

SULLY MILLER

(PROPOSED RIO SANTIAGO DEVELOPMENT)

HIGH-DENSITY UNITS PROPOSED IN RURAL EAST ORANGE

Project is inconsistent with both the adopted OPA and East Orange Community Plans

Approximately 96 acres of the 110-acre Sully Miller sand and gravel property have been designated “Permanent Open Space” by the OPA Specific Plan and the East Orange Community Plan since the 1970’s.

JMI Properties/Santiago Partners is proposing a 395-unit development that would require extinguishing both the OPA and the East Orange Plans.

The developer is requesting major changes to the City’s General Plan and zone changes to accommodate their Rio Santiago high-impact project:

- Senior Assisted & Skilled Nursing 24-hour Facility consisting of 265 high-density units (2 & 3 stories)
- 130 houses
- Private Sports Club (81,000 sq ft) with fields & courts

This project is NOT zoned for any of these uses, as zoning is Resource-Sand & Gravel with a designation as Open Space for over 40 years.

There is a long history to ensure this property is kept permanent open space.

None of the four plans adopted by the City of Orange in 1970’s identify the Sully Miller site for residential development, let alone high-density housing:

1. Orange Park Acres Specific Plan (1973)
2. East Orange Community Plan (1975)
3. Santa Ana River/Santiago Creek Greenbelt Plan (1971)
4. Santiago Creek Implementation Plan (1976)

The Draft Environmental Impact Report (DEIR) confirms that this project will bring significant and unavoidable impacts to the area.

It sets a dangerous precedent that will change our city forever.

WHAT ABOUT OUR PROPERTY RIGHTS?

The developer has no existing right to develop the Sully Miller site in the intensive manner that is being proposed. Rather, for this development to move forward, the landowner MUST have his property rights enhanced, through “up-planning” and “up-zoning.”

Our City Council has full discretion under the law to deny this request for enhancement. Because the City’s general plan and zoning never allowed for this type of development, the developer has no legitimate expectation that these approvals would be granted.

There are 12 acres north of the creek that have residential zoning (R-1-8) and could be developed for homes. The remaining 98 acres are designated open space.

The Rio Santiago Draft & Final Environmental Impact Reports (EIR) can be found on the City website – www.cityoforange.org - search for Rio Santiago.

For more info: 714-900-2OPA, (714-900-2672)