
5.8 - Land Use and Planning

5.8.1 - Introduction

Purpose

The purpose of this section is to describe the potentially significant impacts related to land use and planning. This section also identifies mitigation measures to reduce any potentially significant impacts and describes the residual impact, if any, after imposition of the mitigation.

Sources

Information in this section is based on the following sources:

- General Plan, City of Orange, December 2005.
- Orange Park Acres Specific Plan, City of Orange, December 26, 1973.
- Master Plan of Recreational Trails, City of Orange, April 27, 1993.
- Tree Survey Report, Ridgeline Equestrian Estates, PCR Services Corporation, November 1, 2007. The complete report is contained in Appendix K.
- Letter from the Southern California Association of Governments. This letter is contained in Appendix A.
- Comments received during the public comment period. These comments are contained in Appendix A.
- Comments received at the scoping meeting. These comments are contained in Appendix A.

5.8.2 - Existing On-Site Setting

Land use on the site is characterized by recreation-oriented development associated with the former Ridgeline Country Club. The tennis courts, swimming pool, and clubhouse are still in use as of the date the Notice of Preparation was published and work on the Draft EIR began, but the golf course and driving range ceased operations in November 2006.

5.8.3 - Regulatory Setting

Federal

Refer to State regulatory setting below for a discussion on regional transportation plans.

State

The Regional Transportation Plan (RTP) serves as both the Federal and State required regional long-range transportation plan for the Southern California Association of Governments (SCAG) region through the year 2015 and is the guide for developing the Regional Transportation Improvement Program. The RTP links the goal of sustaining mobility with the goals of fostering economic development, enhancing the environment, reducing energy consumption, promoting transportation-friendly development patterns, and encouraging fair and equitable access to residents affected by socio-economic, geographic, and commercial limitations.

Regional

South Coast Air Quality Management District Air Quality Management Plan

The proposed project is located within the South Coast Air Basin and is therefore within the jurisdiction of the South Coast Air Quality Management District (SCAQMD). In conjunction with SCAG, SCAQMD is responsible for formulating and implementing air pollution control strategies. The Air Quality Management Plan (AQMP), adopted in 1997 by SCAQMD and SCAG to assist in fulfilling these responsibilities, is intended to establish a comprehensive air pollution control program leading to the attainment of State and Federal air quality standards in the South Coast Air Basin and in portions of the Southeast Desert Air Basin that are within the SCAQMD's jurisdiction, thereby, addressing the requirements set forth in the state and Federal Clean Air Acts. Refer to Air Quality section (Section 5.2) for a discussion of the AQMP. In this capacity, the SCAQMD is a responsible agency under the Guidelines.

Southern California Association of Governments Regional Comprehensive Plan

The proposed project site is located within the SCAG planning area. SCAG is a federal designated Metropolitan Planning Organization with numerous roles and responsibilities relative to regional issues that cross-jurisdictional boundaries. SCAG also functions as the Areawide Clearinghouse for projects that are of Statewide, Regional, or Areawide significance per Section 15206 of Guidelines. In this capacity, SCAG functions as a responding agency. Included in SCAG's responsibilities is preparation of the Regional Comprehensive Plan and Guide (RCPG) in conjunction with its constituent members and other regional planning agencies. The RCPG provides a general view of the plans of the various regional agencies that affect local governments and responds to the significant issues facing Southern California, including growth management. It is intended to serve as a framework for decision-making with respect to the growth and changes that can be anticipated by the year 2015 and beyond. In addition, the RCPG proposes a strategy for voluntary use by local governments, which will assist them in addressing issues related to future growth and in assessing the potential impacts of proposed development projects within the context of the region. Fourteen sub regions, including Orange County, have been recognized as partners in the preparation of the RCPG and have submitted input to ensure that the RCPG reflects local concerns, which form the basis for the region's planning process.

The RCPG includes five core chapters (Growth Management, Regional Mobility, Air Quality, Water Quality, and Hazardous Waste Management) which respond directly to the Federal and State requirements placed on SCAG and form the basis for certification of local plans. Ancillary chapters within the RCPG (Economy, Housing, Human Resources, and Services, Management) reflect other regional plans, but do not contain actions or policies required of local governments. The purpose of the Growth Management Chapter is to present forecasts which establish the socio-economic parameters for the development of the Regional Mobility and Air Quality Chapters of the RCPG and to address issues related to growth and land consumption by encouraging local land use actions which would ultimately lead to the development of an urban form that would help minimize development costs, save natural resources, and enhance the quality of life in the region.

Natural Communities Conservation Plan (NCCP) and Habitat Conservation Plan - County of Orange Central and Coastal Sub Region

The Natural Community Conservation Planning (NCCP) program was authorized by the California Natural Community Conservation Planning Act of 1991 (AB 2172) and set forth in Section 2800 et seq. of the California Fish and Game Code. The purpose of the NCCP program is to have a broad-based approach to ecosystem conservation for the protection and perpetuation of biological diversity. The NCCP program aims to provide regional or area wide protection of plants, animals and their habitats while continuing to accommodate compatible land uses. This broad-based approach differs from the objectives of the California and Federal Endangered Species Act, which focuses on the preservation of individual species that have already significantly declined in numbers. The NCCP program establishes an area-wide reserve area for protection of multiple species. In this capacity, the SCAQMD is a responsible agency under the Guidelines.

The proposed project site is within the Natural Community Conservation Plan & Habitat Conservation Plan (NCCP/HCP) - County of Orange Central & Coastal Subregion, which protects natural communities and species. The NCCP/HCP particularly targets CSS habitat, CSS-obligate species, and other covered habitats and species, and mitigates anticipated impacts to those habitats and species on a programmatic, sub-regional level.

Exhibit 5.8-1 below provides the locations of on-site trees that are proposed for retention and proposed for removal.

Local

City General Plan

The City Integrated General Plan was adopted in December 2005. The City General Plan provides goals, policies, and programs intended to guide future land use and development decisions within the City. The City is in the process of updating its General Plan. A public review draft was released in January 2009. Although changes to the Land Use Plan are proposed, the project area is not one being considered under special study.

The City General Plan includes the following Elements: Land Use, Circulation, Open Space and Conservation, Safety, Noise, Historic Preservation, and Growth Management.

City Master Plan of Recreational Trails

Within the City of Orange General Plan Open Space Element there is a Master Plan of Recreational Trails that was adopted in 1993. The Plan identifies a network of existing and proposed trails segments citywide and addresses implementation standards and policies. The overall purpose of the Plan is to provide a long-range plan to guide the City in enhancing the recreational opportunities for the community.

Orange Park Acres Specific Plan

The Orange Park Acres Specific Plan (OPA Specific Plan) was adopted on December 26, 1973. It identifies the goals, objectives, policies, and recommended land uses for the Orange Park Acres area.

City of Orange Zoning Designations

The Zoning Ordinance of the Orange Municipal Code provides zoning districts and maps that establish and control development regulations consistent with General Plan Land Use Designations. The existing designation for the project site is Recreation Open Space District (RO).

City of Orange Affordable Housing Plan

Title 17.14.015 of the Orange Municipal Code states that the City has adopted a policy that established a target goal of allocating 20 percent of the annual production of new residential housing as affordable to very low, low and moderate income households. Developers of projects with 11 or more dwelling units are required to participate in discussions with City Staff to evaluate the feasibility of providing affordable units. Such discussions are encouraged to occur early in the development review process, notably prior to the filing of applications. The project applicant met with staff from the City Economic Development Department on July 14, 2009, to review the project description and the potential to provide affordable housing. The project site is not located within an established City redevelopment area and the City's density bonus is not applicable to the project site. As a result, the applicant is not required to incorporate affordable housing in the proposed project or pay in-lieu fees.

The City adopted its current housing element on October 9, 2001, including the housing needs allocation described in Table 5.10-1. HCD determined that the City Housing Element complied with State law in November 2001, and, accordingly, had identified sufficient sites within the City to meet its housing needs. The City revised the housing element with a revised draft housing element was submitted to HCD on December 22, 2008 and approved in June 2009.

City's Tree Preservation Ordinance

The Tree Preservation Ordinance of the Orange Municipal Code protects all trees, regardless of species, that measure a minimum of 10.5 inches in circumference, measured at a point 24 inches above the ground. The primary purpose of the subject provisions is to regulate the removal and destruction of trees from undeveloped and public interest property.

Exhibit 5.8-2 below provides the locations of on-site trees that are proposed for retention and proposed for removal.

5.8.4 - Significance Thresholds

According to Appendix G of the State CEQA Guidelines, a project would normally have a significant effect on the environment if it would result in the following:

- a.) Physically divide an established community;
- b.) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect, and/or;
- c.) Conflict with any applicable habitat conservation plan or natural communities conservation plan.

5.8.5 - Project Impacts

Impacts Not Found To Be Significant

The Initial Study determined that no impacts would result to the division of an established community. Refer to the Initial Study in Appendix A for a complete discussion.

Potentially Significant Impacts

Potentially significant impacts are related to conformance with applicable land use plans and habitat conservation plans during the long-term operational phase of the project. No potentially significant land use and planning impacts are associated with the short-term construction phase.

Conflict with Applicable Plans, Policies, or Regulations

Impact 5.8-1	The project has the potential to conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect. [CEQA Land Use and Planning Threshold 9(b)]
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General Plan

Although the proposed project is inconsistent with the existing City General Plan land use designation for the project site, upon approval of a General Plan Amendment it would be in substantial compliance with the Land Use Element Goals and Policies. The proposed General Plan Amendment would amend the Land Use Element Map to designate the proposed project site as Estate Density Residential. Table 5.8-1 provides a comparison of the proposed project to each goal and policy of the following General Plan elements: Land Use Element, Open Space/Conservation Element, Safety Element, Circulation Element, Noise Element, Growth Management Element, and Housing Element. The Historic Preservation Element is omitted from discussion because it applies only to projects within the boundaries of the Old Towne District and the project site is not located within these boundaries.

Table 5.8-1: Project Consistency with the City of Orange General Plan: Land Use Element

Land Use Element Goals and Policies	
GOAL 1.0: Land use policy will continue to promote a balance of residential, commercial and industrial development.	
POLICY 1.1: Maintain a balance between jobs and housing, and encourage the types of activities that will provide employment for the City's existing and future residents, as well as revenue for the City.	<i>The proposed project conforms to this policy.</i> The proposed project would eliminate one full-time and seven part-time jobs by the closing of the tennis and swim facilities, and banquet facilities. Temporary, construction-related jobs would be created. Further, the potential to provide both part-time and permanent employment opportunities in support of the project's 39 residences and 34 stables.
POLICY 1.2: Balance any economic gain from new development with the protection of existing residential neighborhoods.	<i>The proposed project conforms to this policy.</i> The Ridgeline project is intentionally designed to be compatible with the character of OPA, which includes adjacent residential neighborhoods. This compatibility includes trails located at the perimeter of the northern, western, and southern site perimeters and a landscaped area along the eastern perimeter. Handy Creek and the existing riparian habitat would be preserved in its existing condition providing dedicated open space that is compatible with portions of OPA. The project proposes trail fencing that compliments the character of trail fencing throughout OPA.
POLICY 1.3: Work with agencies and interests involved with economic development to attract businesses which will contribute to the City's economic growth.	<i>This policy does not apply to the proposed project.</i> No commercial uses are proposed.
POLICY 1.4: Maximize the land use opportunities for the Irvine Lake area by providing a mix of uses, such as lodging, housing, and recreational uses.	<i>This policy does not apply to the proposed project.</i> The project site is not adjacent to or in the vicinity of Irvine Lake.
GOAL 2.0: The City should continue to actively promote the City of Orange as a place to shop and conduct business.	
POLICY 2.1: Take an active role in promoting business in Orange.	<i>This policy does not apply to the proposed project.</i> Commercial land uses are not proposed.
POLICY 2.2: Continue to implement ongoing programs and establish new ones designed to improve the appearance of the commercial districts in Orange.	<i>This policy does not apply to the proposed project.</i> No commercial land uses are proposed and the project site is not adjacent to a commercial land use district.
GOAL 3.0: The City will continue to encourage industrial uses which provide jobs and revenue to the City without compromising environmental quality.	
POLICY 3.1: Encourage the development of unified, mixed use developments in the City's industrial district.	<i>This policy does not apply to the proposed project.</i> No industrial land uses are proposed and the project site is not adjacent to an industrial land use district.
POLICY 3.2: Protect residents and the local environment from any potential adverse impact from industrial operations.	<i>This policy does not apply to the proposed project.</i> No industrial land uses are proposed and the project site is not adjacent to an industrial land use district.
GOAL 4.0: The City will continue to actively support new and existing commercial and industrial development to assure the continued viability of the City's economic base.	
POLICY 4.1: Pursue major new property tax and sales tax generators.	<i>This policy does not apply to the proposed project.</i> No commercial or industrial land uses are proposed and the project site does not border either type of land use district.
POLICY 4.2: Use redevelopment resources to assist in attracting new businesses to the City.	<i>This policy does not apply to the proposed project.</i> No commercial or industrial land uses are proposed and the project site is not adjacent to either type of land use district. In addition, the project site is not within a redevelopment area.

Table 5.8-1 (cont): Project Consistency with the City of Orange General Plan: Land Use Element

Land Use Element Goals and Policies	
<p>GOAL 5.0: The City will continue to pursue goals to provide housing for all income groups consistent with the goals and policies contained in the Housing Element.</p>	<p><i>The proposed project conforms to this policy.</i> The project proposes residential dwellings that will assist the City in meeting its Regional Housing Needs Assessment production goals in conformance with the Housing Element. The City revised the housing element with a revised draft housing element was submitted to HCD on December 22, 2008 and approved in June 2009. The Housing Element identified the need for 2,102 housing units in the Above Moderate Income category</p>
<p>GOAL 6.0: The City will continue to promote good urban design.</p>	
<p>POLICY 6.1: Emphasize urban design in new development and encourage rehabilitation projects to incorporate good design features into rehabilitation plans.</p>	<p><i>The proposed project conforms to this policy.</i> The minimum one-acre lots provide low-density development similar to the development in the vicinity of the project site. The curvilinear streets are similar to the street pattern in the vicinity of the site. The proposed building elevations are proposed that minimize building massing and building location on the lots are variable. In addition, no rehabilitation of existing structures is proposed.</p>
<p>POLICY 6.2: Identify districts which can benefit from a design theme, and establish urban design standards.</p>	<p><i>This policy does not apply to the proposed project.</i> The site is not located within a design theme district.</p>
<p>POLICY 6.3: Continue ongoing code enforcement efforts and expand code enforcement operations as required.</p>	<p><i>This policy does not apply to the proposed project.</i> Project construction would conform to applicable City standards. The City, and not the applicant, coordinates code enforcement operations.</p>
<p>GOAL 7.0: The Old Towne district will continue to be the focus of revitalization efforts to make it more attractive to residents, businesses and visitors.</p>	
<p>POLICY 7.1: Use both public and private resources to upgrade infrastructure and structures throughout Old Towne while maintaining the historic character of the district.</p>	<p><i>This policy does not apply to the proposed project.</i> The project site is not located within or adjacent to the Old Towne district.</p>
<p>GOAL 8.0: The City will continue to support ongoing redevelopment efforts in a manner consistent with the General Plan.</p>	
<p>POLICY 8.1: Future activities carried out by the Redevelopment Agency must be both coordinated and consistent with the City of Orange General Plan.</p>	<p><i>This policy does not apply to the proposed project.</i> The project site is not located within a redevelopment area.</p>
<p>POLICY 8.2: Use of eminent domain must be fair, judiciously applied, and limited to areas where overriding considerations of public necessity, community and economic benefit can only be met through its use.</p>	<p><i>This policy does not apply to the proposed project.</i> No component of the proposed project would require eminent domain action.</p>
<p>GOAL 9.0: Continue to implement land use policies which focus on reducing land use conflicts.</p>	
<p>POLICY 9.1: Work to reduce land use conflicts between residential and non-residential uses.</p>	<p><i>This policy does not apply to the proposed project.</i> The residential project site is surrounded by residential development, therefore no land use conflicts would arise.</p>

Table 5.8-1 (cont): Project Consistency with the City of Orange General Plan: Land Use Element

Land Use Element Goals and Policies	
<p>POLICY 9.2: Plan transitional areas to minimize any adverse impacts from new development on existing residential development.</p>	<p><i>The proposed project conforms to this policy.</i> The proposed project is a residential development and includes perimeter trails on the north and south that provide a setback and a feature that compliments the character of OPA. The western perimeter of the site proposes a trail that, combined with the preservation of Handy Creek and the existing Willow Scrub community, provides a substantial setback and visual buffer. Although the residential lots on the eastern perimeter of the site adjoin off-site residential lots, the project lots contain a slope that will be landscaped and provide an ample setback from the off-site lots.</p>
<p>POLICY 9.3: Annex all County "islands" within the City limits.</p>	<p><i>This policy does not apply to the proposed project.</i> The project site is not located within an unincorporated county island.</p>
<p>POLICY 9.4: Prohibit the establishment of any industrial use north of Fletcher Avenue.</p>	<p><i>This policy does not apply to the proposed project.</i> The project site is not located within the designated geographic area and does not include industrial uses.</p>
<p>GOAL 10.0: The City will continue to recognize the need to maintain open space resources for the purpose of providing recreational opportunities, protecting the public from safety hazards and conserving natural resources.</p>	<p><i>The proposed project conforms to this policy.</i> The project site contains private recreational facilities consisting of tennis courts and a swimming pool. The clubhouse supports social functions that are reserved in advance and are not related to recreational activities. The golf course and driving range closed in 2006.</p> <p>The proposed on-site recreational trails would enhance the recreational use of the project site by eliminating the restrictive nature of the existing private recreational facilities and providing public access from off-site trails and future connectivity to future regional trails that may be developed that would connect to the on-site Handy Creek Trail. In addition, the portion of the Handy Creek corridor located on the project site would be preserved in its existing open space condition.</p>
<p>GOAL 11.0: The City's infrastructure system must be adequate to meet the needs of existing and future residents.</p>	
<p>POLICY 11.1: Identify useful life of key infrastructure (e.g., storm drains, streets, public buildings, etc.), and establish appropriate rehabilitation programs.</p>	<p><i>The proposed project conforms to this policy.</i> The proposed project does not propose or require the installation of regional backbone infrastructure. However, the existing, on-site private roadways, and storm conveyance are aged and would be replaced in connection with the proposed project. Although the City had not identified the on-site infrastructure for rehabilitation, the proposed integrated storm water and water quality conveyance system and private roadways would replace the existing infrastructure.</p>
<p>POLICY 11.2: Apply fair and balanced financing methods and development fees that ensure necessary public facilities and infrastructure are provided in concert with new development.</p>	<p><i>The proposed project conforms to this policy.</i> The project applicant will be required to pay all applicable fees.</p>
<p>GOAL 12.0: Manage development of high intensity land uses in a way that ensures that the capacity of the circulation system is not exceeded.</p>	
<p>POLICY 12.1: Establish a development capacity for each traffic zone in the City, and monitor development within traffic zones to determine when development capacity is being reached.</p>	<p><i>This policy does not apply to the proposed project.</i> The City is required to establish and monitor these zones .</p>

Table 5.8-1 (cont): Project Consistency with the City of Orange General Plan: Land Use Element

Land Use Element Goals and Policies	
<p>POLICY 12.2: Require projects which would exceed the development capacity of the traffic zone in which they are located to perform detailed circulation system analysis to identify system-wide impacts and mitigation measures. Require such project to fully fund these measures or include these measures in the City's Transportation Systems Improvement Program.</p>	<p><i>The proposed project conforms to this policy.</i> Although the proposed project would not generate traffic sufficient to exceed the capacity of the traffic zone, a project-specific traffic impact study has been prepared that will evaluate potential impacts on roadways.</p>
<p>POLICY 12.3: Prepare and implement a City growth management plan which is coordinated with the Orange County Transportation Commission's 20-Year Growth Management Plan and the Orange County Growth Management Plan.</p>	<p><i>This policy does not apply to the proposed project.</i> The proposed project would not affect the coordination of these two plans.</p>
<p>GOAL 13.0: The City will continue to recognize the need to coordinate planning efforts both within the City and with other jurisdictions in the region.</p>	
<p>POLICY 13.1: Coordinate planning efforts among the various City departments and agencies, property owners, residents and special districts.</p>	<p><i>The proposed project conforms to this policy.</i> The proposed project is being coordinated with all applicable City departments and the project applicant. In addition, the project applicant has conducted outreach to local residents as part of this process and City notification to the community for process participation.</p>
<p>POLICY 13.2: Coordinate planning efforts with adjacent cities and agencies.</p>	<p><i>This policy does not apply to the proposed project.</i> These efforts are the responsibility of the applicable City departments.</p>
<p>GOAL 14.0: The City will continue to involve the public in the planning and decision making process.</p>	
<p>POLICY 14.1: Emphasize public-private cooperation in preparing future plans and programs for economic development.</p>	<p><i>This policy does not apply to the proposed project.</i> This effort is the responsibility of applicable City departments.</p>

Land Use Element

The City's Land Use Element contains 30 goals and policies, of which 16 are applicable to the proposed project and the remaining 14 do not apply to the proposed project. Therefore, the Ridgeline project conforms to all of the applicable policies of the Land Use Element (refer to Table 5.8-1) and is not in conflict with these goals and/or policies. The remaining 9 goals and policies are applicable to the Ridgeline project. Of these, 8 goals and policies directly conform to the proposed project.

Table 5.8-2: Project Consistency with the City of Orange General Plan: Open Space Conservation Element

Open Space/Conservation Element Goals and Policies	
<p>GOAL 1.0: The City will continue to recognize the need to consider environmental issues in all aspects of land use planning, with special emphasis on regional air quality, surface water quality, groundwater resources, and environmental pollution.</p>	
<p>POLICY 1.1: Cooperate with the South Coast Air Quality Management District (SCAQMD) and other regional agencies to implement and enforce regional air quality management plans.</p>	<p><i>The proposed project conforms to this policy.</i> An air quality study was prepared for the proposed project that evaluated the potential project impacts in relation to the SCAQMD Air Quality Management Plan.</p>

Table 5.8-2 (cont): Project Consistency with the City of Orange General Plan: Open Space Conservation Element

Open Space/Conservation Element Goals and Policies	
<p>Policy 1.2: Protect significant groundwater recharge areas to ensure continued recharge of local groundwater basins.</p>	<p><i>This policy does not apply to the proposed project.</i> The project site is not identified in the General Plan as a significant groundwater recharge site.</p>
<p>POLICY 1.3: Cooperate with water supply agencies to protect the quantity and quality of local groundwater supplies.</p>	<p><i>The proposed project conforms to this policy.</i> The City Water Department currently serves the site with domestic water. The Irvine Ranch Water District has the availability to provide domestic water to the project site. Both agencies have provided written correspondence indicating their ability and willingness to provide domestic water to the project site. The project site is not located in the recharge basin where the domestic water supply originates. Best Management Practices (BMPs) would deter pollutants of concern from entering Handy Creek and affecting water quality of off-site receiving waters.</p>
<p>POLICY 1.4: Continue to participate in regional programs designed to reduce the growing need for sanitary landfill land area.</p>	<p><i>The proposed project conforms to this policy.</i> The City requires all franchise refuse haulers to participate in recycling efforts in conformance with the provisions of AB 939, the California Integrated Waste Management Act of 1989.</p>
<p>POLICY 1.5: Control surface runoff water discharges into the storm water system to comply with the City's NPDES Permit and receiving water limitations assigned by the California Regional Water Quality Control Board.</p>	<p><i>The proposed project conforms to this policy.</i> A Preliminary Water Quality Management Plan has been prepared and submitted for approval by the City.</p>
<p>GOAL 2.0: The City will take an active role in the management and conservation of plant and animal resources and mineral resources.</p>	
<p>POLICY 2.1: Preserve and protect existing plant resources in the City.</p>	<p><i>The proposed project conforms to this policy.</i> A Tree Survey report has been prepared for this project conforming to the City Tree Preservation Ordinance. All trees and vegetation removed would be replaced. Trees would be replaced at a minimum 1:1 ratio. In addition, the existing willow scrub community adjacent to Handy Creek will be retained. A Biological Resources report has been prepared for this project identifying potential impacts to biological resources. In addition, the removal of the CSS habitat will comply with the provisions of the Implementation Agreement of the Orange County Natural Communities Conservation Plan/Habitat Conservation Plan.</p>
<p>POLICY 2.2: Cooperate with appropriate City, County, State and Federal authorities charged with the responsibility of protecting plant and animal resources considered significant.</p>	<p><i>The proposed project conforms to this policy.</i> A Biological Resources report has been prepared for this project identifying potential impacts to biological resources. In addition, the removal of the CSS habitat will comply with the provisions of the Implementation Agreement of the Orange County Natural Communities Conservation Plan/Habitat Conservation Plan. The applicant is cooperating with the City regarding the protection of significant biological species.</p>
<p>POLICY 2.3: Protect the Santiago Creek and the Santa Ana River corridors ("regionally significant" aggregate resource areas) from premature urbanization to ensure the continued availability of important sand and gravel resources.</p>	<p><i>This policy does not apply to the proposed project.</i> The project site is not located within either of these two areas.</p>

Table 5.8-2 (cont): Project Consistency with the City of Orange General Plan: Open Space Conservation Element

Open Space/Conservation Element Goals and Policies	
GOAL 3.0: The City will protect, preserve and enhance open space resources for active and passive recreational purposes.	
POLICY 3.1: Maintain existing City parks at levels which provide maximum recreational benefit to City residents.	<i>This policy does not apply to the proposed project.</i> This effort is the responsibility of applicable City departments. No portion of the site is considered to be a City park. However, the applicant will pay in-lieu park dedication per the Quimby Act.
POLICY 3.2: Require new developments to pay park acquisition and development fees which accurately reflect the burden new developments place on City recreational facilities and programs, and emphasize the payment of in-lieu fees or parkland dedications.	<i>The proposed project conforms to this policy.</i> The project applicant would be required to pay mandatory in-lieu park fees in conformance with the Quimby Act.
POLICY 3.3: Develop City recreation facilities in accord with the guidelines contained in the “Park Plan” component of the Open Space and Conservation Element.	<i>This policy does not apply to the proposed project.</i> The “Park Plan” does not identify the project site as containing any recreational resources. However, the applicant will pay in-lieu park dedication per the Quimby Act.
POLICY 3.5: Continue efforts to establish joint use of open space lands and school facilities owned by the schools districts and/or the City.	<i>This policy does not apply to the proposed project.</i> This effort is the responsibility of applicable City departments.
POLICY 3.6: Provide for future expansion and development of parks and provide illuminated areas for night use.	<i>This policy does not apply to the proposed project.</i> This effort is the responsibility of applicable City departments. However, the applicant will pay in-lieu park dedication per the Quimby Act.
GOAL 4.0: The City will provide residents with a range of opportunities to develop and use cultural facilities and resources.	
POLICY 4.1: Encourage development of art and educational resources in the City.	<i>This policy does not apply to the proposed project.</i> This effort is the responsibility of applicable City departments.
GOAL 5.0: The City will continue to preserve open space areas that are significant in terms of aesthetic and visual resources.	
POLICY 5.1: Encourage the development of landscaped medians and parkway landscaping along arterial streets in new subdivisions.	<i>This policy does not apply to the proposed project.</i> The project site does not contain or propose roadway arterials.
POLICY 5.2: Designate Santiago Canyon Road east of Jamboree Road as a City Scenic Highway in recognition of the scenic nature of the open space through which it traverses. Both a rural and urban roadway, Santiago Canyon Road will combine a scenic corridor of natural terrain and native habitat along with the introduction of new development in proximity to the existing roadway.	<i>This policy does not apply to the proposed project.</i> The project site is not located in this area.
POLICY 5.3: Expand efforts to develop bikeways, trails and other open space linkages.	<i>This policy conforms to the proposed project.</i> The project includes approximately one-mile perimeter and regional multi-purpose trails that are open to the public and approximately 0.7 miles of private, internal trails that may be accessed by the public.
POLICY 5.4: Encourage the State to provide freeway landscaping.	<i>This policy does not apply to the proposed project.</i> This effort is the responsibility of applicable City departments.
POLICY 5.5: Work with the Southern California Edison Company to develop alternative open space uses within the company’s easements which pass through the City.	<i>This policy does not apply to the proposed project.</i> There are no Southern California Edison easements on the project site.

Table 5.8-2 (cont): Project Consistency with the City of Orange General Plan: Open Space Conservation Element

Open Space/Conservation Element Goals and Policies	
POLICY 5.6: Preserve significant ridgelines by restricting development and grading of ridgelines visible throughout the community, except as permitted by hillside grading guidelines.	<i>This policy does not apply to the proposed project.</i> The project site is not located on a significant ridge visible throughout the City-wide community.
GOAL 6.0: The City will make every effort to preserve areas and artifacts of significant archaeological interest.	
POLICY 6.1: Ensure protection of significant archaeological and paleontological resources.	<i>The proposed project conforms to this policy.</i> A project-specific Cultural Resources study was prepared for this project that includes specific mitigation measures that ensure the protection of archaeological and paleontological resources should they be present on the project site.

Open Space/Conservation Element

The City’s Open Space/Conservation Element contains 21 goals and policies, of which 8 are applicable to the proposed project and the remaining 13 do not apply to the proposed project. The Ridgeline project conforms to all applicable policies the Open Space/Conservation Element (refer to Table 5.8-2). Therefore, less than significant impacts would result from project implementation related to the goals and policies of the Open Space/Conservation Element.

Table 5.8-3: Project Consistency with the City of Orange General Plan: Safety Element

Safety Element Goals and Policies	
GOAL 1.0: The City will make every effort to identify the hazards associated with seismic and other geologic constraints.	
POLICY 1.1: Continue to identify and evaluate seismic and geologic hazards.	<i>This policy does not apply to the proposed project.</i> This policy is a City-wide policy and is the responsibility of applicable City departments.
GOAL 2.0: The City will make every effort to minimize flood-related risks and hazards.	
POLICY 2.1: Ensure that flood and flood-related hazards are considered in land use planning and decision-making.	<i>The proposed project conforms to this policy.</i> The project site is adjacent to Handy Creek. A site-specific hydrology analysis and flood plain study were completed for the Ridgeline project.
POLICY 2.2: Ensure that new hillside developments do not increase flood potential or siltation of flood control facilities.	<i>The proposed project conforms to this policy.</i> A site-specific hydrology analysis and flood plain study and volume of study were completed for the Ridgeline project. The project includes an integrated storm water and water quality system that would reduce the volume and rate of storm water discharge to off-site receiving waters.
POLICY 2.3: Educate the public about flood-related hazards.	<i>This policy does not apply to the proposed project.</i> This policy is a City-wide policy and is the responsibility of applicable City departments.
GOAL 3.0: The City will make every effort to protect the life and property of Orange residents from the hazards of urban and wildland fires.	
POLICY 3.1: Maintain an Insurance Service Organization (ISO) of 3 or better.	<i>This policy does not apply to the proposed project.</i> This policy is a City-wide policy and is the responsibility of applicable City departments.

Table 5.8-3 (cont): Project Consistency with the City of Orange General Plan: Safety Element

Safety Element Goals and Policies	
POLICY 3.2: Continue to identify and evaluate new potential fire hazards and fire hazard areas.	<i>This policy does not apply to the proposed project.</i> This policy is a City-wide policy and is the responsibility of applicable City departments.
POLICY 3.3: Utilize all available media to disseminate fire safety to the public.	<i>This policy does not apply to the proposed project.</i> This policy is a City-wide policy and is the responsibility of applicable City departments.
POLICY 3.4: Continue to adopt and respect agreements with adjacent communities for mutual automatic aid assistance.	<i>This policy does not apply to the proposed project.</i> This policy is a City-wide policy and is the responsibility of applicable City departments.
GOAL 4.0: The City will make every effort to minimize the risks to life and property associated with producing, using or transporting hazardous materials in the urban environment.	
POLICY 4.1: Assess any risks involving the disposal, transport, manufacture and storage of hazardous materials in future land use planning and decision-making.	<i>This policy does not apply to the proposed project.</i> This policy is a City-wide policy and is the responsibility of applicable City departments.
GOAL 5.0: The City will maintain an adequately manned and equipped police force and relevant crime prevention programs designed to protect residents and property from crime.	
POLICY 5.1: Promote and integrate the concept of “defensible space” into all phases of the planning and development process.	<i>The proposed project conforms to this policy.</i> The project includes ample separation between the residences and private equestrian facilities on each lot and ample separation between structures on adjacent lots.
POLICY 5.2: Support neighborhood meetings and community programs on crime prevention and education.	<i>This policy does not apply to the proposed project.</i> This policy is a City-wide policy and is the responsibility of applicable City departments.
POLICY 5.3: Ensure that the City Police Department has adequate resources to meet existing and projected demand.	<i>This policy does not apply to the proposed project.</i> This policy is a City-wide policy and is the responsibility of applicable City departments.
POLICY 5.4: Continue to support programs and studies which update techniques for fighting crime, and train police personnel in their utilization.	<i>This policy does not apply to the proposed project.</i> This policy is a City-wide policy and is the responsibility of applicable City departments.
GOAL 6.0: The City will recognize and work to mitigate the safety hazards associated with civilian and military air traffic.	
POLICY 6.1: Work with FAA, Orange County airport officials and other agencies to establish aircraft corridors which minimize the exposure of Orange residents to air traffic related hazards.	<i>This policy does not apply to the proposed project.</i> This policy is a City-wide policy and is the responsibility of applicable City departments.
POLICY 6.2: Continue to work with military and other government officials to minimize the impact of military helicopter and airplane traffic on Orange residents.	<i>This policy does not apply to the proposed project.</i> This policy is a City-wide policy and is the responsibility of applicable City departments.
GOAL 7.0: The importance of emergency preparedness will continue to be emphasized at all levels of City government.	
POLICY 7.1: Sponsor and support public education programs for emergency preparedness and disaster response.	<i>This policy does not apply to the proposed project.</i> This policy is a City-wide policy and is the responsibility of applicable City departments.
POLICY 7.2: Coordinate disaster preparedness with public and private agencies.	<i>This policy does not apply to the proposed project.</i> This policy is a City-wide policy and is the responsibility of applicable City departments.

Safety Element

The City’s Safety Element contains 17 policies, of which 3 are applicable to the proposed project and the remaining 14 do not apply to the proposed project. The Ridgeline project conforms to all applicable policies of the Noise Element (refer to Table 5.8-3). Therefore, less than significant impacts would result from project implementation related to the goals and policies of the Safety Element.

Table 5.8-4: Project Consistency with the City of Orange General Plan: Circulation Element

Circulation Element Goals and Policies	
GOAL 1.0: Provide a comprehensive circulation system that serves the needs of the existing community and that will meet the projected traffic demands.	
POLICY 1.1: Improve overall circulation system in the City by focusing on measures designed to improve movement through key intersections.	<i>This policy does not apply to the proposed project.</i> This policy is a City-wide policy and is the responsibility of applicable City departments.
POLICY 1.2: Coordinate with adjacent cities to plan and develop major east/west and north/south arterials to connect with the Cities of Anaheim, Tustin, Santa Ana and Irvine, as well as developing areas within the Orange sphere of Influence.	<i>This policy does not apply to the proposed project.</i> This policy is a City-wide policy and is the responsibility of applicable City departments.
POLICY 1.3: Less the impact of through traffic on residential streets.	<i>This policy does not apply to the proposed project.</i> This policy is a City-wide policy and is the responsibility of applicable City departments.
POLICY 1.4: Work with Caltrans to ensure that area freeways provide ready access to and circulation through the City.	<i>This policy does not apply to the proposed project.</i> This policy is a City-wide policy and is the responsibility of applicable City departments.
POLICY 1.5: Cooperate with and support local and regional agencies’ efforts to develop regional arterials adequate to handle increasing traffic congestion.	<i>This policy does not apply to the proposed project.</i> This policy is a City-wide policy and is the responsibility of applicable City departments.
POLICY 1.6: Continue to seek funds from available transportation financing and other programs to assist in financing new roadways.	<i>This policy does not apply to the proposed project.</i> This policy is a City-wide policy and is the responsibility of applicable City departments.
POLICY 1.7: Require developers to pay for the portions of the circulation improvements which are necessary to accommodate traffic generated by the new projects.	<i>This policy does not apply to the proposed project.</i> The proposed project would result in a net decrease in traffic generation from the existing conditions. No off-site public transportation infrastructure improvements are required.
GOAL 2.0: Work toward the attainment of roadway service level objectives as defined by the General Plan	<i>This policy does not apply to the proposed project.</i> This policy is a City-wide policy and is the responsibility of applicable City departments.
GOAL 3.0: Coordinate circulation improvements with land use planning to minimize adverse impacts of the circulation system on land use.	
POLICY 3.1: Coordinate land use planning with future development of freeway or transportation corridors.	<i>This policy does not apply to the proposed project.</i> This policy is a City-wide policy and is the responsibility of applicable City departments.
POLICY 3.2: Ensure that the circulation system can accommodate proposed new development.	<i>This policy does not apply to the proposed project.</i> A traffic impact study was prepared for the Ridgeline project in conformance with the City’s guidelines. The proposed project would result in a net decrease in traffic generation from the existing conditions. No off-site public transportation infrastructure improvements are required.

Table 5.8-4: Project Consistency with the City of Orange General Plan: Circulation Element

Circulation Element Goals and Policies	
GOAL 4.0: Consider the parking needs of the community in all land use planning efforts.	
POLICY 4.1: Plan for on-site parking in all new developments.	The proposed project conforms to this policy. A traffic impact study was prepared for the Ridgeline project in conformance with the City's guidelines. The proposed project evaluated on-site parking and determined adequate parking would be provided.
POLICY 4.2: Eliminate on-street parking where feasible to improve traffic flow.	The proposed project conforms to this policy. A traffic impact study was prepared for the Ridgeline project in conformance with the City's guidelines. The proposed project evaluated on-site parking and determined adequate parking would be provided and that no parking would occur on public roadways.
GOAL 5.0: Encourage alternate transportation methods, including buses and carpools, whenever possible.	
POLICY 5.1: Work with the Orange County Transit District and other transit agencies to assess City public transportation needs and to assure delivery of public transportation when and where it is needed.	<i>This policy does not apply to the proposed project.</i> This policy is a City-wide policy and is the responsibility of applicable City departments.
POLICY 5.2: Make public transportation more accessible and easier to use.	<i>This policy does not apply to the proposed project.</i> This policy is a City-wide policy and is the responsibility of applicable City departments.
POLICY 5.3: Promote the greater use of bicycles, and encourage the use of bike racks and safe storage facilities at major parking areas.	<i>This policy does not apply to the proposed project.</i> This policy is a City-wide policy and is the responsibility of applicable City departments. The Ridgeline project is a private residential development with private roadways and does not propose a major parking area.
POLICY 5.4: Recognize that the presence of bicycles on arterial roadways creates traffic hazards which can be avoided by establishing and encouraging the use of alternate bicycle routes.	<i>This policy does not apply to the proposed project.</i> This policy is a City-wide policy and is the responsibility of applicable City departments.
POLICY 5.5: Encourage the use of carpools and vanpools for work trips.	<i>This policy does not apply to the proposed project.</i> This policy is a City-wide policy and is the responsibility of applicable City departments.
GOAL 6.0: Design and maintain City streets so that they are aesthetically pleasing.	
POLICY 6.1: Develop a streetscape plan which establishes policies and guidance for future development of specific arterials streets in the City.	<i>This policy does not apply to the proposed project.</i> The project site is not adjacent to an existing or future arterial roadway.
POLICY 6.2: Develop a parking/median treatment/landscaping programs for City streets.	<i>This policy does not apply to the proposed project.</i> This policy is a City-wide policy and is the responsibility of applicable City departments, not a project applicant. The reconfigured project entry would include a raised median island on "A" Street, private roadway, which includes trees that would be visible from Meads Avenue, a public right-of-way.

Table 5.8-4: Project Consistency with the City of Orange General Plan: Circulation Element

Circulation Element Goals and Policies	
GOAL 7.0: Ensure that the City’s infrastructure is adequate to meet the needs of existing and future residents.	
POLICY 7.1: Identify the useful life of key infrastructure (e.g., storm drains, streets, utilities) and establish appropriate rehabilitation programs.	<i>This policy does not apply to the proposed project.</i> This policy is a City-wide policy and is the responsibility of applicable City departments.
POLICY 7.2: Monitor development fees to assure they are fair and justified.	<i>This policy does not apply to the proposed project.</i> This policy is a City-wide policy and is the responsibility of applicable City departments, not a project applicant. The project applicant has paid development fees related to the entitlement application. Other development fees will be applicable and will be paid by the applicant.

Circulation Element

The City’s Circulation Element contains 21 policies, of which 2 are applicable to the proposed project and the remaining 19 do not apply to the proposed project. The Ridgeline project conforms to all applicable policies of the Circulation Element (refer to Table 5.8-4). Therefore, less than significant impacts would result from project implementation related to the goals and policies of the Circulation Element.

Table 5.8-5: Project Consistency with the City of Orange General Plan: Noise Element

Noise Element Goals and Policies	
GOAL 1.0: The City will continue to recognize the importance of protecting residents from unnecessary and harmful noise.	
POLICY 1.1: Consider noise impacts in future land use planning and decision-making.	The proposed project conforms to this policy. A noise impact study was prepared specifically for the Ridgeline project that evaluated off-site noise impacts during the short-term construction period and long-term operational phase of the project. This study concluded that project implementation would not result in significant, unavoidable noise impacts.
POLICY 1.2: Encourage intergovernmental coordination to abate noise emissions.	<i>This policy does not apply to the proposed project.</i> This policy is a City-wide policy and is the responsibility of applicable City departments.
POLICY 1.3: Protect identified noise sensitive land uses, especially residential neighborhoods from significant noise sources.	The proposed project conforms to this policy. A noise impact study was prepared specifically for the Ridgeline project that evaluated off-site noise impacts during the short-term construction period and long-term operational phase of the project. This study concluded that project implementation would not result in significant, unavoidable noise impacts.
POLICY 1.4: Implement programs designed to reduce noise impacts from motor vehicle traffic.	<i>This policy does not apply to the proposed project.</i> This policy is a City-wide policy and is the responsibility of applicable City departments.

Noise Element

The City’s Noise Element contains 4 policies, of which 2 are applicable to the proposed project and the remaining two do not apply to the project. The Ridgeline project conforms to all applicable policies of the Noise Element (refer to Table 5.8-5) Therefore, less than significant impacts would result from project implementation related to the goals and policies of the Noise Element.

Table 5.8-6: Project Consistency with the City of Orange General Plan: Growth Management Element

Growth Management Element Goals and Policies	
GOAL A: Reduce traffic congestion	
GOAL B: To ensure that adequate transportation facilities are provided for existing and future residents of the City	
<p>POLICY A: Traffic level of service</p> <p>The Level of Service standard for traffic circulation in the City shall be LOS “D.” In order to achieve this standard, it shall be the City’s policy that within three years of the issuance of the first building permit for a development project, the necessary improvements to transportation facilities identified as adversely impacted, shall be completed. The LOS shall be D for intersections under the sole control of the City. Intersections exempt from the above sentence include facilities under the jurisdiction of another City or the State; or those included on the Deficient Intersection List established by a GMA in which the City participates.</p> <p>In the future, the City may give consideration to a Deficient Intersection Fund Fee on all development contributing measurable impacts to intersections on the Deficient Intersection List. This fee, if determined necessary, shall be approved by the jurisdictions in the GMA and locally administered as part of the City’s Capital Improvement Program.</p> <p>Achievement of the adopted Levels of Service standard and implementation of exacted transportation improvements shall take into consideration extraordinary transportation circumstances which may impact identified intersections and/or timing of the required improvements. An example of an extraordinary circumstance would be when arterial roadways serve as substitute freeway access (thus impacting LOS performance) while planning and construction of additional freeway improvements are underway.</p>	<p>The proposed project conforms to this policy.</p> <p>The proposed project included a Traffic Impact Study that evaluated existing levels of service and potential impacts from the proposed project. The Traffic Impact Study was prepared according to the Orange Traffic Impact Guidelines. The proposed project would not impact existing levels of service and result in a net reduction of traffic from the existing levels.</p> <p>The traffic study prepared for the Ridgeline project identified four study area intersections. The existing LOS for these intersections ranged from LOS “C” to LOS “A” during the AM and PM peak hour conditions. Project implementation would result in a net reduction of vehicle trips during peak hours. All study area intersections would continue to operate above LOS “D” with project implementation.</p>

**Table 5.8-6 (cont): Project Consistency with the City of Orange General Plan:
Growth Management Element**

Growth Management Element Goals and Policies	
GOAL A: Reduce traffic congestion	
GOAL B: To ensure that adequate transportation facilities are provided for existing and future residents of the City	
<p>POLICY B: Development Mitigation</p> <p>All new development shall pay for or implement its share of the street improvement costs associated with the development including regional traffic mitigation.</p> <p>The City will continue to collect transportation impact fees already in effect at the time of the Growth Management Element's writing (i.e. TSIP, Transportation Corridor, Santiago Canyon Road, etc.) for improvements within its boundaries and shall work with adjacent jurisdictions to determine that an appropriate level of transportation impact fees are maintained within the Growth Management Areas. A Deficient Intersection Fund Fee may be assessed, if necessary, in addition to updating of the City's established transportation fees to cover fee shortfalls in project improvements that may not be generated by the level of fee programs in existence when the Element was adopted. Any additional or expansion of existing fees or modification of the City's established transportation fees would require formal adoption by the City or City/GMA before being implemented.</p> <p>New revenues generated from Measure M shall not be used to replace private developer funding which has been omitted for any project.</p> <p>A Deficient Intersection Fund may be established by the City in cooperation with the other appropriate jurisdictions to make improvements on those intersections identified by the GMA as necessary to achieve the LOS standard established in this Element.</p> <p><i>Development Phasing</i></p> <p>New development in the City shall be required to establish a Development Phasing Program which has approval of development by linking issuance of building permits for the appropriate portion of the development plan (by phase and/or number units) to roadway improvements required to achieve the appropriate Level of Service in one or more of the following three ways determined during the development approval process: 1) linkage to construction of the designated improvement(s) by others, 2) linkage to construction of the designated improvement(s) at a time certain designated by the City. The phasing plan shall include an overall buildout plan which can demonstrate the ability of the infrastructure to support the planned development.</p> <p>The Development Phasing Plan for new projects shall be a component of the development review and entitlement process and shall be approved prior to issuance of building or grading permits.</p>	<p><i>This policy does not apply to the proposed project. This policy is oriented to City-wide conditions.</i></p> <p>The Ridgeline project does not require the payment of off-site public street improvement costs. Therefore, this portion of the policy does not apply to the Ridgeline project.</p> <p>The Ridgeline project does not require the payment of traffic impact fees. Therefore, this portion of the policy does not apply to the Ridgeline project.</p> <p>The Ridgeline project does not require the payment of off-site public street improvement costs. Therefore, this portion of the policy does not apply to the Ridgeline project.</p> <p>The Ridgeline project does not utilize Measure M funds. Therefore, this portion of the policy does not apply to the Ridgeline project.</p> <p>The Ridgeline project would not impact existing LOS conditions at any intersections. Therefore, the project would not be required to contribute to the Deficient Intersection Fund.</p> <p>The Ridgeline project would be developed in phases according to market conditions. However, because project implementation does not affect existing LOS conditions at any intersections and does not require roadway improvements, the development phasing does not apply.</p>

Growth Management Element

The City’s Growth Management Element contains 2 policies oriented to traffic impact and levels of service, and funding of traffic-related improvements. Policy A is applicable to the proposed project and Policy B does not apply to the project. The proposed project conforms to Policy A, as discussed in Table 5.8-6. The Ridgeline project conforms to the applicable policy of the Growth Management Element (refer to Table 5.8-6). Therefore, less than significant impacts would result from project implementation related to the goals and policies of the Growth Management Element.

Table 5.8-7: Project Consistency with the City of Orange General Plan: Housing Element

Housing Element Goals and Policies	
<p>Policy Action D.1: Update General Plan Land Use Element</p> <p>Adopt a comprehensive revision to the City’s General Plan Land Use Element and appropriate sections of the Zoning Code to maximize the potential for infill, mixed use and other creative residential development types. Ensure new land use designations in the updated General Plan provide appropriate densities to accommodate units affordable to Extremely Low-, Very Low-, and Low-Income households.</p>	<p><i>This policy does not apply to the proposed project.</i> This policy is a City-wide policy and is the responsibility of applicable City departments. The proposed 2009 General Plan update does not propose changing the land use designation on the project site.</p>
<p>Policy Action D.2: Processing Annexation of East Orange General Plan Area</p> <p>To maximize future residential development potential in the City, the City is in the process of annexing the East Orange area into the City. This process began in 2006 and shall continue until the remaining portions of the area are included within the City’s legal boundaries.</p>	<p><i>This policy does not apply to the proposed project.</i> The project site is outside the East Orange General Plan planning boundaries.</p>
<p>Policy Action D.3: Annual Review of Housing Element</p> <p>Pursuant to HCD Requirements, the City will conduct an annual implementation review of the Housing Element. The review will include the following information: a log of new residential development permits and completion reports; inventory of units built in the Extremely Low-, Very Low- and Low-Income categories, an update or inventory of approved projects; an annual estimate of population from the State Department of Finance; and available vacant land and zoning survey.</p>	<p><i>This policy does not apply to the proposed project.</i> This policy is a City-wide policy and is the responsibility of applicable City departments.</p>
<p>Policy Action D.4: Promotion of Affordable Housing</p> <p>The City recognizes the need for housing affordable for all income segments of the population, especially Lower-Income households. The City will continue to support and encourage the development of housing affordable to Lower-Income households through incentives such as density bonuses and funding assistance.</p>	<p>The proposed project conforms to this policy. The project applicant met with staff from the City Economic Development Department on July 14, 2009, to review the project description and potential to provide affordable housing. The project site is not located within an established City redevelopment area. However, the City’s density bonus is applicable to the project site although funding is not an option. As a result, the applicant is not required to incorporate affordable housing in the proposed project. The City is responsible for encouraging the inclusion of affordable housing.</p>
<p>Policy Action D.5: Promotion of New Rental Housing</p> <p>Promote through financial assistance the development of new rental housing affordable to Extremely Low-, Very Low- and Low-Income households where such development will promote a balanced inventory of housing types. The City shall develop and initiate an annual solicitation process to make the development community aware of available funds and seek partnerships in developing new rental housing.</p>	<p>The proposed project does not apply to this policy. The project does not propose rental housing.</p>

Table 5.8-7 (cont): Project Consistency with the City of Orange General Plan: Housing Element

Housing Element Goals and Policies	
<p>Policy Action D.6: Provision of Second Unit Development</p> <p>Continue to comply with State Housing Law to provide by-right development of second units on existing single-family properties. Encourage the development of such units as a source of additional rental housing opportunity. Provide review of the City’s adopted regulatory policies for second units through the annual Housing Element implementation reports and implement revisions as deemed appropriate.</p>	<p>The proposed project conforms to this policy. Should the City approve the Ridgeline project, 39 single-family residences would be constructed on minimum one-acre lots. Sufficient lot acreage would remain to develop future Accessory Secondary Housing Units. These units are not part of the proposed project and would be subject to separate City approvals and environmental review.</p>
<p>Policy Action D.7: Development of Housing for Large Families</p> <p>Encourage and support through direct outreach to private and non-profit housing developers, the development of rental and for-sale housing for larger families. Encourage developers/builders to incorporate larger bedroom counts to accommodate the needs of larger families and reduce incidents of overcrowding in the existing housing stock. The City shall review, revise and monitor the Affordable Housing Plan and Affordable Housing Ordinance to incorporate the appropriate regulatory incentives, financial incentives and other policies that encourage and support the development of housing for large families.</p> <p>In order to outreach effectively, the City shall provide the Affordable Housing Plan and Ordinance, as amended, to housing developers upon their initial interest in or inquiry about developing a new project. The City will encourage developers to include housing for larger families prior to formal application submittal. Information on housing for larger families will be included in the Affordable Housing Resource Toolkit (See Policy Action D.20)</p>	<p>The proposed project conforms to this policy. The Ridgeline project consists of 39 single-family residences that would be constructed on minimum one-acre lots and would range in size from 6,500 to 8,00 square feet. Such homes would accommodate larger families.</p> <p>See Policy Action D.4 regarding affordable housing.</p>
<p>Policy Action D.8: Provision of Senior Housing</p> <p>Opportunities The City recognizes the unique needs of its elderly residents. Seniors typically have fixed incomes and necessitate unique housing needs that are not typically included in market rate housing. The City shall encourage through incentives (e.g., financial assistance when feasible, parking reductions, regulatory waivers, etc.), the development of senior housing that offers a wide range of housing choices from independent living to assisted living with services on-site, including healthcare, nutrition, transportation and other appropriate services. The City currently has special incentives for senior housing, as provided in Section 17.15 of the Zoning Code. This section was recently amended as part of the City’s Density Bonus Ordinance update, effective in February of 2008 (Ordinance No. 2-08). To further encourage the provision of senior housing opportunities, the City shall review and revise the General Plan and Zoning Code, including the existing special incentives contained in Section 17.15 of the Zoning Code to further encourage senior housing opportunities.</p>	<p><i>This policy does not apply to the proposed project.</i> The Ridgeline project does not propose senior housing.</p>
<p>Policy Action D.9: Provision of Family Housing Ancillary to Medical Facilities</p> <p>The City of Orange provides for world-class child medical services through Children’s Hospital of Orange County and understands the need for family housing to accommodate families with children receiving treatment.</p>	<p><i>This policy does not apply to the proposed project.</i> The project site is not located near the Children’s Hospital of Orange County.</p>

Table 5.8-7 (cont): Project Consistency with the City of Orange General Plan: Housing Element

Housing Element Goals and Policies	
<p>The City will review and revise the General Plan and existing Zoning Code to specifically address the provision of family housing as an ancillary use to medical facilities and potentially offer incentives to encourage the development of family housing targeted for parents with children receiving medical treatment in Orange.</p>	
<p>Policy Action D.10: Promotion of Balanced Housing</p> <p>Encourage the development of mixed income developments where housing units are provided for a variety of income levels. Encourage developers/builders to integrate market-rate and affordable units within development projects through the establishment of incentives or other regulatory concessions. Provide for review, revision and monitoring of the existing Affordable Housing Plan and Affordable Housing Ordinance to provide appropriate incentives to encourage the development of balanced housing in Orange and to achieve the City's RHNA obligations.</p>	<p><i>The project does not conform to this policy.</i> The Ridgeline project does not propose a mixed income development.</p>
<p>Policy Action D.11: Facilitate Infill Construction</p> <p>The City has an adjusted RHNA need (2006-2014 RHNA need adjusted for units constructed, entitled units and market rate units converted to affordable units) of 1,802 housing units for Extremely Low-, Very Low-, Low- and Moderate-Income households. The City has limited vacant land available for residential development and no vacant land zoned at densities to support affordable housing. Therefore, The City will continue to aggressively pursue infill development within feasible development sites for homeownership and rental units. This process would encourage the development of infill residential development through proactive and coordinated efforts with the Redevelopment Agency, Community Development and private development entities to provide development guidance and assistance to encourage the construction of residential development affordable to Extremely Low-, Very Low-, Low- and Moderate-Income households through a variety of land use tools (i.e., streamlined review, reduced development standards, land assemblage, lot consolidation, fee assistance and other methods deemed appropriate).</p> <p>The City will identify and develop an inventory of potential infill sites utilizing the site analysis found in Appendix B of the Housing Element. The City will seek partnerships with and provide informational material including a copy of the inventory and listing of City incentives and programs to housing developers.</p>	<p><i>The project does not conform to this policy.</i> The project site is not vacant and does not propose housing in the targeted income categories.</p>
<p>Policy Action D.12: Adaptive Reuse of Historic Structures</p> <p>The City has an abundance of historically significant structures that provide opportunities for adaptive reuse to contribute to the provision of additional housing opportunities. The City views adaptive reuse as a means to encourage additional housing opportunities while also preserving and enhancing the City's historic resources for the benefit of the entire community. The City shall evaluate the appropriateness of providing an Adaptive Reuse Ordinance that addresses regulatory incentives, financial assistance, the Historic Building Code, and other policy actions to encourage the adaptive reuse of historic structures for residential uses. The City shall revise the</p>	<p><i>This policy does not apply to the proposed project.</i> The Cultural Resources Study prepared for the Ridgeline project evaluated the on-site structures and concluded they were of no historical significance. Moreover, the project does not propose to retain these structures.</p>

Table 5.8-7 (cont): Project Consistency with the City of Orange General Plan: Housing Element

Housing Element Goals and Policies	
<p>Zoning Code, as appropriate, to establish a menu of incentives and/or financial assistance that further encourage adaptive reuse of historic structures.</p>	
<p>Policy Action D.13: Review and Revise the City's Existing Affordable Housing Plan and Affordable Housing Ordinance</p> <p>The City has seen limited construction of new affordable housing as a result of its existing Affordable Housing Plan and Affordable Housing Ordinance. In order to more effectively facilitate and encourage housing for Extremely Low-, Very Low- Low- and Moderate-Income households, the City shall review, amend and monitor, its existing Affordable Housing Plan and Affordable Housing Ordinance. To further encourage private and nonprofit participation in affordable housing development, the City will evaluate the Affordable Housing Ordinance and Plan. Based on its findings, the City shall refine financial assistance and regulatory concessions, to potentially include but not be limited to reduced processing timelines, reduction of fees, additional density bonuses, and other revisions that respond effectively to market need.</p>	<p><i>This policy does not apply to the proposed project.</i> This policy is a City-wide policy and is the responsibility of applicable City departments.</p> <p>See Policy Action D.4 regarding affordable housing.</p>
<p>Policy Action D.14: Interdepartmental Coordination for Entitlement Funding and Redevelopment Housing Set-Aside Funds</p> <p>Provide for annual coordination with the City's Economic Development Department, and Community Development Department and other interdepartmental agencies for the use and distribution of Federal entitlement programs and Housing Set-Aside Funding for the express purpose of assisting affordable housing developers in constructing housing units affordable to Extremely Low-, Very Low- and Low-Income Households. Establish a coordination process to better integrate Housing Element policies, programs and reporting requirements with the City's Consolidated Plan.</p>	<p><i>This policy does not apply to the proposed project.</i> This policy is a City-wide policy and is the responsibility of applicable City departments.</p>
<p>Policy Action D.15: Support Community Housing Development Organization (CHDO) New Construction Projects</p> <p>Provide funding for qualified CHDO's to develop affordable housing. The City may issue RFQ's seeking qualified non-profit organizations for acquisition, construction and rehabilitation of affordable housing. Funds will be made available on an annual basis, contingent on funding availability.</p>	<p><i>This policy does not apply to the proposed project.</i> The project applicant is not classified as a CHDO nor is the applicant requesting affordable housing.</p>
<p>Policy Action D.16: Compliance with State Density Bonus Law (SB 1818)</p> <p>The City shall implement the recently amended Zoning Code density bonus provisions, effective in February of 2008. The Density Bonus Ordinance (No. 2-08) provides for incentives to further enhance the provision of affordable housing in the City of Orange. The City shall implement the provisions of Ordinance No. 2-08 and provide for monitoring of the provisions as set forth in the Ordinance. The City of Orange shall provide a report on the effectiveness of the Ordinance approximately midway through the planning period and implement any modifications, as deemed appropriate.</p>	<p><i>This policy does not apply to the proposed project.</i> The project applicant is not requesting a density bonus.</p>

Table 5.8-7 (cont): Project Consistency with the City of Orange General Plan: Housing Element

Housing Element Goals and Policies	
<p>Policy Action D.17: Provide for Adequate Sites for Housing Development</p> <p>To ensure the availability of adequate sites to accommodate estimated future construction need by income category, the City shall update and revise the General Plan and Zoning Ordinance to establish and codify land use designations/classifications that will meet provide adequate sites to meet projected need by income category for the 2006-2014 Planning Period. Specifically, the City will identify initiate and adopt General Plan Land Use and /Zoning Code revisions amendments that will provide adequate sites pursuant to AB 2348 for facilitate the development of Extremely Low-, Very Low-, Low-, Moderate- and Above Moderate-Income rental and for-sale housing.</p> <p>The amended General Plan land use designations and associated zoning district classifications will permit owner-occupied and rental multifamily uses as a matter of right, not subject to a conditional use permit, planned unit development or other (non-design related)discretionary review. To accommodate affordable units affordable to households earning up to 80 percent of the County median family income, a minimum standard of 30 du/acre shall be applied, in compliance with AB 2348. The development standards and other regulatory provisions associated with the revised land use designations/classifications shall maximize development capacity and promote a variety of housing types at various levels of affordability. The remaining projected regional share of Lower-Income need shall be accommodated on sites with densities and development standards that permit at least 16 units per site.</p> <p>The revised Zoning Ordinance will include a housing overlay zone permitting exclusive residential use. The housing overlay zone will encompass a minimum of 25.9 acres of land within the West Chapman/Uptown Orange, South Main Street and Katella Avenue General Plan Focus Areas. Nonresidential or mixed use development within the housing overlay zone will be subject to administrative-level review and approval to ensure the City's remaining regional share of Lower- Income need can be met on remaining sites. Specific findings shall be made by the City of Orange, prior to the approval of any development within these focus areas, to ensure the capacity of available land will accommodate future residential development. At no time will the capacity of available sites be exceeded by the adjusted RHNA need.</p> <p>To ensure the continued availability of residential sites within the housing overlay zone, the City of Orange shall implement a RHNA Housing Sites Monitoring System to ensure the capacity of sites is at a minimum equivalent to the remaining RHNA need. The monitoring system will adjust the site acreage requirements based upon units constructed at a density of 30-60 du/acre on a project-by-project basis. The monitoring system shall be updated on a project-by-project basis and an annual monitoring report shall be provided to the City Council in conjunction with HCD's newly adopted annual reporting requirements.</p>	<p><i>This policy does not apply to the proposed project.</i></p> <p>This policy is a City-wide policy and is the responsibility of applicable City departments. In addition, the project site is lot located within the targeted overlay zone.</p> <p>See Policy Action D.4 regarding affordable housing.</p>
<p>Policy Action D.18: Review and Amendment of Residential Development Standards</p>	<p><i>This policy does not apply to the proposed project.</i></p> <p>Amendments to the Zoning Code is the responsibility of the</p>

Table 5.8-7 (cont): Project Consistency with the City of Orange General Plan: Housing Element

Housing Element Goals and Policies	
<p>To respond to changing market trends and encourage continued provision of housing opportunities for Orange residents, the City will review and revise the existing Zoning Code, including residential development standards, as appropriate. The amendment of the code shall evaluate modifications and or revisions that further encourage the feasibility of residential development. Amendments and modifications to the existing Zoning Code may include mixed use development standards, infill development standards, adaptive reuse, and multi-family and single-family development standards.</p>	<p>City, not the project applicant.</p>
<p>Policy Action D.19: Monitoring of Development Fees</p> <p>To contribute to the feasibility of affordable housing development, the City will monitor required development fees consistent with the provision of the Affordable Housing Plan, Affordable Housing Ordinance and the Zoning Code to ensure in-lieu fees, development impact fees and processing fees are not considered an undue constraint on residential development. The City shall provide for review of development impact and in-lieu fees in addition to periodic review of processing fees, as appropriate. The City shall seek the assistance of affordable housing developers and other stakeholders in the review of fees to ensure they are responsive to the needs of the market.</p>	<p><i>This policy does not apply to the proposed project.</i> Monitoring of the required development is the responsibility of the City, not the project applicant. The payment of in-lieu fees are not required.</p>
<p>Policy D.20: Affordable Housing Resource “Toolkit”</p> <p>To ensure the development community is aware of the availability of State, Federal and local funds as well as local in-kind assistance, the City shall develop an affordable housing resource “toolkit”. The toolkit shall provide for dissemination of information regarding funding/financing options available at the Federal, State and local level, incentives, partnership opportunities and other resources that will promote a well-informed citizenry. The “toolkit” approach shall provide the public with a wide-range of sources intended to educate and inform, including but not limited to:</p> <ul style="list-style-type: none"> ● Development of an internet-based resource clearinghouse on the City’s website. ● Development of outreach flyers and print media to provide information on programs, ● funds and resources for affordable housing. Sponsorship/Partnership with agencies, private entities and non-profit for educational seminars/workshops. ● Outreach efforts specifically for development of housing for special needs groups including large families. 	<p><i>This policy does not apply to the proposed project.</i> Preparation of an affordable housing toolkit is the responsibility of the City, not the project applicant.</p>
<p>Policy Action D.21: Priority Project Review for Affordable Residential Development</p> <p>To streamline project review and building plan check processing of affordable residential projects, the City shall continue the provision of priority project review and expedited processing by the Community Development Department Building Division to ensure residential project applicants are not unduly burdened with extensive or</p>	<p><i>This policy does not apply to the proposed project.</i> This policy is specifically made the responsibility of the Community Development Department.</p>

Table 5.8-7 (cont): Project Consistency with the City of Orange General Plan: Housing Element

Housing Element Goals and Policies	
unnecessary project reviews. The Community Development Department shall provide internal coordination among City departments to prioritize project review and approval of affordable housing projects.	
<p>Policy Action D.22: Explore Workforce Housing</p> <p>The City shall explore the housing needs of the current workforce to maximize the potential for residents to live and work in the City. The City shall coordinate with the Chamber of Commerce, local business entities and stakeholder groups to analyze the current needs of the business community and its employees. Based upon the analysis of these needs, the City will develop a workforce housing strategy to be used as a guidance tool for future partnerships and policy and regulatory revisions to facilitate workforce housing.</p>	<p><i>This policy does not apply to the proposed project.</i></p> <p>The City and not the project applicant is specifically made responsible for the coordinating with the Chamber of Commerce, local business entities, and stakeholder groups to analyze the current needs of the business community and its employees.</p>
<p>Policy Action D.23: Redevelopment Agency Affordable Housing Obligation</p> <p>The Orange Redevelopment Agency is obligated, in accordance with California Community Redevelopment Law, to ensure that at least 15 percent of all new dwelling units within a project area developed by an entity other than the Redevelopment Agency must be available at affordable housing cost to Low- and Moderate-Income persons. Of these units, 40 percent shall be restricted to Very Low-Income households. The City prefers the affordable units to be provided on-site.</p>	<p><i>This policy does not apply to the proposed project.</i></p> <p>This policy is specifically made the responsibility of the Orange Redevelopment Agency. The project site is not within a redevelopment project area.</p>
<p>Policy Action D.24: Acquisition and Rehabilitation of Multi-Family Residential Development</p> <p>Subject to available Redevelopment Agency and HOME funding sources annually, the City will provide for financing, regulatory incentives and other in-kind technical assistance to non-profits, affordable housing developers and property owners for the acquisition and rehabilitation of multifamily properties for affordable housing. Encourage, through a variety of incentives such as streamlined permit review, reduced development standards, parking reductions or other remedies to increase the feasibility of acquisition and rehabilitation of multi-family units. Ensure affordability is maintained long-term through restriction and/or covenants. Prioritize and target those buildings exhibiting the highest levels of deferred maintenance.</p> <p>Acquisition and rehabilitation may also include the rehabilitation of existing affordable multifamily units or the acquisition and rehabilitation of multi-family units that are being offered at market rate. The acquired market-rate units would be rehabilitated and offered at affordable rental rates.</p>	<p><i>This policy does not apply to the proposed project.</i></p> <p>This policy is specifically made the responsibility of the City.</p>
<p>Policy Action D.25: Home Improvement Program</p> <p>Continue to provide rehabilitation loans and grants for appropriate exterior and interior improvements that enhance the quality, safety and livability of existing single-family homes through the Home Improvement Program to. The City shall provide information and materials to eligible applicants.</p>	<p><i>This policy does not apply to the proposed project.</i></p> <p>The City, and not a project applicant, is responsible for providing rehabilitation loans and grants for exterior and interior improvements that enhance the quality, safety and livability of existing single-family homes.</p>
Policy Action D.26: Utilize External Funding Sources for	<p><i>This policy does not apply to the proposed project.</i></p>

Table 5.8-7 (cont): Project Consistency with the City of Orange General Plan: Housing Element

Housing Element Goals and Policies	
<p>Rehabilitation</p> <p>Continue to utilize Federal formula grants through the City's Federal Entitlement Grant Funds (HUD) to assist in the rehabilitation of unsafe housing conditions citywide. Provide low interest loans and grants to qualified applicants to encourage the rehabilitation of deteriorated single family and multi-family housing.</p>	<p>The City, and not a project applicant, is responsible for assisting the in the rehabilitation of unsafe housing conditions in the City.</p>
<p>Policy Action D.27: Funding for In-Place Supportive Housing</p> <p>Continue to support local and inter-jurisdictional efforts to reduce temporary and chronic homelessness. The City shall continue to allocate Federal Entitlement funds and public service agency funds for helping homeless persons find permanent housing through continued support of City-supported CDBG sub-recipients. The City of Orange shall continue to promote a comprehensive approach to addressing homelessness consistent with the Continuum of Care model. The City shall provide support for non-profit entities, the Orange County Housing Authority and other applicable government agencies to provide a range of services and housing opportunities for homeless persons in Orange.</p>	<p><i>This policy does not apply to the proposed project.</i> This policy is specifically made the responsibility of the City.</p>
<p>Policy Action D.28: Support Fair Housing Services</p> <p>The Fair Housing Council of Orange County provides community education, individual counseling, mediation, and low-cost advocacy with the expressed goal of eliminating housing discrimination and guaranteeing the rights of all people to freely choose the housing for which they qualify in the area they desire. The City refers all inquiries for these services to the Fair Housing Council of Orange County and maintains literature and informational brochures at City Hall available for public distribution.</p> <p>In order to more effectively outreach to the community the City will also provide informational brochures at the City library, Senior Center and other locations frequented by the public. The City will continue the provision of fair housing assistance including landlord/tenant counseling, homebuyer assistance, and amelioration or removal of identified impediments. The City will work with the Fair Housing Council to provide community education on fair housing on an annual basis.</p>	<p><i>This policy does not apply to the proposed project.</i> This policy is specifically made the responsibility of the City and the Fair Housing Council of Orange County.</p>
<p>Policy Action D.29: Adopt Reasonable Accommodation Procedures</p> <p>The City recognizes the unique needs of persons with disabilities. To comply with Federal and State housing laws (SB 520), the City will analyze existing land use controls, building codes, and permit and processing procedures to determine constraints they impose on the development, maintenance, and improvement of housing for persons with disabilities. Based on its finding, the City will develop a policy for reasonable accommodation to provide relief to Code regulations and permitting procedures that have a discriminatory effect on housing for individuals with disabilities. The policy shall include procedures for requesting accommodation, timeline for processing and appeals, criteria for determining whether a requested accommodation is reasonable, and ministerial approval for minor requests. This policy is not intended to</p>	<p><i>This policy does not apply to the proposed project.</i> This policy is specifically made the responsibility of the City.</p>

Table 5.8-7 (cont): Project Consistency with the City of Orange General Plan: Housing Element

Housing Element Goals and Policies	
<p>allow boarding houses in residential zones where they are otherwise prohibited.</p>	
<p>Policy Action D.30: Adequate Sites for Emergency Shelters/Transitional Housing</p> <p>In compliance with SB 2, effective January 1, 2008, the City must analyze and revise the existing Zoning Ordinance to allow for emergency shelters, transitional housing and supportive housing to homeless individuals and families for annual and seasonally estimated need. The City will comply with the requirements of the State in the following manner:</p> <ul style="list-style-type: none"> • The City is considering amending the PI, M1 and M2 zones, or other suitable zone with sufficient capacity, to permit emergency shelters without discretionary approvals. The City will also consider allowing emergency shelters without discretionary approvals in the future Urban Mixed Use zone(s). The subject zoning category(ies) shall include sites with sufficient capacity to meet the local need for emergency shelters. • The number of sites or zoning identified shall provide sufficient capacity to meet the estimated need identified in this Housing Element. The City shall adjust its estimated need based on the 2009 Point-in-Time Homeless Count when data becomes available. • Ensure the provisions of the Housing Accountability Act are enforced and prohibit the denial of emergency shelter/transitional housing facility via discretionary approvals if it is consistent with adopted regulatory standards. • Evaluate development standards and regulatory provisions to ensure that standards encourage rather than discourage development. • Amend its Zoning Code to permit transitional, supportive and single-room occupancy housing as a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone. • Ensure emergency shelters are only subject to the same development and management standards that apply to residential or commercial uses within the same zone. 	<p><i>This policy does not apply to the proposed project.</i> This policy is specifically made the responsibility of the City.</p>
<p>Policy Action D.31: Section 8 Rental Assistance</p> <p>The Orange County Housing Authority currently administers the Section 8 Rental Assistance program on behalf of the City. Currently the program assists renter households in the City of Orange. Based on future congressional appropriations, the County Housing Authority will apply for additional funding which will enable the Housing Authority to administer additional vouchers for families, elderly, handicapped and disabled persons over the Housing Element planning period. The City of Orange will continue to provide referral services and information to the City's residents.</p>	<p><i>This policy does not apply to the proposed project.</i> This policy is specifically made the responsibility of the City.</p>

Table 5.8-7 (cont): Project Consistency with the City of Orange General Plan: Housing Element

Housing Element Goals and Policies	
<p>Policy Action D.32: Explore “Shared Living” and “Co-Housing” Concepts</p> <p>Continue the provision of the City’s Shared Housing Program for seniors through Orange Elderly Services. To further enhance this program, the City shall evaluate the viability of the “shared living” concept whereby the City provides connection with those willing to share a home. Particular emphasis shall be placed on seniors, but also with students and single person households. Additionally, evaluate the viability of “co-housing”, whereby residents share common facilities. City staff shall survey current practices and evaluate its potential application in the City of Orange. Based upon a finding of feasibility, amendments to the Zoning Code and other regulatory revisions shall be implemented to encourage shared-living and co-housing opportunities. This policy is not intended to allow boarding houses in residential zones where they are otherwise prohibited.</p>	<p><i>This policy does not apply to the proposed project.</i> This policy is specifically made the responsibility of the City.</p>
<p>Policy Action D.33: Monitoring and Preservation of “At-Risk” units</p> <p>The City currently has 75 units that are at risk of converting from affordable, deed-restricted units to market-rate units. The City shall provide for regular monitoring of deed-restricted units that have the potential of converting to market-rate during the planning period. Additionally, seek funding and opportunities for owners of these units to extend and/or renew deed restrictions and/or covenants.</p> <p>To proactively address the conversion of affordable units to market-rate units, the City will develop a program that establishes partnerships with non-profit housing developers and a strategy to preserve the units. The City shall ensure compliance with noticing requirements and provide for tenant education when a notice of conversion is received.</p>	<p><i>This policy does not apply to the proposed project.</i> This policy is specifically made the responsibility of the City.</p>
<p>Policy Action D.34: Promotion of Water Conservation Plans and Practices</p> <p>Promote the inclusion of state-of-the-art water conservation practices in existing and new residential projects where proven to be safe and environmentally sound. Promote the use of low water demand fixtures, landscaping and drought tolerant materials in new and existing residential projects. Establish outreach and marketing materials for public distribution that describes the benefits of water conservation, resources for implementation and other appropriate information.</p>	<p><i>The proposed project conforms to this policy.</i> The plant palette includes numerous drought-tolerant species and timer-controlled irrigation that reduce the potential for over-watering. Therefore, the Ridgeline project contributes to the achievement of this policy.</p>
<p>Policy Action D.35: Green Building Program</p> <p>It is the City’s policy to encourage “green building” practices in new and existing residential development. To facilitate and encourage the use of green building practices, the City shall conduct a comprehensive review of existing zoning, building and development standards related to green building. The City will analyze current trends and best practices and based on its findings, establish and market a program of information resources and/or incentives that will facilitate and encourage the incorporation of materials and technology that promote resource conservation and efficiency and the development of high-efficiency, sustainable buildings. The program shall</p>	<p><i>The proposed project conforms to this policy.</i> This policy is specifically made the responsibility of the City and it is the City’s responsibility to see that projects contribute to the policy, when applicable. However, the project proposes abundant vegetation that would shade structures thereby reducing energy heating and cooling requirements. Electrical outlets would be included in the garages that would be able to recharge electric or electric hybrid vehicles. Energy efficient lighting and appliances would be included in the residences.</p>

Table 5.8-7 (cont): Project Consistency with the City of Orange General Plan: Housing Element

Housing Element Goals and Policies	
<p>encourage residential developers/builders to maximize resource conservation through proactive site, building and building systems design, materials and equipment to maximize resource efficiency and minimize ongoing utility and building maintenance costs.</p> <p>To further promote efficient use of resources, evaluate the potential for offering incentives such as financial assistance, fee waivers, priority processing, or other strategies to further encourage resource conservation. The program will encourage energy and resource conservation in both new construction and remodeling.</p>	
<p>Policy Action D.36: In-Kind Technical Assistance</p> <p>Continue to offer in-kind technical assistance on a request basis for property owners pursuing improvements that enhance the quality of the City's housing stock.</p>	<p><i>This policy does not apply to the proposed project.</i> This policy is intended to be implemented by the City.</p>
<p>Policy Action D.37: "On the House Permits" Program</p> <p>The City will offer, periodically, the "On the House Permits" program that waives building plan review and permit fees for home improvements for a limited time period. Residents would be informed through informational brochures, website and other appropriate means.</p>	<p><i>This policy does not apply to the proposed project.</i> This policy is specifically made the responsibility of the City</p>
<p>Policy Action D.38: Proactive Code Enforcement for Private Property</p> <p>Continue to administer the City's Neighborhood Enhancement Team (NET) and other similar programs to proactively address code violations and deferred maintenance and encourage continued maintenance of existing neighborhoods. The City shall target a minimum of four neighborhoods each year that exhibit significant deferred maintenance and prioritize funding and resources accordingly.</p>	<p><i>This policy does not apply to the proposed project.</i> This policy is specifically made the responsibility of the City.</p>
<p>Policy Action D.39: Blight Removal on Public Property</p> <p>To enhance the quality of Orange's residential neighborhoods, the City will continue to utilize the Public Works and Community Services Departments for the as-needed removal of graffiti and other deferred maintenance issues on public property, including sidewalks, parks, bus shelters signs and other structures adjacent to the public right-of-way.</p>	<p><i>This policy does not apply to the proposed project.</i> This policy is specifically made the responsibility of the City.</p>
<p>Policy Action D.40: Neighborhood-Based Community Preservation</p> <p>Encourage the involvement of local neighborhood groups and interested residents in identifying, maintaining and improving the quality of residential development. This initiative may include continuation of the City's Neighborhood Enhancement Program. Proactively engage community groups in planning activities that enhance neighborhood quality.</p>	<p><i>This policy does not apply to the proposed project.</i> This policy is specifically made the responsibility of the City.</p>
<p>Policy Action D.41: Preservation of Historic Residential Structures</p> <p>The City places high priority to the conservation, preservation and enhancement of the City's historic residential neighborhoods. The City will continue to</p>	<p><i>This policy does not apply to the proposed project.</i> The Cultural Resources Study prepared for the Ridgeline project evaluated the on-site structures and concluded that it was not historically significant.</p>

Table 5.8-7 (cont): Project Consistency with the City of Orange General Plan: Housing Element

Housing Element Goals and Policies	
<p>enforce the goals and objectives contained in the Historic Preservation Element of the General Plan and the Historic Preservation Design Standards for Old Towne to ensure the continued quality of the City's historic residential resources. In addition, the City will continue to promote the Mills Act Program and develop public information and outreach materials.</p>	

Housing Element

The City’s Housing Element contains 41 policies, of which 5 are applicable to the proposed project and the remaining 36 policies do not apply to the project. The Ridgeline conforms to all applicable policies of the Housing Element (refer to Table 5.8-7). Therefore, less than significant impacts would result from project implementation related to the goals and policies of the Housing Element.

City of Orange Master Plan of Recreational Trails

The proposed project is consistent with the existing City Master Plan of Recreational Trails excluding the internal trails, which deviate from City trail standards (see Exhibit 3-8 in the project description section of this document.) The Plan states that deviations from the trail standards are subject to City approval where site constraints preclude the practical implementation of a trail and allowed after it has been determined that “...public safety has not been jeopardized.” The standard trail tread width is 10 feet minimum. The Master Plan provides for a 6-foot tread with 3-foot by 15-foot turnouts every 150 feet when the standard 10-foot trail width cannot be met. The standard width allows riders sufficient room to pass each other. With narrower trails, the turnouts allow for on-coming riders to pull into a turnout and wait for the other rider to safely pass. The project’s trail network has been designed to meet the needs of the users and aesthetically fit into the character of OPA. The widest trails are 15 feet wide within an 18- to 20 feet wide easement for the regional trails. The narrowest trails, which are along private, roads and are specifically for homeowner connections and thereby would be significantly less traveled on, are 8 feet wide within a 10-foot wide easement. The OPA Specific Plan does not specify a minimum width for a multi-use trail.

The proposed rural road standards with minimum pavement sections (no curbs, gutters or sidewalks) incorporates multi-purpose/equestrian trails along the road in compliance with the OPA Specific Plan and also with what is in existence today in OPA.

Within the City’s Recreational Trails Master Plan, the trail standards state that a 10-foot trail width is standard. Special circumstances allow 6 feet to occur with adequate turnouts.

According to the Recreational Trails Master Plan, the trail standards criteria calls for minimizing maintenance costs, producing minimum disturbance to the natural environment and maximizing the enjoyment of users through a diversity of experiences.

The project includes approximately one-mile of public perimeter and regional trails and includes internal trails, which are part of the private roadway system and will be owned and maintained by the Ridgeline HOA. There are approximately 0.7 miles of internal trails.

Table 5.8-8 provides a comparison of the proposed project to the goals and objectives of the Master Plan of Recreational Trails.

Table 5.8-8: Project Consistency with City Master Plan for Trails

Goals and Objectives	Ridgeline Equestrian Estates
<p>1. Is aimed at a variety of users and shall be designated as a multipurpose, soft surface trail, providing recreational opportunities for equestrians, hikers and bicyclists while restricting motorized vehicles from the trail.</p>	<p><i>The proposed project conforms to this policy.</i> The project includes over one mile of multi-purpose perimeter and regional trails and approximately 0.7 miles of internal, private trails that will connect to the off-site trail across Meads Avenue. Trail surfaces will consist of decomposed granite and dirt.</p>
<p>2. Will provide for a loop trail system with varying loop lengths within the system.</p>	<p><i>The proposed project conforms to this policy.</i> This policy primarily relates to the City's provision of an overall City-wide loop trail system. However, the proposed Ridgeline project is consistent with this policy by providing trails that would connect to off-site, future regional trails.</p>
<p>3. Will provide for diversity in trail experiences including variety in difficulty, terrain, environment and the exploration of historical and interpretive opportunities.</p>	<p><i>The proposed project conforms to this policy.</i> This policy primarily relates to the City's provision of an overall City-wide loop trail system. The proposed Ridgeline trails would include a trail along Handy Creek that would connect to future regional trails.</p>
<p>4. Will link recreational opportunities within the City of Orange and County providing for connections between parks, open spaces and trail systems in adjoining jurisdictions.</p>	<p><i>The proposed project conforms to this policy.</i> This policy primarily relates to the City's provision of an overall City-wide loop trail system. However, the proposed Ridgeline project is consistent with this policy by providing a Regional Trail. A future regional trail will be developed adjacent to the project site could link with the proposed Regional Trail and provide for connections to other recreational opportunities.</p>
<p>5. Will be designed with safety as a paramount concern and will:</p> <ul style="list-style-type: none"> • Minimize vehicular/trail crossings, • Maximize the separation between roads and trails (with planting and distance), • Maximize visibility and warning signage where interface between vehicles and the trail does occur, and • Provide access for patrol, emergency vehicles and maintenance. 	<p><i>The proposed project conforms to this policy.</i> 39 The approximately one-mile of public perimeter trails and regional trail are separated from the project's private streets and therefore minimizes vehicular crossings and maximizes separation from the internal, private roads. The approximately 0.7 miles of internal trails are separated from the internal, private roadways by a trail fence that eliminates the internal roadways serving as trails and provides for safety of trail users. In addition, this feature minimizes to the extent practicable crossing of roadways to access the on-site perimeter trails.</p> <p>The proposed project would provide for sight distance and signage at the one trail crossing at Meads Avenue. The Project Design Feature that provides a crossing at the project entrance across Meads Avenue would, at a minimum, include signage and a painted crossing (refer to the project description section for a full description).</p> <p>The proposed project would provide turnouts for access for patrol, emergency vehicles and maintenance along all interior private streets. In addition, the proposed regional trail originating near the Ride-In Only Arena would allow for emergency vehicle access to the arena and the emergency access to the project site from Coyote Lane also serves as a trail.</p>

Table 5.8-8 (cont): Project Consistency with City Master Plan for Trails

Goals and Objectives	Ridgeline Equestrian Estates
<p>6. Will address issues of regular upkeep and patrol to insure maximum trail safety and low cost maintenance.</p>	<p><i>The proposed project conforms to this policy.</i> The proposed multi-purpose trail system would be maintained by the entity that receives ownership of the proposed perimeter and regional trails through the implementation of Best Management Practices (BMPs). The BMPs will address water quality issues. The internal trails would be owned and maintained by the Ridgeline HOA.</p>
<p>7. Will be signed with a system of easily recognized markers, which will allow users to clearly recognize the trail system.</p>	<p><i>The proposed project conforms to this policy.</i> The on-site trails would be developed according to City standards for trail markings.</p>
<p>8. Will, whenever possible, be designated in locations that will provide the community with trails yet minimize the financial burden to the City of Orange through:</p> <ul style="list-style-type: none"> • a phasing plan, • designations on private parcels that will require the developer to implement the trail, and • by locating the trails along existing paths and unimproved roads. 	<p><i>The proposed project conforms to this policy.</i> Approximately one-mile of public perimeter trails and approximately 0.7 miles of internal, private trails (see Exhibit 3-8) are included in the project and would be offered for dedication by the applicant first to the City, then to the County, and then to a 501(c)3 non-profit organization for the benefit of the OPA community and the public at large. An equestrian ride-in only arena on Lot K would also be offered for dedication to the City, County, and a 501(c)3 non-profit organization according to the same priority as the perimeter trails. All trail and arena dedications will be subject to specified guidelines defined by the applicant, and will include the grantee's acceptance of all maintenance responsibilities. Unless and until the applicant's offer of dedication is accepted, the perimeter trails and arena, like the project's internal trails, shall be private property owned and maintained by the Ridgeline Homeowners' Associate or a similar entity. The project includes approximately 0.7 miles of internal trails, which are part of the private roadway system and will be owned and maintained by the Ridgeline HOA. Assurance of trail construction and timing of construction will be addressed in the Development Agreement. Use of the internal trails would ultimately be decided by the owner of the trails.</p>
<p>9. Will provide for flexibility in trail standards to maintain compatibility with adjacent land uses.</p>	<p><i>The proposed project conforms to this policy.</i> The multi-purpose trail system provides for a variety of trail widths to maintain compatibility with adjacent land uses and the project site's landform constraints.</p>
<p>10. Will minimize impacts to adjacent landowners from trespass, damage and property loss associated with the trail.</p>	<p><i>The proposed project conforms to this policy.</i> The internal trails are integrated into the overall project. These trails are intended primarily for equestrian users to access their personal property. The regional and perimeter trails would be developed with fencing and signage that provide a clearly designated path and prevent users from leaving the perimeter trails and accessing adjacent property thereby providing security.</p>
<p>11. Will provide standards that will be designed to be compatible with adjacent jurisdictions.</p>	<p><i>This policy does not apply to the proposed project.</i> This policy is related to the City's standards and their compatibility with adjacent jurisdictions and made the specific responsibility of the City.</p>
<p>12. Will have environmental sensitivity as a foremost concern and be designed to minimize the impact to the environment.</p>	<p><i>The proposed project conforms to this policy.</i> The on-site trails have been designed consistent with and integral to the proposed project that will not create aesthetic impacts. The proposed trails are included in the integrated storm water and water quality system that would minimize environmental impacts.</p>
<p>13. Will provide for handicap access whenever possible.</p>	<p><i>The proposed project conforms to this policy.</i> The on-site trails would be developed according to City standards and would be handicapped accessible. Commercially available off-road wheel chairs would provide access on the trails.</p>

Table 5.8-8 (cont): Project Consistency with City Master Plan for Trails

Goals and Objectives	Ridgeline Equestrian Estates
<p>14. Will be designed to reduce exposure to liability to the City of Orange and adjacent landowners.</p>	<p><i>The proposed project conforms to this policy.</i> Approximately one-mile of perimeter trails and approximately 0.7 miles of internal, private trails (see Exhibit 3-8) are included in the project and would be offered for dedication by the applicant first to the City, then to the County, and then to a 501(c)3 non-profit organization for the benefit of the OPA community and the public at large. An equestrian ride-in only arena on Lot K would also be offered for dedication to the City, County, and a 501(c)3 non-profit organization according to the same priority as the perimeter trails. All trail and arena dedications will be subject to specified guidelines defined by the applicant, and will include the grantee's acceptance of all maintenance responsibilities. Unless and until the applicant's offer of dedication is accepted, the perimeter trails and arena, like the project's internal trails, shall be private property owned and maintained by the Ridgeline HOA. Use of the internal trails would ultimately be decided by the owner of the trails.</p>
<p>15. Will provide for connections to the City of Orange's Class I and II bicycle trails, whenever possible, to facilitate bicycle commuting opportunities.</p>	<p><i>The proposed project conforms to this policy.</i> The multi-purpose trail system will allow for connectivity to potential City Class I and II bicycle trails to facilitate bicycle commuting opportunities.</p>

The City's Master Plan of Recreational Trails contains 15 goals and policies, of which 14 apply to the proposed project and one policy does not apply to the proposed project. The Ridgeline project conforms to all applicable policies of the Master Plan of recreational Trails (refer to Table 5.8-8). Therefore, less than significant impacts would result from project implementation related to the goals and policies of the Master Plan of Recreational Trails.

Orange Park Acres Specific Plan

The OPA Specific Plan established 11 planning sectors (Sectors A through K). The project site is located within Sector C and contains two land use designations on the project site: Golf Course and Local Parks. The westerly portion of the site is designated Golf Course and the easterly portion of the site is designated Local Parks. The Local Parks land use designation includes the provision for providing residential clusters within a greenbelt or open space context.

The OPA Specific Plan (Table 21) estimates 225 dwelling units would be developed in Sector C, representing a ratio of 1.02 dwelling units per acre (Du/Ac). The Specific Plan provides the count of dwelling units as a projected estimate and not as an actual cap on the number of units that could be developed. The Ridgeline project would amend the OPA Specific Plan land use designation to include Low Density - One Acre Minimum Residential for the entire site.

Since the adoption of the OPA Specific Plan in 1973, approximately 120 dwelling units that have been developed within Sector C. The applicant-commissioned report, prepared by First American Title Insurance Company on August 14, 2009, to document the number of units developed, is on file with the City Community Development Department. The proposed 39 dwelling units consistent with

the proposed Low-Density Residential land use designation combined with the existing count of 120 dwelling units for Low-Density Residential category would result in 159 dwelling units for Sector C thereby preserving the projected 225 dwelling units for this sector. Moreover, the reallocation would result in a total of 675 dwelling units in the Low-Density Residential category and 796 dwelling units for the Medium-Density Residential category for the entire OPA Specific Plan area.

Table 5.8-9 provides a comparison of the Ridgeline project to the Orange Park Acres Specific Plan.

Table 5.8-9: Proposed Project Consistency with Orange Park Acres Specific Plan

Goals and Objectives	Ridgeline Equestrian Estates
1. Establish a Distinctive Community Theme	
a. Maintain a free, open and informal type of development uninhibited by regimentation.	<i>The proposed project conforms to this policy.</i> The characteristics of the proposed project are rural in nature and are designed to integrate with the existing residential development surrounding the site. Within the existing site constraints, the site plan includes curved streets, variations in building elevations, varying setbacks, low-density, and variations between one- and two-story residences.
b. Provide a wholesome rural atmosphere emphasizing a quiet seclusion close to nature.	<i>The proposed project conforms to this policy.</i> The characteristics of the proposed project are rural in nature and are designed to integrate with the existing residential development surrounding the site. The Ridgeline project includes low-density development, private equestrian stables, and the permanent retention of Handy Creek.
c. Foster compatible residential development within the area visually and functionally.	<i>The proposed project conforms to this policy.</i> The characteristics of the proposed project are semi-rural in nature and are designed to integrate with the existing residential development surrounding the site. This is accomplished by providing a variation in building elevations, stories, setbacks, minimum one-acre lot sizes, and ample landscaping.
d. Link the various areas through a system of trails and identifiable streetscape landscaping.	<i>The proposed project conforms to this policy.</i> On-site multi-purpose recreational trails are provided that are designed to provide public access to off-site trails. Trees are provided along both sides of the interior roadways.
e. Offer a positive entry treatment and visual distinction of the main elements within Orange Park Acres.	<i>The proposed project conforms to this policy.</i> The site entrance is not one of the main entry points into OPA from Santiago Canyon Road or Chapman Avenue. However, the reconfigured project entry would include a raised median island that includes trees.

Table 5.8-9 (cont): Proposed Project Consistency with Orange Park Acres Specific Plan

Goals and Objectives	Ridgeline Equestrian Estates
1. Establish a Distinctive Community Theme	
f. Establish a “theme” element, such as a specific tree type or style of fence to be used throughout the area.	<i>The proposed project conforms to this policy.</i> A specific tree type for OPA has not been established. The Ridgeline project provides landscaping throughout the project site and would retain the existing riparian vegetation along Handy Creek. The project proposes fencing that similar in design and character, and compliments the existing and new, updated fencing in Orange Park Acres. The extensive use of trail fencing throughout OPA has established a <i>de facto</i> fencing theme. In addition, an architectural theme has been chosen for the single-family residences and private equestrian stables that compliments the character of OPA in that the selected architectural themes of ranch, country, and traditional will compliment similar themes found in the OPA community.
g. Promote a distinctive “lifestyle” which allows for a diversity of activities.	<i>The proposed project conforms to this policy.</i> The project is equestrian oriented and is consistent with the character of Orange Park Acres.

Table 5.8-9 (cont): Proposed Project Consistency with Orange Park Acres Specific Plan

Goals and Objectives	Ridgeline Equestrian Estates
h. Foster a unity of interest and purpose among the residents.	<i>The proposed project conforms to this policy.</i> The project is equestrian oriented and is consistent with the character of Orange Park Acres.
i. Emphasize the rural, green image promoting the maintenance of trees and the inclusion of landscaped corrals and fence lines.	<i>The proposed project conforms to this policy.</i> Individual residential lots would contain perimeter fencing and abundant landscaping. Landscaping on the individual lots, including the corrals, would be at discretion of each property owner. The Ridgeline project preserves the Willow Scrub community within Handy Creek and provides replacement landscaping.
j. Establish a rural District Code for roads, lighting, setbacks, landscaping and other criteria for rural development to promote a distinctive theme.	<i>This policy does not apply to the proposed project.</i> The City has not yet established such a code.
2. Preserve and Enhance Natural Features	
a. Maintain the existing trees where possible and replant new trees recommended by a landscape-agricultural specialist.	<i>The proposed project conforms to this policy.</i> The existing riparian vegetation along Handy Creek will be retained. Refer to Exhibit 5.3-1 in the Biological Resources section for a location of the Willow Scrub community adjacent to Handy Creek. Trees proposed for removal will be replaced at a minimum 1:1 ratio with a minimum of 15 gallons. Approximately 27 different varieties of trees would be planted (Refer to Table 3-4 in the project description section of this document).
b. Preserve a positive image of the hillsides through special development controls.	<i>The proposed project conforms to this policy.</i> The on-site hill component to the east will be preserved, landscaped, and thereby protected from unauthorized encroachments.
c. Identify and preserve the positive features of the major drainage courses and bodies of water within the area utilizing them for recreational purposes where appropriate.	<i>The proposed project conforms to this policy.</i> Handy Creek located along the western site boundary will be preserved and no site grading will occur within approximately 80 feet of the flow line at the closest and 180 feet at the farthest.
d. Identify and protect unique and valuable flora and fauna.	<i>The proposed project conforms to this policy.</i> A Biological Resources survey and Tree Survey conforming to the provisions of the City Zoning Code was prepared to identify all vegetation and trees on the project site, including vegetation covered by the Natural Community Conservation Plan & Habitat Conservation Plan County of Orange Central & Coastal Subregion (NCCP/HCP). Handy Creek located along the western site boundary will be preserved along with its willow scrub community and no site grading will occur within approximately 80 feet of the flow line at the closest and 180 feet at the farthest. The proposed removal of the CSS was accounted for in the provisions of the NCCP/HCP.
e. Preserve distinctive geological features.	<i>This policy does not apply to the proposed project.</i> No distinctive geologic features exist on the project site.
f. Insure maintenance of view of positive features of and from the site.	<i>The proposed project conforms to this policy.</i> The view simulations prepared for the Ridgeline project (refer to Section 5.1, Aesthetics) identified the preservation of views across the project site from adjacent properties.
g. Reflect a visual unity within the geological boundaries of the Hanging Valley.	<i>This policy does not apply to the proposed project.</i> The project site is not located within Hanging Valley.
h. Preserve and enhance the natural beauty of the area.	<i>The proposed project conforms to this policy.</i> The characteristics of the proposed development are designed to compliment the surrounding residential development. The Ridgeline project includes low-density development, private equestrian stables, and permanent retention of Handy Creek.

Table 5.8-9 (cont): Proposed Project Consistency with Orange Park Acres Specific Plan

Goals and Objectives	Ridgeline Equestrian Estates
i. Enhance the natural setting through planning and landscape design.	<i>The proposed project conforms to this policy.</i> The landscape elements of the proposed project compliment the surrounding residential developments and would enhance the overall Orange Park Acres appearance. The Ridgeline project preserves the Willow Scrub community within Handy Creek and provides abundant replacement landscaping, variation in building elevations, stories, setbacks, and curvilinear streets that are similar to the street pattern in the vicinity of the site.
3. Provide For Economic Viability	
a. Establish a balance between facilities and services provided and revenues collected for this area.	<i>The proposed project conforms to this policy.</i> Should the proposed project be approved and constructed, property tax revenue would be collected from the residential units and Ridgeline HOA dues.
b. Promote an increase in land value over time through appropriate planning.	<i>The proposed project conforms to this policy.</i> Should the proposed project be approved and constructed, land value valuations should increase due to the nature of the estate-density style housing.
c. Provide housing for a variety of incomes within the economic parameters of today's costs.	<i>The proposed project conforms to this policy.</i> The project proposes luxury estate-density residential complimenting the rural character of residential development in the vicinity of the project.
d. Insure that housing development proposed by the Plan is economically viable today.	<i>This policy does not apply to the proposed project.</i> The project applicant will prepare a cost/revenue fiscal report pursuant to Policy No. 35 for the Ridgeline project and submit it to the City for use in the Planning Commission and City Council hearings.
e. Provide for appropriate phasing of development.	<i>This policy does not apply to the proposed project.</i> Development phasing of the entire Specific Plan area is largely dependent upon market conditions and changes to the plan. Residential build-out of the Specific Plan area was projected to occur by approximately 1984; however, additional development and changes to the plan have occurred subsequent to this horizon year.
4. Promote the Safety, Health and Welfare of the People	
a. Provide, where possible, safe, low-trafficked roads discouraging through traffic compatible with existing and proposed arterial roads.	<i>The proposed project conforms to this policy.</i> The proposed project contains private roadways with an interior "looped" road system that prevents "cut-through" traffic. In addition, the proposed entrance is in virtually the same location (60 ft west) as the existing entrance to the former Ridgeline Country Club thereby preserving existing ingress and egress conditions area residents have become familiar with over time.
b. Proposed improved treatment of sewerage for problem area.	<i>This policy does not apply to the proposed project.</i> The project site is not identified as a wastewater "problem area." Regardless, the proposed project would include wastewater conveyance lines and convey wastewater off-site for treatment.
c. Include adequate roads, clear areas and water to protect against fire.	<i>This policy conforms to the proposed project.</i> The proposed project includes adequate primary vehicular access, interior roads, and an emergency vehicular access. Section 5.11, Public Services, determined that adequate fire-flow requirements have been met. The City has reviewed the Fire Master Plan and determined that with the addition of text on the plan indicating that minimum fire requirements will be met, the plan will be approved.
d. Recommend treatment of drainage to minimize danger during heavy rains.	<i>The proposed conforms with this policy.</i> The site design includes an integrated storm water and water quality system that collects nuisance and "first flush" storm water events. Storm water treatment includes treatment control and source control Best Management Practices (BMPs) and BMPs specifically related to equestrian uses (refer to Section 5.7 of this document for a complete discussion).
e. Provide for adequate police surveillance and protection.	<i>The proposed project conforms with this policy.</i> Police protection to the Specific Plan area is a combination of the City Police Department and the Orange County Sheriff. The City Police Department has stated that the existing service level ratios are adequate to serve the proposed project (Refer to the discussion in the Public Services section of this document).

Table 5.8-9 (cont): Proposed Project Consistency with Orange Park Acres Specific Plan

Goals and Objectives	Ridgeline Equestrian Estates
f. Provide recommendations for clean-up and maintenance within the area.	<i>This policy does not apply to the proposed project.</i> The recommendations for clean-up and code enforcement are provided by the Orange Park Acres Board.
g. Promote a reduction of residential uses in areas with noise or pollution problems.	<i>This policy does not apply to the proposed project.</i> The project site is not located in an identified area with noise or pollution problems. The Noise Impact Analysis prepared for the Ridgeline project did not identify any significant noise impacts to the project site. There are no industrial or commercial land uses in close proximity to the project site that would create pollution problems.
h. Promote safe trails and their crossing of streets, providing grade separation where appropriate.	<i>The proposed project conforms to this policy.</i> The project provides recreation trails. The OPA Specific Plan does not specify minimum widths. Using the City Master Plan of Trails as a standard, the regional and perimeter trails are in conformance. The width of the internal trails are included primarily for use by the residents to access their private property. The width is less than the standard in the Master Plan of Trails; however, these internal trails provide turnouts in excess of the standard. The proposed internal trails would be owned and maintained by the Ridgeline HOA. The proposed turnouts every 100 feet rather than the 150 feet standard provides for the safety of the equestrian users. An approval of a deviation of trail standards will be requested. The Project Design Feature that provides a crossing at the project entrance across Meads Avenue would, at a minimum, include signage and a painted crossing (refer to the project description section of a full description).
Policies for Orange Park Acres	Ridgeline Equestrian Estates
1. Promote the use of wood-rail fencing, either natural or painted white, to give a sense of openness - while restricting the use of block walls, chain link or other opaque fencing.	<i>The proposed project conforms to this policy.</i> The project includes rail-type fencing. However, the project may incorporate vinyl fencing in conformance with the recently-constructed vinyl fencing within Orange Park Acres. Fencing is also provided for individual lots consistent with the standard. Although the policy promotes wood-rail fencing or wood fencing painted white, white vinyl fencing would essentially fulfill this policy.
2. Provide for a variety of house and structure setbacks to avoid the straight line affect caused by structures being "lined up."	<i>The proposed project conforms to this policy.</i> The site plan provides for a design that minimizes the "straight line" or "lined up" effect typically associated with traditional and neo-traditional developments with grid street patterns and uniform front yard setbacks by providing a gently curved roadway along "A" Street and rotating housing placement that results in varying residence setback widths, particularly along side and back yards (see Exhibit 3-11).
3. Encourage the use of natural exteriors for the structures including wood and warm, earth colors.	<i>The proposed project conforms to this policy.</i> The architectural theme of the residential units are according to the following themes: California Ranch, California Traditional, and California Country. These themes exhibit warm earth tones.
4. Emphasize the use of one-story structures to create a ranch type or low profile rural feeling.	<i>The proposed project conforms to this policy.</i> The residential units are a combination of one- and two-stories limited to 32 feet in height. Plan 1 provides for only one-story homes. Plan 2 is designed to be primarily one-story in appearance. Plan 3 are all two stories. Plans 1 and 2 comprise approximately 54 percent. Refer to Exhibits 3-10 through 3-12 in the project description section of this document. The ample front- and side-yard setbacks and architecture contribute to the appearance and feeling of rural, equestrian developments.
5. Utilize natural drainage courses and landscaped swales, discouraging lined channels etc.	<i>The proposed project conforms to this policy.</i> Handy Creek located on the western site perimeter will not be modified and retained in its existing condition. The proposed project does not propose any lined drainage channels.
6. Provide rural road standards with minimum pavement section - no curbs, gutters, or sidewalks and incorporate equestrian, hiking and bicycle trails along the road.	<i>The proposed project conforms to this policy.</i> The roadways proposed on the project site will be developed to a new rural standard being created by the City Public Works Department based on the project sections and based on County standards. Curbs, gutters, and sidewalks are not proposed.

Table 5.8-9 (cont): Proposed Project Consistency with Orange Park Acres Specific Plan

Goals and Objectives	Ridgeline Equestrian Estates
7. Create a positive view from the roads emphasizing landscaped or open space features through open wood fences.	<i>The proposed project conforms with this policy.</i> The project site is not located along one of the major roadways. Portions of the interior roadways on the project site may be visible from travelers along the existing roadways. Due to the abundant landscaping proposed as part of the project and fencing consistent with the Master Plan of Trails, a positive view would be provided.
8. Provide for continuous trail linkages throughout O.P.A. connecting to County proposed trails, major land use elements and natural features such as Santiago Creek and Handy Creek.	<i>The proposed project conforms to this policy.</i> On-site perimeter and regional trails are provided and would provide access to County-proposed off-site trails.
9. Retain a positive view to the hills, preserving the undeveloped hillsides of O.P.A. Provide a landscape screen for all housing in those areas and incorporate sensitive grading criteria throughout.	<i>The proposed project conforms with this policy.</i> Development of the project site would not interrupt views of distant hillsides. The view simulations prepared for the Ridgeline project (refer to Section 5.1, Aesthetics) demonstrates the preservation of views across the project site from adjacent properties.
10. Preserve Santiago Creek as a balanced ecological system and riparian area, maintaining the diversity of plant and vertebrate species while allowing for light recreational uses such as equestrian and hiking trails. Specifically support the Santiago Creek Greenbelt Proposal by the County of Orange.	<i>This policy does not apply to the proposed project.</i> The project site is not located adjacent to Santiago Creek.
11. Promote the phasing-out of gravel pit operations along Santiago Creek and promote restoration of natural amenities within the area.	<i>This policy does not apply to the proposed project.</i> The project site is not located adjacent to Santiago Creek.
12. Provide for the establishment and preservation of a greenbelt along Handy Creek incorporating an equestrian trail.	<i>The proposed project conforms to this policy.</i> The site design provides for this trail.
13. Establish a greenbelt strip through the undeveloped portion of the Holy Sepulcher Cemetery west of Santiago Canyon Road. Utilize the natural drainage channel to provide for the enhancement of wildlife values through an open space corridor, helping retain a rural character and provide for an equestrian and hiking link.	<i>This policy does not apply to the proposed project.</i> The project site is not adjacent to the Holy Sepulcher Cemetery.
14. Retain and provide for the maintenance of the Eucalyptus hedgerows within the area and provide for the planting of a more suitable variety of Eucalyptus tree in conjunction with the Plan development.	<i>The project conforms to this policy.</i> The existing eucalyptus hedgerows along Handy Creek will be retained.

Table 5.8-9 (cont): Proposed Project Consistency with Orange Park Acres Specific Plan

Goals and Objectives	Ridgeline Equestrian Estates
15. Preserve, if feasible, the lake on Mead Ranch in order to maintain the number of species of plants and animals which depend upon it for food and water.	<i>This policy does not apply to the proposed project.</i> The project site is not located near Mead Ranch.
16. Promote the continued use of agriculture within the area.	<i>This policy does not apply to the proposed project.</i> The site is not used for agricultural production.
17. Provide for landscape, greenbelt or open space buffer between differing housing types.	<i>The project conforms to this policy.</i> The proposed project includes perimeter trails on the north, west, and south. A landscaped buffer is provided along the eastern perimeter. Handy Creek and the riparian habitat would be preserved along the western site boundary. Together, these features provide open space buffers between the project site and adjacent residential neighborhoods. In addition to the site perimeter, landscaping is proposed along the lot boundaries. Residence proximity varies between 55 feet at the closest and 247 feet at the farthest providing open space buffers between the proposed residential structures (refer to the project description section of this document).
18. Restrict, through design and ordinances, the parking along all the streets. Provide off-street parking on lots or parking bays which are completely screened from view.	<i>The proposed project conforms to this policy.</i> On-street parking would be limited with most vehicular parking occurring on the individual lots and the remainder occurring along the on-site roadways. No parking would occur on Meads Avenue.
19. Promote incorporation of certain “theme” elements, such as trees, fences or other landscaping, along the major roads within O.P.A.	<i>The proposed project conforms to this policy.</i> A specific tree type for OPA has not been established. The Ridgeline project provides landscaping throughout the project site and would retain the existing riparian vegetation along Handy Creek. The project proposes fencing that similar in design and character, and compliments the existing and new, updated fencing in Orange Park Acres. The extensive use of trail fencing throughout OPA has established a <i>de facto</i> fencing theme. In addition, an architectural theme has been chosen for the single-family residences and private equestrian stables that compliments the character of OPA in that the selected architectural themes of ranch, country, and traditional will compliment similar themes found in the OPA community.
20. Recommend a requirement for low-level rural character lighting on each lot to reflect individual architecture and landscaping styles in order to replace the typical cobra head streetlight.	<i>The proposed project conforms to this policy.</i> Street lighting is not proposed nor is lighting proposed for the on-site recreation trails. Single-family residences will include low-level lighting typical of exterior residential lighting in the area.
21. Establish local scenic roads: Chapman, Santiago Canyon Road, Newport, Orange Park Boulevard, Meads Avenue, Winds Drive and Amapola. These would receive any “theme” treatment established for O.P.A.	<i>This policy does not apply to the proposed project.</i> The project site does not contain any frontage along any major roads in the Specific Plan area.
22. Adopt proposed trails as shown on Exhibit #33 as the main trail system to serve O.P.A. and promote future grade separated crossing at arterial road crossings.	<i>The proposed project conforms with this policy.</i> On-site recreational trails are proposed (refer to the project description section of this document). The applicant has proposed an internal trail network that provides public access to the off-site trail located along Meads Avenue that is identified on Exhibit No. 33.

Table 5.8-9 (cont): Proposed Project Consistency with Orange Park Acres Specific Plan

Goals and Objectives	Ridgeline Equestrian Estates
23. Provide for special landscape and entry treatment at all main entry points into O.P.A via arterial roads and on to Orange Park Boulevard and Amapola off of these arterials.	<i>This policy does not apply to the proposed project.</i> The project site is not adjacent to an entry point.
24. Discourage any through traffic along Orange Park Boulevard and other local roads for the area. To help accomplish this, promote the relocation of the extension of Orange Park Boulevard north of Santiago Canyon Boulevard shown on the Master Plan of Arterials.	<i>This policy does not apply to the proposed project.</i> The project site is not located north of Santiago Canyon Road.
25. Support a future traffic study for O.P.A to determine the need, location and traffic volumes in and around O.P.A. to be carried out jointly by the City and County of Orange.	This policy does not apply to the proposed project. The City and Orange County will determine the need and timing for a community-wide traffic study.
26. Re-evaluate the alignment studies along Santiago Canyon Road along the cemetery property to determine if an alternative to extensive filling of an important canyon area can be avoided or minimized.	<i>This policy does not apply to the proposed project.</i> The project site is not located adjacent to Santiago Canyon Road.
27. Develop an overall planning Committee for O.P.A. to guide the implementation of the Specific Plan and subsequent planning within the area including architectural controls, maintenance requirements and special development standards. This Committee should have representatives from the County, City, residents, developers and landowners within the area.	<i>This policy does not apply to the proposed project.</i> The determination to establish a planning committee is not applicable to a single project.
28. Preserve the steep slopes along the hillsides maintaining a constant band of open space and trails along these areas.	<i>The proposed project conforms to this policy.</i> This policy relates primarily to the entire OPA Specific Plan area, which includes the project site and which represents a significant portion of the OPA area. However, the eastern portion of the project site is a hillside that would be preserved. Limited grading would occur, landscaping would be provided, and no buildings are proposed in the eastern portion.
29. Provide the flexibility for raising and keeping of animals in all development on the flatland areas where possible.	<i>The proposed project conforms to this policy.</i> The proposed zoning of R-1-40 would allow for livestock.
30. Adopt a specific grading ordinance for all future development such as the example submitted with this report prepared by J.L. Webb (see Appendix)	<i>The proposed project conforms to this policy.</i> The development is subject to, and would comply with, the City's Grading Ordinance.

Table 5.8-9 (cont): Proposed Project Consistency with Orange Park Acres Specific Plan

Goals and Objectives	Ridgeline Equestrian Estates
31. Provide a landscape screen to shield massive cut slopes along Chapman as seen upon entering the study area from the west. Also screen any other cut or fill areas which expose only dirt and rocks and are unsightly.	<i>This policy does not apply to the proposed project.</i> The project site is not located adjacent to Chapman Avenue..
32. Provide minimum setbacks along Chapman, Santiago Canyon Road and Newport to shield from noise, air pollution and to aid in providing visual corridor along these important roads.	<i>This policy does not apply to the proposed project.</i> The project site is not located adjacent to Chapman Avenue, Santiago Canyon Road, or Newport Avenue.
33. Locate corrals, stalls, pens, storage areas, etc. so as not to detract from the positive views from the roads within the area. Attention should be given to the placement of effective landscape mounds or shrubs on the lot.	<i>The proposed project conforms to this policy.</i> Views of corrals, stalls and pens on the proposed lots would be partially visible from public roadways. The abundant vegetation proposed would buffer views of the structures from the private, interior roadways. In addition, the location of the Ride-In Only Arena is proposed approximately 400 feet from Meads Avenue and would be buffered by existing and proposed vegetation.
34. Promote the incorporation of a trunk sewer to serve the entire area of existing and proposed development.	<i>This policy does not apply to the proposed project.</i> The proposed project does not require the installation of a wastewater trunk line.
35. Require all new development to produce a cost/revenue impact report.	<i>The proposed project conforms to this policy.</i> The project applicant will prepare a cost/revenue fiscal report for the Ridgeline project and submit this to the City for use in the Planning Commission and City Council hearings.

The OPA Specific Plan contains 67 policies, of which 44 apply to the proposed project and the remaining 23 policies do not apply to the proposed project. The Ridgeline project conforms to all applicable policies of the OPA Specific Plan (refer to Table 5.8-9). The addition of the proposed 39 residential dwelling units would not result in exceeding the maximum number of dwelling units for Sector C or the entire OPA Specific Plan area. Therefore, less than significant impacts would result from project implementation related to the policies of the Orange Park Acres Specific Plan.

The proposed project would amend the OPA Specific Plan by changing the land use designation from Golf Course and Local Parks to Low Density - One Acre Minimum Residential on the project site. In addition, the OPA Specific Plan would amend the text to provide for vinyl fencing in addition to wood fencing. Therefore, less than significant impacts related to land use conflicts with the Orange Park Acres Specific Plan.

City of Orange Zoning Designations

The proposed project is inconsistent with the existing zoning district classification. The existing zoning classification excludes residential land use as a permitted use. The proposed change in zoning from RO to R-1-40 would be consistent with the proposed General Plan amendment and would allow

the project's residential land uses. With the approval of the change in zoning classification the proposed project will be consistent with the City's Zoning Code. Therefore, no significant will occur with occur with respect to the City's zoning classification.

City of Orange Affordable Housing Plan

The City of Orange Affordable Housing Plan provides that the project applicant participate in discussions with City Staff to evaluate the feasibility of providing affordable units.

The project applicant met with staff from the City Economic Development Department on July 14, 2009 to review the project description and discuss the potential to provide affordable housing. The project site is not located within an established City redevelopment area and the City's density bonus is not applicable to the project site. As a result, the applicant is not required to incorporate affordable housing in the proposed project (refer to Section 5.10 of this document for a discussion on affordable housing). The proposed project would not result in an impact related to the Affordable Housing Plan upon completion of this project requirement to meet with the City.

South Coast Air Quality Management District Air Quality Management Plan

The proposed project would be consistent with the South Coast Air Quality Management District (AQMD) Air Quality Management Plan. Refer to the Air Quality section for a detailed discussion of proposed project's consistency with the Air Quality Management Plan that includes mitigation measures for construction-related impacts.

The Air Quality Analysis conducted for the Ridgeline project concluded that short-term regional construction-related impacts would be reduced below the level of significance with the implementation of the recommended mitigation measures and consistent with the AQMP. The study also concluded that regional air quality impacts during the long-term operational phase were inconsequential and therefore consistent with the AQMP. Short-term impacts to local air quality were determined to be significant and unavoidable after the implementation of the recommended mitigation measures resulting in an inconsistency with the AQMP during the short-term construction period.

Regional Transportation Plan

The proposed project would be consistent with the applicable policies of the Regional Transportation Plan (RTP) and no impact would occur. The project site has been previously developed and existing uses are served by regional and local transportation facilities. Refer to Section 5.13, Transportation and Traffic, for a detailed discussion of the potential transportation and circulation impacts associated with the implementation of the proposed project.

The Traffic Impact analysis concluded there would be a net reduction in the amount of vehicular traffic generated by the proposed project and that all of the study area intersections would continue to operate at acceptable levels of service.

Conflict with Conservation Plans

Impact 5.8-2	The project has the potential to conflict with any applicable habitat conservation plan or natural communities conservation plan. [CEQA Land Use and Planning Threshold 9(c)]
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City's Tree Preservation Ordinance

The proposed project has the potential to result in a potentially significant impact related to the City's Tree Preservation Ordinance. This ordinance regulates removal of trees from undeveloped or public interest property, which, as defined by the ordinance, includes the project site. The City's policy is that destruction of trees on designated property has not only interfered with the natural scenic beauty and tourism of the City, but also greatly diminished the ecological value of natural vegetation.

A tree survey of the project site was conducted in August 2007 and October 2007 to document the existing conditions related to the ordinance. The tree survey consisted of walking the project site in order to locate all trees meeting the size requirements as identified in the Ordinance. A total of 612 trees were surveyed on the project site, which included trees located on the project site and trees located on adjacent property. The off-site trees were inadvertently surveyed, will be retained, and are not part of the proposed project. There are 343 trees proposed for removal and 122 trees located within the Handy Creek corridor that will be retained. At this time, it is the City's policy to require the replacement of trees rated in good health. The City does not have a policy requiring the replacement of nearly dead to dead trees.

The proposed project would replace 343 trees on the site. All proposed trees will be a minimum 15-gallon size and ranging up to 24-inch box size and include approximately 27 varieties (refer to Table 3-5 in the project description of this document). The percentage of tree sizes will be determined by the DRC in consultation with the project applicant. Implementation of the proposed project would therefore have a less than significant impact related to the Tree Preservation Ordinance because it would be consistent with, and would not conflict with, that Ordinance.

Natural Communities Conservation Plan (NCCP) and Habitat Conservation Plan - County of Orange Central and Coastal Sub Region

The proposed project is subject to the provisions of the NCCP and Habitat Conservation Plan (NCCP/HCP) - County of Orange Central and Coastal Sub Region. The City is a participating landowner under the provisions of the Implementation Agreement (IA). The IA specifically authorizes disturbance of covered habitat and "Take" of NCCP/HCP-identified species. Compliance with construction-related mitigation measures related to disturbing and clearing of coastal sage scrub would result in compliance with the NCCP/HCP. Impacts related to conflicts with adopted habitat conservation plans are less than significant because the project would be consistent with, and would not conflict with, the NCCP/HCP.

Southern California Association of Governments Regional Comprehensive Plan (RCPG)

The proposed project would be consistent with the applicable policies within the Growth Management Chapter of the RCPG and no impact would occur. According to written correspondence received from SCAG during the Notice of Preparation public review process, the proposed project is not regionally significant per SCAG's areawide clearinghouse criteria.

5.8.6 - Mitigation Measures**Conflict with Applicable Plans, Policies, or Regulations**

No mitigation measures are required.

Conflict with Conservation Plans

No mitigation measures are required. Refer to Section 5.3, Biological Resources, for recommended mitigation measures related to the taking of coastal sage scrub.

5.8.7 - Project Design Features

There are no Project Design Features associated with this topical environmental issue area.

5.8.8 - Level of Significance After Mitigation**Conflict with Conservation Plans**

Impacts were determined to be less than significant and did not require mitigation. With the implementation of the recommended mitigation measures contained in Section 5.3, Biological Resources, impacts would be less than significant.

Conflict with Applicable Plans, Policies, or Regulations

Impacts were determined to be less than significant and do not require mitigation.

5.8.9 - Project Design Features

There are no Project Design Features associated with this topical environmental issue area.