

**Impartial Analysis
City of Orange
Measure AA**

On October 22, 2019, the Orange City Council adopted Resolution No. 11188 (“Resolution”), approving a General Plan Amendment to allow for the Trails at Santiago Creek project (“Project”). The Resolution approved General Plan land use designations in connection with the Project. Measure AA is a referendum of the Resolution and was placed on the ballot as a result of a petition signed by the requisite number of voters.

The Project property is located on a 109.2-acre site on the north side of Santiago Canyon Road, south of Mabury Avenue, and east of Cannon Street.

The current General Plan designation for the property is a mixture of RA-Resource Area, OS-Open Space, and LDR-Low-Density Residential. Under the current General Plan, a portion of the property located north of Santiago Creek is designated LDR-Low Density Residential. Santiago Creek bi-sects the property in an east-west direction and is designated OS-Open Space. The remainder of the site is designated RA-Resource Area. The Project site currently contains undeveloped land that previously supported mining activities and a portion of the site that currently supports a sand and gravel operation, which includes the on-site stockpiling of materials.

To allow for the Project, the Resolution re-designates the property closest to Santiago Canyon Road as LDR-Low Density Residential. The remaining portions of the site are designated as OS-Open Space. The Project also requires a Zone Change to SP-Specific Plan and OS-Open Space, to allow for clustered residential development, bordered by areas of dedicated open space.

If the Resolution is approved by the voters, approximately 40.7 acres of the site would be designated LDR-Low Density Residential. The remaining 68.5 acres of the site would be designated OS-Open Space. The Zone Change would implement the SP-Specific Plan and OS-Open Space land uses consistent with the General Plan Amendment. Project approval also includes a Development Agreement that limits the maximum number of single-family residential homes on the site to 128, requires the dedication of approximately 50 acres of additional open space on the former Ridgeline Golf Course property, provides an additional \$2 million dollars for equestrian and capital improvements, provides \$4.1 million dollars in greenway improvements for Santiago Creek, funds \$1 million dollars for local trail improvements, and provides approximately \$1 million dollars for local traffic and circulation improvements.

A “yes” vote on Measure AA would result in the approval of Resolution No. 11188 and allow the Project to move forward.

A “no” vote on Measure AA would reject Resolution No. 11188, which would mean the existing land use designations for the property would remain in place and the Project could not move forward.

s/ Gary A. Sheatz
City Attorney