our strong opposition to Planning Application PA23-0119, the proposed Saddleback Meadows development on the eastern side of El Toro Road. While I understand the applicant's entitlement history, I urge the Commission to deny the Use Permit based on the following critical concerns:

- **Environmental Impact and Outdated EIR** - The project relies on environmental documents dating back to the 1990s and early 2000s. Since then, the region has experienced significant development, increased traffic, and heightened wildfire risk. The existing Revised Subsequent Environmental Impact Report (RSEIR No. 566) and its addenda fail to account for current conditions, including cumulative impacts on Aliso Creek, greenhouse gas emissions, and regional biodiversity. A new, comprehensive EIR is essential. We are also concerned with the enormous amount of earth movement (approximately 7.5 million cubic yards) that is proposed by this project.

- **Wildfire Evacuation and Public Safety** - The project site lies in a high fire-hazard area with limited evacuation routes. The only exit for both the proposed 181 homes and the existing Hidden Ridge community is Valley Vista Way. This bottleneck poses a serious threat to life safety during emergencies, especially given the increasing frequency and intensity of wildfires in the region e.g. the recent Palisades fire.

- **Incompatibility with the Foothill/Trabuco Specific Plan (FTSP)** - The FTSP was designed to preserve the rural character of Trabuco Canyon. The proposed lot sizes (as small as 4,000 sq. ft.), 35-foot building heights, and minimal setbacks are inconsistent with the plan's intent. The

project's evolution from a 700-unit mobile home park to a dense single-family subdivision represents a material change that should trigger full compliance with FTSP standards.

- **Traffic and Infrastructure Strain** - Since the original approvals, thousands of new homes have been built nearby (e.g., Iron Ridge, Sky Ridge, Saddle Crest), significantly increasing traffic on Santiago Canyon and Live Oak Canyon Roads. The County must require updated traffic studies and infrastructure assessments before approving any further development.
- **Community Opposition and Legal Concerns** - There is substantial public opposition to this project, including from the Saddleback Canyons Conservancy and local residents. Concerns have been raised about procedural transparency and compliance with prior settlement agreements. The Planning Commission should not proceed without ensuring full public participation and legal clarity.

In light of these issues, we respectfully request that the Planning Commission deny PA23-0119 or, at minimum, require a new Environmental Impact Report and full FTSP compliance before any further consideration.

Sincerely,

DeAnne A. Reed | Assistant Vice President *(She/Her/Hers)*

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