SECTION 1.0: INTRODUCTION

1.1 Overview, Purpose and Authority of the EIR

This Draft Environmental Impact Report (DEIR) evaluates the potential environmental impacts associated with the approval of the Rio Santiago project (Rio Santiago) located within the City of Orange (City). The Rio Santiago Project is located north of East Santiago Canyon Road, east of Cannon Street, south of Mabury Avenue, and contains approximately 110 acres and 2.01 acres off-site.

1.1.1 Overview

The project site consists of approximately 110 acres and is historically known as the Sully-Miller/Fieldstone ("Fieldstone") site, a former sand and gravel mining operation. The project site has general plan designations of Resource Area (RA), Low Density Residential (LDR), and Open Space (OS); and, is zoned Sand and Gravel (S-G) and Single-Family Residential (R-1-8). There is no zoning for open space currently on the site. The site is presently being utilized for a material recycling operation (i.e., asphalt and concrete crushing) and backfilling operation. The applicant requests City consideration of the following:

- A General Plan Amendment (GPA 2009-002) to:
    - Change 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).
    - Change 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).
- 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).
- Adoption of a Specific Plan (SP 001-09) to establish standards for uses and development of the site, consistent with the proposed amended General Plan.
- A Parcel Map for lease, sale, and/or finance of the property.
- A Tentative Tract Map (TTM 025-09) for subdivision of the property.
- Major Site Plan Review (MJSP 0595-09) for the project.
- Design Review Committee (DRC 4413-09) consideration for review of project design.
- Park Planning and Development Commission consideration of project trails and parklands.

- A Development Agreement (DA 5825) offering additional community benefits and vesting rights associated with project approvals for a period of time mutually agreed upon by the City and applicant.

- An Environmental Impact Report (EIR 1818-09) for disclosure and assessment of potential project impacts, establishment of mitigation measures and a mitigation monitoring program.

Project Description

A detailed Project Description is located in Section 3.0, *Project Description*; however, the proposed project consists of the following:

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 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 would include uses such as: a 81,000 square foot building with a maximum two-story height that the Specific Plan allows to house a YMCA facility consisting 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. Uses are disclosed in the Specific Plan. On-site parking is proposed to support the recreational uses per the Rio Santiago Specific Plan requirements as shown in Section 3.5.5, *Infrastructure Characteristics*.

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. A comprehensive list of primary and ancillary uses is located within the Specific Plan and Section 5.1, *Aesthetics, Threshold AES-C* of this Draft EIR for the proposed project. Collective on-site

and individual unit parking is proposed per the Rio Santiago Specific Plan requirements as shown in Section 3.5.5, *Infrastructure Characteristics*.

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. On-site and individual unit parking is proposed per the Rio Santiago Specific Plan requirements as shown in Section 3.5.5, *Infrastructure Characteristics*.

1.1.2 Purpose and Authority

This Draft EIR evaluates the potential environmental impacts associated with the proposed project. The scope of this Draft EIR is discussed below in Section 1.2, *Scope of EIR*. This document was prepared in accordance with the following:

- California Environmental Quality Act (CEQA),
- CEQA Guidelines (State CEQA Guidelines), and
- City of Orange Local CEQA Guidelines (Local CEQA Guidelines).

This Draft EIR is intended to serve as an information document for public agency decision-makers, other agency reviewers, and the public. Environmental impacts are analyzed to the degree of specificity prescribed by State CEQA Guidelines Section 15146. This document addresses the potential adverse impacts that may be associated with both short-term construction period and long-term operations of the proposed project. Additionally, this Draft EIR identifies appropriate and feasible mitigation measures and alternatives in accordance with CEQA, the State CEQA Guidelines, and Local CEQA Guidelines.

1.1.3 Lead Agency Determination

State CEQA Guidelines Section 15367 defines the Lead Agency as, "…the public agency, which has the principal responsibility for carrying out or approving a project." Criteria considered in identifying the Lead Agency include whether the agency: 1) has the greatest responsibility for supervising or approving the project as a whole; 2) is the agency with the general governmental powers; and, 3) will act first on the project in question (State CEQA Guidelines Section 15051). The designated Lead Agency for the proposed project is the City. The City is responsible for the review and processing of the environmental documentation through certification of the Final EIR.

State CEQA Guidelines Section 15091 requires the City, as the Lead Agency, to make findings for each environmental impact of the proposed project.

This Draft EIR reflects the independent judgment and analysis of the City as required by the State CEQA Guidelines. Lists of organizations and persons consulted and the report preparation personnel are

provided in Section 10.0, *Organizations – Persons Consulted*, and Section 11.0, *References*. In addition, the Lead Agency has subjected the draft to the City's own review and analysis, including review by various City departments and independent third-party ("peer review") technical consultants.

1.1.4 Project of Statewide, Regional, or Areawide Significance

State CEQA Guidelines Section 15206 lists the types of projects that are considered to be of Statewide, regional, or area-wide significance. The environmental documentation for projects of this significance are required to be distributed to applicable State agencies through the State Clearinghouse of the Governor's Office of Planning and Research, and should be distributed to the metropolitan area council of governments in which the project site is located. The council of governments for the proposed project is the Southern California Association of Governments (SCAG).

The proposed project meets the criteria of a project of Statewide, regional, or areawide significance for the following reasons:

- A General Plan Amendment is proposed,
- The potential environmental impacts of the proposed project could extend beyond the City limits, and
- Potential impacts of the proposed project to sensitive habitats, including riparian habitats, and endangered, rare, or threatened species could occur.

1.2 Scope of the EIR

The scope of this Draft EIR includes information contained in the entitlement application, written comments received from public agencies, and the public in response to the Notice of Preparation (NOP) and during Scoping Meetings.

1.2.1 Project-Level Environmental Analysis

This Draft EIR contains project-level analysis and, absent changes to the project or new applications not analyzed by this Draft EIR, is expected to serve as the environmental review for all approvals for the proposed project. As part of the approval process for all related discretionary actions taken by the City or any other public agency to implement the proposed project, the approving body will determine the adequacy of the Final EIR for use in connection with each approval.

1.2.2 Related Actions

This Draft EIR also considers a series of actions related to the proposed project that are needed to achieve the development of the proposed project. Additional City approvals (i.e., Development Agreement, Specific Plan, Tentative and Final Tract, and Parcel Maps, site plan review, design review, grading permits, conditional use permits, building permits, and etc.) would and/or could be needed. Actions involved in the implementation of the proposed project are described in Section 3.0, *Project Description*,

of this document. Other agencies that may have discretionary approval over the proposed project or components thereof are also described in this section and Section 1.0, *Organizations and Persons Consulted*.

Initial Study

An Initial Study, providing a preliminary analysis of the environmental effects of the project, was not prepared for the proposed project because the City (lead agency) determined that, pursuant to CEQA Guidelines Section 15060(d), an EIR will clearly be required for the project.

1.2.3 Public Review

NOP

The City circulated a NOP for public review and comment from April 7, 2011 to May 9, 2011. A revision to the NOP was circulated for public review and comment from April 28, 2011 to May 27, 2011. The State Clearinghouse (SCH) assigned identification number 2009051072 to the proposed project. Copies of these letters are contained in Appendix A, *Public Participation Process.*

During the NOP public period, a scoping meeting for public agency representatives was held on April 19, 2011 from 2:00 p.m. to 3:00 p.m. The public agency scoping meeting was held in Conference Room C of the Community Development Department within Orange City Hall located at 300 East Chapman Avenue in the City. No agencies, other than City staff, attended this meeting. A public scoping meeting for the public was held on April 19, 2011 from 7:00 p.m. to 8:30 p.m. at Linda Vista Elementary School located at 1200 North Cannon Street in the City. A list of attendees and topics discussed is contained in Appendix A, *Public Participation Process.*

Previous Project NOP

A NOP for an earlier, different version of the project on the project site was circulated for public review and comment from May 14, 2009 to June 12, 2009. During that NOP public review period, a scoping meeting for public agency representatives was held on May 21, 2009 from 2:00 p.m. to 3:00 p.m. The public agency scoping meeting was held in Conference Room C of the Community Development Department within Orange City Hall located at 300 East Chapman Avenue in the City. A public scoping meeting for the public was held on May 21, 2009 from 7:00 p.m. to 8:30 p.m. at Linda Vista Elementary School located at 1200 North Cannon Street in the City. Based on comments received from the public, the applicant revised the earlier version of the project. Although the current Project differs from the earlier version, the City determined that previous comments on the first NOP should be included within this document. A list of attendees and topics discussed at this scoping meeting on the NOP for the earlier version of the project is contained in Appendix A, *Public Participation Process.*

1.2.4 Organization of the EIR

In addition to this Introduction section, the remainder of the document is organized into the following main sections individually described below.

Section 2.0: Executive Summary

This section includes a summary of the proposed project and a summary of the alternatives to the proposed project addressed in the Draft EIR. Also included are brief descriptions of the issues to be resolved, and a table that summarizes the impacts, mitigation measures, and level of significance after mitigation. Areas of potential controversy, identified in the scoping process, are also included in this section.

Section 3.0: Project Description

The project description section provides a detailed description of the proposed Rio Santiago Specific Plan project, including its location, technical, economic, and environmental characteristics. A discussion of the project objectives, project design features, intended uses of the Draft EIR, responsible agencies, and anticipated approvals is also provided.

Section 4.0: General Description of Environmental Setting

This section includes an overview of the general setting of the environment in the vicinity of the project site and identifies the related projects used in the Cumulative Impact Analysis.

Section 5.0: Environmental Impact Analysis

The project-level analysis of each topical Environmental Issue area is organized into the following sub-sections: Introduction, Existing Setting, Thresholds of Significance, Project Impacts, Mitigation Measures, and Level of Significance after Mitigation.

Section 6.0: Cumulative Impacts

This section describes the potential changes in environmental conditions that result from the incremental impacts of the proposed project added to other closely related past, present and probable future projects. Cumulative impacts can result from individually minor, but collectively significant, projects taking place surrounding the project over a period of time.

Section 7.0: Alternatives to the Proposed Project

This section compares the impacts of the proposed project with several land use alternatives, including the CEQA required No Project Alternative. From among the alternatives, an environmentally superior alternative is identified. In addition, this section identifies alternatives initially considered, but eliminated from consideration by the City.

Section 8.0: Significant Unavoidable Adverse Impacts

This section identifies significant unavoidable adverse impacts that would remain after the implementation of the proposed project.

Section 9.0: Other Long-Term Implications

This section identifies growth-inducing impacts, along with irreversible and irretrievable commitments of resources.

Section 10.0: Organizations and Persons Consulted

This section lists the various organizations and professional persons consulted during the preparation of the Draft EIR.

Section 11.0: Report Preparation Personnel

This section lists the various individuals who contributed to the preparation of the Draft EIR.

Section 12.0: References

This section lists the references cited in the body of the Draft EIR.

1.3 Document Terminology

Table 1-1, *Draft EIR Terminology*, provides a list of the terminology used in this Draft EIR.

1.4 Technical Documents Prepared for the Project

Table 1-2, *Technical Studies*, lists the technical studies prepared specifically for the Rio Santiago Specific Plan project and contained in the Appendices of the Draft EIR.

Table 1-1: Draft EIR Terminology

Age-Qualified	An age-qualified (ages 55 and over) community which is often comprised of a variety of housing types, while providing various support services for its residents. Homes and common areas are designed and built with older individuals in mind. Single-family homes, condominiums, apartments, cooperative units and nursing homes are examples of different age-qualified living options.
Best Management Practice (BMP)	BMPs are construction devices, technologies, processes, procedures, rules of operation, or methods that, when implemented, control, reduce, or eliminate water quality pollution.
Backfilling Operation	Please refer to Section 3.0, *Project Description*,

Table 1-1: Draft EIR Terminology

	Subsection 3.2.2, *Current Land Use* for a detailed definition of the Backfilling Operation.
CEQA	The California Environmental Quality Act of 1970, as amended.
State CEQA Guidelines	State CEQA Guidelines.
Lead Agency	City of Orange.
Materials Recycling	Please refer to Section 3.0, *Project Description*, Subsection 3.2.2, *Current Land Use* for a detailed definition of Materials Recycling.
Mitigation Measure	A specific, written measure that avoids the impact altogether by not taking a certain action or parts of an action; minimizes an impact by limiting the degree or magnitude of the action and its implementation; rectifies an impact by repairing rehabilitating, or restoring the impacted environment; reduces or eliminates an impact over time by preservation and maintenance operations; or compensates for an impact by replacing or providing substitute resources or environments.
Off-Site Improvements	Physical changes to the environment that would occur outside the boundary of the main project site, such as the installation of water line in an adjacent roadway.
Project Design Feature	A design feature incorporated into the proposed project and analyzed within this Draft EIR as part of the Project Description.
Project Site	References to the project site mean the physical area proposed for development including any off-site area required for infrastructure improvement.
Rio Santiago Project	This term is the abbreviated name of the proposed project; the full name is the Rio Santiago Specific Plan Project.
Planning Area Acreage	For purposes of this report, acreage from the

Table 1-1: Draft EIR Terminology

	Tentative Tract Map has been rounded to the nearest acre. Below are the rounded acreage used within the report: Planning Area A: 50 acres (45%) Planning Area B: 10 acres (9%) Planning Area C: 16 acres (15%) Planning Area D: 34 acres (31%) Total: 110 acres

Source: *Vista Community Planners (**VISTA**)*

Table 1-2: Technical Studies

Technical Study	Author
Air Quality Analysis	Vista Environmental
Biological Resource Assessment	PCR Services Corporation
Verification of Jurisdictional Delineation	PCR Services Corporation
Tree Inventory Report	PCR Services Corporation
Cultural Resources and Paleontological Records Review	BCR Consulting Michael Brandman and Associates
Geotechnical Investigation	Ginter & Associates, Inc.
Global Climate Change Analysis	Vista Environmental
Environmental Site Assessment Reports	Tait Environmental Services, Inc. Michael Brandman and Associates
Hydrology Study Report	Fuscoe Engineering
Water Quality Technical Reports	Fuscoe Engineering
Noise Impact Analysis	Vista Environmental
Traffic Impact Analysis	Vista Environmental
Water Supply Assessment	Ergun Bakall, Consulting Civil Engineer
Conceptual Fire Prevention Plan	Pacific Development Solutions Group

1.5 Lead Agency, Consultant, and Project Applicant

The City is the Lead Agency in the review and certification of the ElR. The project applicant is JMI Properties/Santiago Partners, LLC. Preparers of this Draft EIR are identified in Section 11.0, *References*, of this document. Key contact persons are:

Lead Agency	**City of Orange** Community Development Department Planning Division *Attn: Chad Ortlieb, Senior Planner* 300 East Chapman Avenue Orange, California 92866 Email: cortlieb@cityoforange.org
Environmental Consultant	**Vista Community Planners (VISTA)** *Attn: Fred Talarico, Principal Planner* 1278 Glenneyre Street, Suite 110 Laguna Beach, California 92651 Email: fred@vistalb.com
Project Applicant	**JMI Properties/Santiago Partners, LLC** *Attn: Bret B. Bernard, AICP* 888 South Disneyland Drive, Suite 101 Anaheim, California 92802 Email: bret@milancap.com

1.6 Review of the Draft EIR

This Draft EIR has been distributed to public agencies, other affected agencies, adjacent cities, adjacent county, members of the public, and any parties who have submitted a written request for a copy of the Draft EIR. The Notice of Completion of the Draft EIR has also been distributed as required by the Guidelines. During the 45·day public review period, which begins on May 16th, 2013 and ends on July 1st, 2013, the Draft EIR, which includes the technical appendices, is available for public review at the following locations:

City of Orange
Community Development Department
Planning Division
300 East Chapman Avenue
Orange, California 92866

City of Orange
City Clerk
300 East Chapman Avenue
Orange, California 92866

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

El Modena Branch Library
380 South Hewes Street
Orange, California 92866

Charles P. Taft Branch Library
740 East Taft Avenue
Orange, California 92866

In addition to the locations identified above, the document will be available for review on the City's web site at www.cityoforange.org. Written comments on this Draft EIR must be addressed to:

City of Orange
Community Development Department
Planning Division
Attn: Chad Ortlieb, Senior Planner
300 East Chapman Avenue
Orange, California 92866
Email: cortlieb@cityoforange.org