



RIDGELINE EQUESTRIAN ESTATES EIR BASICS

WHERE: The proposed Ridgeline Equestrian Estates is located on the site of the former Ridgeline Country Club in Orange Park Acres. Primary access to the privately owned property is afforded via Meads Avenue.

WHAT & WHY: An Environmental Impact Report (EIR) is an informational document required by state law under the California Environmental Quality Act (CEQA). EIRs provide public agencies and the general public with detailed information about effects that a proposed project is likely to have on the environment and ways in which these effects might be minimized.

The Ridgeline Equestrian Estates EIR

As dictated by CEQA, the Ridgeline Equestrian Estates EIR identifies areas of potential environmental impact, analyzes the potential for “significant” impacts via comparisons to existing conditions, and, where “significant” environmental impacts are identified, requires that the effects be minimized or otherwise addressed consistent with CEQA. Areas of potential impact studied in the Ridgeline Equestrian Estates EIR include the following:

aesthetics * air quality and global climate change * biological resources
cultural resources * geology and soils * hazards and hazardous materials
hydrology and water quality * land use and planning * noise
population and housing * public services * recreation
transportation and traffic * utilities and service systems

WHO: The Ridgeline Equestrian Estates EIR was prepared by an independent consulting firm and has been thoroughly and independently reviewed by the City of Orange. As required by the City of Orange, the preparation of the EIR and the cost of staff review were funded by JMI Real Estate.

WHEN: In addition to being made available to the general public, the Draft EIR has been distributed to key agencies, organizations, groups, and individuals for comment.

After 45 days (the CEQA-mandated review time), all comments to the Draft EIR are due to the City of Orange. Responses are then provided by the City to those EIR comments. The responses are included in a Final EIR, which is then considered as part of the formal application review by the Orange Planning Commission. The Planning Commission conducts

public hearings on the application and the EIR. The Planning Commission then makes a recommendation to the City Council. After a public hearing, the Council acts to certify or not certify the EIR and approve, conditionally approve or deny the project.

KEY CONCLUSIONS:

Based on the findings of the Ridgeline Equestrian Estates EIR conducted by the City of Orange, all long-term project-related impacts either did not require mitigation or can be feasibly reduced to less than significant levels with the implementation of recommended mitigation measures. Short-term impacts to local air quality during the grading and construction phases will remain significant and unavoidable after mitigation.