



RIDGELINE EQUESTRIAN ESTATES FACT SHEET



Artist rendering of Ridgeline Equestrian Estates and existing hilltop homes, view from Ridgeline Road

COMMUNITY DESCRIPTION:

Ridgeline Equestrian Estates is a 51-acre comprehensively planned, equestrian-oriented residential estate neighborhood located within the equestrian community of Orange Park Acres, in Orange, California.

The plan reflects three years of community outreach and interaction; and includes 39 minimum one-acre lots accommodating the development of single-family estate homes and such recreational amenities as one mile of multi-purpose trails and a Ride-In Only equestrian arena adjacent to dedicated open space.

With many equestrian facilities closing in Orange County, Ridgeline Equestrian Estates is one of the only new residential developments proposed for the County today whereby equestrian facilities would be provided.

LOCATION:

Ridgeline Equestrian Estates is centrally located within Orange Park Acres, with primary access to the privately owned property from Meads Avenue. Ridgeline Equestrian Estates will occupy the site of the former 9-hole Ridgeline Golf Course. No longer an economically-viable operation, the golf course was purchased by JMI via a public sale in 2006.

BOTTOM LINE BENEFITS:

- **A 65% Drop in Traffic**
 - Ridgeline results in substantially less traffic when compared to the previous commercial recreation land use. In fact, it drops average car trips from 1,233 to 796 daily trips. And, when Ridgeline is compared to the current land use it results in a 12% reduction in traffic.
- **The Sully-Miller Arena**
 - The approval of Ridgeline Equestrian Estates will result in a legally-binding Development Agreement requiring that the Sully-Miller Arena be donated to a non-profit organization for the enjoyment of the community.
- **New Recreational Facilities**
 - A 16,000-square-foot Ride-In Only equestrian arena, with no nighttime lighting proposed. The arena would be accessed by existing public trails
 - Approximately one-mile of perimeter trails with potential connectivity to the regional trails system
 - An internal trail system to connect neighbors within Ridgeline
 - Implementation of a portion of the proposed County Master Plan of Hiking and Riding Trails – Handy Creek Trail
- **Environmental Improvements**
 - The planting of nearly 200 additional trees
 - Preservation of Handy Creek in its existing natural condition
 - Improved storm water runoff and water quality protection
- **Consistency with the Character of OPA**
 - 34 of the 39 one-acre minimum estate lots would accommodate equestrian stables
 - Residential architectural styles will include California Ranch, California Traditional and California Country themes
 - Fencing of cedar, lodge pole pine or vinyl is consistent with the Orange Master Plan of Trails and the community of Orange Park Acres

MILESTONES:

- COMPLETED
 - Meetings with the OPA Board and its various committees
 - Several community, HOA and smaller neighborhoods meetings
 - Notice of Preparation & Scoping Session for the Environmental Impact Report
 - Preparation of the Ridgeline Equestrian Estates Draft Environmental Impact Report (D-EIR)
 - **Hearings before the City of Orange Planning Commission, Design Review Committee and Park Planning and Development Commission, receiving unanimous support from each body**
- NOW UNDERWAY
 - Preparation of Final EIR
 - Final round of neighborhood meetings
- FUTURE ACTIONS
 - City Council Public Hearing

LANDOWNER/DEVELOPER:

- JMI Real Estate is part of the ownership group for Ridgeline Equestrian Estates and is the applicant.

FOR MORE INFORMATION: visit www.RidgelineEquestrian.com