



## CLEARING-UP CONFUSION ABOUT THE GENERAL PLAN LAND USE DESIGNATION AND THE ZONING FOR RIDGELINE EQUESTRIAN ESTATES

### **The Land Use for Ridgeline Begins with the City of Orange General Plan**

The Orange Park Acres Plan was adopted as part of the City of Orange General Plan in 1973 – and remains part of the General Plan today. The Orange Park Acres Plan identifies the land use for the Ridgeline property as both Other Open Space and Low Density Residential (1 acre). It is a dual land use designation. Therefore, now and for the past 37 years, the General Plan for the Ridgeline property allows BOTH Other Open Space **and** Low Density Residential uses.

### **Zoning**

Zoning implements the General Plan's land use designations, and as such, zoning must be consistent with the land use designation noted in the General Plan. **HOWEVER, zoning does not and cannot supersede nor can it overrule the General Plan's land use designations.**

### **The Orange General Plan and Zoning for Ridgeline Equestrian Estates**

Almost all of the Ridgeline property was zoned County E-4-1 (Residential: 1 acre estates) up until the property became part of the City of Orange in 1985. At the time of the annexation, the then-owner of the Ridgeline property requested that the zoning of the property be changed from the existing County zoning designation of County E-4-1 to the City zoning designation of Recreation Open Space (Open Space: R-O) to reflect the existing use on the land (a golf course). Although the City Council agreed to this request, it's important to note that, contrary to the belief of some in the OPA community, the change was NOT initiated by either the City nor by the OPA community.

This historical accounting explains the following comment by OPA leader Bob Bennyhoff during the 1985 annexation public hearing: "**The OPA community has no objection to this down-zoning, however, we will be looking for a R-1-43560 (one home to the acre since one acre totals 43,560 square feet) in the event the property is sold.**" Thus, in 1985, just as in 1973, there was a recognition that the recreational uses on the property were limited and subject to change.

Now that the property has been sold to OPA resident John Martin and his partners and understanding that the Ridgeline property reflects a dual land use designation under the City of Orange's General Plan, the proposed Ridgeline Equestrian Estates zone change from Open Space: R-O to Residential: 1-40 is, as it has been since the original approval of the OPA Plan 37 years ago, completely consistent with both the Orange General Plan (which includes the OPA Plan) and the original documented wishes of the OPA community.

### **Conclusion**

Stated simply, what is being proposed for the Ridgeline property in 2010 is precisely what has been permitted by the City's General Plan for 37 years. It also is what was contemplated by OPA community leaders at the time of the drafting of the OPA Plan in 1973 and at the time of the annexation of the Ridgeline property to the City in 1985. Since that annexation, there has been no change to the General Plan nor to the OPA Plan to alter that original intent. Therefore, while the plan for Ridgeline Equestrian Estates does require a zone change, that zone change is consistent with the General Plan (and, therefore the OPA Plan) and the original contemplation of the OPA community.

For more information, visit  
[www.RidgelineEquestrian.com](http://www.RidgelineEquestrian.com)