



AA

City of Orange, The Trails at Santiago Creek Open Space and Residential Project

Shall Resolution No. 11188, approved by the Orange City Council, to amend the General Plan with respect to the approximately 109.2 acre property located at 6145 E. Santiago Canyon Road, which currently allows for a mixture of sand and gravel operation/processing, residential, open space, and other uses, to allow for the Trails at Santiago Creek project, consisting of 128 single-family homes on approximately 40.7 acres and designating approximately 68.5 acres for open space, creek restoration, and public multi-use recreation trails, be adopted?

What your vote means

YES	NO
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.

For and against

FOR	AGAINST
<p>Tom Davidson Former President, Orange Park Association</p> <p>Mark Moore Founder, Santiago Greenway & Open Space Alliance</p> <p>Nick Lall Resident, Mabury Ranch Community</p>	<p>Sherry Hart-Panttaja President, Orange Park Association</p> <p>Donna Crandall Orange County Superior Court Judge, Retired</p> <p>Dan Slater Real Estate Broker, Former Mayor Pro-Tem Orange City Council</p> <p>Rick Alpert Retired Fire Captain</p> <p>Laura Thomas Realtor, Past Board Director, Orange Chamber of Commerce</p>

Ballot Measures-AA

Full Text of Measure AA
City of Orange

RESOLUTION NO. 11188

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ORANGE APPROVING GENERAL PLAN AMENDMENT NO. 2018-0001, A REQUEST TO CHANGE THE GENERAL PLAN DESIGNATION OF AN APPROXIMATELY 109.2 ACRE SITE FROM LOW DENSITY RESIDENTIAL (LDR) (APPROXIMATELY 15.4 ACRES), RESOURCE AREA (RA) (APPROXIMATELY 77.3 ACRES), AND OPEN SPACE (OS) (APPROXIMATELY 16.5 ACRES) TO LOW DENSITY RESIDENTIAL (LDR) (APPROXIMATELY 40.7 ACRES), AND OPEN SPACE (OS) (APPROXIMATELY 68.5 ACRES) ON A SITE COMMONLY REFERRED TO AS SULLY MILLER, LOCATED AT 6145 E. SANTIAGO CANYON ROAD, PREVIOUSLY IDENTIFIED AS 6118 EAST SANTIAGO CANYON ROAD.

**GENERAL PLAN AMENDMENT NO. 2018-001
APPLICANT: MILAN REI X, LLC**

WHEREAS, General Plan Amendment No. 2018-0001 was filed for the Trails at Santiago Creek project in accordance with the provisions of the City of Orange Municipal Code; and

WHEREAS, General Plan Amendment No. 2018-0001 was processed in the time and manner prescribed by state and local law; and

WHEREAS, the City Council has certified and adopted Environmental Impact Report No. 1857-18, which was prepared to analyze the potentially significant environmental impacts of the proposed Trails at Santiago Creek project located at 6145 East Santiago Canyon Road (hereinafter referred to as the "Project"), including General Plan Amendment No. 2018-0001; and

WHEREAS, the Planning Commission conducted duly advertised public hearings on July 15, 2019, and August 5, 2019, at which time interested persons had an opportunity to testify either in support of or opposition to the Project, including General Plan Amendment No. 2018-0001, and recommended approval of the Project by a vote of 4-1; and

WHEREAS, the City Council conducted duly advertised public hearings on September 24, 2019 and October 22, 2019, at which time interested persons had an opportunity to testify either in support of or opposition to the Project, including General Plan Amendment No. 2018-0001.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Orange approves General Plan Amendment No. 2018-0001 based on the following:

SECTION I:

The existing general plan land use designations are depicted on the map attached hereto as Exhibit "A" and incorporated herein by reference. The City of Orange General Plan is hereby amended in order to change the general plan land use designations by amending the land use designations on the sites depicted on the map attached hereto as Exhibit "B" and incorporated herein by reference.

SECTION II:

The proposed General Plan Amendment would change the current land use designations for the Project site from Low Density Residential (LDR) (approximately 15.4 acres), Resource Area (RA) (approximately 77.3 acres), and Open Space (OS) (approximately 16.5 acres) to Low Density Residential (LDR) (approximately 40.7 acres), and Open Space (OS) (approximately 68.5 acres). The proposed project entitlements include this General Plan Amendment which governs over both the East Orange General Plan and Orange Park Acres Plan, and the Rezoning to SP, which incorporates the Trails at Santiago Creek Specific Plan. These entitlements create vertically consistent documents that cover and include the proposed Project. The other subordinate project entitlements shall not take effect unless this General Plan Amendment becomes effective.

Ballot Measures-AA



Legend

-  Low Density Residential
-  Open Space
-  RA Area

THE TRAILS AT SANTIAGO CREEK EXISTING GENERAL PLAN



400 200 0 400 Feet



June 7th 2007



Ballot Measures-AA

**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



Argument in Favor of Measure AA

Yes on AA Means YES to Open Space.

A YES vote on Measure AA will replace a century old quarry operation with 70 acres of open space and greenway along Santiago Creek, along with 128 homes on 40 acres at the site.

The property owner must also donate the entire 50-acre Ridgeline property for open space and recreational use in addition to the 70-acre open space greenway at the quarry. This means Measure AA will create 120 acres of new open space for the public to enjoy, at no cost to taxpayers. The project pays its own way, and more.

Voting YES will complete a missing section of the Santiago Creek trailway and provide \$3 million for improvements to existing city parks, trails and recreational areas. The builder must also pay \$4 million to improve the trail and revegetate the greenway onsite.

Measure AA will also help fix traffic. Before one home is occupied, the builder will provide \$1 million in traffic improvements by adding a westbound lane at Santiago Canyon Road and a northbound lane on Cannon Street.

A YES vote confirms the unanimous approval by the Orange City Council after years of thorough independent environmental study that confirmed the site is safe for residential and public open space.

By replacing the quarry operation with new public open space and homes, Measure AA will remove large trucks from nearby streets and alleviate air quality and public health issues for surrounding residents and the three schools within one half mile of the quarry today.

Voting YES on AA reduces the possibility of the State of California imposing stringent high density housing demands in the future. Instead, Measure AA adds 120 acres of open space, removes air quality impacts, and provides more than \$8 million in community improvements.

s/ Tom Davidson
Former President, Orange Park Association

s/ Mark Moore
Founder, Santiago Greenway & Open Space Alliance

s/ Nick Lall
Resident, Mabury Ranch Community



Argument Against Measure AA

Vote NO to Stop the Santiago Creek Development.

Join the more than 13,000 individuals who signed the referendum to put this on the ballot.

Vote NO to protect designated open space in the City of Orange.

The Orange City Council sided with the landowner and changed the Orange General Plan. They redesignated 40 acres of land slated for open space in community plans to allow for 128 houses at the jammed intersection of Santiago Canyon Road and Cannon.

Vote NO to more traffic.

In 2016, the Council approved 1,180 houses at Santiago Canyon & Jamboree. Can you imagine what another development will do to daily gridlock?

Vote NO to allowing houses in a dangerous and congested area.

The site is in a dam inundation area next to a former landfill that risks exposure to methane gas and other hazards.

Vote NO to approving 128 houses in a high-risk fire zone.

The area has few evacuation routes. During the 2017 Canyon II Fire, cars were backed up for miles trying to flee.

Vote NO to overturn the City Council's decision to turn designated open space into a sea of houses.

The site of the proposed subdivision has never been planned for housing but is designated greenbelt, regional park or open space on three adopted plans.

Vote NO on a developer's empty promises and a poorly planned subdivision that benefits the developer and no one else.

Residents get the short end of the stick. Tell our City Council that a fringe trail around the Santiago Creek development doesn't equal a park.

Vote NO to tell our next City Council to start looking out for its residents – not out-of-town developers.

Once this land is developed, it's gone forever.

Vote NO on AA .

Please visit www.KeepOrangeSafe.org

Orange Citizens to Keep Orange Safe

s/ Sherry Hart-Panttaja
President, Orange Park Association

s/ Donna Crandall
Orange County Superior Court Judge, Retired

s/ Dan Slater
Real Estate Broker, Former Mayor Pro-Tem Orange City Council

s/ Rick Alpert
Retired Fire Captain

s/ Laura Thomas
Realtor, Past Board Director, Orange Chamber of Commerce