

DRAFT

LA HABRA HILLS SPECIFIC PLAN

CITY OF LA HABRA

Prepared for:

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I. INTRODUCTION

A. PURPOSE

The La Habra Hills Specific Plan represents a conscientious effort by Pacific Coast Homes and the City of La Habra to create a quality development through a master plan that is responsive to the needs of the City.

The primary function of the La Habra Hills Specific Plan is to define the basic development parameters for the Pacific Coast Homes' site, including the land use mix and density, the circulation pattern, overall recreation and open space concepts, and the location and capacity of utilities to be provided by the developer. Secondly, the Specific Plan will define the character and form of the development through the development regulations and design guidelines.

The City of La Habra General Plan 2020 recommends the creation of a Specific Plan for this property. The Specific Plan provides the City of La Habra with the assurance that the development which occurs will be consistent with the objectives stated within the General Plan. It also provides the proposed development with standards that are appropriate to the unique characteristics of the property.

B. AUTHORITY AND SCOPE

The La Habra Hills Specific Plan has been prepared as authorized by the California Government Code 65450 et. seq. This Specific Plan intends to clearly define development standards and criteria by which the development of this property will be evaluated.

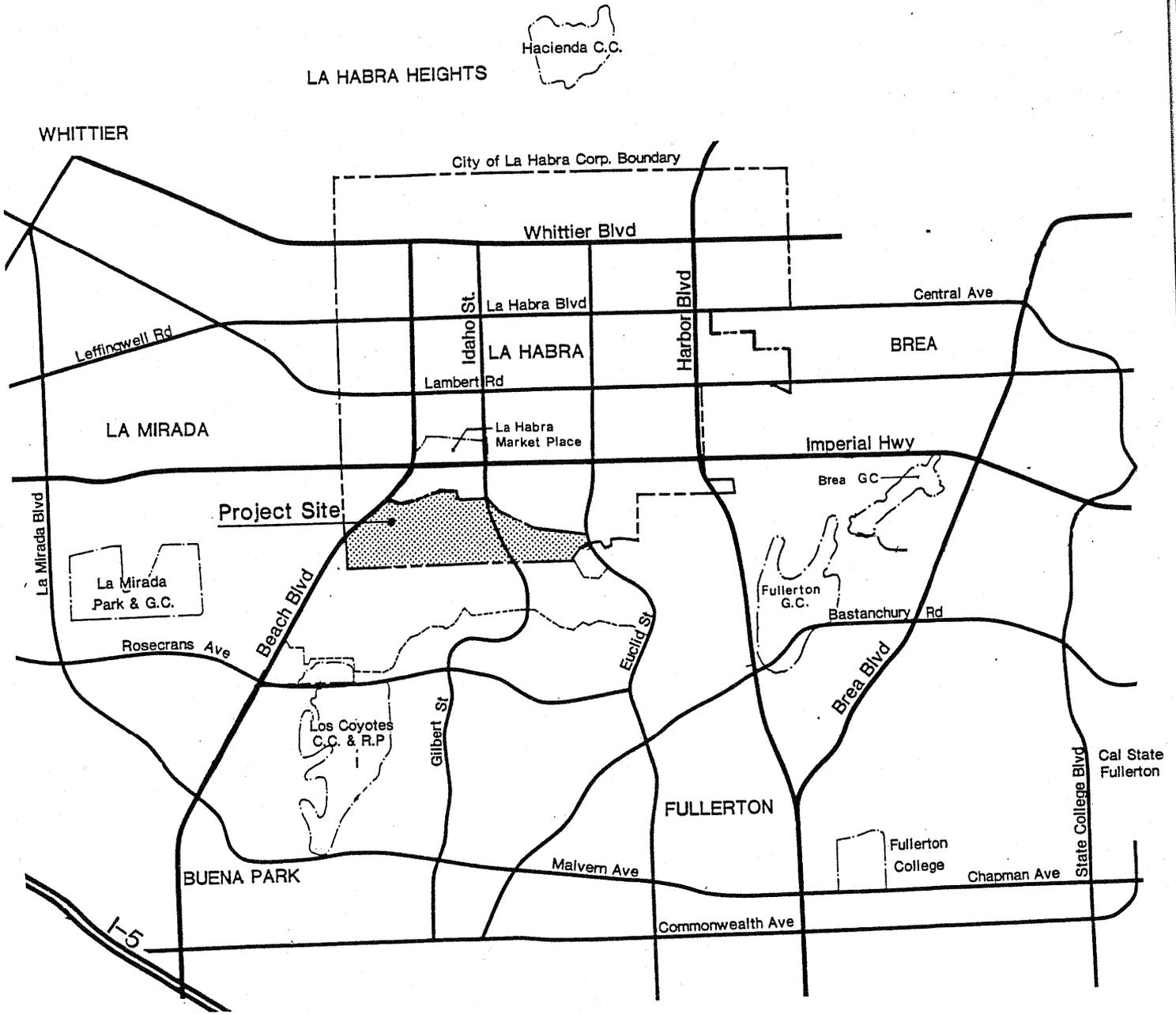
According to state law, Specific Plans must be consistent with adopted General Plans of local jurisdictions. Wherever a difference between a Specific Plan and General Plan exists, a General Plan Amendment is required. State law also provides for the replacement of local zoning regulations with standards contained in adopted Specific Plans. The City of La Habra, therefore, intends to rescind the local zoning classifications and regulations for this site and to require all new development to be consistent with the uses and standards contained within this Specific Plan document. Where a topic is not addressed by the Specific Plan, other City regulations will apply. The La Habra Hills Specific Plan is a regulatory document and will be adopted by ordinance.

C. PROJECT LOCATION AND DESCRIPTION

The La Habra Hills Specific Plan Area is located in the southern part of the City of La Habra. The project site is irregularly shaped and is generally bounded by the existing Chevron Research Center and existing single-family homes to the north, Beach Boulevard to the west and Euclid Street to the east. The City of La Habra corporate boundary represents the southern project limits. The project location is illustrated on the Location Map, Exhibit I.

The La Habra Hills Specific Plan represents a planned community that provides residential and recreational uses. The Environmental Impact Report (EIR), prepared in conjunction with the La Habra Hills Specific Plan, fulfills the environmental impact assessment requirements for any development

Location Map



LA HABRA HILLS SPECIFIC PLAN

City of La Habra

PACIFIC COAST HOMES



proposed for the site as long as the development is consistent with the Specific Plan.

The La Habra Hills Specific Plan Area consists of approximately 380 acres. The project area is part of the 915-acre West Coyote Hills Field. The remaining 535 acres are within the City of Fullerton.

The Specific Plan provides a development program that assumes certain annexations and boundary adjustment agreements between the cities of La Habra and Fullerton and Pacific Coast Homes. This tri-party agreement is currently being negotiated. The proposed boundary adjustment is delineated on Exhibit 2, Specific Plan Boundary.

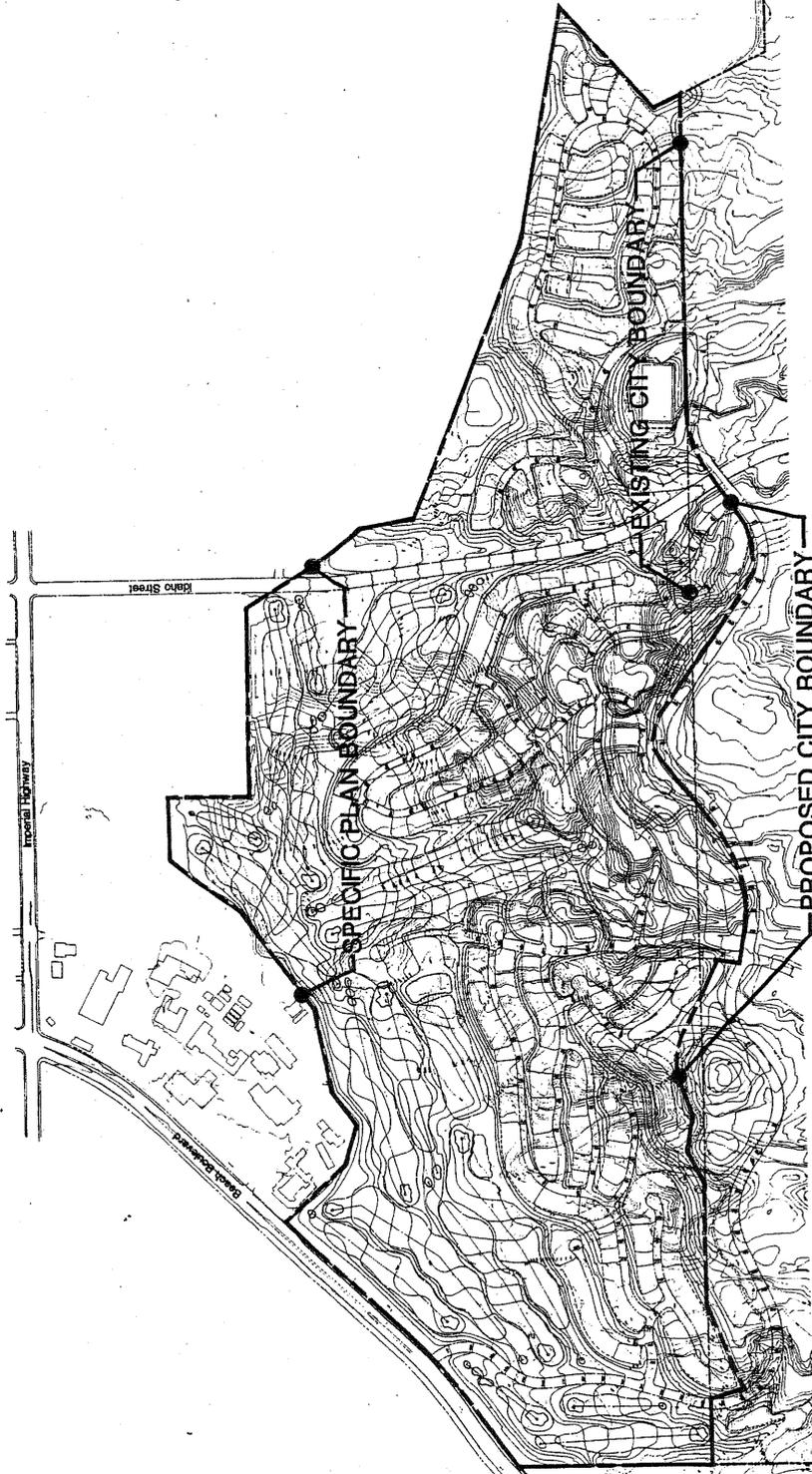
The City of Fullerton has adopted the Coyote Hills West Master Specific Plan 2A which outlines development concepts along the ridgeline and to the south. The La Habra Hills Specific Plan is in general conformance with the Fullerton plan.

The Specific Plan includes an alternative plan that maintains the existing corporate boundary. Refer to Alternative Specific Plan Boundary, Exhibit 17. This alternative plan is provided in the event that a successful agreement cannot be reached between the three parties regarding the modification of the existing corporate boundary, the alignment of the scenic ridgeline road and land use development along the ridgeline. The alternative contains the proposed development within the existing City of La Habra boundary. The alternative is discussed thoroughly in Section III - I of this Specific Plan.

LA HABRA HILLS SPECIFIC PLAN

City of La Habra

Specific Plan Boundary



LEGEND

--- Specific Plan Boundary/
Proposed City Boundary

- - - Existing City Boundary

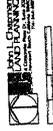


EXHIBIT 2

PACIFIC COAST HOMES

D. RELATIONSHIP TO THE GENERAL PLAN

The La Habra General Plan 2020 was adopted by Resolution No. 3961, July 31, 1990. This General Plan represents the City of La Habra's commitment to update the Plan and define land use and development policy which will guide the City into the twenty-first century. All specific plans, redevelopment plans and project development plans must be consistent with the General Plan.

Oil production activities represent the current land use for the property. The La Habra General Plan 2020 identified this site as an area that is semi-developed and will likely be developed with other uses to achieve its maximum potential.

The La Habra General Plan 2020 recommends the preparation of a Specific Plan for this property.

The La Habra Hills Specific Plan provides a development program for the property which allows it to achieve greater potential. The land uses and policies proposed by the Specific Plan are consistent with the goals, objectives and policies stated within the General Plan.

State law requires general plans to contain seven elements which combine to create a balanced plan. The mandated elements include Circulation, Conservation, Housing, Noise, Open Space, Land Use and Safety. The La Habra General Plan 2020 includes goals, policies and programs for each of the various general plan elements. The General Plan goals that relate to the La Habra Hills Specific Plan are listed below along with a discussion indicating how the Specific Plan achieves these goals.

I. ENVIRONMENTAL MANAGEMENT PLAN

A. NATURAL ENVIRONMENT

1. Open Space--Public Parks

- General Plan Goal: The La Habra General Plan 2020 identifies 22.4 acres as future park lands within this property, which is referred to as West Coyote Hills.

Specific Plan Conformance: The La Habra Hills Specific Plan provides 29.5 acres of public park and open space lands.

2. Natural Resources--Special Use Parks

- General Plan Goal: To retain an area, upon development of the Coyote Hills, as an "urban forest", enhancing the natural topography of the area.

Specific Plan Conformance: The La Habra Hills Specific Plan incorporates a park and trail system along the southern ridgeline that takes advantage of this topographic feature. The Plan specifies a landscape planting treatment on the embankments that enhance the hillside character of this development. The plan also provides the

opportunity to create an "urban forest" surrounding the existing Sev Byerrum reservoir site.

- General Plan Goal: To provide recreational opportunities by encouraging the private sector to provide, upon development, open space areas for recreational facilities such as a golf course, swimming pools, a common park area and tennis courts.

Specific Plan Conformance: The La Habra Hills Specific Plan features the development of a private, 18-hole regulation play golf course.

- General Plan Program: Requires all Specific Plans and significant development projects to address and make provisions for adequate amounts of private and/or public open space and landscaping that is sensitive to retaining the character of the natural environment.

Specific Plan Conformance: The Plan includes a significant amount of open space which is provided by the golf course, public park and open space areas. These areas constitute approximately forty-six percent (46%) of the project area. These areas along with the slope banks will be landscaped with appropriate materials to enhance the character of the property.

- General Plan Program: Utilize open space wherever possible to serve as an aesthetic buffer between differing land uses, including the preservation of slope embankments in hillside areas.

Specific Plan Conformance: The Plan utilizes the golf course and parks as a buffer between existing development and the proposed residential neighborhoods. Slope banks provide an aesthetic buffer and open space element within the residential neighborhoods.

B. HEALTH AND SAFETY

1. Noise

- General Plan Policy: Preserve and ensure a safe and quiet environment in residential neighborhoods.

Specific Plan Conformance: The La Habra Hills Specific Plan proposes appropriate land uses and includes landscape buffers adjacent to major transportation routes.

II. COMMUNITY DEVELOPMENT PLAN

A. HOUSING

- General Plan Policy: The City shall promote a variety of housing types at scales, values and locations carefully selected to provide housing opportunities for all economic segments of the population, while emphasizing the protection and conservation of existing single family neighborhoods.

Specific Plan Conformance: The Specific Plan provides a mixture of dwelling types and densities that are located appropriately with regard to topographic considerations, circulation routes and supporting facilities. This development conforms to the City's Housing Element by providing housing for a variety of income levels.

B. LAND USE/SPECIFIC PLANS

- General Plan Objective: Maintain and encourage the development of land uses which are compatible with other adjacent land uses.

Specific Plan Conformance: The La Habra Hills Specific Plan provides residential land uses which are compatible with adjacent properties and typically provides open space elements as buffers between existing development and the proposed neighborhoods.

- General Plan Program: Attract new, residential development which is well conceived, constructed and maintained in a variety of types, densities, scales, locations, and costs.

Specific Plan Conformance: The La Habra Hills Specific Plan provides four residential neighborhoods that offer a variety of housing opportunities.

C. CIRCULATION

- General Plan Goal: To provide balanced circulation systems coordinated with land uses to ensure the safe, efficient and environmentally sound movement of people and goods freely in the community.

Specific Plan Conformance: The Specific Plan provides a circulation system that represents safe and orderly transport through the project. The Plan implements improvements to the existing street system to maintain acceptable levels of service.

II. SPECIFIC PLAN CONCEPT

A. INTRODUCTION

The La Habra Hills Specific Plan represents a master plan designed to provide a series of residential neighborhoods that offer views of the golf course and provide a variety of housing opportunities. This section of the Specific Plan describes the existing physical character, the objectives that guided the planning efforts and the proposed development concept.

The development plan for La Habra Hills represents a genuine attempt to be responsive to the City of La Habra's need for housing and recreation and to respect the adopted Coyote Hills West Master Specific Plan 2-A within the City of Fullerton.

The Plan transitions the property from the current oil production activity to a master planned residential community, while meeting the City of La Habra's standards for intensity of use, circulation, recreation and community services.

B. EXISTING PHYSICAL CHARACTER

The property is characterized by two distinct zones. A flood plain occurs in the north and northwestern section of the site while the majority of the property is within the northern portion of the West Coyote Hills. A prominent ridgeline occurs at the southern limits of the Specific Plan Area and coincides with the existing corporate boundary between the cities of La Habra and Fullerton.

The property is surrounded by existing development on all sides except to the south which is currently in oil production. It is anticipated that this use will continue into the near future. The property within the La Habra Hills Specific Plan Area is currently in oil production, which will remain a protected use within this Specific Plan.

C. PLANNING OBJECTIVES

The La Habra Hills Specific Plan addresses development related issues in the form of proposed physical improvements, guidelines for future development, development regulations and implementation procedures. The Plan has been designed to achieve the following objectives:

- Implement the goals, policies and programs of the La Habra General Plan 2020 that are relevant to this project.
- Develop a plan that incorporates contour grading and offers panoramic views of the proposed golf course and the surrounding area.
- Develop a character for the Specific Plan Area that is compatible with the surrounding development within the City of La Habra and consistent with the adopted plans in the City of Fullerton, to the south.
- Provide infrastructure and public services to support development in an efficient and timely manner.
- Enhance the recreational opportunities within the City of La Habra by

developing a private, 18-hole regulation play golf course.

- Create a series of uniquely designed residential neighborhoods that provide a variety of housing types which meet the needs of differing households.
- Provide a development phasing plan that represents a general and logical estimate of how the development will occur. This plan takes into consideration the physical implications of the property as well as the potential constraints of the residential housing market.

D. DEVELOPMENT CONCEPT

The La Habra Hills Specific Plan proposes to create a quality hillside living environment, with recreational amenities in southern La Habra. The pattern of development provides a land use plan that responds to the unique topography of the site, offering many residential home sites a view of the golf course.

The Plan has been designed to enhance the community by creating individual residential neighborhoods, each with a clear sense of identity and orientation. Open space areas including a public park, landscaped embankments, and golf course, serve as a separation between the existing single-family subdivisions and the La Habra Hills Specific Plan Area.

The 18-hole, regulation play, private golf course is located in the northwestern portion of the property and serves as a buffer between the proposed residential neighborhoods and the existing business park at Beach Boulevard and Imperial Highway. The golf course also provides a buffer between the existing single-family homes to the north and the proposed development. The course is situated primarily within the flood plain and provides an enriched project edge along Beach Boulevard. The golf course planting treatment will be incorporated with the streetscape plantings for Beach Boulevard to provide a unique visual amenity.

The Plan incorporates a circulation system that provides a connection from Beach Boulevard to the proposed scenic ridgeline road and a further connection to Idaho Street. This element offers direct access to the park and open space amenities located along the ridgeline while separating through traffic from neighborhood traffic.

The proposed development along the ridgeline offers a varied experience including differing residential opportunities, parks, open space and a public trail component that connects with a regional system.

The La Habra Hills Specific Plan provides special entrance features at the project entry at Beach Boulevard, along Idaho Street, and at the southern project entry from the ridgeline road. These enhanced entries identify the development and the City of La Habra. The Specific Plan includes guidelines for architectural, landscape and streetscape designs.

III. DEVELOPMENT PLAN

A. PURPOSE AND INTENT

The La Habra Hills Specific Plan is a planned development that offers a combination of residential and recreational uses while providing appropriate infrastructure and community facilities. The development plan represents a comprehensive implementation program for the physical and economic development of the property.

The development plan described herein provides the City of La Habra with a clear understanding of the property's future. It ensures that the proposed development is desirable for the community and does not burden existing community facilities and services. The relationship of the alternative plan to the proposed development program is described separately in Section III-I of this document.

B. LAND USE DEVELOPMENT PLAN

The Land Use Development Plan for La Habra Hills, Exhibit 3, describes the density, location and use for each of the seven planning areas. The Land Use Tabulation, Table A, provides the statistical summary for each of the planning areas.

1. Residential Uses

The subject site consists of 381.5 gross acres of land, or 371.0 net acres, excluding Idaho Street and the local streets that serve as project collectors. To preserve the suburban atmosphere of the area and to best utilize the hillside characteristics, the overall residential density of the subject site is 1.9 units to the acre. This overall density is within the range provided by the City's General Plan for Very Low/Rural Density at 1 to 3 units to the acre. While the baseline number of units will be constant at 700 total residential units, densities within the Specific Plan's residential neighborhoods may vary to accommodate a variety of housing types and to respond to topographic conditions and specific design objectives.

The Plan provides for the development of four residential neighborhoods in two separate phases. One residential neighborhood, Planning Area C, will be developed under the Very Low/Rural Density Residential designation of 1-3 units per gross acre. Planning Areas A and D will provide two residential neighborhoods which will be developed under the Low Density Residential designation of 4-9 units per gross acre. Planning Area B will be developed under the Medium Density Residential designation of 9-14 units per acre. This residential neighborhood provides the opportunity to offer a low intensity multiple family housing project or single-family attached housing units.

Each residential neighborhood will possess an individual identity in terms of its architecture, landscaping and streetscape treatment. All neighborhoods will be developed to take full advantage of the topography and the physical design of the golf course. They may also

incorporate gate guarding to establish security and privacy for the residents.

Planning Area A encompasses approximately 64.7 acres and maintains a target gross density of 3.4 units per acre by allowing 220 residential units. This planning area will offer the flexibility to provide an alternative single-family detached neighborhood which allows the La Habra Hills Specific Plan to develop a greater diversity of housing types.

The Medium Density residential neighborhood, Planning Area B, encompasses approximately 10.0 acres along the project's southern boundary. This neighborhood maintains a target gross density of 10.0 units per acre and allows a maximum of 100 attached single-family or multiple-family housing units.

Planning Area C maintains a target gross density of 3.0 dwelling units per acre by providing 220 residential units on approximately 73.5 acres. This neighborhood represents the Very Low/Rural Density and will be developed with single-family detached homes.

Planning Area D allows 160 single-family detached residences on approximately 45.6 acres located east of Idaho Street. This neighborhood proposes a target gross density of 3.5 units per acre. The community park surrounds a portion of this planning area, buffering it from Idaho Street. This neighborhood has been designed to include a seventy-foot (70') building setback along the northern property edge to provide a development buffer to the adjacent existing residences. This will occur where the proposed lots are in excess of five feet (5') above the existing residential lots.

Planning Areas A and C create residential neighborhoods in the hillside area that overlook the golf course. Many of the private residential streets have lots on one side only (single-loaded) to provide view oriented lots to the majority of homesites within these neighborhoods.

The three single-family residential neighborhoods incorporate slope embankments that enhance the hillside character of the property and offer landscape buffers within the neighborhoods.

2. Open Space/Recreation

The La Habra Hills Specific Plan provides a variety of recreational opportunities.

Golf Course: A regulation play 18-hole private golf course is located on approximately 145.0 acres in the lower elevations of the property. The course includes a clubhouse with associated facilities and a driving range. The course enhances the development character of the project by providing an open space amenity. It creates an enhanced landscape treatment along Beach Boulevard and serves as a buffer between the existing business park and existing single-family homes and the proposed development. Many of the proposed residential units benefit from views of the golf course.

Community Park: The Plan will develop approximately 29.5 acres of the project site for community park use. The park acreage is separated by an internal project collector that intersects with Idaho Street and the scenic ridgeline roadway along the La Habra and Fullerton boundaries. This facility will include a tot lot, picnic facilities, trails and landscaping. The park enhances the visual quality along Idaho Street and provides a buffer between the existing residences and the proposed development. The northern portion of the park encompasses approximately 20.2 acres along Idaho Street and the north eastern project boundary. The southern portion includes approximately 9.3 acres and surrounds the existing Sev Byerrum reservoir site. This southern portion of the park acreage will contain plantings that create the desired "urban forest". The southern segment of the park integrates this community recreation facility with the ridgeline park, open space and trail system that is proposed to occur along the ridgeline area within the City of Fullerton.

Open Space: Planning area G, a small parcel consisting of 2.6 acres of open space is located along the western side of Idaho Street at the southern boundary. It is created by the road that connects the proposed scenic ridgeline road with Idaho Street. This site will be landscaped and dedicated to the the City of La Habra.

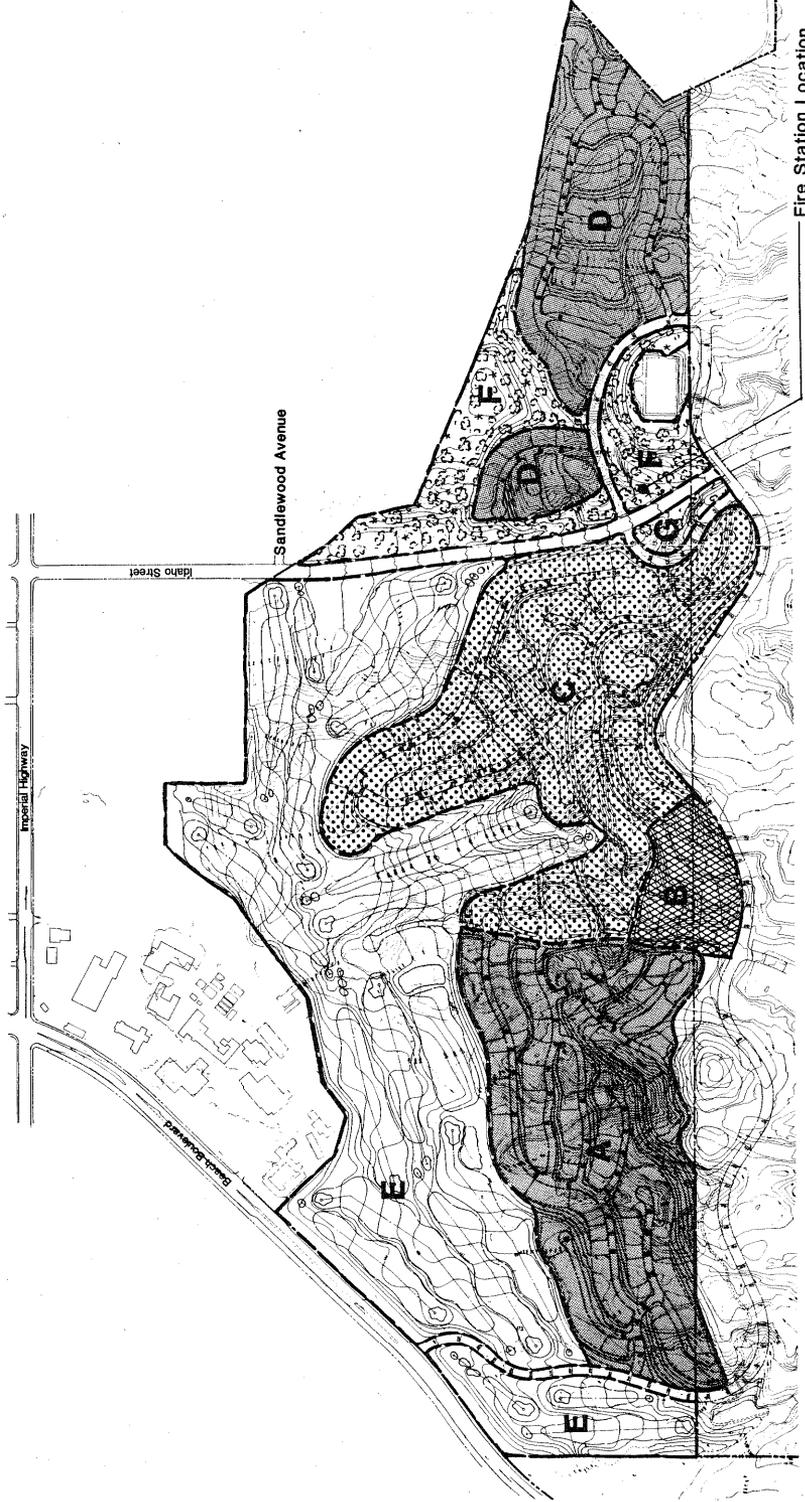
LA HABRA HILLS SPECIFIC PLAN City of La Habra

Land Use Development Plan

LEGEND

-  Very Low/Rural Residential
1-3 DU/AC
-  Low Density Residential
4-9 DU/AC
-  Medium Density Residential
9-14 DU/AC
-  Open Space/Golf Course
-  Indicates Planning Area or Residential Village
-  Open Space/Community Park

Refer to Table B for Land Use Tabulation



12/6/91
L.A. COUNTY
PLANNING
DEPARTMENT

EXHIBIT 3

PACIFIC COAST HOMES

TABLE A
LAND USE TABULATION

Planning Area/ Neighborhood	Gross Acres	General Plan Land Use Designation	Proposed Use	Target Gross Density	Proposed Dwelling Units
A	64.7	Low Density Residential 4-9 du/ac	Single-Family Detached	3.4 du/ac	220
B	10.0	Med. Density Residential 9-14 du/ac	Low Intensity Multiple Family	10.0 du/ac	100
C	73.5	Very Low/Rural Density 1-3 du/ac	Single-Family Detached	3.0 du/ac	220
D	45.6	Low Density Residential 4-9 du/ac	Single-Family Detached	3.5 du/ac	160
E	145.1	Open Space	Golf Course	---	---
F	29.5*	Open Space	Community Park	---	---
G	2.6	Open Space	Open Space	---	---
SUBTOTAL	371.0			1.9 du/ac	700
Roadways	4.6	Secondary Hwy. Interior Collectors	Idaho Street ---	---	---
TOTAL	381.5			1.9 du/ac	700

*1 acre fire station site located within this planning area.

C. CONCEPTUAL CIRCULATION PLAN

The Conceptual Circulation Plan and Typical Roadway Sections, Exhibits 4 and 5, establish the roadway layout and design standards for all circulation elements within the La Habra Hills Specific Plan.

The circulation system has been designed to meet the traffic demands generated by the project while conforming to the landform constraints and prevailing City policies. The system is responsive to the proposed intensity of development. Additionally, the proposed roadway alignments provide connections that represent a well conceived comprehensive circulation system.

The proposed circulation system reinforces the concepts of the land use plan by providing access to the planning areas primarily from Idaho Street, Beach Boulevard and points located along the proposed scenic ridgeline roadway. This system is designed to minimize the amount of vehicular traffic traveling through the individual residential neighborhoods.

The Specific Plan incorporates six roadway categories to ensure adequate service for the development. Beach Boulevard and Idaho Street currently exist adjacent to or within the Specific Plan Area. Idaho Street intersects with Imperial Highway just beyond the northern boundary of the project.

Beach Boulevard, an augmented arterial highway, as designated by the City of La Habra Circulation Element, and Idaho Street which is classified as a secondary arterial highway, will be improved as a part of this Specific Plan to include curbs, gutters and sidewalks.

Gate guarded entries may be incorporated into the design for each residential planning area. Streets within the residential neighborhoods will be private.

The plan includes two local roads that serve as collectors within the project. These roadways include the local road that provides a connection between Beach Boulevard and the scenic ridgeline road in the western portion of the plan and the loop roadway that connects the scenic ridgeline road with Idaho Street. The La Habra Hills circulation system interconnects with the scenic ridgeline road proposed within the City of Fullerton.

All streets and cul-de-sacs within the La Habra Hills Specific Plan Area incorporate design standards that provide adequate access for emergency, sanitation and maintenance vehicles.

1. Street Improvement Standards

a. Augmented Arterial Highway (Superstreet)

Beach Boulevard has a 142 foot right-of-way that includes a 18 foot median, 48 feet of travel lanes in each direction and a 14 foot parkway on each side. The parkway area adjacent to the Specific Plan will be improved to incorporate sidewalks, curbs and gutters, where necessary.

b. Secondary Arterial Highway

Idaho Street, an existing secondary arterial highway, currently has a dedicated right-of-way of 80 feet through the Specific Plan Area. The plan provides for the right-of-way to increase to 100 feet. This incorporates a 14 foot median, 35 feet of pavement in each direction that accommodates two travel lanes, turning lanes and a bike lane, and an 8 foot parkway on each side. The sidewalks will be adjacent to the curbs to allow for planted parkways that blend with the golf course and park while buffering the proposed residential villages.

c. Local Streets

Local streets provide access to the residential neighborhoods within the project area. These public roads incorporate a 60 foot right-of-way that includes 40 feet curb-to-curb with 10 feet of parkway on each side. The parkway includes a 5 foot sidewalk with the remaining 5 feet allocated to planting areas.

d. Private Residential Streets

Private residential roads and cul-de-sacs will provide internal access within the individual residential neighborhoods. They incorporate a 46 foot right-of-way with 38 feet curb to curb and a four foot sidewalk.

e. Private Residential Streets (Single Loaded)

Private, single loaded, residential roads and cul-de-sacs providing access within individual residential neighborhoods will have a 34-foot right-of-way. This dimension includes a 4-foot sidewalk on one side only. A landscape parkway may be included along the slope side to accommodate landscaping and other detailed design considerations.

f. Private Drives

Private drives will provide internal circulation within Planning Area B. These drives will be 26 feet curb to curb and will not include sidewalks or on-street parking.

LA HABRA HILLS SPECIFIC PLAN City of La Habra

Conceptual Circulation Plan

LEGEND

 Major Highway
142' R.O.W. - Existing

 Secondary Highway
100' R.O.W.

 Local Street (Public)
60' R.O.W.

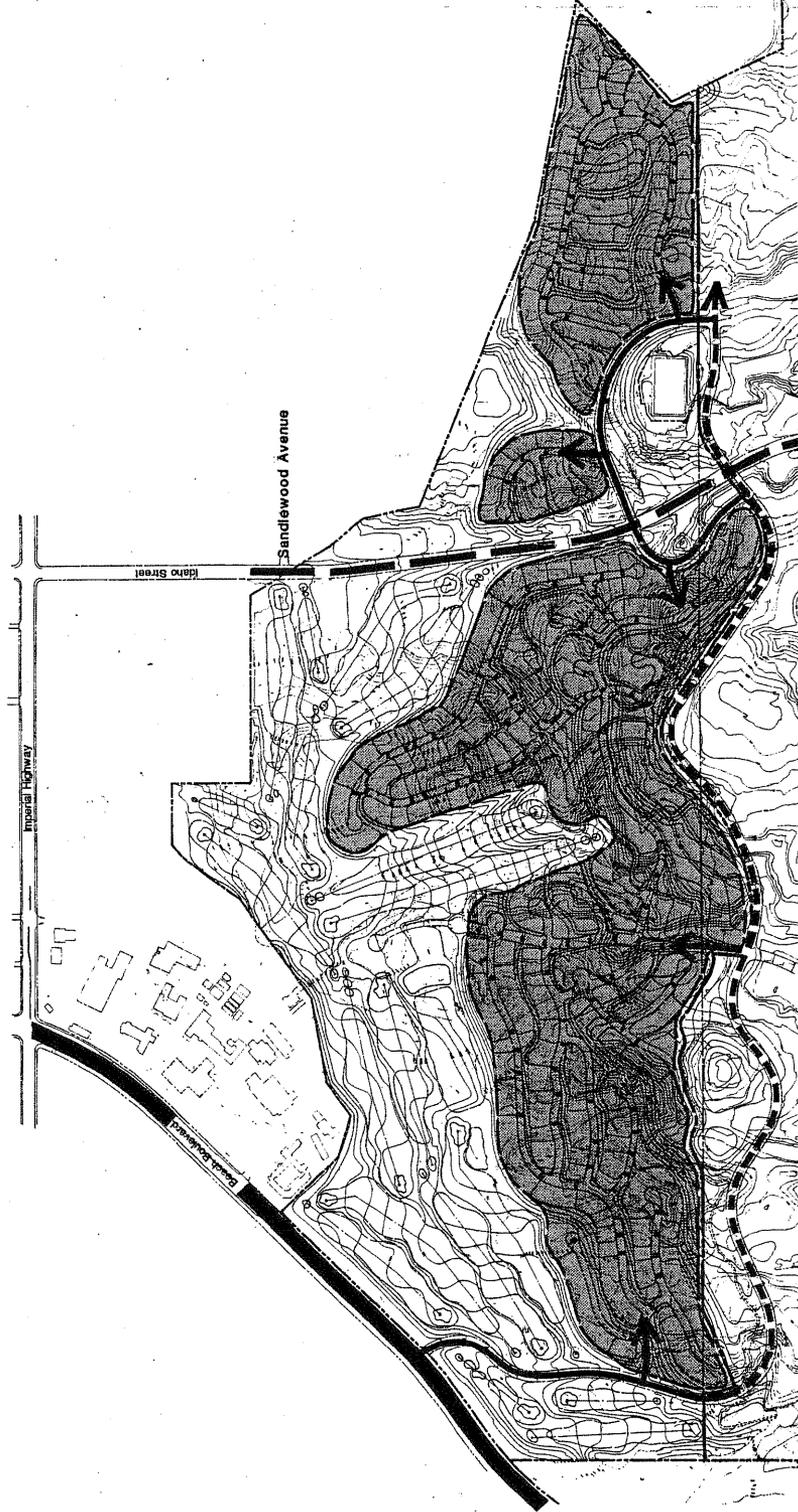
 Entry/Access Point

 Scenic Ridgeline Road
City of Fullerton Roadway
60' R.O.W.

Roads within the residential villages
will be private.

Road sections from Exhibit 5 will
be employed as appropriate.

 Residential Villages



12/6/91
LAD PLANING
LAD PLANING
LAD PLANING

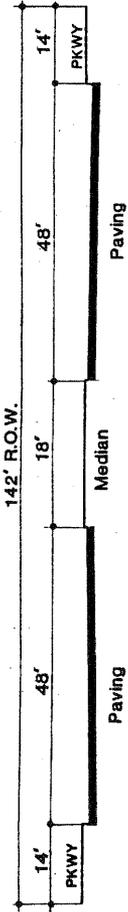
EXHIBIT 4

PACIFIC COAST HOMES

LA HABRA HILLS SPECIFIC PLAN

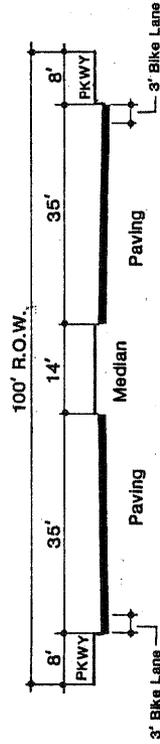
City of La Habra

Public Roads



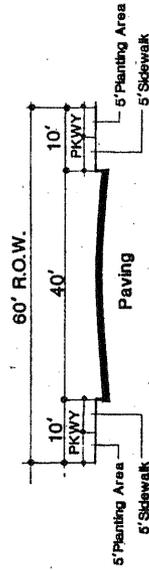
Major Highway (Beach Boulevard)

Improvements include curb, gutter & sidewalks only for eastern roadway edge.



Secondary Highway (Idaho Street)

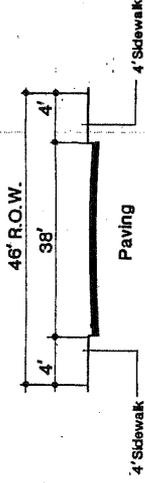
Sidewalk adjacent to curb, per City of La Habra requirements.



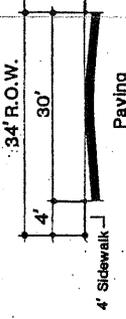
Local Street

Typical Roadway Sections

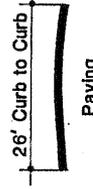
Private Roads



Private Residential Street (Double Loaded)



Private Residential Street (Single Loaded)



Private Drive

For Single Family Attached Villages

12/6/81
CITY OF LA HABRA
ENGINEERING

D. CONCEPTUAL GRADING PLAN

The Land Use Development Plan is the result of a well-conceived grading concept. The basis for the grading concept is to approximate a naturally occurring hillside environment that is appropriate for hillside development and to create a desirable residential community. The grading for the residential neighborhoods provides view opportunities for the majority of the single-family lots.

The Conceptual Grading Plan was designed to accomplish the following objectives:

- Enhance the topographic form of the site when developed to provide attractive views from the residential units and common open space areas.
- Develop the golf course in the lower elevations of the site that coincide with the flood plain zone to provide maximum view potential for residences overlooking the golf course.
- Implement contour grading techniques to maintain the character of the hillside areas.
- Maintain the ridgeline character at the southern boundary and integrate the concepts established by Fullerton's Coyote Hills West Master Specific Plan 2-A for a scenic ridgeline road.
- Employ grading techniques to remove any potential landslide hazard.
- Maintain an earthwork balance on-site.

The Conceptual Grading Plan, Exhibit 6, identifies the limits of grading and the areas of cut and fill. The plan requires approximately 10 million cubic yards of earthwork to implement the proposed plan. This earthwork volume may vary slightly due to engineering criteria and constraints. The Conceptual Grading Plan requires grading to occur within the City of Fullerton. This grading concept is designed to implement the development program elements established by the Coyote Hills West Master Specific Plan 2A. The Plan is also designed to coincide with future development that is likely to be proposed within the City of Fullerton by the developer. Any grading necessary for this specific plan within the City of Fullerton will require their consent and approval.

The Site Development Sections, Exhibit 7 illustrate the relationship between the proposed development and the existing landform.

LA HABRA HILLS SPECIFIC PLAN

City of La Habra

Conceptual Grading Plan

LEGEND



Cut: 10,000,000 Cu. Yds.



Fill: 8,500,000 Cu. Yds.

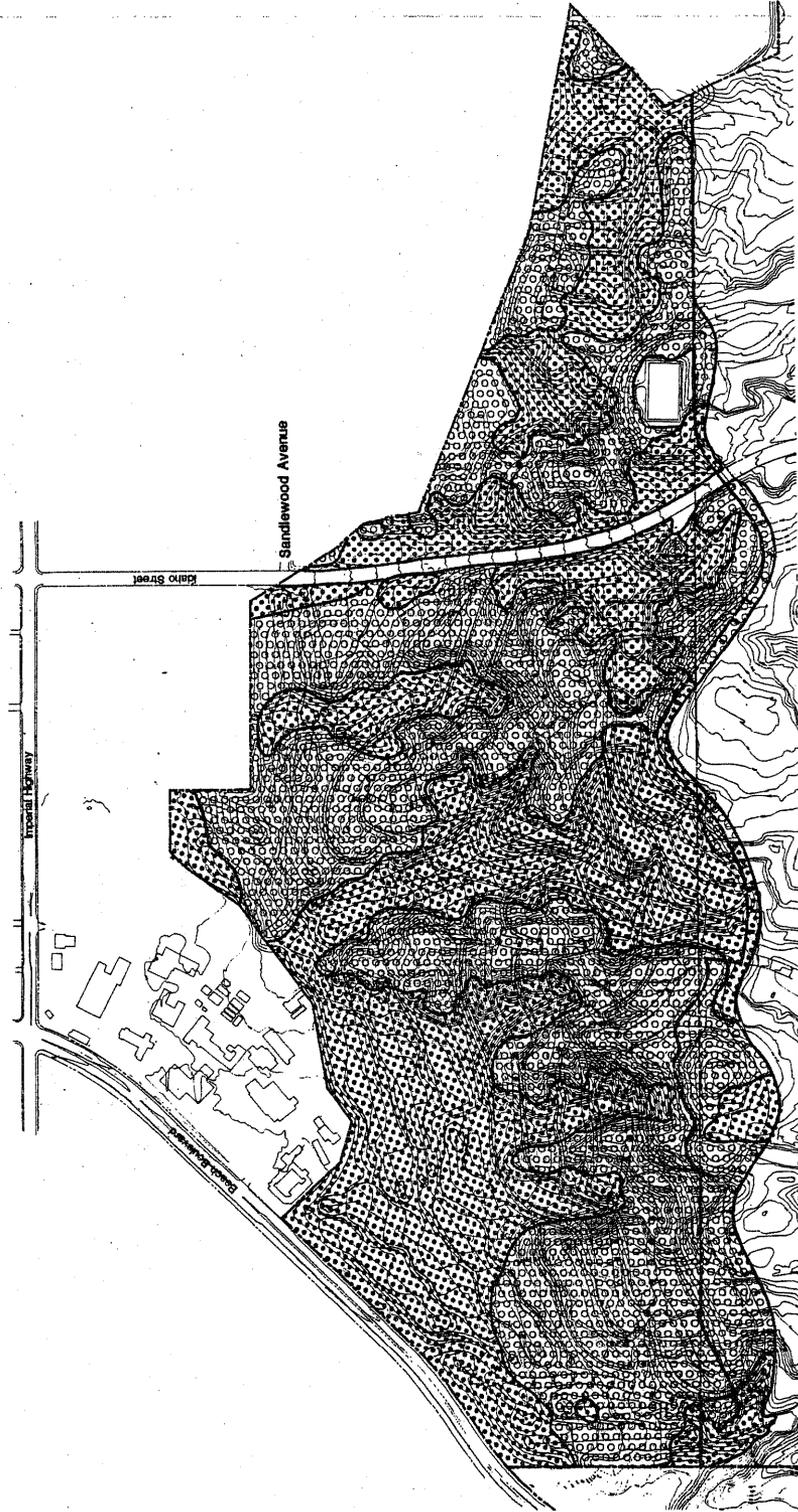


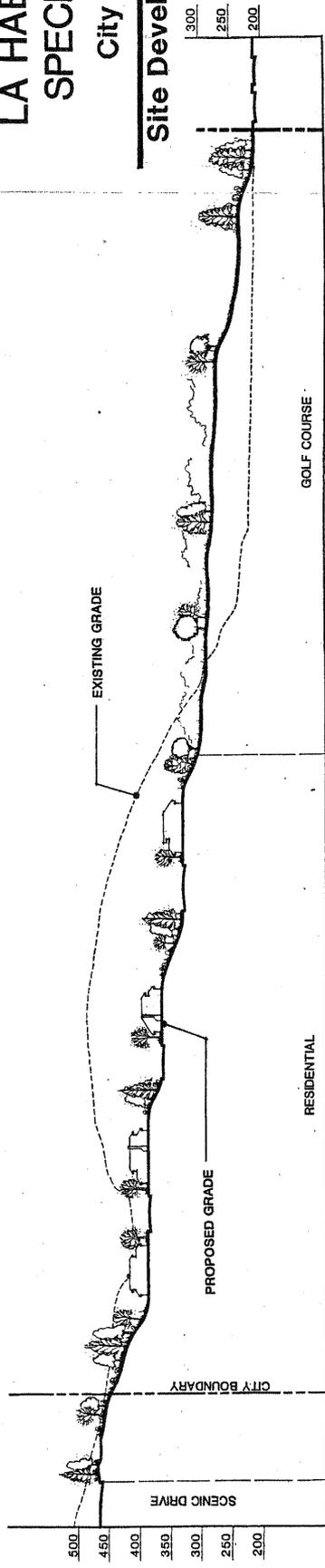
EXHIBIT 6

PACIFIC COAST HOMES

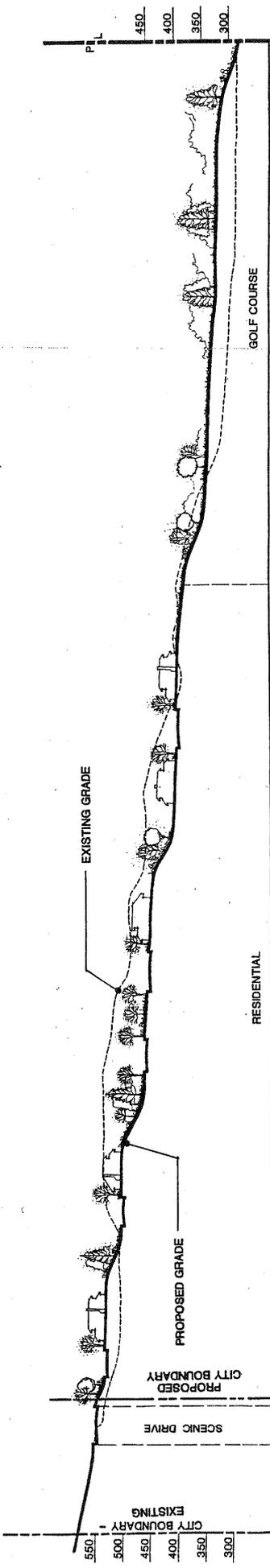
LA HABRA HILLS SPECIFIC PLAN

City of La Habra

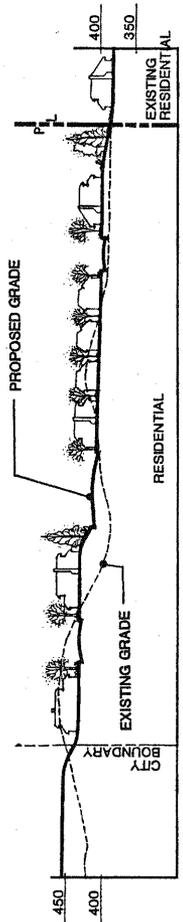
Site Development Sections



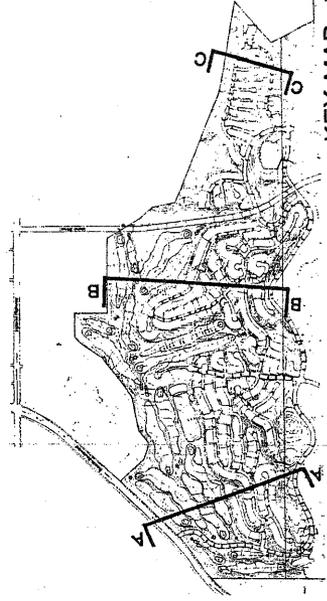
SECTION A



SECTION B



SECTION C



KEY MAP

EXHIBIT 7



PACIFIC COAST HOMES

E. OPEN SPACE/RECREATION PLAN

The La Habra Hills Specific Plan represents a recreation oriented hillside community that integrates recreational amenities into the residential community to the greatest extent possible. Open space/recreation areas encompass forty-six percent (46%) of the total project area.

The open space/recreation component consists of public and private facilities designed to adequately meet the recreational needs of this community. These facilities are identified on Exhibit 8, Open Space/Recreation Concept.

1. Public Open Space/Recreation

a. Community Park

A total of 29.5 acres is provided for a community park. The park area consists of two separate areas that provide park lands along the entire eastern side of Idaho Street. The larger parcel consists of 20.2 acres located along Idaho Street and the northeastern project boundary. An additional 9.3 acres is located along the southern project boundary and surrounds the existing Sev Byerrum reservoir site. This area will also include a one-acre fire station site.

The community park will include a tot lot, picnic facilities, trails and appropriate landscaping. This open space/recreation facility enhances the recreation component community-wide by offering linkage to the proposed ridgeline open space corridor.

b. Open Space

An open space site encompassing 2.6 acres is located between the western side of Idaho Street and the southern boundary. This open space feature is surrounded by the roadway that connects the proposed scenic ridgeline road in the City of Fullerton with Idaho Street.

c. Public Trail System

A bicycle and pedestrian trail system is provided within the right-of-way of Idaho Street. The bicycle lane is within the paved section of the roadway, while sidewalks provide pedestrian access. The Specific Plan provides a trail system through the community park along Idaho Street to the open space amenity that connects with the scenic ridgeline road and trail system. These trails connect the La Habra Hills Specific Plan Area with community-wide recreational facilities such as the community park located at Lambert and Idaho Street to the north. These trails may also connect with future trail systems to be proposed in the City of Fullerton.

2. Private Open Space/Recreation

a. Golf Course

The La Habra Hills Specific Plan provides a private 145-acre golf course to assist in satisfying part of the growing demand for golf. The course is an 18-hole, regulation play facility that includes a clubhouse and driving range. The clubhouse facility will provide a social space for various community activities and accommodate golf and country club requirements. Temporary facilities to serve golfers may be required due to phasing and construction schedules. Permanent clubhouse facilities may include a full service golf shop, locker rooms, club storage, cart storage, beverage and dining accommodations and offices. The clubhouse facility may also include a pool, spa and tennis courts as part of the amenity features.

b. Private Facilities

The individual residential neighborhoods may contain private recreational amenities for the residents. The multi-family residential neighborhood may provide a private recreation center that is in conformance with the requirements established by the City of La Habra. These facilities may include pools, spas, tennis courts, shade structures, picnic facilities and tot lots. An internal pedestrian trail system may provide connections between the residential areas and the recreation areas.

The individual residential neighborhoods may provide additional open space areas which include landscaped embankments. These areas will be owned in common or by the individual residents and will be maintained by a homeowner's association or a maintenance district.

LA HABRA HILLS SPECIFIC PLAN City of La Habra

Recreation/Open Space Concept

LEGEND

Public Recreation



Community Park



Open Space



Trail System-Pedestrian



Bicycle Lane

Private Recreation

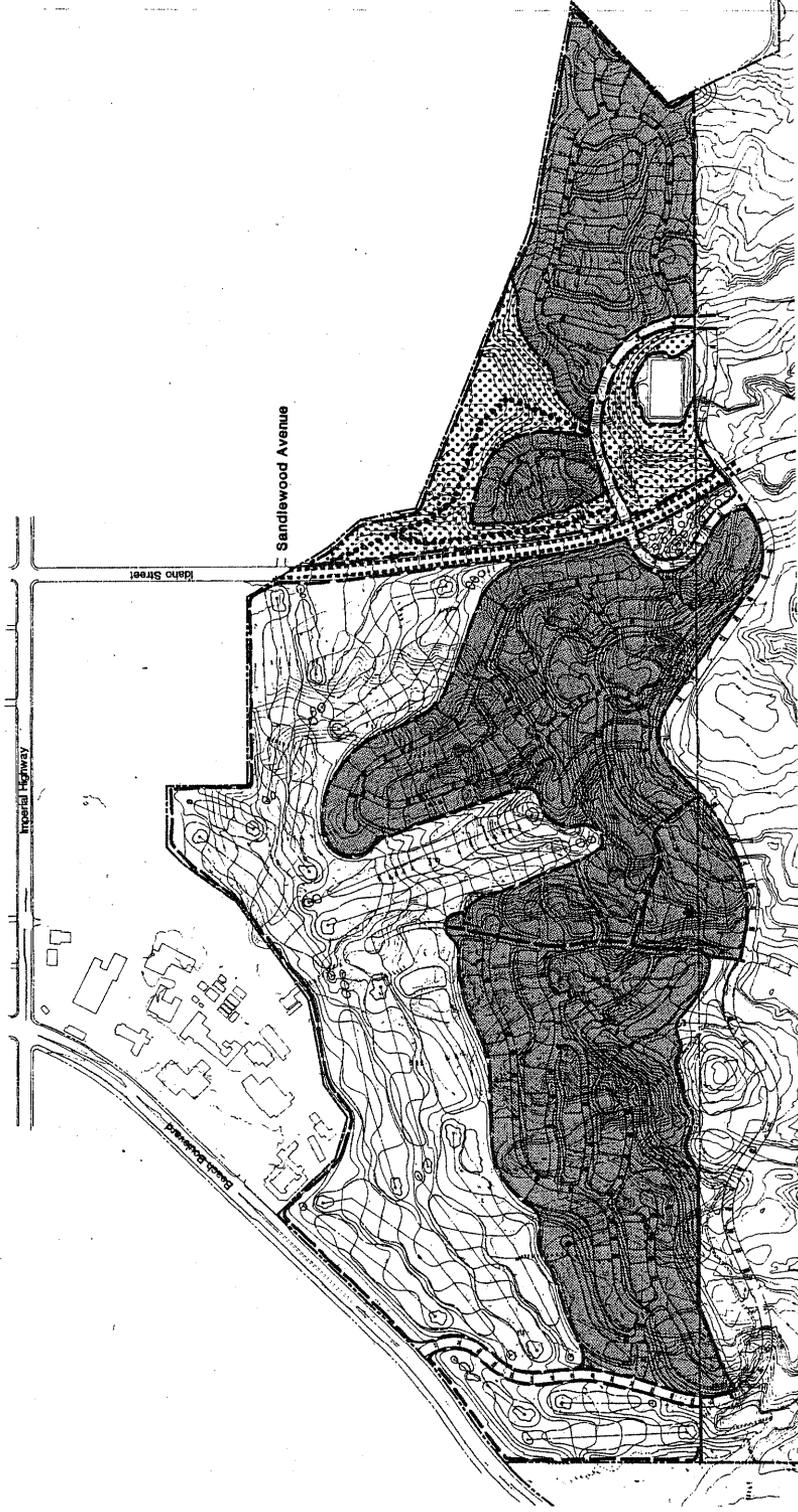


Golf Course/Clubhouse
Facilities

* Recreation Center



Residential Villages



12/6/81
LAND CONSERVATION
AND PLANNING
INSTITUTE

EXHIBIT 8

PACIFIC COAST HOMES

F. INFRASTRUCTURE PLAN

The infrastructure plan for La Habra Hills Specific Plan is composed of the water system, sewer system and the storm drain system. A description for each of these components follows along with supporting diagrams.

1. Conceptual Water Systems

a. Existing Conditions

There are few existing water facilities located within the site. A 20-inch reservoir feed line and a 9.3 million gallon reservoir are located east of Idaho Street on the south city boundary. The water level in this reservoir is at elevation 540. The 20-inch waterline runs southerly within Idaho Street to a point approximately 2,200 feet north of the city boundary where it then runs southeasterly across open terrain to the existing reservoir. There are no other city water facilities within the site.

b. City Water Use Requirements

Water use demand was assigned to the various land uses within the site based on the actual water use within the City for comparable types of land use, which are listed below.

WATER USE WITHIN THE CITY OF LA HABRA

	Water Use Acre Foot/Acre	G.P.M/Acre
Single-family (R-1)	2.67	1.67
Condominium (R-2, R-3, R-4)	2.88	1.80
Commercial and Manufacturing	2.15	1.33
Fire Flow (Residential)	----	1,500 (max.)
*Golf Course Areas	4.5	2.79
*Park Areas	3.5	2.17

*The City of La Habra had no data on this type of land use; water use shown is based on other communities use data.

In analyzing the proposed water facilities the following peaking factors were employed:

$$\begin{aligned} \text{Maximum Day} &= 2 \times \text{Average Day} \\ \text{Peak Hour} &= 2 \times \text{Maximum Day} \end{aligned}$$

Because the existing 9.3 million gallon reservoir cannot service the site, an additional reservoir will be required. To determine the amount of storage required, the following criteria will be used:

Operational	25% of Maximum Day Demand
Fire Storage	6 hours @ 1,500 gpm
Emergency Storage	2 days of Average Day Demand*

*Water demand for golf course & park area not included.

c. Proposed Site Water Demand

Using the proposed site plan, water demands were determined using the design criteria listed above. Based on the anticipated phasing of the project, the site was divided into two sectors. The east sector represents the 78 acres east of Idaho Street. The west sector is the portion of the site west of Idaho Street. The west sector anticipates an average day demand of 674 g.p.m. with an average year demand of 1,083 acre feet. The east sector anticipates an average day demand of 145 g.p.m. with an average year demand of 232 acre feet. The total average day demand for the project is 1.18 M.G.D.

d. Proposed Reservoir

The location of the proposed reservoir is driven by the need for a reservoir in the City of Fullerton at a specific elevation of not less than 605. There is only one location that can accommodate this criteria within the greater west Coyote Hills area (see Exhibit 9, Conceptual Water System), and that location is directly adjacent to the city boundary west of Idaho Street. It was determined that setting both reservoirs adjacent to each other at this location was advantageous to both cities, since these reservoirs are the highest zones within each city's area with no back-up system to draw from. Placing these reservoirs adjacent to each other allows for an emergency interconnect between them which will strengthen both systems.

The storage requirement for the City of La Habra's reservoir was determined as follows:

1. Operations Storage	.25 (2 x 1.18)	=	.59 MG
2. Fire Storage	6(60)1,500/10 ⁶	=	.54 MG
3. Emergency Storage	(2)(0.57)*	=	<u>1.14 MG</u>
			2.27 MG
		Use	2.50 MG

The adjacent City of Fullerton reservoir will be between 4.0 MG and 7.0 MG in size. It has also been determined that the maximum HGL for both reservoirs will be 610.

Because of the prominence of the reservoirs location which is at the highest point in west Coyote Hills, the visual impact is significant. For this reason the City of Fullerton is requiring that their reservoir be underground, and due to the close proximity of the La Habra reservoir, it will also be underground.

*Emergency storage for golf course and park areas not included.

e. Proposed Water System

i) Ultimate Water System

The water system for this site will be, essentially, a separate system serving only this development area. The system will be provided water from the existing lower 9.3 MG reservoir, which will be pumped up to the proposed upper 2.5 MG reservoir through a proposed lower pump station. Distribution from the upper reservoir to the site will be through two systems serving an upper and lower zone.

The system serving the lower zone will be fed directly from the upper reservoir and will consist of mainly eight-inch diameter lines within the proposed streets with a few 12- and 10-inch diameter lines feeding directly from the reservoir. This lower system provides service for the building units below an elevation of 470, which will provide a minimum static water pressure of 55 psi.

The system serving the upper zone will be fed from the upper reservoir through the upper booster station to provide adequate water pressure for the building units having an elevation above 470. The distribution system will be eight-inch diameter lines running within the proposed streets.

There is a small area within the eastern sector that is also required to be pressurized, as there are a small number of building units that are above an elevation of 470. This area would require a minimal station located within the lower pump station and a distribution system consisting of eight-inch diameter lines within the existing streets. This system is shown in Exhibit 9, Conceptual Water System.

ii) Interim Water System

Since the site will be developed in two phases, the eastern sector first and western sector second, the water system will also be phased. However, the only source of water for the eastern sector, as the proposed upper reservoir is located in the western sector, will be the existing 9.3 MG reservoir. The reservoir is not at a high enough elevation to provide adequate pressure for the area, but does have sufficient capacity to supply the site on an interim basis. To provide adequate pressure for the eastern sector, a booster station will be required to be fed from the existing reservoir. This station will be constructed at the lower pump station site. It will be configured to allow for both the interim use and for modification to the ultimate configuration when the western sector is developed. The distribution system for the eastern sector, in the interim, will be the same as the ultimate system, except there will be a temporary feed line from the pump station to the permanent line at the proposed street entrance to the eastern sector to provide a looped system. Refer to Exhibit 9.

iii) Pumping Stations

The lower station will ultimately consist of two 100 HP pumps with a flow rate of 1,640 gpm, that will fill the upper reservoir through a 12-inch line and two smaller pumps for domestic use. Fire flow for the small area requiring the small domestic pumps can be provided by the upper reservoir through a clay valve connection to that system. In the ultimate configuration, no standby power source will be required.

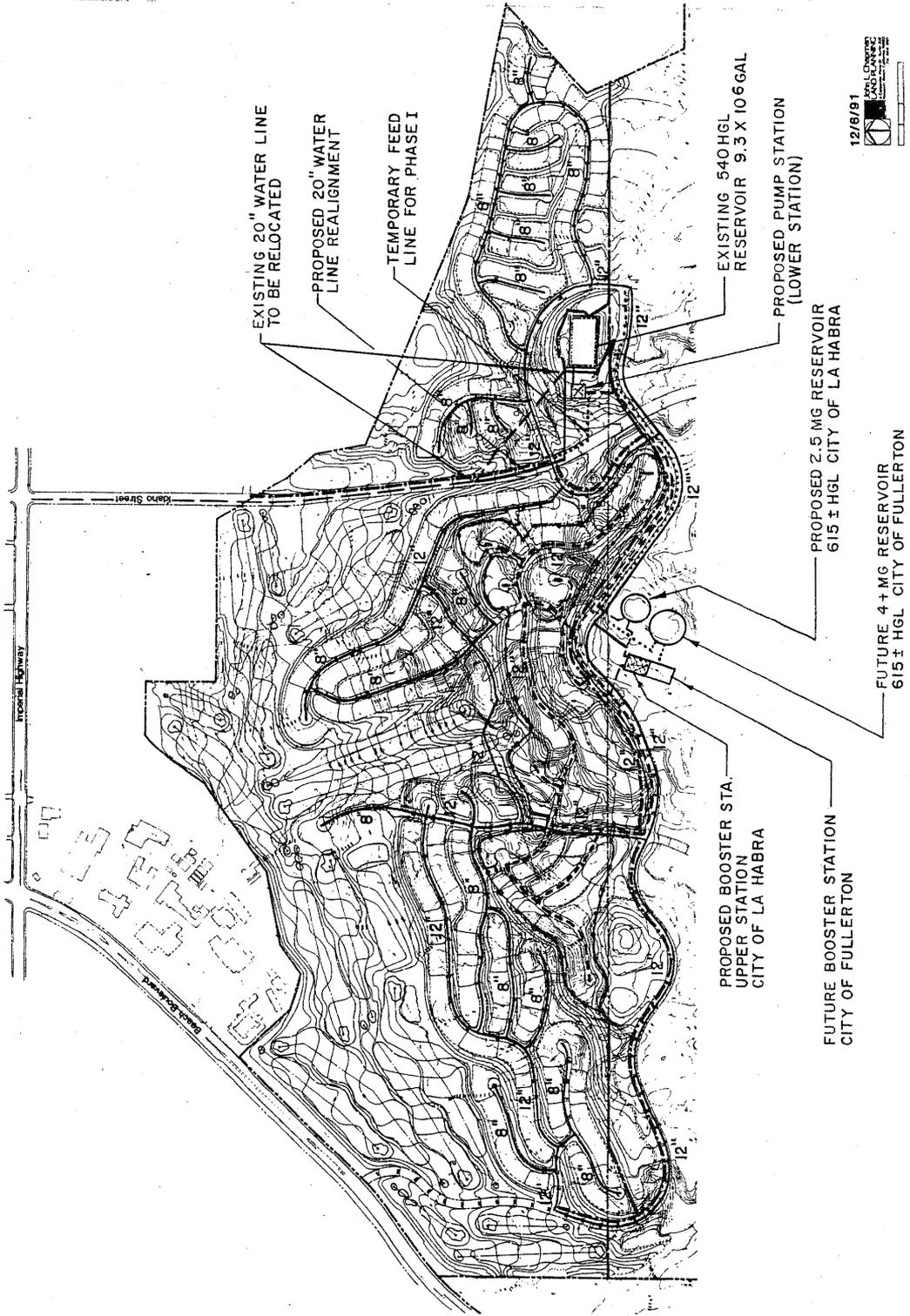
LA HABRA HILLS SPECIFIC PLAN

City of La Habra

Conceptual Water System

LEGEND

- Gravity Feed Line
- - - Pressurized Feed Line
- · - · - Booster Station Area Limit
- Reservoir Feed Line
- · - · - 6" Future Non-potable Water Line



12/8/91

 FULLERTON
 ENGINEERING AND PLANNING, INC.

EXHIBIT 9

PACIFIC COAST HOMES

The lower station in the interim condition will consist of two 30 HP domestic pumps and one 60 HP fire pump. In this interim configuration a standby power source will be required for the fire and domestic pump.

The upper station will consist of two 10 HP domestic pumps and one 60 HP fire pump that will be fed from the upper reservoir. Provisions for an emergency interconnect to the City of Fullerton's future reservoir and pump station will be made so either city can provide emergency service to the other. A standby power source for the fire and domestic pumps will be required at this station.

A telemeter system is to be installed between the pumping stations.

iv.) Relocation of Existing 20-inch Waterline

The existing 20-inch waterline presently runs within Idaho Street until it is 2,200 feet south of the site boundary. At that point, it leaves Idaho Street and runs southeasterly across open county to the 9.3 MG reservoir (see map), requiring relocation of this section line prior to grading.

To relocate this line with a minimal amount of cost and time out of service, the area west of the existing reservoir where the new 20-inch line will be constructed must be graded first. Once this area is graded to its finished grade, the new 20-inch line can be constructed in its new alignment, the connections made to the existing line and reservoir, and the new line brought on line and the old line abandoned. Once this is completed, the grading operation can proceed.

v.) Non-potable Water System

A 6" waterline has been included within Idaho Street and the scenic ridgeline road to provide a secondary system for non-potable water for irrigation use in the golf course and open space areas, as it becomes available in the future. These water lines will be marked with appropriate identification to distinguish them from the potable water system.

2. Conceptual Sewer System

a. Existing Conditions

There are existing sewer facilities along the north site boundary east of Idaho Street where Dorwood Avenue and Almondwood Street meet the site boundary. The facilities at both points are eight-inch sewer lines with adequate capacity for serving the site. West of Idaho Street there are no City sewer facilities that are directly adjacent to the site. There is an eight-inch sewer line in Raintree Drive which is approximately 200 feet north of the site and has the capacity for a portion of the site. To utilize this line, a sewer line would be extended north from the site in Idaho Street to Raintree Drive.

Along the west site boundary within State Route 39 (Beach Boulevard) there is a 27-inch County Sanitation Districts of Orange County (OSDOC) trunk sewer line which does not have adequate capacity to serve the entire site at this time. However, CSDOC is planning to upgrade this line sometime during or after 1993. At that time, it will be adequate to handle the entire site.

The existing oil fields, as of August 1990, were discharging approximately 1.96 cfs of wastewater from oil extraction operations into the CSDOC trunk line. As oil extraction operations within the site are reduced, this wastewater discharge will also be reduced. As of May 1991 it was down to approximately 1.30 cfs due to the reduction in oil extraction operations.

b. Proposed System

The proposed development will generate an average daily flow of .39 cfs based on residential flow coefficients established by CSDOC. East of Idaho Street the site contains approximately 78 acres and is planned for 160 single-family units and 29.5 acres of park. West of Idaho Street, the site contains approximately 290 acres and is planned for 440 single-family units, 100 condominium units, the golf course, and 2.4 acres of open space.

The proposed sewer service for the site east of Idaho Street will be provided by two eight-inch sewer lines extended from the existing sewer lines in Raintree Drive and Dorwood Avenue. Line A will extend from the existing sewer in Raintree Drive east to Idaho Street, then south in Idaho Street approximately 1,700 feet to the proposed site. Line A will drain 7.4 acres of residential area and 16.9 acres of park area generating an average day flow of .015 cfs. Line B will extend from the existing line in Dorwood Avenue south into the site draining 42.2 acres of residential area and 11.5 acres of park area, generating an average day flow of .068 cfs. The City sewer lines that both lines A and B drain into are adequate to handle the existing flows as well as the anticipated flows from the proposed development. However, these existing lines drain into CSDOC's 18-inch trunk sewer in Imperial Highway, which drains west to the 27-inch trunk sewer line in Beach Boulevard.

The proposed sewer services for the site west of Idaho Street can be provided by two eight-inch sewer lines connecting directly into the 27-inch trunk sewer within SR39 at two locations. The first line, Line C, will extend from SR39 at the northwest corner of the site south and east across the golf course to the center section of the west area of the development. Line C drains 95 acres of residential area and 10.6 acres of golf course and park area generating an average day flow of .238 cfs. The second connection, Line D, will extend from the 27-inch trunk sewer at the proposed intersection SR39 into the remaining section of the site draining 45 acres of residential area and 35 acres of golf course and 14.7 acres of park area generating an average flow of .082 cfs.

With the reduction of the discharge of wastewater from the oil extraction operations within the site, the flow generated by the

LA HABRA HILLS SPECIFIC PLAN

City of La Habra

Conceptual Sewer System

LEGEND

Q = .068 cfs

Average Day
Sewer Flow in cfs

—S— Proposed Sewer Line

— Existing Sewer Line

NOTE: ALL LINES ARE 8" VCP
UNLESS NOTED OTHERWISE

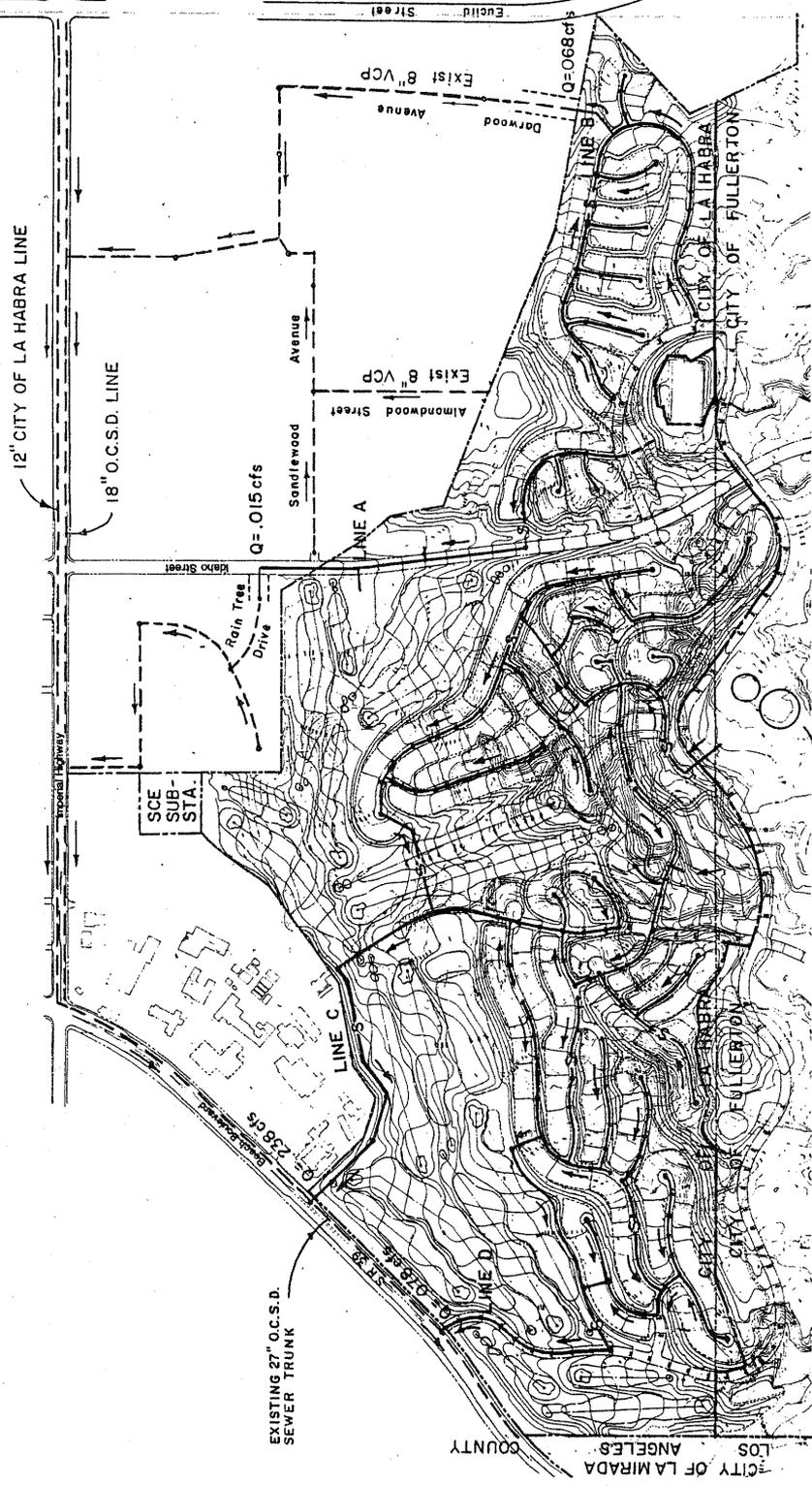


EXHIBIT 10

PACIFIC COAST HOMES



proposed development will not further degrade the capacity of the 27-inch CSDOC trunk sewer. The present reduction of this flow is greater than what would be generated by the proposed development; therefore, the flow generated by the development will not have a significant impact on the 27-inch trunk sewer line. The Conceptual Sewer System, Exhibit 10 illustrates these proposed improvements.

3. Conceptual Storm Drain System

a. Existing Drainage Conditions

The existing onsite drainage conforms to the natural drainage course, draining to existing developments and roadways on the site boundary where improved storm drains and culverts intercept the flow. On the north boundary, east of Idaho Street, there are two existing storm drains. The first one, a 24-inch RCP, is at the terminus of Almondwood Street and drains an area of approximately 20 acres generating a 100-year storm flow of 24 cfs. The second, a 36-inch RCP, is at Dorwood Avenue and drains an area of 50 acres generating a 100-year storm flow of 60 cfs. There is an existing storm drain in Idaho Street that runs north in Idaho Street to Imperial channel. Presently this line, a 30-inch RCP at the site boundary, drains an area of 74 acres on both sides of Idaho Street and generates a 100-year storm flow of 111 cfs. A smaller area west of Idaho Street consisting of 31 acres drains into an existing 24-inch RCP that drains north through an existing residential development to Imperial Highway. This area generates a 100-year storm flow of 40 cfs.

Midway across the west side of the site there is a drainage area of 73 acres that drains into an existing 60-inch RCP, which drains westerly across the Chevron U.S.A. facility, under Beach Boulevard and into Coyote Creek. This area generates 95 cfs during a 100-year storm. The remaining 131 acres of the site along Beach Boulevard drains west into a concrete box culvert under Beach Boulevard and then into Coyote Creek.

The entire site is contained within the drainage basin for Coyote Creek. However, the area east of and directly adjacent to the west side of Idaho Street drains into Imperial Channel north of Imperial Highway which then joins Coyote Creek. This area generates 200 cfs during a 100-year storm.

b. Proposed Improvements

All the existing facilities that will provide drainage for the site are adequate for the anticipated 10-year storm flows generated by the proposed development within the site. However, 100-year storm flows cannot be handled by the existing drains. As storm drain design criteria is for 10-year storm flow except in Beach Boulevard, there are no proposals to upgrade existing off-site drainage facilities except at Beach Boulevard. The Conceptual Storm Drain System, Exhibit 11, illustrates the proposed improvements.

Line A

Line A will connect onto the existing 36-inch storm drain in Dorwood Avenue. The proposed development will reduce the drainage acreage from 50 acres down to 33 acres. This will be accomplished by eliminating the area within the City of Fullerton that now drains north into the City of La Habra by grading that area to drain south from the city boundary. This will be done at the request of the City of Fullerton. The Line A will extend south from the existing 36-inch line up a slope, along a lot line to the proposed street, then within the street for several hundred feet. It will then extend along a lot line southeasterly to drain a small area within the City of Fullerton's water storage facility. This area will generate a 100-year storm flow of 110 cfs and a 10-year storm flow of 63 cfs.

Line B

Line B will extend from the existing 24-inch line at the terminus of Almondwood Street into a proposed park area of approximately 150 feet. This drain is now draining 20 acres with a 100-year storm flow of 24 cfs. The proposed development will reduce this area to 10.6 acres with approximately the same 100-year and 10-year storm flow as the existing conditions.

Line C

Line C will extend south from the existing 30-inch line in Idaho Street to the existing bridge near the city boundary. This existing line drains approximately 74 acres. The proposed development will reduce this area to 67.5 acres and will generate a 100-year storm flow of 161 cfs and a 10-year flow of 96 cfs. The existing system will be adequate for 10-year storm flows but not for 100-year storm flows.

Line D

Line D will extend south from the existing 24-inch line west of Idaho Street, 500 feet into the golf course area draining 15.3 acres, which is a reduction from the existing drainage area of 31 acres. This area will generate 34 cfs during a 100-year storm and the existing line is adequate for both 100- and 10-year storm flows. The existing line that Line D connects into also drains 4.5 acres south of the SCE substation generating a 100-year storm flow of 10 cfs. The existing facilities are adequate for this flow.

Line E--East of Beach Boulevard

Line E is the major drainage facility proposed for the development draining 286 acres within and outside of the site. The major constraint for this area is the existing double 3- x 4-foot box culvert across SR39 and its relationship to Coyote Creek. Caltrans has jurisdiction on SR39 and their design criteria for all culverts crossing SR39 is for 100-year storm flows with only a minimum amount of flooding within the street.

The existing double 3- x 4-foot box culvert across SR39 can only convey between 395 and 410 cfs without flooding the street. Furthermore, because of the physical relationship between Coyote Creek and the culvert, the culvert can only be connected to Coyote Creek some 900 feet to the southwest. This is because the existing water level in Coyote Creek directly adjacent to culvert during a 100-year storm is over one foot higher than the existing pavement surface on Beach Boulevard at the existing RCB culvert and that amount of flooding within Beach Boulevard is unacceptable to Caltrans. The only way to meet Caltrans' criteria is to lower the water level in Coyote Creek adjacent to the culvert or connect into Coyote Creek at a point where the water level is low enough that Beach Boulevard will not flood. The later alternative is the solution that is proposed due to economic considerations. It was also determined that the existing culvert could not be upgraded to convey the entire flow generated by the proposed development; therefore, retention basins would be required for the area east of Beach Boulevard.

Lines E-1 and E-2

Lines E-1 and E-2 drain 77.6 acres and 66.8 acres respectively and consist of residential, golf course and park areas (refer to Exhibit 11). These two areas generate a 100-year storm flow of 437 cfs which the retention Basin R-1 reduces to 180 cfs by storing three acre/feet of water within it (see map). The remaining 180 cfs flows westerly within the golf course area picking up Line E-3 and flows to the existing culvert on the east side of Beach Boulevard. The total 100-year storm flow in Line E at this point is 322 cfs.

Line E-3

Line E-3 drains the remaining 45.7 acres of residential development in the site generating a 100-year storm flow of 151 cfs. Line E-3 drains the residential area to retention Basin R-2 (refer to Exhibit 11) prior to joining Line E. The retention Basin reduces the 100-year storm flow to 55 cfs by storing one acre/foot of water within it.

Line E-4

Line E-4 drains 35.8 acres of park and golf course area on the west side of the site to Line E on the east side of Beach Boulevard. Total 100-year storm flow for this line at Line E is 78 cfs, bringing the total flow at the east side of the existing culvert to 400 cfs which is within the culvert capacity.

Line E-5

Line E-5 will drain the last remaining golf course and off-site area along Beach Boulevard to an existing 24-inch culvert on the east side of Beach Boulevard. Line E-5 will also connect onto this culvert on the west side of Beach Boulevard and will extend northeast parallel with Beach Boulevard to the existing double 3- x 4-foot box culvert that Line E will connect onto. The total 100-year storm flow at this point in Line E-5 is 33 cfs and 433 cfs in Line E. Line E-5 west of Beach Boulevard will be built by the owner of the property it traverses.

Line E--West of Beach Boulevard

Line E will connect onto the existing double 3- x 4-foot box culvert on the west side of Beach Boulevard and extend west some 300 feet to the right-of-way of Coyote Creek. It will then extend southerly some 900 feet to the concrete lined area of Coyote Creek and discharge into it. The 100-year storm flow at this point is 469 cfs. This portion of Line E will be built by the owner of the property it traverses.

LA HABRA HILLS SPECIFIC PLAN

City of La Habra

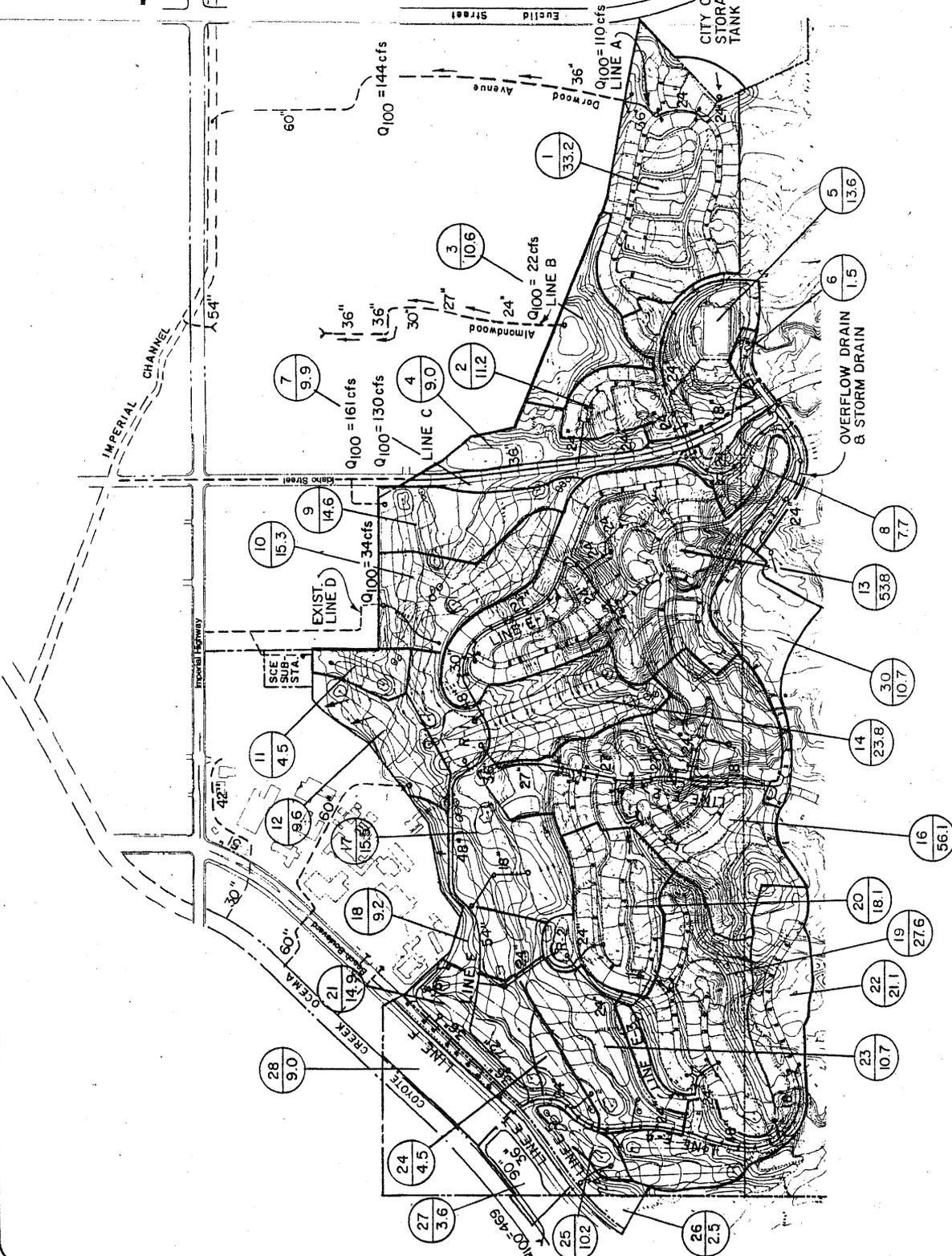
Conceptual Storm Drain System

LEGEND

- Existing S.D. Line
- Proposed S.D. Line
- 24" Size Of Proposed Line
- Drain Area No.
- Drainage Area Size (AC.)
- Total 100 Year Storm Discharge



Q₁₀₀ = 144 cfs



12/8/81

EXHIBIT 11

PACIFIC COAST HOMES

G. PHASING PLAN

The La Habra Hills Specific Plan provides a program for phasing that outlines the sequence in which the development of the project will occur. The Phasing Plan, illustrated on Exhibit 12, represents a realistic approach to the construction of the project with regard to grading and anticipated market demand for housing. Another objective guiding the development of the phasing plan is the provision for the efficient and orderly extension of infrastructure and public services.

The completion of the project is estimated to occur within two separate phases over a period of 5 to 8 years. This schedule will be flexible as it must respond to future market and economic conditions that impact both the oil and housing markets.

1. Residential Phasing Program

a. Phase 1

Phase 1 includes all of the proposed development east of Idaho Street. This area is well suited for the initial development phase due to the fact that oil extraction activities have ceased. Phase 1 provides for the development of Residential Village D along with the community park and fire station. This area consists of approximately 78 acres and provides a total of 160 residential units.

b. Phase 2

Phase 2 consists of the area located west of Idaho Street, encompassing approximately 299 acres. This portion of the property is currently supporting economically viable oil extraction activity and is best suited for a later development phase. Phase 2 includes Residential Villages A, B, C, the golf course and clubhouse facilities. A total of 440 single-family detached residential units will be constructed along with 100 single-family attached or multi-family dwellings.

The golf course and clubhouse along with the Beach Boulevard entrance will be completed during this phase. Phase 2 also provides the roadway connection from Beach Boulevard to the proposed scenic ridgeline road, which could provide additional access to the south.

2. Infrastructure Sequencing Program

The following infrastructure sequencing itemizes the project-wide improvements and how they connect or relate to existing systems.

a. Phase 1

Phase 1 infrastructure improvements include all development requirements necessary to support the proposed development on the east side of Idaho Street.

1) Water System

Offsite Water

Drill two wells for the City of La Habra adjacent to Imperial Highway.

On-site Water

Relocate existing 20" water line within Idaho Street from Existing Reservoir.

Construct pump station adjacent to existing reservoir.

Construct adequately sized water lines within Idaho Street which will provide non-potable water by a separate water system to open space and golf course areas.

2. Sewer System

On-site Sewer

Construct Line A - 8" sewer line in Idaho Street connecting to existing sewer lines in Rain Tree Drive.

Construct Line B and connect to existing 8" VCP within Dorwood Avenue.

3. Storm Drain System

On-site Storm Drain

Construct 36" storm drain in Idaho Street.

4. Streets

Idaho Street

Construct half street improvements on eastern side, to include curbs, gutter, sidewalk, and landscaping.

Construct full improvements both sides of Idaho Street 350' either side of new tract intersection to include traffic signal, curb, gutter, sidewalk, and landscaping.

5. Utilities

Provide electric, cable TV, telephone and gas service connections in Idaho Street.

6. Community Park

Provide community park site of approximately 29.5 acres that is graded and improved to City of La Habra standards.

7. Fire Station

Provide 1 acre site and building suitable for fire station. (Included within the open space acreage.)

8. Traffic Mitigation

Participate in traffic mitigation programs as required.

b. Phase 2

Phase 2 infrastructure improvements include all requirements necessary to support the proposed development on the west side of Idaho Street. The grading for this portion of the site will occur as a single operation and will include the grading necessary to construct the proposed reservoir site for the City of La Habra.

1. Golf Course

Construct 18-hole golf course.

2. Water System

On-site Water

Construct 2.5 mg reservoir and pump station.

3. Sewer System

On-site Sewer

Construct Line C, an 8" VCP that will extend from the existing 27" trunk sewer within Beach Boulevard across the golf course to the central portion of this phase.

Construct Line D, an 8" VCP, within the proposed local street that intersects with Beach Boulevard and connect Line D to existing 27" trunk sewer within Beach Boulevard.

4. Storm Drain System

On-site Storm Drains

Construct Line E on the eastern edge of Beach Boulevard.

Off-site Storm Drains

Construct Line E on west side of Beach Boulevard to connect to existing double 3' x 4' box culvert, extending approximately 300' to the Coyote Creek right-of-way. This line must then extend to the south approximately 900' where it will discharge.

5. Streets

Idaho Street

Construct half street improvements on west side to complete the proposed street improvements.

Beach Boulevard

Construct half street improvements along the eastern side of Beach Boulevard.

Construct traffic signal at Beach Boulevard and proposed local street.

6. Traffic Mitigation

Participate in traffic mitigation programs as required.

7. Open Space

Provide 2.6 acre open space site dedicated to the City of La Habra, and landscaped according to city standards

LA HABRA HILLS SPECIFIC PLAN

City of La Habra

Phasing Plan

LEGEND



Phase I
160 Residential Units



Phase II
540 Residential Units

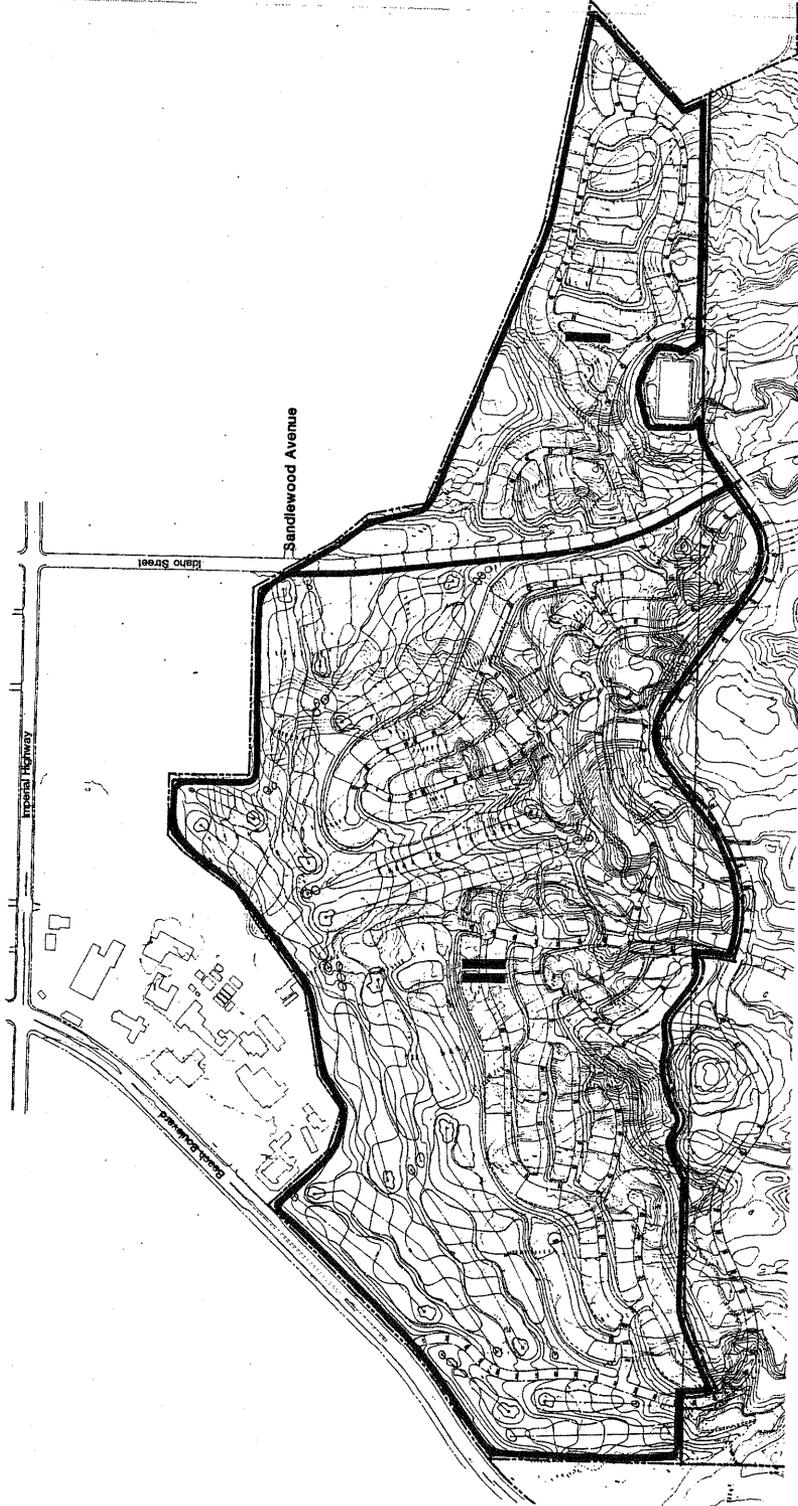
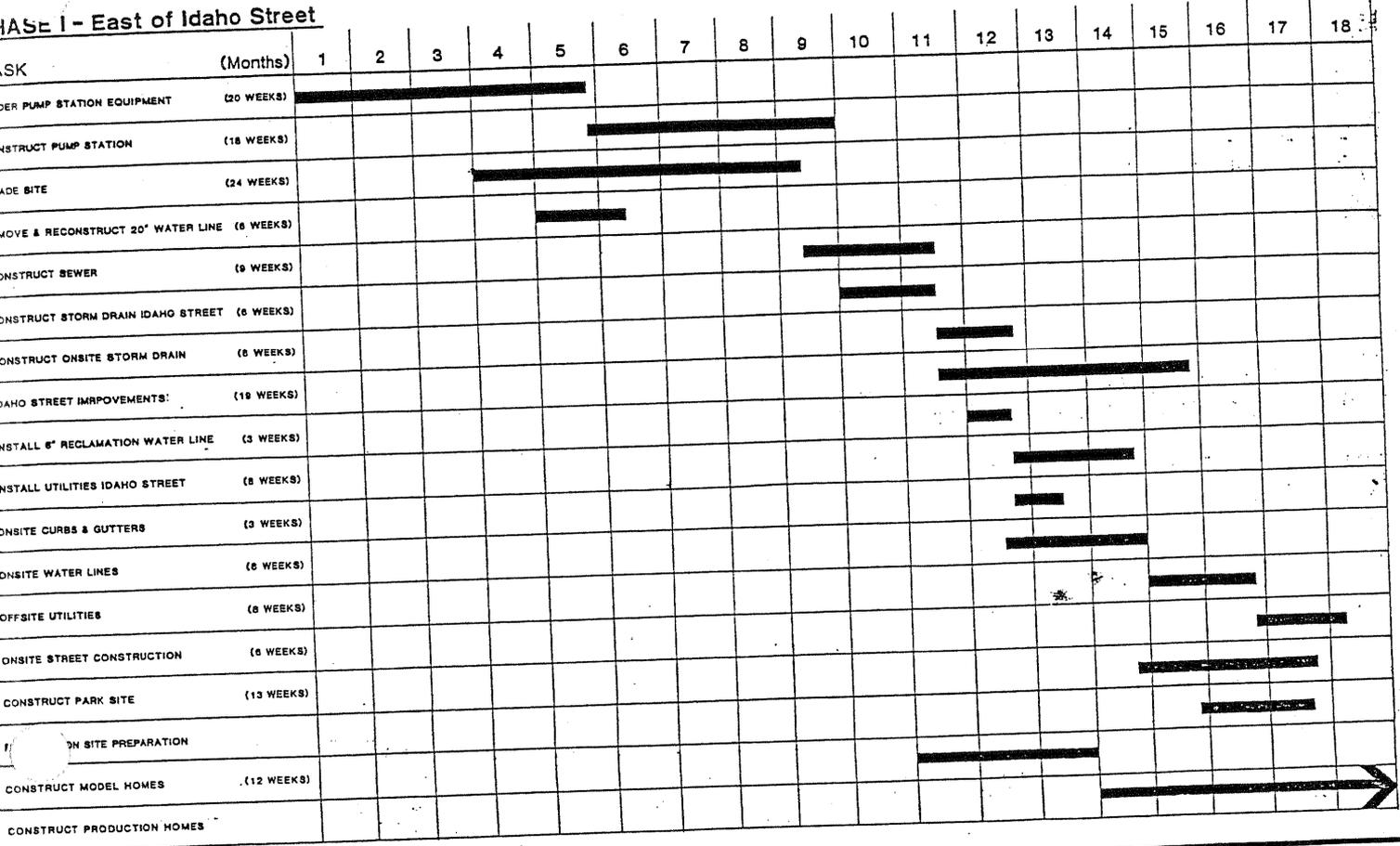


EXHIBIT 12

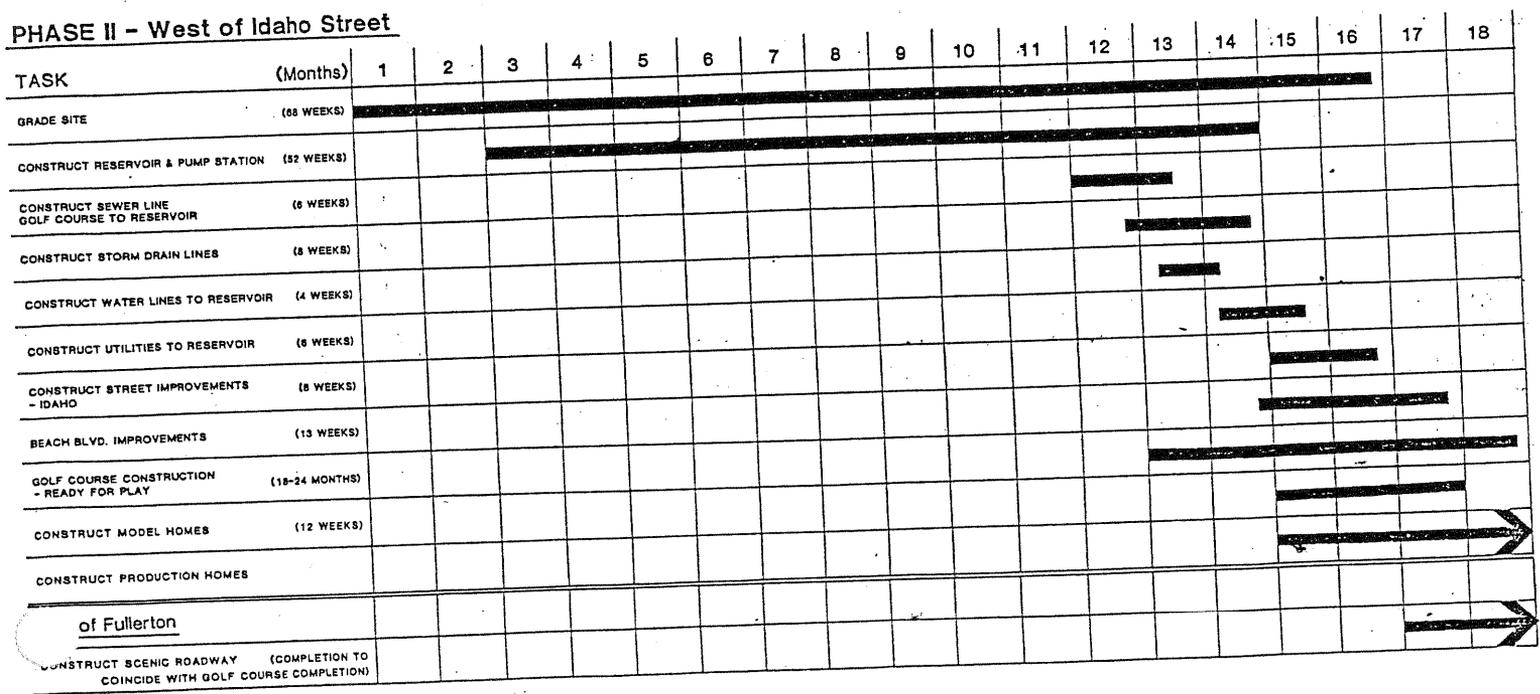
PACIFIC COAST HOMES

La Habra Hills Specific Plan Infrastructure Sequencing Program

PHASE I - East of Idaho Street



PHASE II - West of Idaho Street



H. CONCEPTUAL LANDSCAPE PLAN

The Conceptual Landscape Plan reinforces and enriches the development concept which creates a series of individual residential neighborhoods. The golf course provides a dominant landscape element that is visible from a large portion of the Specific Plan Area.

The Specific Plan defines two levels of landscape improvements for the project. The Conceptual Landscape Plan, Exhibit 14, identifies landscape components that create the project-wide character and image. These elements include project and neighborhood entries, the major streetscapes, which include the parkway and medians for both Beach Boulevard and Idaho Street, and the project perimeter. These landscape components are described below.

The second level of landscape improvements is achieved through the internal treatments for individual residential neighborhoods. These elements typically include local streetscapes, and the treatment of common areas and buffers. These improvements are addressed within the Design Guidelines, Section V of this document.

1. Entry Features

a. Project Identity/Entries

A special entrance treatment that incorporates a decorative monument sign identifying the development and the City of La Habra will be included at the entrance to the project along Beach Boulevard. The golf course plantings, along with the enhanced streetscape treatment will combine the detailed plantings at the entry to establish this development as a desirable residential community. Decorative monument signs with enriched plantings will occur near the southern project boundary along Idaho Street and at the ridgeline project entrance. These monuments identify the development within the City of La Habra.

b. Neighborhood Entries

The residential neighborhoods incorporate entries that serve to identify the neighborhood character and may incorporate gate guarding. The residential neighborhood entries may include signage, specimen trees and colorful plantings of flowers and shrubs to enrich the entrance area and establish a "sense of neighborhood" for the residents. The Conceptual Landscape Plan, Exhibit 14 provides the conceptual locations for these entries.

2. Streetscape Treatments

The streetscape treatments are a primary element used to establish and enhance the community character. All streetscape planting will be done in accordance with standards set forth by the City of La Habra regarding species, location and spacing. The following discussion provides the purpose for each streetscape and describes the desired character. Exhibit 15, Streetscape Sections illustrates typical streetscape treatments.

a. Beach Boulevard

The project edge along Beach Boulevard will receive an enriched landscape treatment that combines the streetscape and golf course landscaping. This landscape treatment will create a desirable image and identity for the project. The inclusion of water features, berms and a variety of trees within the course along Beach Boulevard will enhance this edge. The median within Beach Boulevard will be landscaped to City of La Habra standards.

b. Idaho Street

The streetscape treatment for this secondary arterial highway reflects a varied landscape. The improvements will lend visual access to the golf course while providing the necessary buffer and privacy to the residential units adjacent to the street. The street tree program within the median and parkways of the Specific Plan Area will be as approved by the City of La Habra regarding species, quantity and size. Trees will be clustered in informal groupings to reflect the suburban and recreational character of the community. A landscape setback of twenty feet will occur adjacent to residential lots and the right-of-way for Idaho Street.

c. Scenic Corridor

Although they are not a component of this Specific Plan, the ridgeline park and scenic corridor that are located within the City of Fullerton along the Coyote Hills ridge, provide a landscape treatment that enhances the development proposed within the La Habra Hills Specific Plan Area. The intent of this landscape treatment is to maximize views from this prominent ridge while incorporating a landscape that minimizes the visual impact of the road construction. The open space areas provide the community with a visual and recreational amenity.

3. Project Perimeter Landscape

The majority of the perimeter of the La Habra Hills Specific Plan Area consists of the golf course or manufactured slopes. The golf course is addressed as a special use area within the Design Guidelines portion of this Specific Plan, Section V.

Manufactured slopes are a prominent element of the landscape character within the interior of the community and define the perimeter image. These slopes have been contoured to incorporate undulations similar to those found in the natural landforms. The primary objective of the landscape treatment for these slopes is to prevent erosion by employing plant materials that have appropriate root structures. Plant materials will be utilized that have drought tolerant characteristics to ease water consumption demands.

The secondary objective of this landscape treatment is to soften the visual impact of development on the hillsides while accommodating views of the golf course from the residential areas.

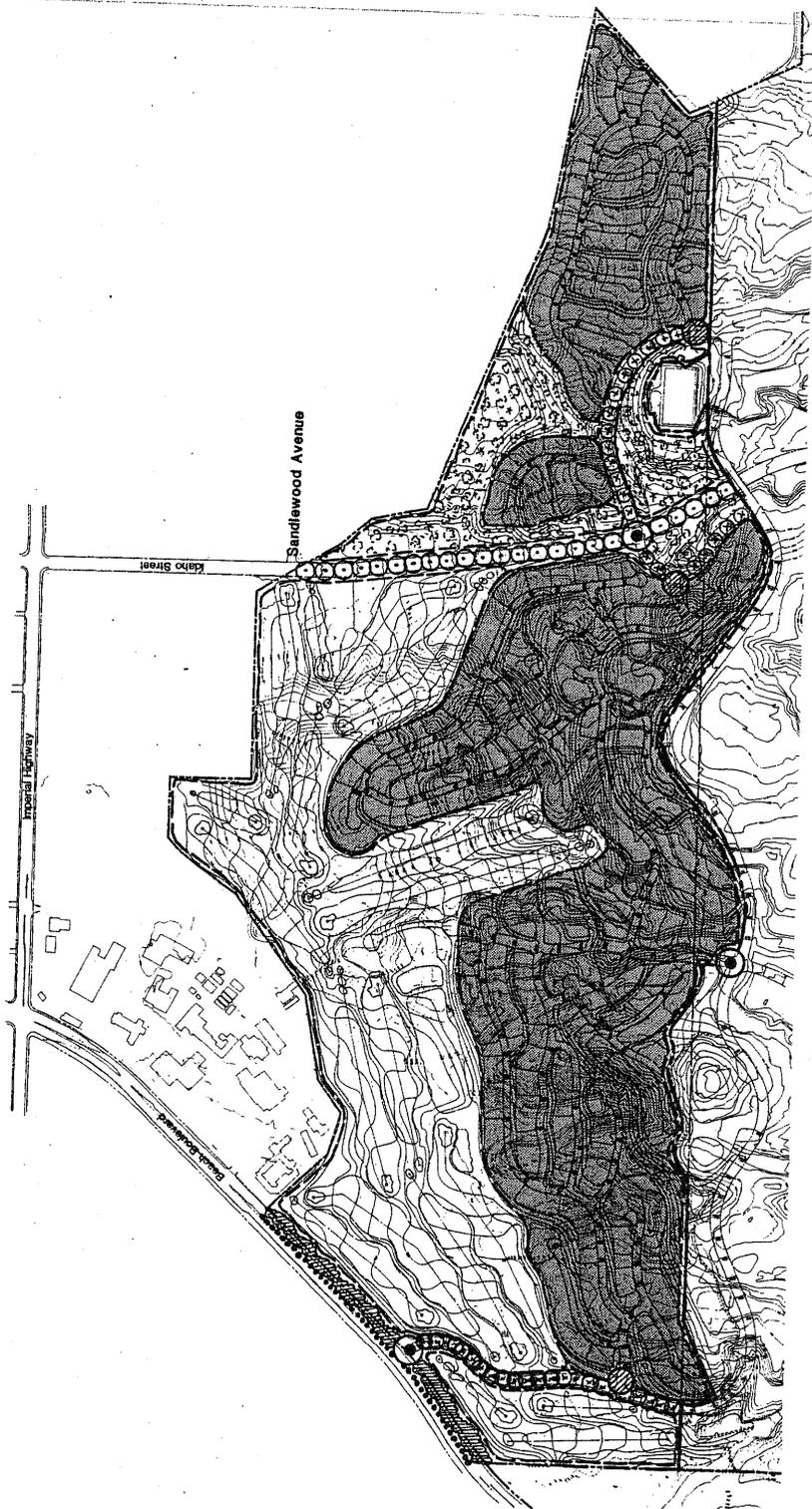
LA HABRA HILLS SPECIFIC PLAN

City of La Habra

Conceptual Landscape Plan

LEGEND

-  Project Identity
Decorative Monument Sign
-  Residential Village Entry
-  Major Streetscape - Idaho St.
Includes Median Planting
-  Beach Blvd. Streetscape
-  Local Streetscape
-  Median Treatment - Beach Blvd.
-  Park Landscaping
-  Golf Course Treatment
-  Residential Villages
 - Streetscapes
 - Slope Plantings



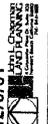
12/6/91

 CITY OF LA HABRA
 Planning Department

EXHIBIT 14

PACIFIC COAST HOMES

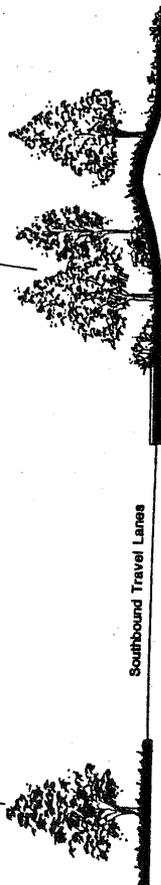
LA HABRA HILLS SPECIFIC PLAN City of La Habra

Streetscape Sections

Street Tree per City of La Habra Standards

Golf Course Landscaping

- Includes berms, sand traps, water hazards and trees.



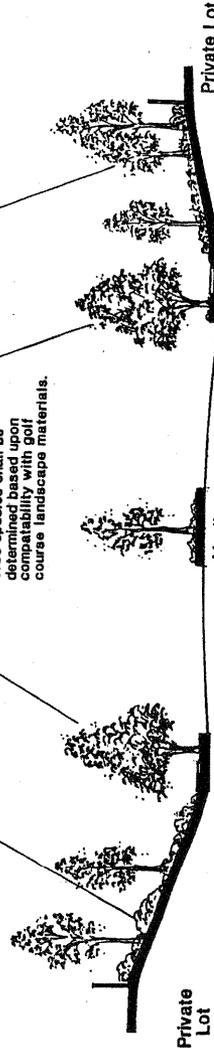
Enhanced Streetscape Beach Boulevard

Manufactured Slope Landscaping

- Drought tolerant trees, shrubs and ground covers.
- Informal naturalized planting treatment.

Street Trees

- Informal Clusters
- Tree species shall be determined based upon compatibility with golf course landscape materials.



Major Streetscape Idaho Street Residential Segment

NOTE: All parkways to be planted in drought tolerant grasses or ground covers.

Suggested Golf Course Trees

The following list represents dominant golf course trees. These species shall be incorporated into the residential villages where appropriate.

- Brachycthon populneus - Bottle Tree
- Ficus nitida - Indian Laurel
- Fraxinus udel - Shamel Ash
- Pinus pinea - Italian Stone Pine
- Platanus racemosa - Sycamore

Suggested Theme Trees

The following list represents suggested Village Theme Trees for Street Trees. One tree to be selected as dominant Theme Tree (street tree) for each village.

- Cupaniopsis anacardioides - Carrot Wood
- Hymenoporum flavum - Sweetshade
- Jacaranda mimosaefolia - Jacaranda
- Liquidambar styraciflua - American Sweet Gum
- Pistacia chinensis - Chinese Pistache
- Platanus acerifolia - London Plane Tree
- Tipuana tipu - Tipu Tree
- Tristania conferta - Brisbane Box Tree
- Ulmus parvifolia - Chinese Elm

Manufactured Slope Landscaping

- Drought tolerant trees, shrubs and ground covers.
- Informal naturalized planting treatment

Street Trees

- 1 tree located on each residential lot

This treatment will occur on both sides if street is double loaded.



Residential Streetscape Private Residential Street Single Loaded Street

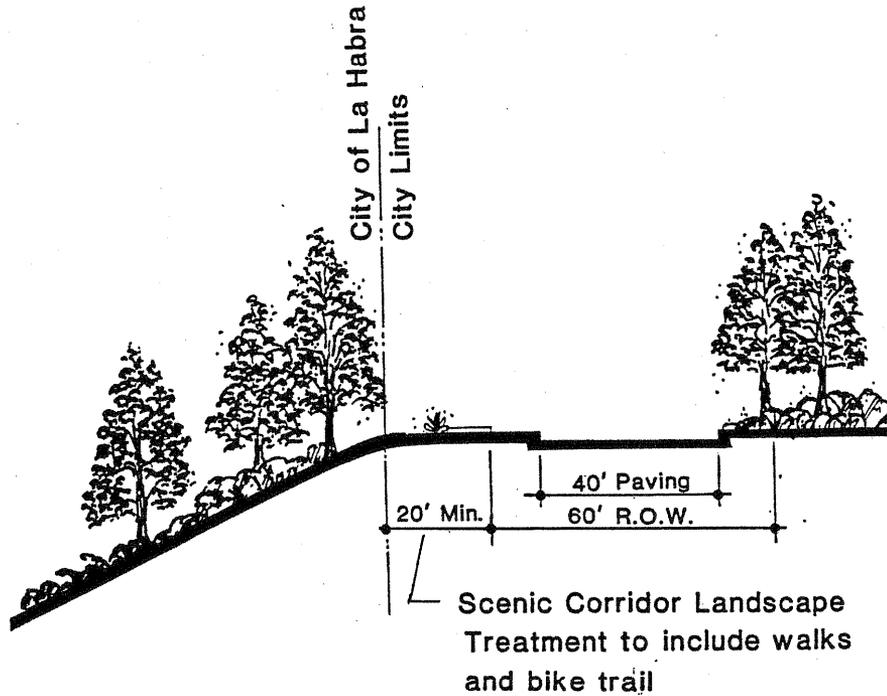
12/6/91
L.A. COUNTY
PLANNING DEPARTMENT

EXHIBIT 15

PACIFIC COAST HOMES

LA HABRA HILLS SPECIFIC PLAN City of La Habra

Landscape Sections



SCENIC RIDGETOP ROADWAY *

1" = 40' Scale

Note: This road is per City of Fullerton Standards and is shown for reference only.

EXHIBIT 16



PACIFIC COAST HOMES

I. ALTERNATE DEVELOPMENT PLAN

The La Habra Hills Specific Plan, as previously described, is dependent upon the negotiation of a tri-party agreement with regard to the modification of the existing corporate boundary at the southern limits of the proposed project. The Alternate Development Plan provides the development program and guidelines for the project in the event that the two cities and Pacific Coast Homes do not achieve an agreement. The Alternate Plan described herein allows the City of La Habra to approve the La Habra Hills Specific Plan without altering the existing corporate boundary. Refer to Specific Plan Boundary - Alternate Plan, Exhibit 17.

The following discussion describes the Alternate Plan and the implication to the proposed development program.

1. Land Use Development Plan

The Alternate Land Use Development Plan, Exhibit 18, describes the land use and density proposed for the seven planning areas. The Alternate Land Use Development maintains the same layout for the golf course and the community park. The proposed alternative primarily affects the development on the western side of Idaho Street.

This concept respects the existing corporate boundary along the entire southern project edge. The Alternate Plan differs from the La Habra Hills Land Use Development Plan in the following ways:

- All grading and proposed development is contained within the existing City of La Habra corporate boundary.
- The Alternate Plan does not include a public connection from Beach Boulevard to future development within the City of Fullerton.
- The scenic ridgeline road proposed by the City of Fullerton is not incorporated into the Alternate Plan. This results in the elimination of the access road from Idaho Street to the future ridgeline road.
- The gross acres for Planning Areas A and B have increased from 64.7 acres to 67.6 acres for A, and from 10.0 acres to 20.2 acres for B while the gross acres for Planning Area C has been reduced to 45.8 acres from 73.5 acres.
- The target density for Planning Area C has increased from 3.0 units per gross acre to 4.6 units per gross acre.
- The Alternate Development Plan requires a modification to the Development Regulations to accommodate the proposed development. The Alternate Development Regulations are found in Section IV-G of the La Habra Hills Specific Plan and includes a table comparing the regulations between the Alternate Plan and the La Habra Hills Specific Plan.

a. Residential Uses

The Alternate Plan encompasses a total of 370.0 gross acres or 360.5 net acres excluding Idaho Street and the local collector roadways. The overall residential density is 1.9 units to the acre which maintains the Very Low/Rural Density designation.

Planning Area A will still provide single-family detached homes. The revised planning area encompasses 67.6 acres and maintains a target density of 3.4 units per acre by allowing 206 residential units. This residential neighborhood maintains the Low Density Residential Land Use designation, of 4-9 dwellings per gross acre.

Planning Area B provides 100 multiple family homes under the Medium Density Residential designation of 9-14 dwellings per gross acre on a 20.2 gross acre site. The location of this site has shifted from the center of Phase II to the east, close to Idaho Street. This creates better circulation patterns for the development west of Idaho Street..

Planning Area C has decreased in size by 27.7 gross acres. This planning area will allow 210 single-family detached homes at a target gross density of 4.6 dwellings per acre, on a 45.8 gross acre site.

Planning Area D is very much the same in the Alternate Plan as it is in the La Habra Hills Land Use Development Plan. The Alternate provides 160 units as does the preferred plan.

The Alternate Plan Land Use Tabulation, Table B, provides the statistical summary for each of the seven planning areas.

b. Open Space

The Alternate Plan does not alter the open space or recreational opportunities within the City of La Habra.

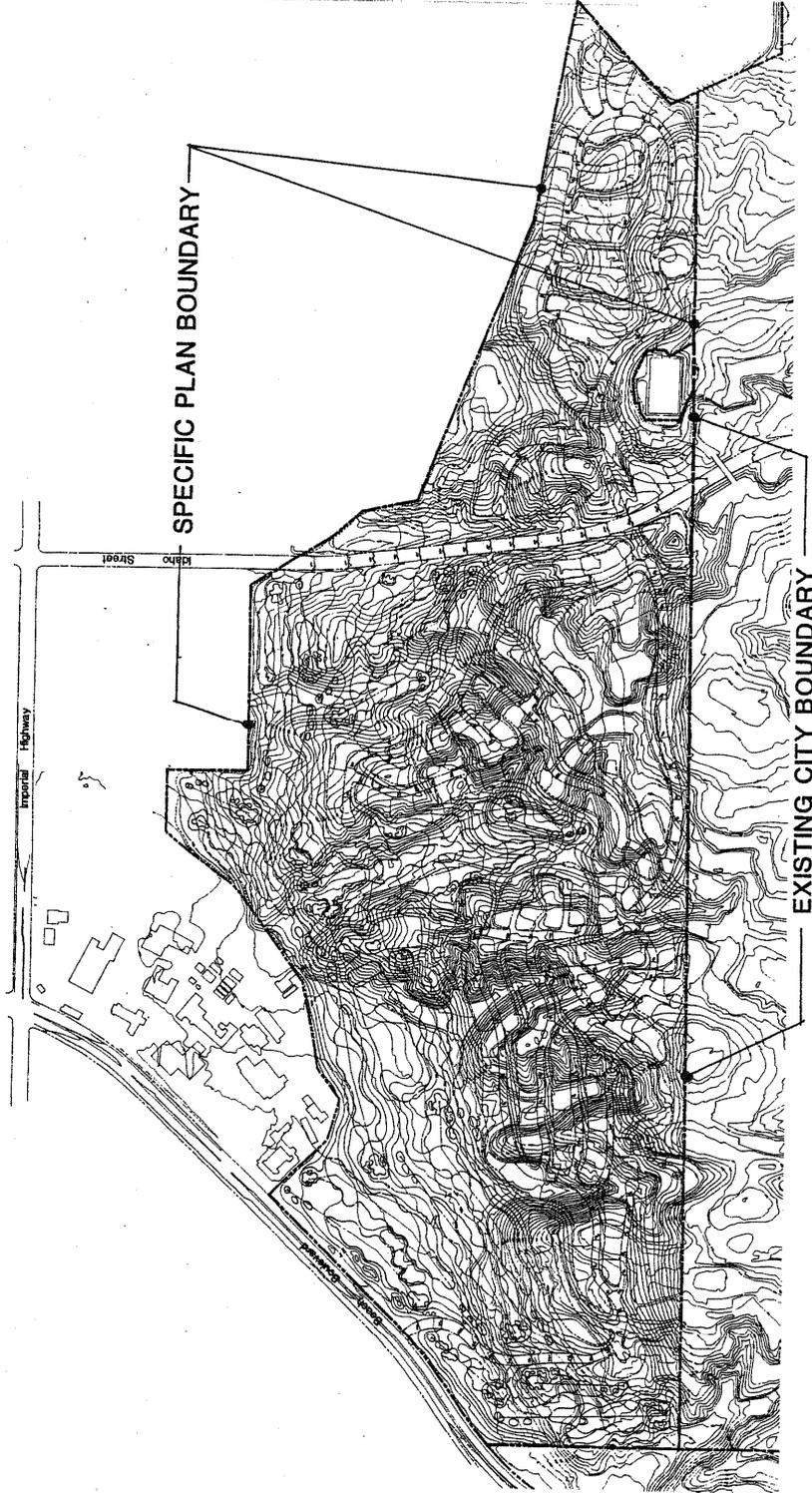
The golf course, represented by Planning Area E remains unchanged for the Alternate Plan, as does the community park, Planning Area F.

Planning Area G increases in size by 3.7 acres and serves as a buffer between the southern property line and Planning Area B.

LA HABRA HILLS SPECIFIC PLAN

City of La Habra

Alternate Plan
Specific Plan Boundary



12/16/81
AND COMPANY
CITY ENGINEERS

EXHIBIT 17

PACIFIC COAST HOMES

LA HABRA HILLS SPECIFIC PLAN

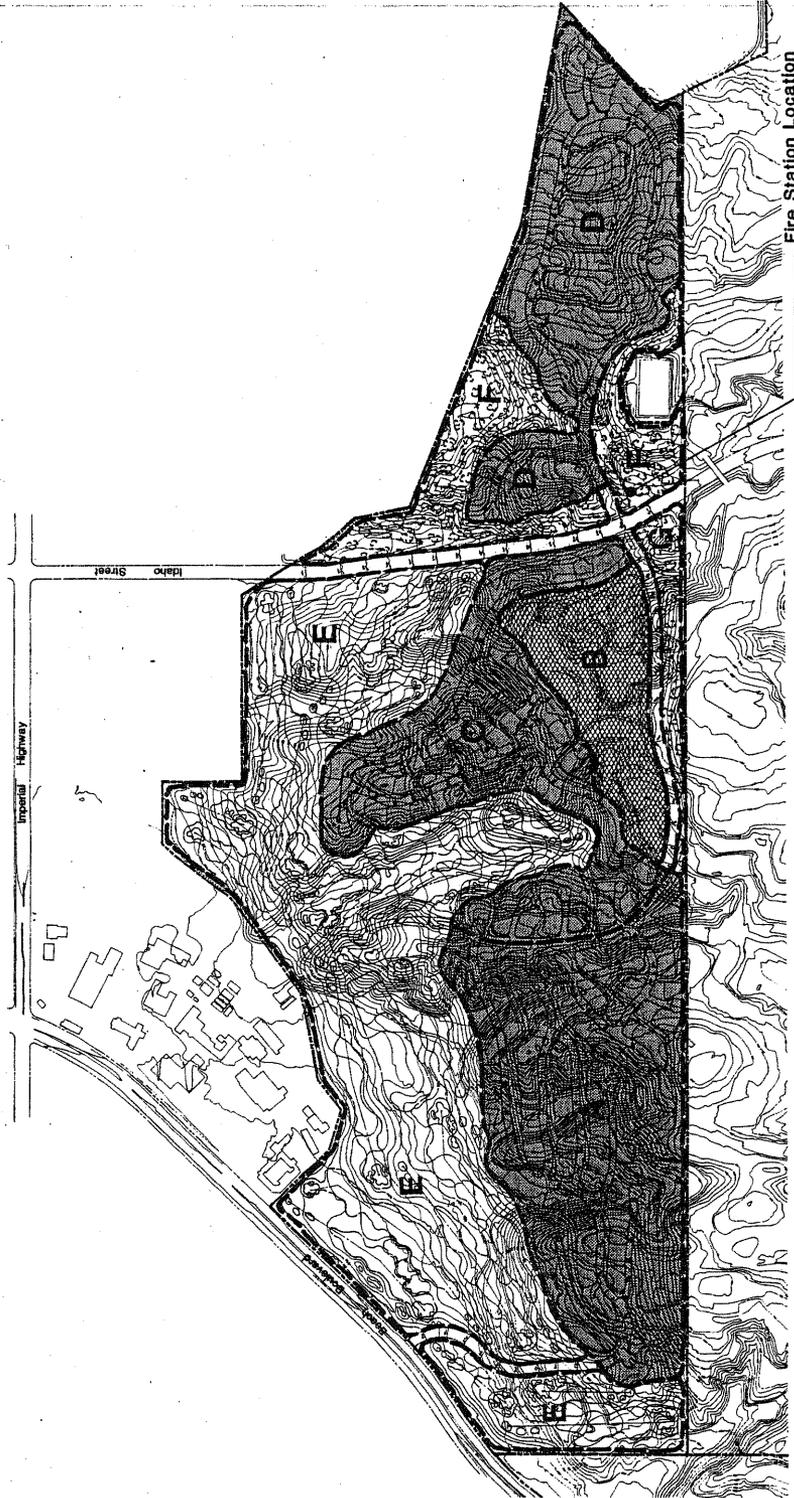
City of La Habra

Alternate Plan Land Use Development

LEGEND

-  Low Density Residential
4-9 DU/AC
-  Medium Density Residential
9-14 DU/AC
-  Open Space - Golf Course
-  Open Space - Community Park
-  Indicates Planning Area or Residential Village

Refer to Table B for Land Use Tabulation



**TABLE B
LAND USE TABULATION
ALTERNATE PLAN**

Planning Area/ Neighborhood	Gross Acres	General Plan Land Use Designation	Proposed Use	Target Gross Density	Proposed Dwelling Units
A	67.6	Low Density Residential 4-9 du/ac	Single-Family Detached	3.4 du/ac	230
B	20.2	Med. Density Residential 9-14 du/ac	Low Intensity Multiple Family	5.0 du/ac*	100
C	45.8	Low Density Residential 4-9 du/ac	Single-Family Detached	4.6 du/ac	210
D	47.3	Low Density Residential 4-9 du/ac	Single-Family Detached	3.4 du/ac	160
E	145.0	Open Space	Golf Course	---	---
F	28.1	Open Space	Community Park	---	---
G	6.3	Open Space	Open Space	---	---
SUBTOTAL	360.5			1.94 du/ac	700
Roadways	4.6 4.9	Secondary Hwy. Interior Collectors	Idaho Street ---	---	---
TOTAL	370.0			1.94 du/ac	700

*7-10 du/ac net.

26 Nov. 1991

2. Conceptual Circulation Plan

The primary difference between the circulation concept proposed by the La Habra Hills Specific Plan and the Alternate Plan is that the Alternate Plan does not incorporate the scenic ridgeline road proposed within the City of Fullerton. Access to the golf course is provided by the private, local road that intersects with Idaho Street near the southern project boundary.

The internal roadway system for the residential villages proposed by the Alternate Plan within Planning Areas A and C is very similar to the La Habra Hills Specific Plan.

All other roadways and standards remain the same as proposed by the La Habra Hills Specific Plan. Exhibit 19 provides the circulation system that supports the Alternate Land Use Plan.

3. Conceptual Grading Plan

The grading concept for the Alternate Plan contains all grading operations within the existing City of La Habra corporate boundary. The Alternate Plan creates a significant manufactured slope as the grading operations blend into the natural ridgeline to the south.

The Alternate Grading Concept is diagrammed on Exhibit 20 and will require approximately 10 million cubic yards of earthwork.

4. Open Space/Recreation

The Alternate Plan does not alter the open space/recreation facilities provided to the City of La Habra by the La Habra Hills Specific Plan. The primary difference proposed by the Alternate Plan is that it does not include grading that extends into the City of Fullerton. This grading alters the shape of Planning Area G and increases it's size by approximately 3.7 acres.

5. Infrastructure Plan

a. Conceptual Water System

The Alternate Plan will not require any significant changes in the water system proposed for the La Habra Hills Specific Plan. Physical requirements dictate that the major components of the water system, including the proposed reservoir, pump station and booster station, remain in the same location for the Alternate Plan as for the La Habra Hills Specific Plan.

The Alternate Plan requires the rerouting of the feedline from the existing reservoir as well as the rerouting of distribution lines from the proposed reservoir within the street pattern.

An overland easement is required, from the southerly street to the proposed reservoir, which will contain feed and distribution lines.

The customary distribution lines will conform to the street layout of the Alternate Plan. There will be no significant change in line size or water demand under the Alternate Plan.

b. Conceptual Sewer System

The Alternate Plan does not require significant alteration to the conceptual system proposed for the La Habra Hills Specific Plan. The sewer flows remain the same for the Alternate Plan which allows the proposed sewer lines to remain the same size.

The proposed sewer system for the Alternate Plan will not extend to the south beyond the existing City of La Habra boundary. The proposed sewer lines conform to the street layout for the Alternate Plan.

c. Conceptual Storm Drain System

The storm flows generated by the Alternate Plan remain unchanged from the storm drain system proposed for the La Habra Hills Specific Plan. Alignments for the storm drain lines remain the same except for the following required modifications.

Line C and Line E-2

These lines would extend just to the south property line to pick up the offsite drainage.

Line E-3

This line would be extended to the southern boundary to collect offsite drainage.

Line E-4

This line would not extend to the south boundary. It will extend only halfway up to the entry road from Beach Boulevard.

6. Phasing Plan

The Alternate Plan does not require any alteration to the phasing sequence proposed by the La Habra Hills Specific Plan. The Alternate Plan will maintain a two phase project schedule. Phase 1 remains unchanged and still provides 160 single family homes and approximately 28.1 acres of community park. Phase 2 will include the construction of 440 single-family residential units, 100 single-family attached or multiple-family dwellings and the 18-hole golf course.

LA HABRA HILLS SPECIFIC PLAN City of La Habra

Alternate Plan Conceptual Circulation

LEGEND

 Beach Boulevard
Major Highway
142' R.O.W. - Existing

 Idaho Street
Secondary Highway
100' R.O.W.

 Local Street (Private)
60' R.O.W.

 Local Street (Public)
60' R.O.W.

Roads within the residential villages
will be private.

Road sections from Exhibit 5 will
be employed as appropriate.

 Residential Villages



12/16/91
PAUL O'NEILL
CITY ENGINEER

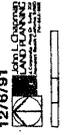


EXHIBIT 19

PACIFIC COAST HOMES

LA HABRA HILLS SPECIFIC PLAN

City of La Habra

Alternate Plan Conceptual Grading

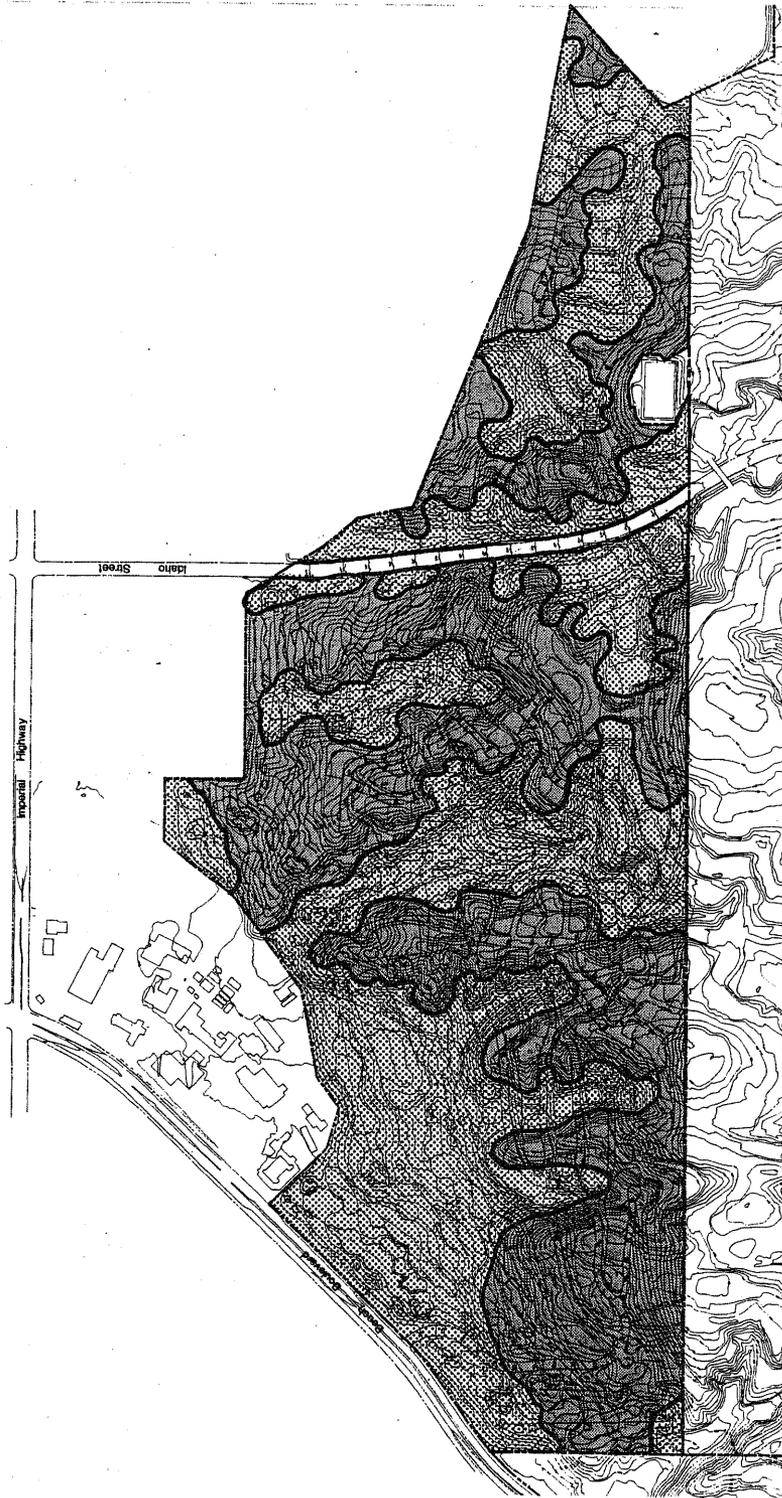
LEGEND



Cut: 9,800,000 Cu. Yds.



Fill: 9,800,000 Cu. Yds.



12/6/91
LAND CHANGE
EXHIBIT 20

EXHIBIT 20

PACIFIC COAST HOMES

IV. DEVELOPMENT REGULATIONS

A. INTRODUCTION/INTENT

This section of the La Habra Hills Specific Plan describes the development standards for each land use category within the Specific Plan Area. These standards serve as the primary mechanism for the implementation of the development proposed by the La Habra Hills Specific Plan. They are intended to provide the appropriate controls to achieve the goals and objectives stated within the Plan while allowing a level of flexibility that encourages desirable design solutions. These standards are regulatory and govern all development within the Specific Plan Area.

The existing oil production activities are permitted uses within all use categories of this Specific Plan subject to the regulations of the La Habra Municipal Code, Title 15, Chapter 15.74, "Oil Drilling and Production Regulation." The development standards contained herein are intended to allow the limited continuous use of the oil drilling production in conjunction with development in a manner so as not to impact or cause the various land uses to be incompatible.

In the event of conflict between this Specific Plan and the City of La Habra Zoning Ordinance, Title 18 of the La Habra Municipal Code, or other existing City of La Habra regulations, the standards contained herein shall govern. If the Development Regulations within this Specific Plan do not address a particular issue, the City of La Habra Zoning Ordinance and the City of La Habra regulations shall govern.

The development standards herein are not inclusive, and as each individual project/neighborhood or other improvements are submitted, they shall be subject to additional review and requirements as necessary to mitigate any impact or other conditions not foretold in this Specific Plan. Conversely, any standards contained herein may be amended or waived if current studies indicate a change in conditions that warrant new consideration, as approved by the La Habra Planning Commission and City Council.

The Development Regulations should be used in combination with the Design Guidelines set forth in Section V. Design guidelines are intended to convey the desired physical character for the overall development. The Development Regulations and Design Guidelines will be used as the criteria for evaluating the compatibility of proposed development with Specific Plan and General Plan objectives during the development review process.

B. GENERAL DEVELOPMENT STANDARDS

All building construction within the Specific Plan Area shall comply with all applicable federal, state and local building and fire codes. Dedication and improvement of all rights-of-way shall meet with the approval of the City Engineer of the City of La Habra.

Construction shall not be permitted over an abandoned or reabandoned well unless a plan for a gas venting system is first approved by the Director of Planning. Such plan shall be approved prior to approval of the Planned Unit Development application. The deed of trust shall disclose the fact that a capped well is located on the property, even if not located under a structure.

Procedures for review of the individual residential neighborhoods and the golf course improvements shall be in accordance with Title 18, Chapter 18.46, "Planned Unit Development Overlay Zone," of the La Habra Municipal Code, which requires at least one public hearing before the La Habra Planning Commission and the La Habra City Council.

The developer shall be responsible to remit any reasonable and customary impact fee that the project may cause to public services, or which may be required by the City of La Habra and other regional agencies.

C. UTILITIES/GRADING DEVELOPMENT STANDARDS

Surface water shall not flow across the Specific Plan Area boundaries onto adjacent developed residential properties. All utilities shall be placed underground. All known existing easements and subsurface improvements within the Specific Plan Area shall be identified prior to grading of Phase 1, and a record of scheduled abandonments shall be provided to the Chief Building Official.

Utility mains in the public right-of-way shall be sized as shown in Exhibits 9 through 11 to serve development permitted by the Specific Plan. If the level of development is reduced and/or development is concentrated on a portion of the site, utility sizing may be modified as agreed upon with the City of La Habra.

Implementation of this Specific Plan is subject to the developer's successful acquisition of property for an off-site reservoir. This reservoir site shall be dedicated by grant deed to the City of La Habra.

To protect surrounding residential development from potential spillage from the reservoir, a system to "back-up" built-in safety shut-off controls shall be provided, if required by the City. The back-up system will consist of a drainage control device adequate to handle spillage as approved by the City Engineer.

Adequate truck access shall be provided to the existing Sev Byerrum Reservoir and to the new reservoir site.

All storm drain engineering shall be based on a twenty-five year storm flow generation.

A fifty foot (50') building setback shall be provided along the three faults identified in the Environmental Impact Report on Exhibit 10.

Where feasible, golf course fairways, parks, slopes and streets should be located along active or potentially active fault traces.

Utility lines that cross known active or potentially active faults shall be designed with flexible joints, emergency shut-off valves, or other means of compensating for future ground movement.

D. TRANSPORTATION AND CIRCULATION STANDARDS

1. General Provisions

It shall be the right of the developer to establish the precise alignment of all roads, consistent with the intent expressed in Exhibit 4 and subject to approval by the City Engineer. The developer shall submit a schedule of street improvements by phase, to be approved by the City Engineer prior to the approval of Tentative Tract Maps for each phase of the Specific Plan.

The local residential streets shall be private. There shall be sufficient area for vehicle stacking between public streets and private streets.

Secondary access or emergency access shall be provided for all phases of the development.

The maintenance of all local private streets shall be by the property owners' homeowner's association, or the maintenance district. Should the local streets be gated, there shall be a provision to allow immediate entrance for all emergency vehicles, official city vehicles, and all vehicles for purposes of street cleaning and trash collection.

No public road shall exceed a 10% grade. Private roads may not exceed a 12% grade.

2. Idaho Street

Idaho Street shall be modified from a two-lane divided highway to a four-lane divided highway. It shall be widened from 80' to 100' right-of-way providing a 14' median, 35' of pavement in each direction that accommodates two travel lanes, turning lanes and bike lane, as approved by the City Engineer. An 8 foot parkway that contains a sidewalk will occur on each side of the street. Separate right turn lanes shall occur at the following intersections:

- Existing Idaho Street/Sandlewood Avenue intersection.
- New Idaho Street/local street north of the Scenic Ridgeline Road.

There shall be traffic improvements on Idaho Street at the following intersection:

- Modify existing traffic signals at Sandlewood Avenue intersection. Provide left turn signals from Idaho Street to Sandlewood Avenue.
- Install new traffic signals at the intersection of Idaho Street and the proposed local street that provides access to Residential Villages C and D and the Scenic Ridgetop Road.
- Install a signal interconnect system to coordinate traffic signals on Idaho Street. Provide an on-street master controller. This master controller shall be linked via telephone lease line to a remote master in the City Administration building at the Civic

Center. This system should also be coordinated with the traffic systems on Gilbert Street in the City of Fullerton.

A median opening for left turn access shall be provided for the proposed community park east of Idaho Street.

3. Beach Boulevard

The developer shall install a traffic signal at the new residential access intersection at Beach Boulevard subject to the approval of Caltrans.

The developer shall remit its fair share cost of the improvements needed to mitigate the traffic impacts on this proposed project at the following intersections:

- Beach Boulevard at Imperial Highway.
- Imperial Highway at Idaho Street.
- Beach Boulevard at Lambert Road.
- Beach Boulevard at Rosecrans Avenue.
- Idaho Street at Lambert Road.
- Imperial Highway at Euclid Street.
- Harbor Boulevard at Imperial Highway.

E. OPEN SPACE AND RECREATIONAL FACILITIES

1. Landscape/Streetscape

The Idaho Street right-of-way shall be landscaped by the developer, as approved by the Director of Planning. All irrigation systems or system shall be installed by the developer to irrigate all areas landscaped by the developer. All landscaping areas within the public right-of-way shall be maintained by the City. Medians in Beach Boulevard and Idaho Street shall have one street tree planted every twenty feet per City of La Habra standards. A twenty-foot landscape setback shall occur adjacent to the residential development along Idaho Street. This setback shall be from the right-of-way to the edge of the residential pad.

Special project entrance treatments shall be provided on Idaho Street at the entrance to Villages C and D, at the entrance on Beach Boulevard and at the entrance along the ridgeline road. Special entrance treatments shall include a sign identifying the development and the City of La Habra.

Each local street and the private residential streets shall employ a street tree theme or single variety to provide overall continuity in the streetscape. At least one tree shall be planted within the front setback of each front yard and not within the dedicated parkway. On single-

loaded residential streets, along the slope side of the street, one street tree shall be planted per every twenty lineal feet. Planted parkways and medians shall be landscaped with low maintenance, drought tolerant groundcover at a density which will result in complete coverage within one year from date of acceptance by the City.

Pedestrian access routes are provided within the residential neighborhoods and bicycle lanes are provided within Idaho Street to accommodate non-vehicular circulation.

The landscaped embankments, project entries, neighborhood entries, and other common open space areas will be maintained by a homeowner's association or a lighting and landscaping district. The landscape plan is to be approved by the Director of Planning.

2. Public Parks

A minimum of a collective 29.5 acres of the Specific Plan Area shall be dedicated and developed for public park/open space purposes. Public open space areas shall be landscaped using low maintenance, drought tolerant plant materials. All public parks shall be landscaped and may include provisions for on-site parking, restrooms, storage areas for maintenance equipment and recreation facilities, as approved by the City Council.

F. LAND USE STANDARDS

1. General Provisions

The developer shall establish the precise boundaries of land use areas, consistent with the intent of Exhibit 3, with the consent of the Director of Planning.

All of the land areas of the Specific Plan (excluding dedicated parks) may be devoted to residential uses provided that a minimum of 145 acres shall be developed as a regulation 18-hole golf course to augment the open space buffers of the residential neighborhoods.

A baseline total of 700 units (1.9 units to the gross acre) shall be permitted. Densities may not exceed maximums as set forth in Table A for the individual residential neighborhoods, except as provided by a transfer of density or dwelling units. Approval of the units proposed within the individual residential neighborhoods shall occur in accordance with the City of La Habra Planned Unit Development Overlay Zone which requires both Planning Commission and City Council approval.

All permanent utilities shall be placed underground. All residential units shall be wired for a master TV antenna system or cable TV and for security. Fire safety may be addressed through the requirement of Class A non-combustible roof tiles, support to fire fighting capabilities or other technical mechanisms. A fuel modification zone shall be incorporated at the southern project boundary as required and approved by the Fire Chief. An energy efficiency threshold of forty percent (40%) above the now current requirements of the Uniform

Building Code is a goal of the La Habra Hills Specific Plan. A reduction of the energy efficiency threshold to less than ten percent (10%) above the same U.B.C. requirement shall require approval of the Director of Planning. Water conservation devices shall be utilized within the new homes.

2. Land Use Summary

Land use designations have been assigned to each development area identified on the La Habra Hills Specific Plan Land Use Development Plan. The designations include the Planning Area/Neighborhood identification, area in gross acres, land use designations, proposed use, proposed number of dwellings units and target density per gross acre. These statistics are shown on Table A, Land Use Tabulation, Page 14.

As defined for this project, gross acres means gross developable acres which includes major slope banks and interior residential streets, but excludes major highways, secondary highways and collector streets as shown on the Land Use Development Plan, Exhibit 3.

3. Transfer of Density/Dwelling Units

To ensure the orderly growth of the community, designated planning areas/residential neighborhoods within the La Habra Hills Specific Plan shall be developed at densities consistent with or less than the maximum dwelling unit totals in Table A, except as provided by a transfer of density. Density transfers require the approval of the Director of Planning. Minor modifications in the boundaries and acreage of planning areas or adjustments because of final road alignments may occur during technical refinements in the tentative tract map process and shall not require an amendment to the Specific Plan. The La Habra Hills Specific Plan residential dwelling unit maximum shall be 700 dwelling units.

A transfer of residential dwelling units from one residential neighborhood/planning area to another may be permitted in the Specific Plan Area in accordance with the following provisions:

In no case shall transfers of dwelling units result in:

- a. Exceeding the overall plan capacity of 700 dwelling units.
- b. A change in land use designation.
- c. Exceeding planning unit maximums as set forth in Table A by more than 20%.
- d. Exceeding the capacity of the circulation system or other public facilities as established for the Specific Plan Area.
- e. Density may not be transferred from Phase 2 into Phase 1.

At the time of approval of the respective tentative maps, the developer shall submit a revised Land Use Development Plan and a revised Table A, Land Use Tabulation, for all transfers of dwelling units. Said map

and table shall also indicate the remaining number of units, if any, that may be accommodated without exceeding the 20 percent limitation. Said exhibit and table shall be dated accordingly. Transfers of density will be reviewed by City Staff for conformance with this Specific Plan.

The La Habra Planning Commission and City Council shall approve all development with the La Habra Hills Specific Plan Area in accordance with the City of La Habra Planned Unit Development Overlay Zone.

4. Very Low/Rural Density Residential Development Standards

a. Permitted Uses

The following uses are permitted, consistent with the General Plan and Zoning Ordinance:

- 1) Single-family detached dwellings.
- 2) Oil drilling and production.

b. Accessory Uses Permitted

The following accessory uses may be permitted as specified below:

- 1) Accessory buildings necessary to such use located on same lot or parcel of land including a private garage, fences and walls.
- 2) Home occupations pursuant to Title 18, Chapter 18.04, of the La Habra Municipal Code.

c. Uses Subject to Conditional Use Permit

The following uses may be permitted subject to conditional use permits as provided for under Chapter 18.58 of the La Habra Municipal Code:

- 1) Public utility or public service buildings, structures and uses.
- 2) Real estate sales offices.
- 3) Community and recreational facilities.
- 4) Accessory apartments pursuant to Section 18.16.040 of the La Habra Municipal Code.
- 5) Model home sales complex.
- 6) Residential day care for 7 or more persons.

d. Planning Area C Development Standards

The residential neighborhood that will develop within Planning Area C will provide single-family detached dwellings. All dwellings within this Planning Area shall be subject to the following standards:

- 1) Building height shall not exceed thirty-five feet (35').
- 2) Minimum lot width: Fifty-five feet (55') is the minimum lot width for Planning Area C. This width may be reduced by five feet (5') to a minimum of fifty feet (50') for no more than fifty percent (50%) of the lots within this Planning Area.
 - Lots fronting on cul-de-sacs or knuckles must maintain a minimum width of thirty feet (30') at the front setback line.
- 3) Lot sizes shall average seven thousand, six hundred (7,600) square feet and shall maintain a minimum of five thousand (5,000) square feet. Not more than fifty percent (50%) shall be the minimum of five thousand (5,000) square feet.
- 4) Lot coverage: Not more than forty-five percent (45%) of the lot area shall be covered by buildings, including accessory structures.
- 5) Building setbacks:
 - (i) Front: The minimum building setback shall be twenty feet (20') from the front property line.
 - (ii) Side yard: A minimum setback of five feet (5') is required on each side of the building to the property line. Ten feet (10') shall separate the structures. A minimum setback of ten feet (10') is required on a corner lot side yard. Where a garage faces the street on a side or corner lot, the garage shall be setback a minimum of twenty feet (20').
 - (iii) Rear yard: There shall be a minimum of fifteen feet (15') from the building to the rear property line or to the top or toe of slope at the rear of the lot.
 - (iv) Usable yard area:
 - Each single-family lot within Planning Area C shall have a minimum of eight hundred (800) square feet of contiguous usable yard area. Such usable yard area shall have no dimension less than fifteen feet (15').
 - Such usable area shall not be used for parking, drive-ways, automobiles, turning areas or accessory buildings. The maximum gradient for useable yard area shall be five percent (5%). The required front yard setback shall not be included in the usable yard area.
- 6) Minimum dwelling unit size: Homes in Planning Area C shall have a minimum average usable living area of two thousand (2,000) square feet and a minimum of one thousand seven hundred (1,700) square feet, excluding open patios and garages.

5. Low Density Residential Development Standards

a. Permitted Uses

The following uses are permitted, consistent with the General Plan and Zoning Ordinance:

- 1) Single-family detached dwellings.
- 2) Oil drilling and production.

b. Accessory Uses Permitted

The following accessory uses may be permitted as specified below:

- 1) Accessory buildings necessary to such use located on same lot or parcel of land including a private garage, fences and walls.
- 2) Home occupations pursuant to Title 18, Chapter 18.04, of the La Habra Municipal Code.

c. Uses Subject to Conditional Use Permit

The following uses may be permitted subject to conditional use permits as provided for under Chapter 18.58 of the La Habra Municipal Code:

- 1) Public utility or public service buildings, structures and uses.
- 2) Real estate sales offices.
- 3) Community and recreational facilities.
- 4) Accessory apartments pursuant to Section 18.16.040 of the La Habra Municipal Code.
- 5) Model home sales complex.
- 6) Residential day care for 7 or more persons.

d. Planning Area A Development Standards

The residential neighborhood that will develop within Planning Area A will provide single-family detached dwellings. All dwellings within this Planning Area shall be subject to the following standards:

- 1) Building height shall not exceed thirty-five feet (35').
- 2) Minimum lot width: Forty-five feet (45') is the minimum lot width for this Planning Area. This width may be reduced by five feet (5') to a minimum of forty feet (40'), for no more than thirty-five percent (35%) of the lots within Planning Area A.
 - Lots that maintain the forty foot (40') minimum width shall

include the following:

- i) Architectural features such as second floor setbacks, entry gates and deep recesses shall be employed to articulate the building mass.
- ii) One additional street tree per lot shall be provided.
- Lots fronting on cul-de-sacs or knuckles must maintain a minimum width of thirty feet (30') at the front setback line.
- 3) Lot sizes shall average 7200 square feet and maintain a minimum of 4000 square feet. Not more than thirty-five percent (35%) of the lots shall be 4000 square feet.
- 4) Lot coverage: Not more than forty-five percent (45%) of the lot area shall be covered by buildings, including accessory structures.
- 5) Building setbacks:
 - (i) Front: The minimum building setback shall be twenty feet (20') from the front property line.
 - (ii) Side yard: A minimum setback of five feet (5') is required on each side of the building to the property line. Ten feet (10') shall separate the residences. A minimum setback of ten feet (10') is required on a corner lot side yard. Where a garage faces the street on a side or corner lot, the garage shall be setback a minimum of twenty feet (20').
 - (iii) Rear yard: There shall be a minimum of fifteen feet (15') from the building to the rear property line or the top or toe of slope at the rear of the lot.
 - (iv) Usable yard area:
 - Each single-family lot within Planning Area A shall have a minimum of eight hundred (800) square feet of contiguous usable yard area. Such usable yard area shall have no dimension less than fifteen feet (15'). No more than thirty-five percent (35%) of the lots in Planning Area A may have a minimum of six hundred seventy-five (675) square feet of usable yard area.
 - Such usable area shall not be used for parking, drive-ways, automobiles, turning areas or accessory buildings. The maximum gradient for usable yard area shall be five percent (5%). The usable yard area shall not include the required front yard setback.
- 6) Minimum dwelling unit size: Homes in this planning area shall maintain an average usable living area of seventeen hundred (1,700) square feet excluding open patios and

garages. Fifteen percent (15%) of these units may provide a minimum usable living area of one thousand five hundred (1,500) square feet.

e. Planning Area D Development Standards

Planning Area D will provide single-family detached homes. All dwellings within this Planning Area shall be subject to the following standards:

- 1) Building height shall not exceed thirty-five feet (35').
- 2) Minimum lot width: Sixty-five feet (65') is the minimum lot width for Planning Area D. This minimum may be reduced by five feet (5') to a minimum of sixty feet (60) for no more than fifty percent (50%) of the lots within this Planning Area.
- 3) Lot sizes shall average eight thousand (8,000) square feet and must maintain a minimum of six thousand (6,000) square feet. Not more than fifty percent (50%) of the lots in this Planning Area may be the minimum lot size of six thousand (6,000) square feet in size.
- 4) Lot coverage: Not more than forty-five percent (45%) of the lot area shall be covered by buildings including accessory structures.
- 5) Building setbacks:
 - (i) Front setbacks: The minimum building setback shall be twenty feet (20') from the property line.
 - (ii) Side yard setbacks: A minimum setback of five feet (5') is required on each side of the building to the property line. Ten feet (10') shall separate the structures. Where a garage faces a street on a side or corner lot, the garage shall be set back a minimum of twenty feet (20'). A minimum setback of ten feet (10') is required on a corner lot side yard.
 - (iii) Rear yard: There shall be a minimum of fifteen feet (15') from the building to the rear property line or to the top or toe of slope at the rear of the lot.
 - (iv) Usable Yard Area
 - Each single-family lot within Planning Area D shall have one thousand (1,000) square feet of usable yard area. Such contiguous usable yard area shall have no dimension less than fifteen feet (15').
 - Such usable area shall not be used for parking, driveways, automobiles, turning areas or accessory buildings. The maximum gradient for usable yard area shall be five percent (5%). The usable yard area shall

not include the required front yard setback.

- (v) Northern project boundary: There shall be a minimum seventy foot (70') building setback from the northern project boundary which is adjacent to existing residences. This creates a fifty foot (50') landscape buffer/easement in which no structures or fences may occur.

- 6) Minimum dwelling unit size. Homes in Planning Area D shall have a minimum average usable living area of two thousand four hundred (2,400) square feet and a minimum of two thousand (2,000) square feet, excluding open patios and garages.

6. Medium Density Residential Development Standards

a. Permitted Uses

The following uses are permitted and consistent with the General Plan and Zoning Ordinance:

- 1) Multiple family dwellings.
- 2) Single family dwellings.
- 3) Oil drilling and production.

b. Accessory Uses Permitted

- 1) Accessory buildings necessary to such use located on same lot or parcel of land including garage, fences, walls and recreational facilities.
- 2) Home occupations pursuant to Chapter 18.80 of the La Habra Municipal Code.

c. Planning Area B Development Standards

The residential neighborhood that will develop within Planning Area B shall be developed pursuant to the standards established by the R-3 Multiple-Family Dwelling Zone within the City of La Habra Zoning Ordinance, Section 18.18010 through 18.18.070 with the following exceptions:

- 1) Maximum gross density shall not exceed 12 units to the acre.

7. Open Space Development Standards

a. Permitted Uses

The following uses are permitted as specified below:

- 1) Public buildings, leased or used by any governmental jurisdiction, including parks, public easements and water works.

- 2) Golf course and driving range.
- 3) Recreation facilities.
- 4) Oil drilling and production.

b. Accessory Uses Permitted

The following accessory uses are permitted as specified below:

- 1) Buildings and structures necessary to the permitted uses.

c. Uses Subject to Conditional Use Permit

The following uses may be permitted subject to conditional use permits as provided for under Chapter 18.58 of the La Habra Municipal Code:

- 1) Restaurant facilities.
- 2) Commercial facilities ancillary to permitted uses.

d. Prohibited Uses

All uses except those expressly listed.

e. Site Development Standards

- 1) Maximum building height is subject to the applicable standards of adjacent the Planned Commercial Industrial zone.
- 2) All open space areas shall be developed pursuant to the standards established by the La Habra Municipal Code section 18.50.

G. ALTERNATE PLAN - LAND USE STANDARDS

General Provisions

The developer shall establish the precise boundaries of land use areas, consistent with the intent of Exhibit 18, Alternate Plan - Land Use Development with the consent of the Director of Planning.

All of the land areas of the Specific Plan (excluding dedicated parks) may be devoted to residential uses provided that a minimum of 145 acres shall be developed as a regulation 18-hole golf course to augment the open space buffers of the residential neighborhoods.

A baseline total of 700 units (1.95 units to the gross acre) shall be permitted. Densities may not exceed maximums as set forth in Table B, Land Use Tabulation - Alternate Plan except as provided by a transfer of density.

All utilities shall be placed underground. All residential units shall be wired for a master TV antenna system or cable TV and for security. Fire safety may be addressed through the requirement of Class A non-

combustible roof tiles, support to fire fighting capabilities or other technical mechanisms. A fuel modification zone shall be incorporated at the southern project boundary as required and approved by the Fire Chief. All developments shall utilize energy efficient building standards and incorporate energy devices for purposes of energy conservation. An energy efficiency threshold of forty percent (40%) above the now current requirements of the Uniform Building Code is a goal of the La Habra Hills Specific Plan. A reduction of the energy efficiency threshold to less than ten percent (10%) above the same U.B.C. requirements shall require approval of the Director of Planning. Water conservation devices shall be utilized within the new homes.

2. Land Use Summary

Land use designations have been assigned to each development area identified on the La Habra Hills Specific Plan Alternate Land Use Development Plan. The designations include the Planning Area/Neighborhood identification, area in gross acres, land use designations, proposed use, proposed number of dwellings units and target density per gross acre. These statistics are shown on Table B, Land Use Tabulation - Alternate Plan, page 52.

As defined for this project, gross acres means gross developable acres which includes major slope banks and interior residential streets, but excludes major highways, secondary highways and collector streets as shown on the Alternative Land Use Development Plan, Exhibit 18.

3. Transfer of Density/Dwelling Units

Transfer of density or dwelling units from one residential neighborhood/planning area to another may be permitted within the Alternate Specific Plan Area in accordance with the provisions established by Section IV-F-3 of the La Habra Hills Specific Plan with the following exception:

- a) In no case shall a transfer of density result in exceeding the planning unit maximums set forth in Table B, Land Use Tabulation - Alternate Plan by more than twenty percent (20%).

4. Low Density Residential Development Standards

Development standards for Planning Areas A and D of the Alternate Plan remain the same as those established for the La Habra Hills Land Use Development Plan. Planning Area C within the Alternate Plan will be developed to the following standards.

a. Permitted Uses

The following uses are permitted, consistent with the General Plan and Zoning Ordinance:

- 1) Single-family detached dwellings.
- 2) Oil drilling and production.

b. Accessory Uses Permitted

The following accessory uses may be permitted as specified below:

- 1) Accessory buildings necessary to such use located on same lot or parcel of land including a private garage, fences and walls.
- 2) Home occupations pursuant to Title 18, Chapter 18.04, of the La Habra Municipal Code.

c. Uses Subject to Conditional Use Permit

The following uses may be permitted subject to conditional use permits as provided for under Chapter 18.58 of the La Habra Municipal Code:

- 1) Public utility or public service buildings, structures and uses.
- 2) Real estate sales offices or model home sales complex.
- 3) Community and recreational facilities.
- 4) Accessory apartments pursuant to Section 18.16.040 of the La Habra Municipal Code.
- 5) Residential day care for 7 or more persons.

d. Planning Area C Development Standards

Planning Area C will provide single family detached homes. All dwellings within this Planning Area shall be subject to the following standards:

- 1) Building height shall not exceed thirty-five feet (35').
- 2) Minimum lot width: Forty-five feet (45') is the minimum lot width for this Planning Area. This width may be reduced by five feet (5') to a minimum of forty feet (40') for no more than thirty-five percent (35%) of the lots in Planning Area C.
 - Lots that maintain the forty foot (40') minimum width shall include the following:
 - i) Architectural features such as second floor setbacks, entry gates and deep recesses shall be employed to articulate the building mass.
 - ii) One additional street tree per lot shall be provided.
 - Lots fronting on cul-de-sacs or knuckles must maintain a minimum width of thirty feet (30') at the front setback line.
- 3) Lot sizes shall average seven thousand two hundred (7,200)

square feet and must maintain a minimum of four thousand (4,000) square feet. Not more than thirty-five percent (35%) of the lots in this Planning Area may be four thousand (4,000) square feet.

- 4) Lot coverage: Not more than forty-five percent (45%) of the lot area shall be covered by buildings, including accessory structures.

5) Building setbacks:

- i) Front: The minimum building setback shall be twenty feet (20') from the front property line.
- ii) Side yard: A minimum setback of five feet (5') is required on each side of the building to the property line. Ten feet (10') shall separate the residences. A minimum setback of ten feet (10') is required on a corner lot side yard. When a garage faces the street on a side or corner lot, the setback shall be a minimum of twenty feet (20').
- iii) Rear yard: There shall be a minimum of fifteen feet (15') from the building to the rear property line or to the top or toe of slope at the rear of the lot.

iv) Usable yard area:

- Each single-family lot within Planning Area C shall have a minimum of eight hundred (800) square feet of contiguous usable yard area. Such usable yard area shall have no dimension less than fifteen feet (15'). No more than thirty five percent (35%) of the lots in Planning Area C may have the minimum reduced to six hundred seventy-five (675) square feet of usable yard area.
- Such usable area shall not be used for parking, drive-ways, automobiles, turning areas or accessory buildings. The maximum gradient for usable yard area shall be five percent (5%). The usable yard area shall not include the required front yard setback.

- 6) Minimum dwelling unit size: Homes within Planning Area C shall maintain an average usable living area of one thousand seven hundred (1,700) square feet, excluding open patios, decks, and garages. Fifteen percent (15%) of these units may provide a minimum usable living area of one thousand five hundred (1,500) square feet.

A chart that compares the standards established for the La Habra Hills Specific Plan with those for the Alternate Plan is provided on Table C, Development Regulations Comparison, page 75. The comparison addresses the low density residential

development standards for the single-family detached homes to be developed in Planning Areas A, C and D.

5. Medium Density Residential Development Standards

Planning Area B within the Alternate Plan shall be developed pursuant to the standards established by the La Habra Hills Specific Plan Section IV-5.

DEVELOPMENT REGULATIONS COMPARISON

Planning Area	Lot Size Min. Avg./Min.	Lot Width	Lot Coverage	Usable Rear Yard	Dwelling Unit Size Min. Avg./Min.	Setbacks F - S - R	Maximum Height
LA HABRA HILLS SPECIFIC PLAN							
A	7200 / 4000 (35% at 4000)	45' (35% at 40')	45%	800 / 675 (35% at 675)	1700 / 1500	20'-5'-15'	35'
C	7600 / 5000 (50% at 5000)	55' (50% at 50')	45%	800 s.f.	2000 / 1700	20'-5'-15'	35'
D	8000 / 6000 (50% at 6000)	65' (50% at 60')	45%	1000 s.f.	2400 / 2000	20'-5'-15'	35'
ALTERNATE PLAN							
A	7200 / 4000 (35% at 4000)	45' (35% at 40')	45%	800 / 675 (35% at 675)	1700 / 1500	20'-5'-15'	35'
C	7200 / 4000 (35% at 4000)	45' (35% at 40')	45%	800 / 675 (35% at 675)	1700 / 1500	20'-5'-15'	35'
D	8000/6000 (50% at 6000)	65' (50% at 60')	45%	1000 s.f.	2400 / 2000	20'-5'-15'	35'

V. DESIGN GUIDELINES

A. INTRODUCTION

The Design Guidelines for the La Habra Hills Specific Plan have been developed to provide an understanding of the community structure and the intended character for the project. These guidelines provide the framework to ensure that a quality development that offers desirable residential neighborhoods will occur.

The primary component necessary to develop the desired character for La Habra Hills is the proper relationship between the various land uses and the land forms. The structure of the community is defined by these relationships.

The Land Use Development Plan identifies four separate residential neighborhoods that offer a variety of housing opportunities. Each residential area requires special design considerations to blend with the broader scope of the community.

B. COMMUNITY STRUCTURE

Two distinctly different community components combine to create the order and structure for the future development within La Habra Hills. These components include Hillside Residential and the Recreational Component.

1. Hillside Residential

The Hillside Residential component is comprised of four separate residential neighborhoods. The primary design objective for this zone is to integrate these individual neighborhoods into an overall community character, while creating a clear sense of neighborhood identity.

This design component is divided into two sub-categories that address design considerations for both detached and attached residential products.

a. Single-Family Detached Neighborhoods

1) Entry

- The neighborhood entry feature shall be compatible with the architectural style(s) of the individual residential areas.
- A distinctive entry shall be created for each residential neighborhood/planning area, including special wall articulation and complementary planting treatment.
- Individual entries are encouraged for each residential area to establish a sense of neighborhood identity.
- Single-family homes that are located across from the neighborhood entry area should be sited so that driveway and garage doors are not highly visible. Front yard and side yard

landscaping should be the primary features that are visible from these entry areas.

2) Site Planning Criteria

- Street patterns should provide interest, safety and privacy within each of the residential neighborhoods.
- Create internal residential circulation patterns that discourage through traffic and maintain neighborhood integrity.
- Avoid long, straight alignments that create monotonous street scenes and encourage excessive travel speeds.
- Vary building orientation adjacent to collectors and arterials where possible to develop the most interesting edge conditions.
- Vary the street setbacks, especially at the community edge.
- Encourage visual access from residential neighborhoods to the golf course.

3) Walls and Fences

- Freestanding walls must complement the architectural character of the community and the project edges.
- Incorporate offsets in walls and integrate landscaping to develop an interesting edge treatment.
- Employ open fencing to maintain visual access to the golf course wherever practical.
- Wrought iron, slump block, concrete block with cement plaster finish shall be the materials used for fences and walls.
- Consistent design and materials shall be employed for walls and fences which are visible from open spaces and roadways.

4) Landscaping

- Drought tolerant plant materials shall be employed to the greatest extent possible.
- Landscape treatment on manufactured slopes shall incorporate varied plant heights to soften the architectural impact while encouraging views to the golf course and beyond.
- Employ sensitive planting design at the project boundary,

near open space/park edges and along the scenic ridgeline road to create a varied visual experience that maintains distant views where possible.

5) Architectural

- Compatible architectural styles shall be employed within each residential area. These styles shall blend with each other to create a harmonious community.
- The combination of one and two story elements for individual units is encouraged.
- Incorporate building projections to enhance shadow and to provide visual interest.
- Differing roof forms are encouraged as they provide streetscape interest. A flat roof design is acceptable if it is combined with a sloped roof. Simple forms are preferred.
- Roof overhangs are especially encouraged at entries and openings.
- Dwelling units with strong indoor-outdoor relationships are desired. This extension of living space enhances the active lifestyle and visual interest of the community.

b. Single-Family Attached/Multi-Family Neighborhoods

1) Entry

- Provide a comprehensible entry and arrival sequence. This will assist in providing neighborhood orientation.
- The planning area entry shall complement the architectural character of the neighborhood.
- Textured paving and colorful landscape treatments are encouraged to accent the arrival sequence.

2) Site Planning Criteria

- Orient buildings to the streets or walkways when possible to develop a "human scale."
- Orient dwelling units toward the golf course and landscaped hillsides wherever possible to achieve a feeling of openness.
- A recreational facility that provides an internal focus for this neighborhood is encouraged.
- Provide trash collection sites that encourage recycling within the community.

3) Walls and Fences

- Open view fencing is encouraged to maintain visual access of the golf course and other open space resources.
- Walls which are adjacent to residential units shall reflect the architectural character of the buildings.
- Solid walls are encouraged to provide privacy and security at the rear of dwelling units which are sited adjacent to local streets
- Patio walls should be varied in height and alignment and integrated with the planting design.
- Patio walls at the fronts of buildings should incorporate lighting and address signage for orientation and to enhance individual residential unit identity.

4) Landscaping

- The streetscape adjacent to an attached residential neighborhood shall incorporate landscape treatment that buffers the adjacent development while not precluding visual access.
- Drought tolerant plantings are encouraged within the neighborhoods.
- Varied plant heights are encouraged on the manufactured slopes to soften architectural impact, allow views and to provide visual interest through a sculptural appearance of the slope face.
- Internal streetscape treatments are to incorporate landscape elements that are in scale with the planting area and structures.
- Individual neighborhood entries shall incorporate flowering materials to accent and provide orientation.
- Provide an internal pedestrian system that offers easy access to the recreational amenity.

5) Architectural

- The architectural style shall be consistent throughout and be compatible with community-wide character.
- Incorporate one- and two-story elements and varied building projections to provide visual interest for each structure.
- Patio walls and balconies are encouraged to create a strong indoor-outdoor relationship.

- Provide individualized entries for each dwelling unit.
- Provide recessed openings and an overhead cover at each dwelling unit entry.
- Accommodate off-street parking without detracting from streetscape and the pedestrian experience.
- Screen all mechanical equipment.
- Mailbox structures and trash enclosures shall incorporate the neighborhood architectural theme. A trellis structure is encouraged if second story units view the enclosure.

2. Recreational Component

The golf course represents the most dominant design element of the recreation component. The community park serves as an extension of the streetscape for Idaho Street. The landscape treatment of the golf course will serve to establish a community-wide character for the Specific Plan Area.

a. Golf Course

- Provide a varied landscape treatment where the golf course represents the project perimeter.
- Provide a landscape treatment at the residential edge that allows views of the golf course from residences and enhances golf play.
- Employ an architectural style for the clubhouse that is compatible with the surrounding residential development.
- Signage for the facility shall be compatible with and not detract from adjacent residential neighborhoods.

b. Public Parks

- Employ the use of low maintenance, drought tolerant plant materials which are compatible with and complementary to the various activity areas of the park.
- Incorporate plant materials along the public walks and trails that do not impede access.

TO: HONORABLE CHAIRMAN AND COMMISSIONERS
CITY OF LA HABRA PLANNING COMMISSION

FROM: ROY RAMSLAND, SENIOR PLANNER

DATE: October 25, 1999

CASE: Clarification of code standard

LOCATION: La Habra Hill Specific Plan Area

A. REQUEST:

The staff is asking the Commission to adopt an administrative policy regarding walls and fences for hillside developments.

B. DISCRPTION

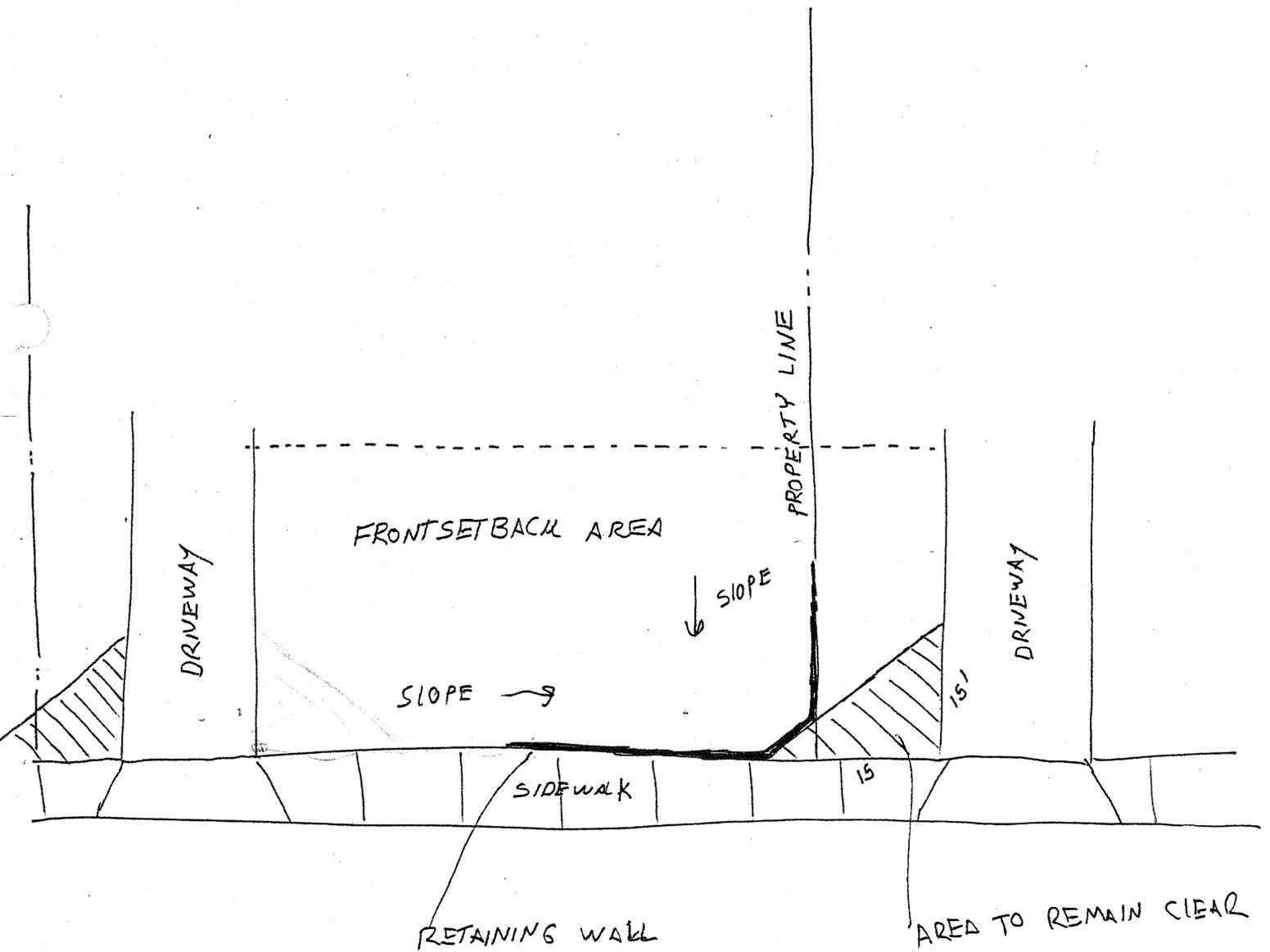
As the Commission is aware the established development standards within the Zoning Code prohibit the placements of wall and or fences higher than 3 feet within the front setback area. The three feet is typically measured from the highest grade of the property at the sidewalk. The intent of the code is to provide clear visibility for both pedestrians and drivers in order to prevent accidents. This works fine in most cases.

When the La Habra Hills Specific plan was adopted the same setback standards were established in those areas. However, in these areas we are dealing with hillside developments with large slopes. If we apply our usual interpretation we could end up with wall 5, 6 or more feet high next to the driveway. To alleviate this problem we would recommend use of the attached standard which requires that an area of 15 feet by 15 feet adjacent to the downhill driveway remain clear.

C. REQUESTED ACTION:

A motion of the Planning Commission of the City of La Habra adopting an administrative policy regarding wall / fences as it relates to hillside development in the La Habra Hill Specific Plan Area, as per exhibit A.

Exhibit "A"



FYI
M. Sanchez

WESTRIDGE

Community Association

July 2, 1999

ATTN: Maritza Sanchez
Assistant Planner - City of La Habra
201 E. La Habra Blvd.
La Habra, CA 90631

RE: Westridge Architectural Guidelines

Dear Maritza:

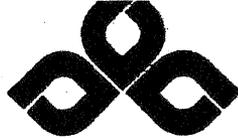
Per your request, please find enclosed a complete copy of the Architectural Guidelines for the Westridge Community Association in La Habra.

As previously discussed, homeowners will submit plans to the Westridge Architectural Committee for aesthetic approval of plans. Homeowners will receive a stamped copy of their plans stating it was approved, with or without conditions.

If you have any questions or concerns or if I can be of further assistance, please contact me at (949) 465-5555 ext. 231.

For the Board of Directors,

Randy Blanco
Account Executive



MERIT ASSOCIATION
SERVICES, INC.

ARCHITECTURAL GUIDELINES

PREPARED FOR

WESTRIDGE COMMUNITY ASSOCIATION

Adopted by the Board of Directors

Date: May 18, 1999

WESTRIDGE COMMUNITY ASSOCIATION

ARCHITECTURAL GUIDELINES

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ARCHITECTURAL GUIDELINES
FOR
WESTRIDGE COMMUNITY ASSOCIATION

I. PURPOSE

As set forth in the Declaration of Restrictions, the Architectural Committee is vested with the power to review and approve all Improvements to all Residential Lots for Westridge Community Association. Such Improvements include, without limitation, additions, modifications and alterations to Lots, signs, fences, walls, landscaping, screens, patios and patio covers, window treatments, air conditioning units and attic fans, and any other modifications to the exterior of a Dwelling Unit or other Improvements or alterations to your home.

The Architectural Committee does not seek to restrict individual creativity or personal preference, but rather help assure a continuity in design which will help preserve and improve the appearance of the Community and enhance the property values of all Owners in the Community.

The Architectural Committee shall consist of not less than three (3) nor more than five (5) members. Members of the Architectural Committee shall receive no compensation for services rendered other than reimbursement by the Association for any expenses that might be incurred in performing their duties. The Architectural Committee has the right to retain architects or other construction specialists as may be necessary to perform its duties.

Prior to the commencement of any addition, alteration or construction work of any type on any residential Lot in Westridge Community Association, you must first make application to the Architectural Committee for approval of such work. Failure to obtain approval of the Architectural Committee may constitute a violation of the Declaration of the Restrictions affecting your home, and may require modification or removal of unauthorized works of Improvement at your expense.

A building or other permit may be required by the Orange County Building Department, or other governmental agencies prior to the commencement of any work. Neither the Architectural Committee, nor the Association, assumes any responsibility for failure to obtain such permits. Also, obtaining such permits does not waive the obligation to obtain Architectural Committee approval.

II. GUIDELINES

A. Submission Procedure Requirements.

- 1) All applicants ("Applications") for Architectural Committee approval are to be made on the standard Westridge Community Association Home Improvement Form (Exhibit A).
- 2) Submission of Applications. All Applications are to be made to the Westridge Community Association Architectural Committee, c/o Merit Property Management, 25910 Acero Street, 2nd Floor, Mission Viejo, CA 92691.
- 3) Reasonable Fees. The Board of Directors, or the Architectural Committee, may assess a fee not to exceed \$50.00 per submission for review of plans and specifications required pursuant to these standards.
- 4) Construction Drawings. Plans and specifications for works of Improvement must be prepared in accordance with the applicable building codes, and with sufficient clarity and completeness to enable the Committee to make an informed decision on your request.
- 5) Submission of Application for Improvements. Please forward three (3) sets of your proposed plans and specifications, together with the standard Home Improvement Form (Exhibit A), and the Facing, Adjacent and Impacted Neighbor Statement (Exhibit B) along with the following information to the Architectural Committee to constitute a complete Application. Please mail this information to the address noted above in item #2. One (1) set will be returned to you after completion of the review.
 - a) Plot plan drawn to scale showing the following:
 - i) All proposed Improvements and relevant elevations, together with the desired location of such Improvement to the Lot.
 - ii) Complete dimensions of the proposed Improvements.
 - b) Description of materials to be used, including the proposed color scheme. Samples should be provided.
 - c) Drainage plans (if applicable) where the established drainage pattern might be altered by the proposed Improvement.
 - d) Floor plans (if applicable) showing overall dimensions and area of Improvements reflecting your preliminary design concept.
 - e) Description of proposed construction scheduled.
 - f) Landscape plan and working drawings (if applicable).

- g) If proposed Improvements require access over the Common Area facilities for purposes of transporting labor or materials, written permission shall be required from the Association. Any such requests must be filed with the Board of Directors prior to the commencement of your Improvement.
- h) Any other information or documentation deemed to be necessary by the Architectural Committee in evaluating your request.

B. Failure to Comply with Required Procedures.

Failure to comply with the requirements and procedures set forth herein shall cause your Application to be delayed pending submission of other information and documentation to the Architectural Committee. An incomplete Application shall affect the time limits for approval otherwise reserved in favor of the Architectural Committee.

C. Approval by Architectural Control Committee.

Decisions of the Architectural Committee and the reasons therefor should be transmitted by the Architectural Committee to the Applicant, at the address set forth in the application for approval, within forty-five (45) days after receipt by the Architectural Committee of all plans, specifications, and materials required. Any application submitted pursuant to the provisions of Article 13, Section 13.3 of the CC&R's shall be deemed approved, unless written disapproval or a request for additional information or materials by the Architectural Committee shall have been transmitted to the Applicant within forty-five (45) days after the receipt by the Architectural Committee of all required materials.

D. Appeal.

In the event plans and specifications submitted to the Architectural Committee are disapproved, the party or parties making such submission may appeal to the Board by submitting a written request for appeal. The written request shall be submitted to the Board not more than thirty (30) days following the final decision of the Architectural Committee for review, whose written recommendations will be submitted to the Board. Within forty-five (45) days following receipt of the request for appeal, the Board shall render its written decision. The failure of the Board to render a decision within forty-five (45) days shall be deemed a decision in favor of the Applicant.

E. Enforcement.

Failure to obtain the necessary approval from the Architectural Committee, or failure to complete the Improvements in conformity with the plans and specifications approved by the Architectural Committee, may constitute a violation of the Declaration of Restrictions and may require modifications or removal of any work or Improvement at your expense.

F. Violations.

All Owners in Westridge Community Association shall have the right and responsibility to bring to the attention of the Architectural Committee, any violations of the standards set forth herein.

G. Notice of Completion.

Upon the completion of any construction or reconstruction or the alteration or refinishing of any Improvement, or upon the completion of any other work for which approved plans and specifications are required, the Owner shall complete and forward a written Notice of Completion (Exhibit C) to the Architectural Committee.

H. Inspection.

Any member or agent of the Architectural Committee may from time to time at any reasonable hour or hours and upon reasonable notice enter and inspect any Lot or Residence subject to the jurisdiction of said Architectural Committee as to its improvement or maintenance in compliance with the provisions hereof.

I. Noncompliance.

If the Architectural Committee finds that such work was not done in substantial compliance with the approved plans and specifications, it shall notify the Owner in writing of such noncompliance, specifying the particulars of noncompliance and shall require the Owner to remedy the same within thirty (30) days from the date of notification of such noncompliance. If a noncompliance exists, the Board, after Notice and Hearing, may levy a Special Assessment against such Owner for the costs of removing or remedying such noncompliance.

J. Variances.

Where circumstances such as topography, location of property lines, location of trees, configuration of Lots or other matters require the Architectural Committee, by the vote or written consent of a majority of the members thereof, to allow reasonable variances as to any of the CC&R's under the jurisdiction of such Committee, on such terms and conditions as it shall require; provided, however, that all such variances shall be in keeping with the general plan of improvement and development.

K. Completion Bond.

The Architectural Committee may, as a condition to its approval of any Owner-proposed plans and specifications on any improvements or landscaping to be constructed or installed on any Lot, require the Owner of such Lot to post a completion bond (or other form of assurance satisfactory to the Architectural Committee) in favor of the Association to insure the completion of the construction and installation of such improvements and/or landscaping in strict compliance with the plans and specifications so approved.

III. ARCHITECTURAL STANDARDS

A. Structural or Material Additions or Alterations.

Exteriors of any building shall conform to the material, colors, character and detailing as established on existing Lots within the respective Tract.

- 1) Structures in this section shall conform to the original structural character of the existing Lot.
- 2) Patio sun shades, arbors and trellis structures shall be of wood construction only, with the exception of vertical supports which may be of stucco or masonry.
- 3) Structures under this section will be stained or painted to match or be complimentary with colors used on its appurtenant Dwelling.
- 4) Structures in this section shall either have flat or shed roofs, or a form consistent with the existing roof lines.
- 5) In designing this addition, intrusion upon a neighbor's privacy, or the passage of light or air to a contiguous Lot, shall be kept to an absolute minimum.

B. Landscaping and Other Related Improvements.

Other than such landscaping, if any, within a Lot maintained hereunder by the Association, all landscaping of every kind and character, including shrubs, trees, grass and other plantings shall be neatly trimmed, properly cultivated and maintained continuously by the Owner thereof in a neat and orderly condition and in a manner to enhance its appearance; provided, however, landscaping within any area of a Lot which is encumbered by an easement for sewer or storm drain lines or facilities located within such easement shall not be landscaped with shrubs or trees.

Within one-hundred eighty (180) days after the close of escrow for sale of a Residence to an Owner, the Owner of such Residence shall install irrigation systems and plant lawns or otherwise install landscaping upon the front yard areas of his/her Lot (and if visible from the Private Streets adjacent to the Lot, the side yard areas of his/her Lot) in a neat and attractive condition, all in accordance with a landscape plan approved by the Architectural Committee pursuant to Article 13 of the CC&R's.

All landscaping upon a Lot shall be maintained by the Owner of such Lot in a neat, clean and attractive condition (including cutting and pruning) with all vegetation being irrigated and fertilized regularly. In the event an Owner fails to comply with any of the foregoing requirements (which failure shall be regarded as a nuisance), the Architectural Committee or its

duly authorized appointees or agents shall so notify the Owner in writing and direct such Owner to do whatever work is reasonably necessary to secure compliance hereunder. If within thirty (30) days after receipt by the Owner of such written notice, the offending Lot still does not conform to the requirements hereof, the Board or its duly authorized appointees or agents shall have the right to seek any remedies at law or in equity which it may have and/or to enter upon the offending Lot and remove weeds, rubbish or other materials and do all things necessary to place such Lot in compliance herewith (including the installation, removal, irrigation, fertilization and/or trimming of vegetation and other landscaping), all at the cost and expense of the Owner, and to collect such amounts as may be expended by the Association as one (1) or more Special Assessments levied by the Board against such Lot.

C. Drainage.

No Owner shall make a change in the established grade or elevation of any Lot or in any way modify or interfere with the established drainage patterns, systems and improvements on any Lot unless such act is first approved in writing by the Architectural Committee. The terms "established grade and elevation" and "established drainage patterns, systems and improvements" of a Lot shall mean and refer to the grade and elevation and the drainage patterns, systems and improvements, respectively, of a Lot as established at the time of conveyance of the Lot from Declarant or Merchant Builder to an Owner other than Declarant or a Merchant Builder, and upon such conveyance, the Owner of such Lot shall be deemed to have accepted the responsibility for the maintenance and repair of all drainage patterns, systems and improvements located upon such Lot.

D. Gutters and Downspouts.

No gutters, downspouts or scuppers to control water shed from roofs shall be installed without prior approval of the Architectural Committee. Such Improvements shall be primed and painted to match the surface color of its appurtenant Dwelling. Each Owner shall also ensure that the gutters and downspouts serving his/her Dwelling Unit are kept clean and free of debris.

E. View Disclaimer.

No Owner will require any easement for, right to or interest in any unobstructed view of, over or across any open space areas, the Common Area, the Golf Course or otherwise. Neither Declarant, the Merchant Builders, the Association nor the partners, officers, directors, employees or agents of Declarant, the Merchant Builders or the Association, or any other Owner has any affirmative obligation and assumes no legal duty to take any measures for the benefit of an Owner with regard to such matters, nor makes any representations as to the effectiveness or adequacy of any measures as may have been taken voluntarily or otherwise by Declarant, the Master Builders, the Association, an Owner or any other person.

Any view from the Property or surrounding areas of, over or across any open space areas, the Common Area and/or the Golf Course is not a part of the value of the Property nor any Lot is

not guaranteed. Future development within the Property or outside the Property may affect any views.

F. Prohibited Structures.

No shed, tent, privy or temporary building shall be erected, maintained or used on the Property; provided, however, that the temporary buildings for use and used only for purposes incidental to the initial construction of improvements and dwellings on any portion of the Property may be erected, maintained and used, provided that such erection, maintenance and use has been approved by the Architectural Committee and provided further that said temporary buildings shall be promptly removed upon completion of such construction work.

G. Antennas, etc.

No projections of any type which are attached to any Residence or any other building shall be placed or permitted to remain above the roof of any Residence or any other building with the exception of one or more chimneys and one or more vent stacks.

No outside video, television or radio pole or antenna, satellite dish or other electronic device (including those having a diameter or diagonal measurement of thirty-six (36) inches or less) shall be constructed, erected or maintained on any Lot in such a manner as to be visible from any street or Common Area unless and until the same have been approved by the Architectural Committee (which approval shall not be unreasonably withheld or delayed).

The Architectural Committee may, in its reasonable discretion, condition its approval of such installation on the installer agreeing to indemnify or reimburse the Association or Members for any loss or damage caused by the installation, maintenance or use of such video, television or radio pole or antenna, satellite dish or other electronic device.

H. Window Coverings.

No windows shall be covered with aluminum foil or similar reflecting or tinting material.

I. Party Walls.

Other than the wall of a building, each fence or wall which is placed on the dividing line between two Lots shall be deemed to be a party wall notwithstanding that one such wall or fence may be located entirely upon one such Lot. The general rules of law regarding party walls and liability for property damage due to negligence or willful acts or omissions shall apply to such party walls.

A party wall shall be considered to adjoin and abut against the property line dividing the Lots from the bottom of the foundation over the full length and height of any wall or fence. The following shall apply to party walls:

a) Use. Owners who's Lots are separated by a party wall shall equally have the right to use such party wall, except that each such Owner shall have the right to the exclusive use of the surface of the party wall on his/her side.

b) Sharing of Repair and Maintenance. The cost of reasonable repair and maintenance of a party wall shall be shared by the Owners who make use of the party wall in proportion to such use.

c) Destruction. If a party wall is destroyed or damaged by fire or other casualty, any Owner who has the use thereof may restore it, and if the other Owners thereafter make use of the wall, they shall contribute to the cost of restoration thereof in proportion to such use without prejudice, however, to the right of any such Owners to call for a larger contribution from the others under any rule of law regarding liability for negligent or willful acts or omissions.

J. Post Tension Slabs.

Owner hereby acknowledges that the concrete slab for some or all of the Residences may have been reinforced with a grid of steel cable which was installed in the concrete and then tightened to create a very high tension. This type of slab is commonly known as a "post-tension slab". Each Owner further acknowledges that cutting into a post-tension slab for any reason (e.g., to install a floor safe, or remodel plumbing, etc., is very hazardous and may result in serious damage to the Residence and/or personal injury. By accepting title to a Lot, each Owner hereby specifically covenants and agrees that:

(a) Owner shall not cut into or otherwise tamper with the post tension slab;

(b) Owner shall not knowingly permit any other person to cut into or tamper with the post tension slab other than a licensed contractor who has been informed that the slab is post-tensioned and who has identified the location of the cables running within the slab;

(c) Owner shall disclose the existence of the post tension slab (if any) to any tenant, subsequent purchaser or lessee or the Residence; and

(d) Owner shall indemnify and hold Declarant, the Merchant Builders, and their respective officers, directors, partners, employees, contractors and agents, free and harmless from and against any and all claims, damages, losses, or other liability (including attorneys' fees) arising from any breach of this section.

K. Right to Adopt Additional Architectural Standards.

The Board of Directors may, from time to time, adopt and promulgate additional Architectural Standards to be administered through the Architectural Committee. Copies of such additional Architectural Standards, together with any Rules and Regulations adopted and promulgated by the Board of Directors and/or the Architectural Committee, shall be on file at the office of Merit Property Management.

IV. GENERAL CONDITIONS -

- A. An oversight of a Covenant, Condition or Restriction, or a Committee policy does not constitute waiver of that rule and therefore, must be corrected upon notice.
- B. Streets may not be obstructed with objects and building materials that are hazardous to pedestrians, vehicles, etc. Items such as, but not limited to, dumpsters, sand and building materials may not be stored on streets, sidewalks, or Common Property.
- C. Any damage to Westridge Community Association Property will be replaced or repaired by a Westridge subcontractor. All applicable charges for restoration will be charged back to the responsible Owner and is due and payable within thirty (30) days from notification or assessment of penalties.
- D. Approval of plans is not authorization to proceed with Improvements on any Property other than the Lot owned by the Applicant.
- E. An Improvement may be repainted without Committee approval, so long as the Improvement is repainted the identical color with which it was last painted in compliance with all applicable restrictions.

HOME IMPROVEMENT FORM

WESTRIDGE COMMUNITY ASSOCIATION
C/O Merit Property Management, Inc.
25910 Acero Street, 2nd Floor
Mission Viejo, CA 92691
(714) 951-4464

LOT NO. _____
CLOSE OF ESCROW ____/____/____

X _____
Homeowner's Signature

Name: _____

Home Phone: _____

Address: _____

Work Phone: _____

SUBMITTAL CHECK LIST: (Please include the following)

- ____ Home Improvement Form (Exhibit A)
- ____ Facing, Adjacent and Impacted Neighbor Statement (Exhibit B)
- ____ 3 Sets of Drawings - Should include details of size, design, color and materials. Location of drains must be included on drawings.
- ____ Names of plants should include the common name and not Latin names. Please fold plans to 8 1/2" x 11".

PROJECTS BEING SUBMITTED: (Please check appropriate items)

ARCHITECTURAL

- ____ Awnings
- ____ Deck (wood)
- ____ Gazebo
- ____ Green House
- ____ Patio Cover
- ____ Patio Slab
- ____ Painting
- ____ Rain Gutters
- ____ Solarium

LANDSCAPE / HARDSCAPE

- ____ Landscape:
 - ____ Front
 - ____ Rear
 - ____ Trees (type & location)
- ____ Hardscape Only
- ____ Fence(s) / Walls:
 - ____ Front
 - ____ Side
 - ____ Rear
 - ____ Retaining
- ____ Addition / Extension
- ____ Drains

EQUIPMENT

- ____ Air Conditioner
- ____ Built-In Barbecue
- ____ Lighting
- ____ Pool & Equipment
- ____ Spa & Equipment
- ____ Swing Set/Playhouse
- ____ Waterfall/Fountain

Other: _____

DO NOT WRITE BELOW THIS LINE (For Committee Use Only)

The Architectural Committee has determined that the above submittal is:

- Approved Approved With Conditions Disapproved as Submitted

- () See notes on plans.
- () Please see reverse for additional comments.
- () Maintain existing drainage pattern or provide alternative drainage method.
- () Resubmit patio cover with additional dimensions and elevation.
- () Do not pour concrete against existing fence.
- () No raised planters against existing walls. (No more than 12 inches of soil to be retained.)
- () Submit originally reviewed plans with revised drawings.
- () All lighting must be low wattage.
- () All new roofing material and angles must conform to existing.
- () _____ must be painted to match existing stucco or fascia trim.
- () Resubmit with more details for _____

COMMENTS:

WESTRIDGE COMMUNITY ASSOCIATION ARCHITECTURAL COMMITTEE

Date: _____ Initial: _____ Date: _____ Initial: _____

V. NEIGHBOR NOTIFICATION

It is the intent of the Architectural Committee to consult neighbors on any Improvements which may impact their use and enjoyment of their property. Neighbor approval or disapproval of a particular Improvement shall only be advisory and shall not be binding in any way on the Architectural Committee's decision.

A. Definitions: Facing Neighbor; Adjacent Neighbor; and Impacted Neighbor.

Facing Neighbor: Means the three (3) Lots directly across the street.

Adjacent Neighbor: Means all Lots with adjoining property lines to the Lot in question.

Impacted Neighbor: Means all Lots immediately surrounding the area which would be affected by the construction of any Improvement. -

B. Improvements Requiring Notification:

Any exterior Improvements that may impact the neighbors in the community.

C. Statement:

The Facing, Adjacent and Impacted Neighbor Statement (Exhibit "B") must be provided to the Architectural Committee to verify the neighbors have been notified about the proposed Improvements.

WESTRIDGE COMMUNITY ASSOCIATION
FACING, ADJACENT AND IMPACTED NEIGHBOR STATEMENT

The attached plans were made available to the following neighbors for review:

- Facing
- Adjacent
- Impacted

Name	Address	Signature	Phone
------	---------	-----------	-------

- Facing
- Adjacent
- Impacted

Name	Address	Signature	Phone
------	---------	-----------	-------

- Facing
- Adjacent
- Impacted

Name	Address	Signature	Phone
------	---------	-----------	-------

- Facing
- Adjacent
- Impacted

Name	Address	Signature	Phone
------	---------	-----------	-------

- Facing
- Adjacent
- Impacted

Name	Address	Signature	Phone
------	---------	-----------	-------

- Facing
- Adjacent
- Impacted

Name	Address	Signature	Phone
------	---------	-----------	-------

- Facing
- Adjacent
- Impacted

Name	Address	Signature	Phone
------	---------	-----------	-------

- Facing
- Adjacent
- Impacted

Name	Address	Signature	Phone
------	---------	-----------	-------

The neighbors have seen plans I am submitting for Architectural Committee approval (see above verification). I understand neighbor objections do not themselves cause denial. However, the Architectural Committee will contact neighbors to determine their objections and their appropriateness, if necessary.

Submitted by:

Name _____ Date _____

Address _____

Signature(s) _____

EXHIBIT C

WESTRIDGE COMMUNITY ASSOCIATION

NOTICE OF COMPLETION

Notice is hereby given that: _____

the undersigned is the Owner(s) of the property located at:

(Street & Number)

(City)

The work of Improvement on the described property was COMPLETED on the

_____ day of _____, 19_____ in accordance with the

Architectural Committee's written approval of the above Owner's plans and submitted package.

Signature of Owner: _____

Date: _____

VI. ENFORCEMENT POLICY

- A. Any violation that is an alleged violation of the Management Documents and Architectural Guidelines of the Association will be processed according to the procedures outlined herein.
- B. In the event one or more Members of the Association or Board of Directors file a Violation Report (Exhibit D) the Board would act as follows:
- 1) Send a letter to the Owner stating the alleged violation and date needed to cure said violation.
 - 2) Upon expiration of the cure date, if the violation still exists, a second letter will be sent stating that the failure to abide by Association Architectural Guidelines has imposed a hardship on the Association and the Owner will be asked to attend a hearing with a Board appointed Panel.
 - 3) The Owner will be notified as to the decision rendered by the Panel as a result of the hearing. If the Owner is found to be in violation of the Association's documents, the Board will either (a) seek remedy by use of alternative dispute resolution such as mediation or arbitration, b) levy a Special Assessment, (c) suspend or condition the Owner's right to use any Association Property operated by the Association, (d) suspend said Member's voting privileges, or (e) a combination thereof.
 - 4) If the decision is to pursue a monetary fine system, the Westridge Fine Schedule will apply.

NOTE: A violation is defined as an act in conflict with the CC&R's, Bylaws and Architectural Guidelines of the Association.

EXHIBIT D

WESTRIDGE COMMUNITY ASSOCIATION

RULES AND VIOLATION REPORT

There must be two Owners representing two separate Lot's of the Association to pursue violations that cannot be viewed during an inspection of the community (i.e., barking dog, noise nuisance, garage storage, etc.). Please be as specific as possible to allow the Board to expedite the process in a timely manner. All alleged violations will be evaluated to ensure they are considered an infraction as defined by the Association's legal documents.

REPORT FILED BY:

Name: _____

Name: _____

Address: _____

Address: _____

Phone: _____ Date: _____

Phone: _____ Date: _____

Signature: _____

Signature: _____

Name: _____

Name: _____

Address: _____

Address: _____

Phone: _____ Date: _____

Phone: _____ Date: _____

Signature: _____

Signature: _____

VIOLATION INFORMATION:

Name: _____
(Alleged Violator's Name)

Address: _____

Phone: _____
(If Known)

Description of alleged violation: _____

(If additional space is needed, please use reverse side of form.)

Dates and times alleged violation occurs? _____

How often does the alleged violation occur? _____

VII. FINE SCHEDULE

- A. A letter will be sent to the Owner stating the alleged violation.
- B. A second letter will be sent to the Owner stating the alleged violation continues and this letter will request the Owner appear before the Board.
- C. If the result of the hearing is a monetary fine, a fine of \$50 will be applied to the Owner's account.
- D. If the violation continues past the hearing and first fine stage, additional hearings will be scheduled with the Owner and the fines may be doubled with each hearing. Any fines not paid may result in legal action in accordance with California law.
- E. The Board may determine to use alternative dispute resolutions or cause correction of the violation to effect a cure and the Owner may be responsible for legal fees and/or reimbursement of costs to the Association.

NOTE: Should a violation occur which imposes a financial obligation on the Association, the party responsible for said violation shall reimburse, by way of a Reconstruction Assessment, the Association for this financial obligation. If, for example, a party damages a fence, tree or any other Common Property, repair and replacement costs will be charged to that party.

VIII. PROCEDURE FOR HOMEOWNER HEARING

- A. Statement and hearing session procedures.
- B. Statement of violation by acting chairperson.
- C. Review of CC&R requirements, Bylaws, and Architectural Guidelines of the Association.
- D. Discussion and questioning of the violator by the Panel.
- E. Questions and final statement by alleged violator.
- F. Homeowner is thanked for coming and told that they will be notified of the Panel's decision within ten (10) business days.
- G. Panel ruling without Homeowner present.
- H. Enforcement procedures as applicable.
- I. Adjournment.

DOCUMENTATION

Name of Violator: _____ Phone Number: _____

Address: _____

Nature of Violation: _____

Panel Ruling: _____

Additional Comments: _____

Date: _____

**THE MATERIAL CONTAINED WITHIN THIS PACKET IS NOT INTENDED TO BE
SUBSTITUTED FOR THE SERVICES OF AN ATTORNEY. THE LAW AND ITS
INTERPRETATION ARE CONSTANTLY CHANGING.**

**PLEASE CONSULT YOUR PROFESSIONAL ADVISOR REGARDING YOUR
INVOLVEMENT IN A COMMUNITY ASSOCIATION.**

