

EXHIBIT F



- Preserving Our Canyons -
Saddleback Canyons Conservancy
P.O. Box 714
Trabuco Canyon, CA 92678



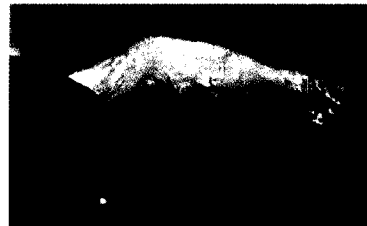
Starr Ranch Sanctuary
100 Bell Canyon Road
Trabuco Canyon, CA 92679



CALIFORNIA
NATIVE PLANT SOCIETY

Rural Canyons Conservation Fund

**P.O. Box 556, Trabuco Canyon, CA
92678-0556
RuralCanyons.org**



November 21, 2012

Orange County Planning Commission
c/o Director, OC Planning
Development Processing Center
300 N. Flower St.
Santa Ana, CA 92702-4048

Re: Appeal of November 14, 2012 Subdivision Committee Approval of Vesting Tentative Tract Map ("VTTM") 17388 for Saddle Crest Homes

Dear Director, OC Planning and Planning Commissioners:

Saddleback Canyons Conservancy, Rural Canyons Conservation Fund, Friends of Harbors, Beaches & Parks, Audubon California and California Native Plant Society ("Appellants") hereby appeal the above-referenced discretionary action of the Subdivision Committee pursuant to Orange County Subdivision Code section 7-9-259.

An appeal fee of \$500.00 has been tendered and accepted with this letter.

GROUNDS

This appeal is based on the following grounds:

1. VIOLATIONS OF THE ORANGE COUNTY GENERAL PLAN ("GP"), THE FOOTHILL-TRABUCO SPECIFIC PLAN ("FTSP"), AND THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA")

Appellants have filed a Petition for Writ of Mandate in Superior Court of the State of California (Case No. 30-2012-00609766) ("Petition"), which is attached hereto and incorporated in its entirety herein by reference, challenging the October 2, 2012 decision of the Board of Supervisors (i) to approve Planning Application PA 110027 which amends the GP and the FTSP and approves the Saddle Crest Homes Area Plan ("Project"), and (ii) to certify the Environmental Impact Report ("EIR") for both the Project and VTTM 17388.

For the reasons set forth in the Petition, the Subdivision Committee should not have approved the VTTM.

2. A REVISED TRAFFIC ANALYSIS IS NEEDED IN VIEW OF SIGNIFICANT NEW INFORMATION

Since the time of the Board of Supervisors' approval of the Project on October 2, 2012, draft EIR SCH 2012061052 for another housing development "Skyridge" has been released for review and comment by the city of Mission Viejo. The Skyridge project proposes annexation by the city of currently unincorporated property and a plan to build 84 homes at the intersection of Glenn Ranch Road and El Toro Road. This project lies within 2 miles of the Project. The cumulative impacts of the Skyridge project were not addressed in the Project EIR, nor did the EIR's (flawed) Santiago Canyon Road traffic analysis for the Project take into account the additional impacts of the Skyridge development. The traffic analysis must be correctly performed, according to the GP-mandated Highway Capacity Manual method, in light of this significant new information. Thereafter, a subsequent or supplemental EIR must be recirculated for public and agency review and comment. (CEQA Guidelines section 15162.)

3. VIOLATION OF THE FOOTHILL-TRABUCO SPECIFIC PLAN'S REVIEW REQUIREMENTS

The subject VTTM was never forwarded to the FTSP Review Board ("FTSPRB"). Appendix D of the FTSP provides:

"VIII. PURPOSE

The FTSPRB is established to advise the Orange County Planning Commission, Board of Supervisors and County agencies on all discretionary actions of the County of Orange in implementation of the Foothill/Trabuco Specific Plan.

IX. RESPONSIBILITIES

The FTSPRB is responsible for conducting public meetings to review proposed land development projects including, but not limited to, General Plan Amendments, Specific

Plan Amendments, Subdivision Maps, Use Permits and Site Development Permits, and reporting their findings on such applications to the appropriate department of the County of Orange. The FTSPRB is also responsible for advising the County regarding any action of the County in implementation of the Circulation Component of the Specific Plan. All applications for discretionary approvals within the Plan area shall be referred to the FTSPRB at least 21 days prior to any action by the Planning Commission. The FTSPRB shall have the authority to waive the 21 day requirement.”

We request that the subject map be referred to the FTSP Review Board for its recommendation in accordance with the above provisions of the FTSP.

RELIEF REQUESTED

The Appellants request relief as follows:

1. that the challenged approval be reversed;
2. that the traffic analysis for Santiago Canyon Road be performed by the proper methodology taking into account the Skyridge development;
3. that the subject subdivision map be referred to the FTSP Review Board for its review and recommendation prior to any further action by the Subdivision Committee;
4. that the applicant be directed to bring the subject map into compliance with the FTSP, the Orange County General Plan, and CEQA prior to any further consideration by the County; and
5. that the appeal fees be refunded to the Appellants.

Please include this letter in the official record of proceedings for the Saddle Crest Homes project.

Sincerely,

Appellants

/ss/

Gloria Sefton and Rich Gomez for Saddleback Canyons
Conservancy

Ray Chandos for Rural Canyons Conservation Fund

Jean Watt for Friends of Harbors, Beaches & Parks

Pete DeSimone for National Audubon Society dba
Audubon California

Celia Kutcher for California Native Plant Society