

March 26, 2026

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Orange County Development Services
Planning Division
601 N. Ross Street
Santa Ana, CA 92701

Subject: Project Description and Foothill/Trabuco Specific Plan Consistency Statement –
Retaining Wall Construction and Driveway Improvement

Dear Planning Division Staff,

I am submitting this letter to provide a detailed description of the proposed project and to demonstrate its consistency with the Foothill/Trabuco Specific Plan (FTSP).

The project consists of the construction of a retaining wall within the rear yard of the existing residential property as well as improving the driveway. The wall will be approximately 130 feet in length and 5 feet in height. Associated grading included approximately 70 cubic yards of cut, with approximately 6 cubic yards of material to be reused on-site as compacted backfill behind the retaining wall. The remaining excavated material will be exported from the site in accordance with County requirements.

The purpose of retaining wall is to stabilize the existing slope and create a modestly expanded, level outdoor area that improves the usability of the backyard while maintaining the overall rural and natural character of the site. The project has been designed to minimize grading quantities and disturbance to the existing terrain to the greatest extent feasible.

The development is consistent with the applicable provisions and intent of the Foothill/Trabuco Specific Plan in the following ways:

- **Grading and Landform Preservation:** The project involves limited grading that is necessary to stabilize the slope and create usable space. Grading quantities have been minimized, and the work is confined to a previously disturbed residential yard area.
- **Environmental Sensitivity:** The project is located within an existing developed residential lot and is not expected to impact sensitive biological resources. Any required studies or mitigation measures will be provided in compliance with County requirements.
- **Compatibility with Surrounding Development:** The retaining wall is accessory to the existing residential use and is consistent with surrounding residential improvements within the Specific Plan area.
- **Visual and Community Character:** The wall will be designed and constructed to blend with the surrounding environment and maintain the rural character emphasized by the FTSP.

The project is minor in scale, accessory to an existing residential use, and does not propose any increase in density or change in land use designation. It is intended solely to improve safety, slope stability, and functional outdoor space while remaining consistent with the goals and development standards of the Foothill/Trabuco Specific Plan.

Please let me know if additional information, studies, or documentation are required to facilitate your review.

Sincerely,
Matt Davenport
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