



ORANGE PARK ASSOCIATION  
PO BOX 2293 ORANGE CA 92859

June 9, 2009

Mr. Chad Ortlieb  
Senior Planner, Planning Division  
City of Orange  
300 East Chapman Ave.  
Orange, CA 92866

RE: Notice of Preparation for Rio Santiago

Dear Mr. Ortlieb,

Thank you for taking the time to review this project. Please find below a list of concerns to address for the NOP.

- This project does NOT conform to the Orange Park Acres Specific Plan- by removing land portions that fall within the specific plan, zoning, and commercial.
- This project does NOT conform to the City of Orange General Plan- zoning.
- This project does NOT conform to the East Orange General Plan-zoning.
- This project does NOT conform to the Santiago Creek Greenbelt Plan- zoning and open space.
- This project does NOT conform to the City of Orange Master Plan of Trails- trail connections, trail crossings.
- To allow a developer to create a specific plan for the developers own good would set a precedent for the city, East Orange neighborhoods, and Orange Park Acres that could change the character of every neighborhood in this fine city.
- This proposed project is a commercial project. There is no commercial allowed in the Orange Park Acres Specific Plan. This project is called “senior housing” and senior housing is a FOR profit venture where people pay money for services.
- The proposed project does NOT conform to R-1-40 zoning as called for in the Orange Park Acres Specific Plan.
- The proposed parking and Recreational Vehicle storage does NOT meet the Orange Park Acres Specific Plan guidelines- it is commercial.
- The proposed design of two and three story buildings does NOT conform to any development in the nearby neighborhoods.
- The proposed development would generate traffic 24 hours a day 7 days a week. Traffic in the surrounding neighborhoods quiets in the evenings and begins to get

busy again in the early morning. Senior living, assisted living, and continued care living generates a large volume of traffic with services, and visitors, and employees.

- Senior living needs many support services, doctors, drug stores, hospitals- none of which are close by.
- This proposed development does NOT allow space for the proposed “separated grade crossing” that exists in the City of Orange Master Plan of Trails. This proposed crossing would provide a “safe” link of city and county trails to the southwestern portion of Santiago Oaks Park which sits as an island with NO connection.

While senior living is a needed amenity to any city it must be planned and located in the proper location. This is why we have General Plans, Specific Plans, and area plans. To allow this developer to satisfy his investors needs by creating there own specific plan and decimate the City of Orange General Plan, Orange Park Acres Specific Plan, the East Orange General Plan, the Santiago Creek Greenbelt Plan, the City of Orange Master Plan of Trails would set a dangerous precedent for the future of all neighborhoods in Orange.

Thank you again for your time in this matter.

Sincerely,

Tom Davidson  
President, Orange Park Association