



ORANGE COUNTY  
CLERK-RECORDER  
CEQA FILING COVER SHEET

30-06/24/2025-0463

202585000600  
**FILED**  
June 24, 2025  
HUGH NGUYEN  
CLERK - RECORDER  
By:   
Deputy clerk

Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

TYPE OR PRINT CLEARLY

Project Title

SADDLEBACK MEADOWS

**Check Document being Filed:**

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type):

**FILED IN THE OFFICE OF THE ORANGE  
COUNTY CLERK-RECORDER ON** June 24, 2025

Posted for 30 days

DEPUTY KALCI DO

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

## CEQA NOTICE OF DETERMINATION

**To:** County Clerk, County of Orange  
**From:** County of Orange  
OC Public Works, OC Development Services/Planning

**FILED**

**Subject:** Notice of Determination Filing  
per Public Resources Code Section 21108 or 21152

JUN 24 2025

Planning Application Number (PA): Approve Final Tract Map 15230

HUGH NGUYEN, CLERK-RECORDER

**State Clearinghouse Number (if applicable):** 1996121072

BY:  DEPUTY

**Project Title:** Saddleback Meadows

**Project Location(s):** Eastern side of El Toro Road, approximately 1/2 mile south of the intersection of Santiago Canyon Road (El Toro Road) and Live Oak Canyon Road, in Unincorporated Orange County

**Project Description:** The Saddleback Meadows project would allow for construction of 181 residential lots. On June 24, 2025, the Board of Supervisors approved the Final Tract Map (FTM) 15230, the Subdivision Improvement Agreement, and actions related to dedication of easements and vehicular access rights which will provide for public and private streets, private streetlights, private storm drain and monumentation, community landscaping and preliminary grading and monumentation for Tract 15230 located within the Foothill/Trabuco Specific Plan area of unincorporated Orange County to implement the previously-approved Saddleback Meadows project entitlements. FTM 15230 reflects the current approved project of 181 numbered lots for residential development and 32 lettered lots for landscaping, fuel modification, environmental protection and other non-residential uses, approved by Second Revised Tentative Tract Map 15230. FTM 15230 substantially conforms with the approved Second Revised Tentative Tract Map 15230. The County Surveyor has reviewed proposed FTM 15230 and has determined that it complies with all conditions of approval and conforms to all applicable codes and regulations. County acceptance of the dedication of some of the easements shown on FTM 15230 provides for public service vehicle ingress and egress for purposes of public health, welfare and safety, the preservation of open space and conservation areas and the use of the regional riding and hiking trail.

**Applicant Contact Person:** Michael Recupero, Recupero and Associates, Inc.


**Address and Phone Number of Applicant:** 31877 Del Obispo Street, Suite 204, San Juan Capistrano, CA 92675-3228, (949) 429-6300


**Previously adopted or certified document:**  Not based on a previous document.

Based on a previous documents:


Revised Subsequent EIR (RSEIR) 566, certified by the Board on November 5, 2002, RSEIR 566 Addendum No. 1 administratively approved on August 11, 2004, and RSEIR 566 Addendum No. 2, administratively approved on September 26, 2022



 County Administration South  
601 North Ross Street  
Santa Ana, California 92701

 P.O. Box 4048  
Santa Ana, CA 92702-4048

 info@ocpw.ocgov.com

 (714) 667-8800

 OCPublicWorks.com

The County of Orange, as Lead Agency, has made the following determination on the above-described project.

1. The project was approved by the Board of Supervisors on November 5, 2002; Final Tract Map 15230 and Subdivision Improvement Agreement was approved on June 24, 2025.
2. The Revised Subsequent Environmental Impact Report was prepared and certified pursuant to the provisions of CEQA.
3. The project will not have a significant effect on the environment because:
  - a. Mitigation measures, project design features, or both were incorporated into the project.
  - b. A Statement of Overriding Considerations was adopted for this project.
  - c. Findings and Facts were made pursuant to CEQA Guidelines 15091 (Statement of Facts and Findings).

A copy of the Revised Subsequent Environmental Impact Report and the record of the project approval is on file and may be examined during regular business hours at the following location: OC Public Works, OC Development Services/Planning, 601 N. Ross Street, First Floor, Santa Ana, CA 92701. (714) 667-8888.

Signature: \_\_\_\_\_

Date: 6/24/25

Title: Deputy Director, OC Public Works

**Fish & Wildlife Document Filing Fee:** Previously paid

Form Rev. 03.13.20


**FILED**


JUN 24 2025

HUGH NGUYEN, CLERK-RECORDER


BY: KD DEPUTY



 County Administration South  
601 North Ross Street  
Santa Ana, California 92701

 P.O. Box 4048  
Santa Ana, CA 92702-4048

 [info@ocpw.ocgov.com](mailto:info@ocpw.ocgov.com)

 (714) 667-8800

 [OCPublicWorks.com](http://OCPublicWorks.com)



# County of Orange NOTICE OF DETERMINATION

Tom Daly, Clerk-Recorder

43.00

200485001048 09:26am 08/12/04

90 86 201

0.00 43.00 0.00 0.00 0.00 0.00 0.00 0.00

Project Charge Number: PP53700

**TO:** County Clerk

**FROM:** Planning and Development Services Department

**SUBJECT:** Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code

<b>Project Title</b> Changed Plan 04-0022 to Area Plan 98-2	<b>Type of Document:</b> Addendum 1 to FRSEIR 566
<b>State Clearinghouse Number:</b> 1996121072	<b>Previously certified or adopted? If yes, provide document number and certification date:</b> FRSEIR 566 11/5/2002
<b>Contact Persons:</b> Project Manager - Frank McGill CEQA Project Manager - Chuck Shoemaker	<b>Telephone:</b> (714) 834-2099 (714) 834-2166
<b>Applicant:</b> TPG Management	<b>Address:</b> 3323 Watt Ave., PMB 291, Sacramento Ca 95821-3609
<b>Project Location:</b> On the eastern side of El Toro Road, approximately 1/2 mile south of the intersection of Santiago Canyon Road (El Toro Rd.) and Live Oak Canyon Road, in unincorporated Orange County.	
<b>Project Description:</b> Changed Plan 04-0022 to Area Plan 98-2 consistent with the Saddleback Meadows litigation settlement agreement to which the County is a party. The settlement agreement was presented to and approved by the Board of Supervisors, which approved the original Area Plan on November 5, 2002. The revisions to the Area Plan reflect a reduction in the number of dwelling units from 283 to 266 and make certain changes to the grading, the location of the remaining residential lots, adds an earthen berm to preserve certain views and increases the width of wildlife corridor and open space. It is staff's determination that none of the triggers that require a new environmental document exist.	

Notice is hereby given that the County of Orange as lead agency, Environmental Planning Services Division, has made the following determination on the above-described project:

- The project as modified was approved by Director of Planning on August 11, 2004
- The project will not have a significant effect on the environment, (though the modifications do not)
  - An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
  - A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
- Mitigation Measures were incorporated into the project through conditions of approval and project design.
- For this project a Statement of Overriding consideration was Adopted.
- Findings were made pursuant to CEQA Guidelines 15091 (Statement of Facts and Findings). By [Signature] DEPT
- A copy of the EIR, the Addendum and the record of the project approval are on file and may be examined at:

Planning & Development Services Department,  
Environmental Planning Services Division,  
300 N. Flower, Room 321  
Santa Ana, California 92702-4048.  
(714) 834-6550.

**FILED**

**AUG 12 2004**

TOM DALY, CLERK-RECORDER

**POSTED**

Signature: [Signature]

Title: Director / Planning & Development Services

**AUG 12 2004**

**FILED**

Date: 8/11/04

Fish & Game Fee Finding: EIR - \$850.00

TOM DALY, CLERK-RECORDER

By [Signature] DEPUTY

**JUN 24 2025**

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY



STATE OF CALIFORNIA-THE RESOURCES AGENCY  
DEPARTMENT OF FISH AND GAME  
ENVIRONMENTAL FILING FEE CASH RECEIPT  
DFG 753.54 (6-91)

70776

Lead Agency: G.M.A. Date: 12/14/04  
 County/State Agency of Filing: G.C. MOUNTAIN RECORDER Document No.: 1214-1117  
 Project Title: Creek to Rock Mountain Park Contact Person: Kay Brown  
 Project Applicant Name: H. Pike Oliver Phone Number: 820 211 1111  
 Project Applicant Address: 11111 Olive St, CA 91101  
 Project Applicant (check appropriate box): Local Public Agency  School District  Other Special District   
 State Agency  Private Entity

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report	\$820.00	\$	<u>850.00</u>
<input checked="" type="checkbox"/> Negative Declaration	\$1,250.00	\$	
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00	\$	
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs	\$850.00	\$	
<input checked="" type="checkbox"/> County Administrative Fee	\$25.00	\$	<u>25.00</u>
<input type="checkbox"/> Project that is exempt from fees		\$	
TOTAL RECEIVED		\$	<u>888.00</u>

Signature and title of person receiving payment: [Signature]

FIRST COPY-PROJECT APPLICANT SECOND COPY-DFG/FAB THIRD COPY-LEAD AGENCY FOURTH COPY-COUNTY/STATE AGENCY OF FILING

POSTED  
AUG 12 2004

By [Signature] TOM DAILY, CLERK-RECORDER DEPUTY

FILED  
AUG 12 2004

By [Signature] TOM DAILY, CLERK-RECORDER DEPUTY

POSTED  
NOV 07 2007

By [Signature] DARLENE J. BLOOM, INTERIM CLERK-RECORDER DEPUTY

FILED  
NOV 07 2007

By [Signature] DARLENE J. BLOOM, INTERIM CLERK-RECORDER DEPUTY

FILED  
JUN 24 2025

By [Signature] HUGH NGUYEN, CLERK-RECORDER DEPUTY



STATE OF CALIFORNIA - THE RESOURCES AGENCY  
DEPARTMENT OF FISH AND GAME  
ENVIRONMENTAL FILING FEE CASH RECEIPT  
DFG 753.26 (1-01)

TR# 358357  
11-7-02

217012

Lead Agency: PA DSD Date: 11/7/02  
County / State Agency of Filing: O.C. Clerk - Recorder Document No: 200285001346  
Project Title: Saddleback Meadows Revised Subsequent EIR 5/16  
Project Applicant Name: TPG Management Inc. Phone Number: \_\_\_\_\_  
Project Applicant Address: 3323 Watt Ave PMB 291 Saca CA 95821  
Project Applicant (check appropriate box): Local Public Agency  School District  Other Special District   
State Agency  Private Entity

**CHECK APPLICABLE FEES:**

<input checked="" type="checkbox"/> Environmental Impact Report	\$850.00	\$ <u>0</u>
<input type="checkbox"/> Negative Declaration	\$1,250.00	\$ _____
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00	\$ _____
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs	\$850.00	\$ _____
<input checked="" type="checkbox"/> County Administrative Fee	\$28.00	\$ <u>43.00</u>
<input type="checkbox"/> Project that is exempt from fees		
<b>TOTAL RECEIVED</b>		\$ <u>43.00</u>

Signature and title of person receiving payment: Rose M. Stat

WHITE-PROJECT APPLICANT      YELLOW-DFG/FASB      PINK-LEAD AGENCY      GOLDENROD-STATE AGENCY OF FILING

**FILED**

AUG 12 2004

By: [Signature] TOM DALY, CLERK-RECORDER DEPUTY

**POSTED**

AUG 12 2004

By: [Signature] TOM DALY, CLERK-RECORDER DEPUTY

ORANGE COUNTY RECORDER  
DARLENE J. BLOOM

Finalization 20020000358337  
11/07/2002 09:25am  
Planning Development  
Services

170 38

Item Title	Amount
1 201 EIR Administrative Fee	43.00

DQG# 200285001346  
Time Recorded 09:25 am

Total	43.00
Payment Type	Amount
House charge	43.00

THANK YOU  
Please Retain This Receipt  
For Your Records.

**FILED**  
7884

JUN 24 2025

HUGH NGUYEN, CLERK-RECORDER  
BY: [Signature] DEPUTY



DEPARTMENT OF FISH AND GAME  
ENVIRONMENTAL FILING FEE CASH RECEIPT  
DFG 753.5a (9-03)

0-12-04 744-24700 252702

Lead Agency: PtD Services Dept.

Date: 8-12-04

County / State Agency of Filing: Orange County

Document No: 8501018

Project Title: Change Plan 04-0022 to Area Plan 98-2

Project Applicant Name: TPG Management

Phone Number: 916-834-5550

Project Applicant Address: 3323 Watt Ave. PMB 201 Sacramento, CA 95821

Project Applicant (check appropriate box):  
 Local Public Agency  
 School District  
 State Agency  
 Private Entity  
 Other Special District

CHECK APPLICABLE FEES:

- Environmental Impact Report
- Negative Declaration
- Application Fee Water Diversion (State Water Resources Control Board Only)
- Projects Subject to Certified Regulatory Programs
- County Administrative Fee
- Project that is exempt from fees

\$850.00 \$ Exempt  
 \$1,250.00 \$  
 \$850.00 \$  
 \$850.00 \$ 4300  
 \$25.00 \$ TPM  
 TOTAL RECEIVED \$ 4300

Signature and title of person receiving payment: Demary Pate

WHITE-PROJECT APPLICANT

YELLOW-DIVERSION

PINK-LEAD AGENCY

GOLDENROD-STATE AGENCY OF FILING

ORANGE COUNTY RECORDER  
TOM DALY

Finalization 20040000247605  
08/12/2004 09:26am  
Planning Development  
Services

Item Title	Count
1 201 EIR Administrative Fee	1

Document ID	Amount
DOC# 200405001048	43.00
Time Recorded 09:26 am	

Total	43.00
-------	-------

Payment type	Amount
Hourly charge	43.00

Thank You  
Please Retain This Receipt  
for your Records

FILED

JUN 24 2025

HUGH NGUYEN, CLERK-RECORDER

BY: VD DEPUTY



## **COUNTY OF ORANGE**

**RESOURCES & DEVELOPMENT MANAGEMENT DEPARTMENT**

*Bryan Speagle, Director*  
300 N. Flower Street  
Santa Ana, CA  
P.O. Box 4048  
Santa Ana, CA 92702-4048  
Telephone: (714) 834-2300  
Fax: (714) 834-5188

**DATE:** August 11, 2004  
**TO:** File/Applicant  
**SUBJECT:** Changed Plan 04-0022 for Area Plan 98-2  
**APPLICANT:** California Quartet  
**LOCATION:** Saddleback Meadows

### **Project Description:**

The purpose of Changed Plan 04-0022 is to modify Area Plan 98-2 to be consistent with the Saddleback Meadows litigation settlement agreement to which the County of Orange is a party. The settlement agreement is a result of negotiations with neighboring property owners and environmental groups that included a changed development project. The settlement agreement, including the changed development project, was presented to and approved by the Board of Supervisors, which had approved Area Plan 98-2 on November 5, 2002.

Changed Plan 04-0022 reduces the number of dwelling units from 283 to 266 and makes certain modifications to the grading and to the location of the remaining residential lots that reduce the adverse environmental effects of the project. All of the conditions of approval imposed by the Board of Supervisors on November 5, 2002, per Resolution No. 02-346, remain in effect.

### **CEQA Compliance:**

CEQA is satisfied per Revised Subsequent EIR 566 and Addendum #1. Addendum #1 was prepared to address the changes to the project by the settlement agreement. There are no new or increased significant environmental effects. The significant environmental effects have, in fact, been reduced.

### **Approval Action:**


The Changed Plan has been reviewed by appropriate County staff. It has been determined that the proposed change is a minor amendment of no significant effect and complies with the spirit and intent of the original approval. As authorized by Zoning Code section 7-9-150.3(h), the Changed Plan is hereby approved.

If Changed Plan 04-0022 or the related modification to Vesting Tentative Tract Map 15230 is set aside by a court of competent jurisdiction and the related obligations of the June 2004 settlement agreement between the applicant, the County, and the other parties have been met, Area Plan 98-2 for 283 residential units, as approved by the Board of Supervisors on November 5, 2002, shall be in full force and effect and all grading permits and all tentative and final subdivision maps shall be consistent with it.

**Appeal Process:**

The approval action may be appealed by any member of the public within 15 days of this action by filing an appeal in the Development Processing Center, located at the above address.

**Bryan G. Speegle, Director**

By   
Timothy S. Neely, Director  
Planning & Development Services

**Cc: Litigation Settlement Parties**



# County of Orange

## NOTICE OF DETERMINATION

Tom Daly, Clerk-Recorder

43.00

200485001047 09:24am 08/12/04

90 86 201

0.00 43.00 0.00 0.00 0.00 0.00 0.00 0.00

Project Charge Number: PP53700

**TO:** County Clerk

**FROM:** Planning and Development Services Department

**SUBJECT:** Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code

Project Title Revised VTTM 15230	Type of Document: Addendum 1 to FRSEIR 566
State Clearinghouse Number: 1996121072	Previously certified or adopted? If yes, provide document number and certification date: FRSEIR 566; 11/5/2002
Contact Persons: Project Manager - Frank McGill CEQA Project Manager - Chuck Shoemaker	Telephone: (714) 834-2099 (714) 834-2166
Applicant: TPG Management	Address: 3323 Watt Ave., PMB 291, Sacramento Ca 95821-3609
Project Location: On the eastern side of El Toro Road, approximately 1/2 mile south of the intersection of Santiago Canyon Road (El Toro Rd.) and Live Oak Canyon Road, in unincorporated Orange County.	
Project Description: Modifications to Vesting Tentative Tract Map 15230 consistent with the Saddleback Meadows litigation settlement agreement to which the County is a party. The settlement agreement was presented to and approved by the Board of Supervisors, which approved the original Area Plan on November 5, 2002. The revisions to VTTM 14230 reflect a reduction in the number of dwelling units from 283 to 266 and makes certain changes to the grading, location of the remaining residential lots, adds an earthen berm to preserve certain views and increases the width of wildlife corridor and open space. It is staff's determination that none of the triggers that require a new environmental document exist	

Notice is hereby given that the County of Orange as lead agency, Environmental Planning Services Division, has made the following determination on the above-described project:

- The project as modified was approved by Director of Planning on August 11, 2004
- The project will not have a significant effect on the environment. (though the modifications do not)
  - An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
  - A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
- Mitigation Measures were incorporated into the project through conditions of approval and project design.
- For this project a Statement of Overriding consideration was Adopted.
- Findings were made pursuant to CEQA Guidelines 15091 (Statement of Facts and Findings).
- A copy of the EIR, the Addendum and the record of the project approval are on file and may be examined at:

**POSTED**

**AUG 12 2004**

TOM DALY, CLERK-RECORDER

By [Signature] DE

Planning & Development Services Department,  
 Environmental Planning Services Division,  
 300 N. Flower, Room 321  
 Santa Ana, California 92702-4048.  
 (714) 834-5550.

[Signature]

Signature: \_\_\_\_\_  
 Title: Director / Planning & Development Services

**FILED**

Date: 8/11/04

**AUG 12 2004**

Fish & Game Fee Finding: EIR - \$850.00

TOM DALY, CLERK-RECORDER

By [Signature] DEPUTY



STATE OF CALIFORNIA - THE RESOURCES AGENCY  
 DEPARTMENT OF FISH AND GAME  
**ENVIRONMENTAL FILING FEE CASH RECEIPT**  
 OFG 752.6a (8-91)

70776

Lead Agency: G.M.A. Date: 12/1/03  
 County/State Agency of Filing: CLACK COUNTY RECORDER Document No.: 197-107  
 Project Title: Gravel Bank Meadow, Elk Camp  
 Project Applicant Name: A. Pike Miller Phone Number: 925-215-1111  
 Project Applicant Address: 11111 DAVIS ST, ELK CAMP, CA 95921  
 Project Applicant (check appropriate box): Local Public Agency  School District  Other Special District   
 State Agency  Private Entity

**CHECK APPLICABLE FEES:**

<input checked="" type="checkbox"/> Environmental Impact Report	\$850.00	\$	<u>850.00</u>
<input checked="" type="checkbox"/> Negative Declaration	\$1,250.00	\$	
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00	\$	
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs	\$850.00	\$	
<input checked="" type="checkbox"/> County Administrative Fee	\$25.00	\$	<u>25.00</u>
<input checked="" type="checkbox"/> Project that is exempt from fees		\$	
<b>TOTAL RECEIVED</b>			\$ <u>888.00</u>

Signature and title of person receiving payment: [Signature]

FIRST COPY-PROJECT APPLICANT    SECOND COPY-DFG/FASB    THIRD COPY-LEAD AGENCY    FOURTH COPY-COUNTY/STATE AGENCY OF FILING

**FILED**

AUG 12 2004

By [Signature] TOM DALY, CLERK-RECORDER  
 DEPUTY

**POSTED**

AUG 12 2004

By [Signature] TOM DALY, CLERK-RECORDER  
 DEPUTY

**FILED**

NOV 07 2002

**POSTED**

NOV 07 2002

By [Signature] DARLENE J. BLOOM, INTERIM CLERK-RECORDER  
 DEPUTY

By [Signature] DARLENE J. BLOOM, INTERIM CLERK-RECORDER  
 DEPUTY



STATE OF CALIFORNIA - THE RESOURCES AGENCY  
DEPARTMENT OF FISH AND GAME  
ENVIRONMENTAL FILING FEE CASH RECEIPT  
DFG 733.5a (8-21)

Tr# 358357  
11-7-02

217012

Lead Agency: Pa DSD Date: 11/7/02  
County / State Agency of Filing: D.C. Clerk - Recorder Document No: 20028500346  
Project Title: Saddleback Meadows Revised Subsequent EIR 5/06  
Project Applicant Name: JPG Management Inc. Phone Number: \_\_\_\_\_  
Project Applicant Address: 3323 Watt Ave PMB 291 Saca CA 95821  
Project Applicant (check appropriate box): Local Public Agency  School District  Other Special District   
State Agency  Private Entity

**CHECK APPLICABLE FEES:**

Environmental Impact Report \$850.00 \$ 0  
 Negative Declaration \$1,250.00 \$ ?  
 Application Fee Water Diversion (State Water Resources Control Board Only) \$850.00 \$ \_\_\_\_\_  
 Projects Subject to Certified Regulatory Programs \$850.00 \$ \_\_\_\_\_  
 County Administrative Fee \$25.00 \$ 43.00  
 Project that is exempt from fees

TOTAL RECEIVED \$ 43.00

Signature and title of person receiving payment: Rose M. [Signature]

WHITE-PROJECT APPLICANT      YELLOW-DRG/PAB      PINK-LEAD AGENCY      GOLDENROD-STATE AGENCY OF FILING

ORANGE COUNTY RECORDER  
DARLENE J. BLOOM

Finalization 20020000358337  
11/07/2002 09:25am  
Planning Development  
Services

170 38

**POSTED**

AUG 12 2004

TOM DALY, CLERK-RECORDER

By [Signature] DEPUTY

Item Title	Amount
1 201 EIR Administrative Fee	43.00

DOC# 200285001346  
Time Recorded 09:25 am

**FILED**

AUG 12 2004

TOM DALY, CLERK-RECORDER

By [Signature] DEPUTY

Total	43.00
Payment Type	Amount
House charge	43.00

THANK YOU  
Please Retain This Receipt  
For Your Records.

7884



DEPARTMENT OF FISH AND GAME  
ENVIRONMENTAL FILING FEE CASH RECEIPT  
DFG 753.5a (6-03)

012004 TRF 2471003 252701

Lead Agency: P.T.D. Services Dept.  
 County / State Agency of Filing: CC-Clark Recorder  
 Project Title: Revised YITM 15230  
 Project Applicant Name: TP6 Management  
 Project Applicant Address: 3303 Watt Ave. PMB 2A1 Sacramento CA 95821

Date: 012004  
 Document No: 85601047

Phone Number: 916 834 5880

Project Applicant (check appropriate box):  
 Local Public Agency  
 State Agency  
 School District  
 Other Special District  
 Private Entity

**CHECK APPLICABLE FEES:**  
 Environmental Impact Report  
 Negative Declaration  
 Application Fee Water Diversion (State Water Resources Control Board Only)  
 Projects Subject to Certified Regulatory Programs  
 County Administrative Fee  
 Project that is exempt from fees

\$850.00 \$ EXEMPT  
 \$1,250.00 \$  
 \$850.00 \$  
 \$850.00 \$ 4300  
 \$23.00 \$ 4300  
 TOTAL RECEIVED \$ 4300

Signature and title of person receiving payment: Danman Paine  
 WHITE-PROJECT APPLICANT YELLOW-DFG/FASS PINK-LEAD AGENCY GOLDENROD-STATE AGENCY OF FILING

ORANGE COUNTY RECORDER  
TOM DALY

Finalization 20040000247603  
 08/12/2004 09:24am  
 Planning Development  
 Services

% 96

Item Title	Count
1 201 Elk Administrative Fee	1

Document ID	Amount
DOC# 200485001047	43.00
Time Recorded 09:24 am	

Total 43.00

Payment Type	Amount
House charge	43.00

Thank You  
 Please Retain This Receipt  
 For Your Records



# COUNTY OF ORANGE

RESOURCES & DEVELOPMENT MANAGEMENT DEPARTMENT

Bryan Spengle, Director  
300 N. Flower Street  
Santa Ana, CA

P.O. Box 4048  
Santa Ana, CA 92702-4048  
Telephone: (714) 834-2300  
Fax: (714) 834-5188

**DATE:** August 11, 2004  
**TO:** File/Applicant  
**SUBJECT:** Revised Vesting Tentative Tract Map 15230 (Revised June 21, 2004)  
**APPLICANT:** California Quartet  
**LOCATION:** Saddleback Meadows

#### Project Description:

The purpose of the revised map dated June 21, 2004, is to modify Vesting Tentative Tract Map 15230 to be consistent with the Saddleback Meadows litigation settlement agreement to which the County of Orange is a party. The settlement agreement is a result of negotiations with neighboring property owners and environmental groups that included a changed development project. The settlement agreement, including the changed development project, was presented to and approved by the Board of Supervisors, which had approved Vesting Tentative Tract Map 15230 on November 5, 2002.

Revised Vesting Tentative Tract Map 15230 reduces the number of dwelling units from 283 to 266 and makes certain changes to the grading and to the location of the remaining residential lots that reduce the adverse environmental effects of the project. All of the conditions of approval imposed by the Board of Supervisors on November 5, 2002, per Resolution No. 02-348, remain in effect.

#### CEQA Compliance:

CEQA is satisfied per Revised Subsequent EIR 566 and Addendum #1. Addendum #1 was prepared to address the changes to the project by the settlement agreement. There are no new or increased significant environmental effects. The significant environmental effects have, in fact, been reduced.

#### Approval Action:

The map, as modified, has been reviewed by appropriate County staff. It has been determined that the revised map is consistent with related Changed Plan 04-0022 for Area Plan 98-2 and that the modifications resulting in the revised map constitute a minor modification of no significant effect and complies with the spirit and intent of the original approval. As authorized by Subdivision Code section 7-9-257b, the revised map is hereby approved.

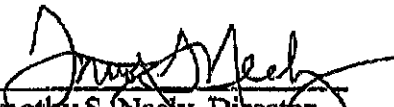
If this revised map or Changed Plan 04-0022 is set aside by a court of competent jurisdiction and the related obligations of the June 2004 settlement agreement between the applicant, the County, and the other parties have been met, Vesting Tentative Tract Map 15230 for 283 residential units, as approved by the Board of

Supervisors on November 5, 2002, shall be in full force and effect and all grading permits and final subdivision maps shall be consistent with it.

**Appeal Process:**

The approval action may be appealed by any member of the public within 10 days of this action by filing an appeal in the Development Processing Center, located at the above address.

Bryan G. Speegle, Director

By   
Timothy S. Neely, Director  
Planning & Development Services

Cc: Litigation Settlement Parties



State of California - Department of Fish and Wildlife  
**2025 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER:  
 30 — 06/24/2025 — 0463  
 STATE CLEARINGHOUSE NUMBER (If applicable)  
 1996121072

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY <b>OCPW, DEVELOPMENT SERVICES</b>	LEAD AGENCY EMAIL	DATE <b>06/24/2025</b>
COUNTY/STATE AGENCY OF FILING Orange	DOCUMENT NUMBER <b>202585000600</b>	

PROJECT TITLE

**SADDLEBACK MEADOWS**

PROJECT APPLICANT NAME MICHAEL RECUPERO, RECUPERO AND ASSOCIATES, INC.	PROJECT APPLICANT EMAIL	PHONE NUMBER <b>(949)429-6300</b>
PROJECT APPLICANT ADDRESS <b>31877 DEL OBISPO STREET, SUITE 204</b>	CITY STATE SAN JUAN CAPISTRANO CA	ZIP CODE <b>92675</b>

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency   
  School District   
  Other Special District   
  State Agency   
  Private Entity

CHECK APPLICABLE FEES:

- |   |            |    |       |
|---|------------|----|-------|
| <input type="checkbox"/> Environmental Impact Report (EIR)  | \$4,123.50 | \$ | 0.00  |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)   | \$2,968.75 | \$ | 0.00  |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW         | \$1,401.75 | \$ | 0.00  |
| <br>  |            |    |       |
| <input type="checkbox"/> Exempt from fee  |            |    |       |
| <input type="checkbox"/> Notice of Exemption (attach)   |            |    |       |
| <input type="checkbox"/> CDFW No Effect Determination (attach)  |            |    |       |
| <input checked="" type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)        |            |    |       |
| <hr/>   |            |    |       |
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00   | \$ | 0.00  |
| <input checked="" type="checkbox"/> County documentary handling fee   |            | \$ | 50.00 |
| <input type="checkbox"/> Other  |            | \$ |       |

PAYMENT METHOD:

- Cash   
  Credit   
  Check   
  Other   
 TOTAL RECEIVED \$ 50.00

SIGNATURE <b>X KALCI DO</b>	AGENCY OF FILING PRINTED NAME AND TITLE <b>KALCI DO, DEPUTY</b>
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