NOTICE OF AVAILABILITY (NOA) & NOTICE OF COMPLETION (NOC) OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE RIO SANTIAGO PROJECT (STATE CLEARINGHOUSE NO. 2009051072)

45-DAY REVIEW PERIOD
May 16, 2013

LEGAL NOTICE OF DESIGN REVIEW COMMITTEE PUBLIC MEETING

TO: Interested Parties

DATE: May 16, 2013

SUBJECT: The City of Orange (City) has prepared a Draft Environmental Impact Report (DEIR) for the Rio Santiago project. The DEIR has been prepared to evaluate potential environmental effects attributable to the proposed Rio Santiago project, generally described and located as follows:

Project Location: The Rio Santiago project is located in the City of Orange (City), Orange County, CA. The proposed Rio Santiago project is located east of State Route 55, to the west of State Route 261, approximately two miles to the north of Chapman Avenue, on the north side of Santiago Canyon Road, between Orange Park Blvd. on the east and Cannon Street on the west, and south of Mabury Avenue. The site designated address is currently 6118 East Santiago Canyon Road.

Project Description: This Draft EIR evaluates the potential environmental impacts of the Rio Santiago project proposed for development by JMI Properties/Santiago Partners, LLC. The proposed project contains approximately 110 acres on-site and 02.01 acres off-site. Project approval would result in:

General Plan: The project would result in changing the City's General Plan Designation for the site from Resource Area (RA) to Low Density Residential (LDR 2.1-6 Du/Ac), Medium Density Residential (MDR 15-24 Du/Ac), Open Space Park (OS-P) and Open Space (OS); and from, Low Density Residential (LDR 2.1-6 Du/Ac) to Open Space (OS). The project would also change the changing City's General Plan to remove portions of the project site from 1975 East Orange General Plan (approximately 56.45 acres) and Orange Park Acres Plan (approximately 40.3 acres).

Zoning: The project would result in a Zone Change (ZC 1254-09) to re-designate the site designation from Sand and Gravel (S-G) and Single-family Residential 8,000 sf (R-1-8) to Planned Community (P-C).

Present Land Use: The site is presently being utilized for a material recycling operation (i.e., asphalt and concrete crushing) and backfilling operation.

Public Natural Open Space Area (Planning Area A): The proposed project would establish natural open space on approximately 50 gross acres located on both sides of Santiago Creek. Planning Area A would be bordered on the north by Mabury Avenue, west by Cannon Street, south by Planning Areas B, C, and D. and east by Santiago Oaks Regional Park. Planning Area A

includes the Santiago Creek Greenway Reserve, the flood channel including Santiago Creek, a multi-purpose trail next to the Reserve/Creek, and provides for potential trail connections.

Private Recreation Area (Planning Area B): The proposed project would implement private recreational uses that are open to the public on approximately 10 gross acres on a fee basis. This could include permitted uses such as: a 81,000 square foot building with a maximum two-story height that the Specific Plan allows to house a community facility such as a YMCA facility which could consist of uses such as a wellness center, gymnasium, pool, multi-purpose rooms, a child care center, locker rooms, and administrative offices. Outdoor sport fields and courts are allowed in association with the facility. Educational facilities and a resource center, such as an Autism Center, could also be part of the 10 gross acres site, in association with the 81,000 square foot building.

Age-Qualified Residential Community (Planning Area C): The proposed project would establish an age-qualified (55 and older) community of no more than 265 units on approximately 16 gross acres of the project site. The community would be comprised of a combination of individual units composed of one and two-stories flats (referred to as "villas" in the Specific Plan), independent living, and assisted living. Unit sizes would range from 400 to 2,400 square feet in area. There would be a height limit of two-stories along the perimeter and three-stories in the center of the area. The proposed project includes a minimum 50 foot setback for three-story structures from all edges of Planning Area C. Accessory amenities such as community dining areas with a kitchen, community room, reading room, support services such as coffee and juice service with minor accessory food sales for the senior community, exercise rooms, pool and spa facilities, outdoor gardens, trails, scenic view corridors, and recreation facilities are all identified as likely components of the age targeted community.

Single-Family Residential Community (Planning Area D): The proposed project would establish no more than 130 single-family residences on approximately 34 gross acres of the project site. This community would include residential lots with a minimum lot size of approximately 6,000 square feet, with some lots as large as 20,000 square feet. Approximately 2.01 acres of grading activity will occur off-site in the County of Orange owned property.

Project Note: Subsequent to the publication of the Notice of Preparation for public review for the project (which had a public comment period ending May 9, 2011), the project description was revised to clarify that the proposed project includes 2.01 acres of off-site grading. Additionally, minor adjustments have been made to of the acreages of the planning areas.

Project APN: 093-280-07, 093-280-27, 093-280-29, 093-280-30, 093-280-31, 370-011-08, 370-011-18, 370-011-21, 370-011-22, 370-041-12, 370-041-25, & 370-141-19

Project Case Numbers: The City has assigned the following case numbers to the proposed Rio Santiago project: General Plan Amendment (GPA 2009-002), Zone Change (ZC 1254-09), Specific Plan (SP 001-09), Tentative Tract Map (TTM 025-09), Major Site Plan Review (MJSP 0595-09), Design Review Committee (DRC 4413-09), Development Agreement (DA 5825), and Environmental Impact Report (EIR 1818-09).

OWNER/ APPLICANT: JMI Properties/Santiago Partners, LLC

LEAD AGENCY CONTACT: Chad Ortlieb, Senior Planner, Planning Division
City of Orange, 300 East Chapman Avenue, Orange, CA. 92866
Phone (714) 744-7237, FAX (714) 744-7222, Email: cortlieb@cityoforange.org

REVIEW PERIOD: This DEIR is hereby made available for public review and comment. The public review period

for said document has a State-mandated 45-day public review period. The public review period begins on May 16, 2013, and ends on July 1, 2013. Written comments are invited on the DEIR and should be submitted in writing to the Lead Agency Contact identified above no later than 5:00 PM on July 1, 2013. Any written comments received after this deadline are not required to be accepted and would be accepted at the discretion of the City.

MEETINGS: A meeting date is scheduled for the Design Review Committee of the City of Orange to review and make recommendations on the project for the subsequent consideration by the Planning Commission and City Council of the City of Orange. You are welcome to attend the meetings to provide testimony either in favor or in opposition to the project. The Committee will only be able to consider public testimony directly relating to the Committee purview. Meeting dates are as follows:

DESIGN REVIEW COMMITTEE MEETING:

DATE: Wednesday, June 5, 2013
TIME: 5:30 P.M. (or as soon thereafter as the matter may be heard)
LOCATION: City of Orange Conference Room C, 300 East Chapman Avenue

If you challenge any decision to approve this request in court, you may be limited to raising only those issues you or someone else raised prior to or at any public hearing for the project, or in written correspondence or verbally at a public hearing.

HAZARDOUS WASTE SITE: The project site is not identified on any of the lists enumerated pursuant to the requirements of California Government Code Section 65962.5.

SIGNIFICANT ENVIRONMENTAL EFFECTS ANTICIPATED: The DEIR analyzed the following topical environmental issue areas: Aesthetics, Agricultural/Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Minerals, Noise, Population and Housing, Public Services, Recreation, Transportation and Traffic, Utilities and Service Systems.

After implementation of the proposed project, it has been determined that the following topical environmental issue areas are less than significant: Agricultural and Forestry Resources, Greenhouse Gas Emissions, Land Use/Planning, Mineral Resources, Population/Housing, Public Services, Recreation, and Utilities/Service Systems.

After implementation of the proposed project, it has been determined that the following topical environmental issue areas can be feasibly mitigated to a less than significant level: Biological Resources, Cultural Resources, Geology/Soils, Hazards & Hazardous Materials, and Noise.

After implementation of the proposed project, including project design features and mitigation measures, it has been determined that, in part, the following topical environmental issue areas would remain significant and unavoidable: Aesthetics, Air Quality, Hydrology and Water Quality, Transportation/Traffic, and Cumulative (Aesthetics, Air Quality, and Traffic).

AVAILABILITY: Copies of the DEIR are available for review at the following locations during the regular business hours:

City of Orange
Community Development Department, Planning Division*
300 E. Chapman Avenue
Orange, CA 92866

City of Orange
City Clerk*
300 E. Chapman Avenue
Orange, CA 92866

Orange Public Library & History Center
407 East Chapman Avenue
Orange, CA 92866

El Modena Branch Library
380 S. Hewes Street
Orange, CA 92866

Charles P. Taft Branch Library
740 E. Taft Avenue
Orange, CA 92866

* The DEIR is available for purchase on a compact disk for $10.00 at these locations.

The DEIR is available for review on the City website at www.cityoforange.org by navigating to City Departments in the header menu, selecting "Community Development" from the drop down menu, and then selecting "Project Notices and Related Environmental Documents" from the subsequent drop down menu.

Authority cited: Section 21083, Public Resources Code, Reference: Sections 21092, 21152, and 21153, Public Resources Code.