

Ridgeline Equestrian Estates Entitlement History

Orange Park Acres resident John Martin, and his Ridgeline Equestrian Estates planning team, have proposed to return the 51-acre Ridgeline property in East Orange to its historic equestrian-oriented residential zoning. Future development of the site would include residential one-acre lots, a multi-purpose trail, open space, and equestrian facilities and amenities.

This zoning action would be taken following careful analysis and an extensive public process, including the completion of all necessary environmental studies directed by the City of Orange.

Current Zoning. The property is now designated as Recreation Open Space (RO) in the City of Orange General Plan and is zoned for Agriculture and Recreation Open Space uses. The Ridgeline Equestrian Estates property is the only privately owned parcel in the City of Orange with this General Plan designation. All other designated properties are owned by government or institutional users.

The recreation designation permits a wide range of options, including animal raising, amusement parks, parks and athletic fields, commercial stables, stadiums, grand stands, and cemeteries. Some of these uses require a Conditional Use Permit; however they do not require a General Plan Amendment or change of zone.

Public Access. There is currently no public access to the property, except as granted by the property owner. There are no sidewalks, trail easements, or riding or hiking trails on the Ridgeline Equestrian Estates site.

The property is not on the City or County Master Plan of Parks, and there are no known plans for government acquisition of the property.

Zoning Conformity. All properties adjacent to the Ridgeline property are zoned for single family homes on minimum one-acre lots. Properties on the north, east, and south are in the City of Orange. The properties on the western boundary are in unincorporated Orange County.

On September 24, 1985, when the bulk of the Ridgeline property was annexed to the City of Orange, the late civic leader Bob Bennyhoff commented that Orange Park Acres had no objection to the zoning, "...however, will be looking for a zoning of R-1-43560 [one-acre residential], in the event the property is sold."

We share the view of the late Mr. Bennyhoff. The property has been sold. The time has come to restore the property to the low density residential use compatible with the rest of our Orange Park Acres neighbors.

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