

**OPA Town Hall Meeting**  
March 21, 2018  
Sully Miller: The Trails at Santiago Creek

**The Draft Environmental Impact Report (DEIR) for this Project is requesting the following:**

1. **General Plan Amendment** No. 2018-0001 (*legislative action – discretionary approval*)
2. **Zone Change** No. 1286-18 (*legislative action – discretionary approval*)
3. **Development Agreement** No. 0005-18 **NOT PROVIDED** (*legislative action*)
4. **Environmental Review** No. 1857-18

**The following are some of the negative impacts or flaws contained in the DEIR.**

- **Land Use** - Violates the Orange Park Acres Specific Plan (1973) and East Orange Community Plan (1975). Extinguishes the Orange Park Acres Specific Plan, a precedent that the OPA community cannot support. The OPA Plan, The Santiago Creek Greenbelt Plan and the East Orange Plan all designate this site as open space. There is no project description or Tentative Tract Map.
- **General Plan Amendment** - The proposed Low Density Residential (LDR) General Plan Amendment (GPA) could allow for a maximum of 240 units. Analysis should be done for 240 units.
- **Zoning** - Transferring of the development rights on the 12.6 acres zoned R-1-8 north of the creek should not exceed the existing entitlement for those acres.
- **Maps** - Maps throughout the entire document are inconsistent with prior maps from city staff reports, parcel maps and historic maps.
- **Tentative Tract Map (TTM)** - Without a tract map here is no way to analyze aesthetics, style of homes, noise, lighting, massing, air quality, etc. There is no project description.
- **Mitigation** - Mitigation cannot be defined if there is no project to analyze.
- **Grading** - The impacts of importing 700,000 cubic yards of soil and exporting 400,000 cubic yards of silty soil are not known nor are the hauling routes, which will require approximately 73,333 truck trips.
- **Traffic** - The traffic data is misrepresented. Sphere of Influence (SOI) should be expanded. Analysis should be done for 240 units and include truck trips for grading.
- **Mining Activities** - Per the Surface Mining and Reclamation Act of 1975 (SMARA) a reclamation plan must be included.
- **Open Space** - There needs to be a remediation and ongoing maintenance plan
- **Alternatives** - The city appointed Liaison Committee submitted **Alternative E** as being a reasonable and rational alternative. That plan should be analyzed.
- **Project Implementation** - The phasing of the proposal is fuzzy. The DEIR claims construction would begin in January 2019 and the project would be completed by January 2021. It is not realistic.

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Please send your written comments by April 9, 2018 by 5:30 to:  
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*Please include your name, address, and contact information in your correspondence.*

