

RANCHO LA HABRA SPECIFIC PLAN

DRAFT ENVIRONMENTAL IMPACT REPORT
SCH NO. 2015111045

CITY OF LA HABRA
February 2018



Appendix B La Habra Hills Specific Plan Amendment

Draft

La Habra Hills Specific Plan

Amendment No. 3

City of La Habra, California

Prepared for:

City of La Habra
201 East La Habra Boulevard
La Habra, California 90633

Prepared by:

Carlson Strategic Land Solutions
27134A Paseo Espada, Suite 323
San Juan Capistrano, California 92675

APPROVED: MARCH 23, 1992

AMMENDMENT NO. 1: NOVEMBER 14, 1994

AMMENDMENT NO. 2: JUNE 5, 1997

AMMENDMENT NO. 3: [INSERT TEXT]

AMENDMENT PREFACE

La Habra Hills Specific Plan Amendment No. 3 modifies the boundary of the La Habra Hills Specific Plan and Amendments No. 1 and No. 2.

The La Habra Hills Specific Plan was originally adopted by the La Habra City Council on March 23, 1992. Amendment No. 1, adopted by the La Habra City Council on November 14, 1994, amended the Circulation Plan for La Habra Hills Phase II development to eliminate a new intersection on Beach Boulevard and instead use two existing intersections for the properties located east of Beach Boulevard, west of Idaho street, south of Imperial Highway, and north of the southern La Habra City limits. Amendment No. 2, adopted by the La Habra City Council on June 5, 1997, amended the circulation and land use development plan layout for the La Habra Hills Phase II Development to adopt the Alternative Development Plan presented in the original La Habra Hills Specific Plan.

The majority of the original La Habra Hills Specific Plan and all Amendment No. 1 included text and graphics for a circulation and land use development plan that was superseded by the adoption of the Alternative Development Plan by Amendment No. 2. Therefore, this Amendment No. 3 provides changes to Amendment No. 2 and any remaining applicable portions of the original La Habra Hills Specific Plan that require amendment as a result of the boundary change. Applicable portions of the La Habra Hills Specific Plan and Amendment No. 2 that remain unchanged are not presented in Amendment No. 3.

The majority of the graphics presented in the La Habra Hills Specific Plan (original) are based on a development plan that was superseded by Amendment No. 2. Two graphics, Land Use Development Plan and Conceptual Circulation Plan, were included in Amendment No. 2. To maintain consistency with Amendment No. 2, the only graphics amended in this Amendment No. 3 include the Location Map (Exhibit 1), Specific Plan Boundary (Exhibit 2), Land Use Development Plan (Exhibit 18), and Conceptual Circulation Plan (Exhibit 19) in order to convey the boundary adjustment associated with Amendment No. 3. While the text of the La Habra Hills Specific Plan (original) has been amended, the remaining graphics, which were prepared on a land plan that was superseded by Amendment No. 2 and given the fact the Specific Plan area is completely built-out, have not been revised.

This page intentionally left blank.

TABLE OF CONTENTS

Section 1.0 Amendment to La Habra Hills Specific Plan (Original)	1
1.1 Chapter I, Section C., Project Location and Description	1
1.2 Exhibit 1.....	1
1.3 Exhibit 2.....	1
1.4 Chapter I, Section D., Relationship to the General Plan	1
1.5 Chapter II, Specific Plan Concept	11
1.5.1 Section A, Introduction.....	11
1.5.2 Section B, Existing Physical Character.....	11
1.5.3 Section C, Planning Objectives	12
1.5.4 Section D, Development Concept	12
1.6 Chapter III, Development Plan.....	13
1.6.1 Section B, Land Use Development Plan.....	14
1.6.2 Section D, Conceptual Grading Plan.....	14
1.6.3 Section E, Open Space / Recreation	15
1.6.4 Section F, Infrastructure Plan.....	16
1.6.5 Section H, Conceptual Landscape Plan	20
1.7 Chapter IV, Development Regulations.....	22
1.7.1 Section B, General Development Standards.....	22
1.7.2 Section C, Utilities/Grading Development Standards	22
1.7.3 Section F, Land Use Standards	23
1.8 Chapter V, Design Guidelines.....	24
1.8.1 Section B, Community Structure.....	24
Section 2.0 Amendment to La Habra Hills Specific Plan Amendment No. 2	27
2.1 Chapter III, Section 1, Alternative Development Plan	27
2.2 Section 2, Conceptual Circulation Plan	27
2.3 Section 6, Phasing Plan	28
2.4 Exhibit 18, Land Use Development Plan	28
2.5 Exhibit 19, Conceptual Circulation Plan.....	30
2.6 Table B, Land Use Tabulation, Alternative Plan.....	32

This page intentionally left blank.

Section 1.0 Amendment to La Habra Hills Specific Plan (Original)

1.1 Chapter I, Section C., Project Location and Description

The text of Chapter I, Section C., Project Location and Description, is hereby amended as follows:

The La Habra Hills Specific Plan Area consists of approximately ~~380~~ 219.552 acres. The project area is part of the original 915-acre West Coyote Hills Field, of which approximately. ~~The remaining 535 acres are within the City of Fullerton.~~

1.2 Exhibit 1

Exhibit 1, Location Map, is hereby replaced with an amended Exhibit 1 as follows.

1.3 Exhibit 2

Exhibit 2, Specific Plan Boundary, is hereby replaced with an amended Exhibit 2 as follows.

1.4 Chapter I, Section D., Relationship to the General Plan

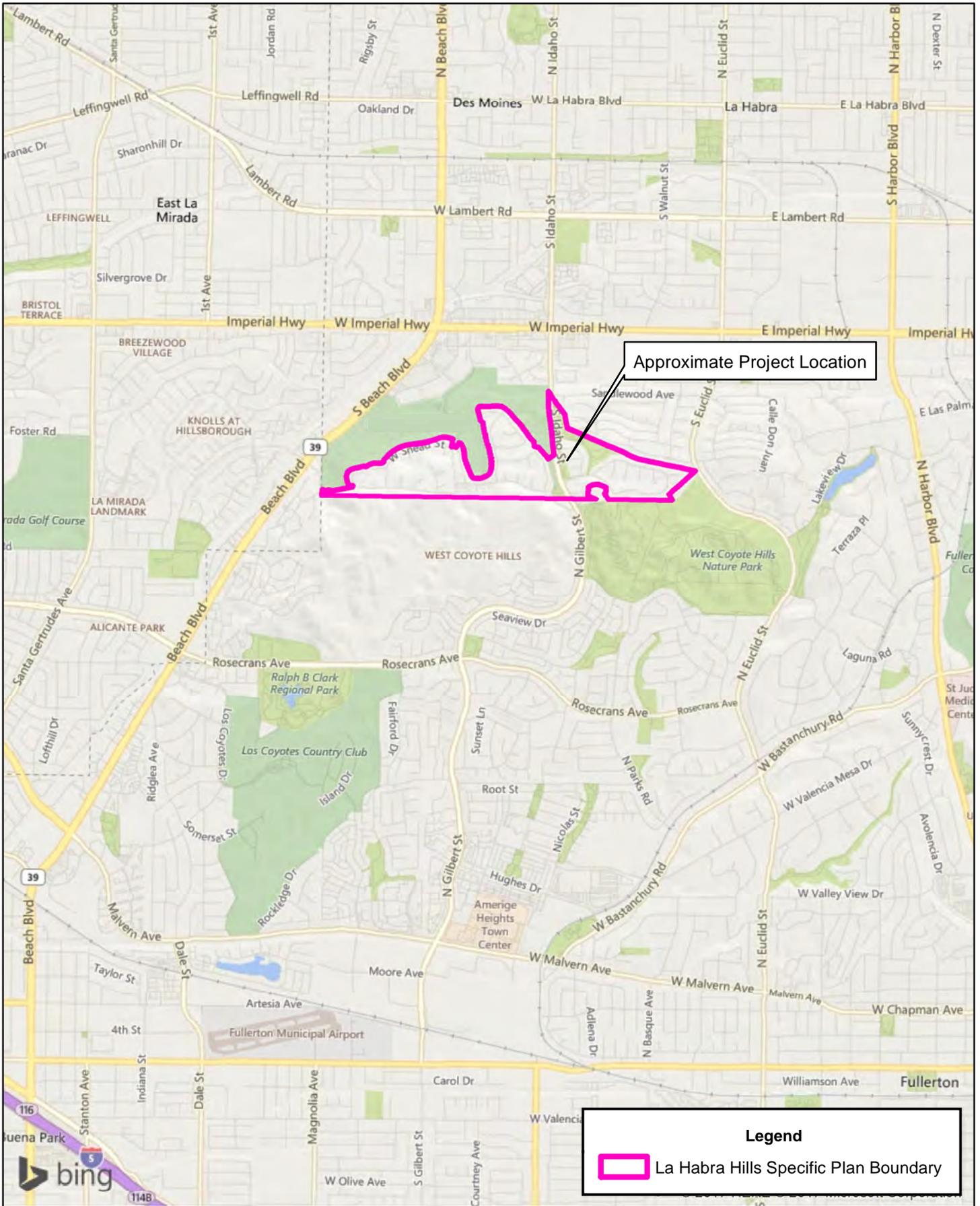
At the time the La Habra Hills Specific Plan (original) was adopted, the City had in place the La Habra General Plan 2020. Since then the City has adopted the La Habra General Plan 2035. The introductory text of Chapter I, Section D, is hereby amended as follows.

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. On January 21, 2014, the City of La Habra adopted the La Habra General Plan 2035. This superseded the 2020 General Plan; therefore, this amendment is subject to the 2035 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~~ designates 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, as discussed in the table below.



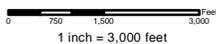
Approximate Project Location

Legend

 La Habra Hills Specific Plan Boundary

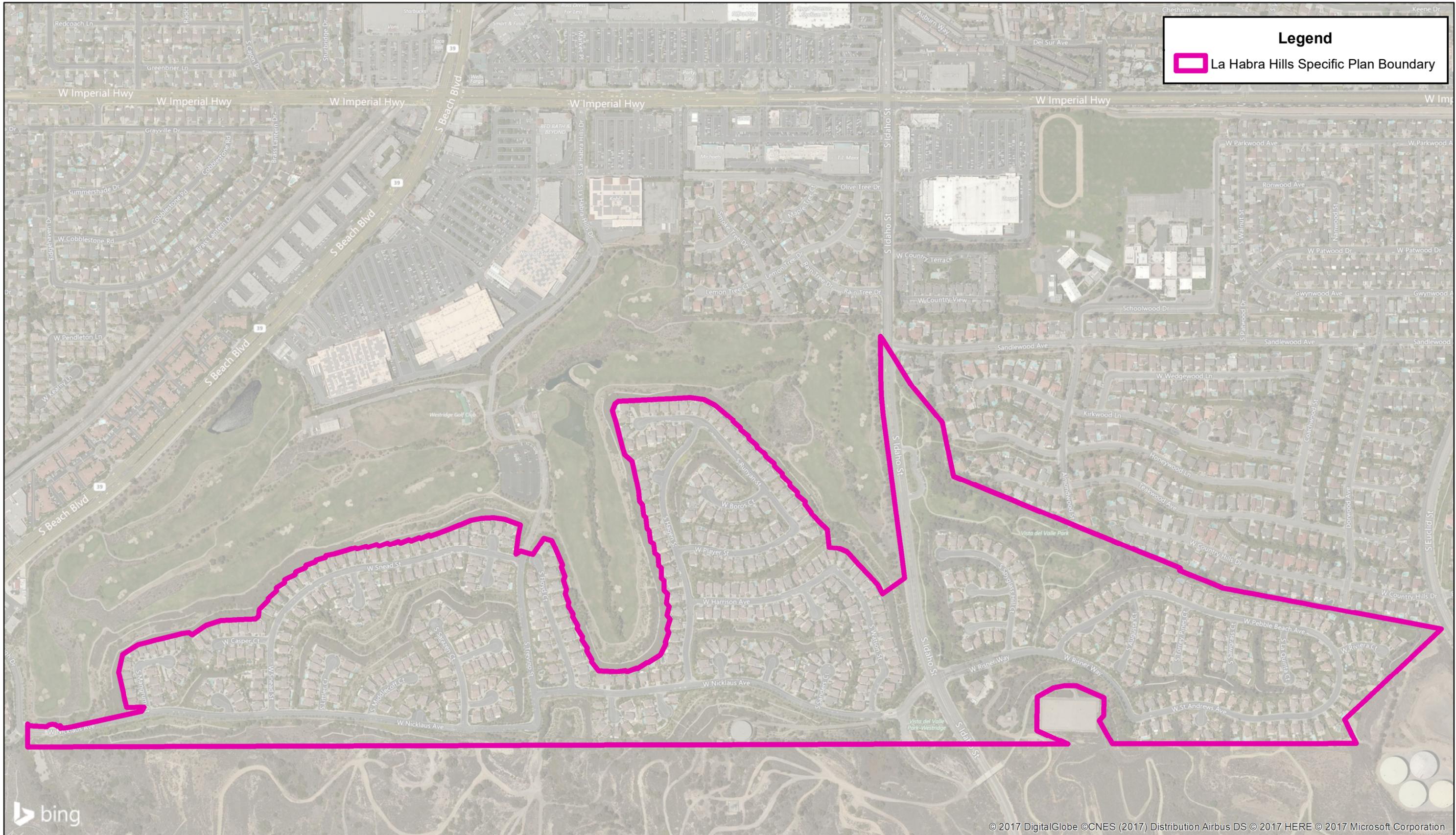
Prepared By:

Carlson SLS Map Created: 12/01/2017



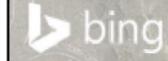
Data Source: Bing Maps

**La Habra Hills Specific Plan Amendment No. 3
Location Map**



Legend

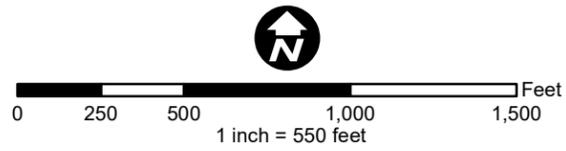
La Habra Hills Specific Plan Boundary



© 2017 DigitalGlobe © CNES (2017) Distribution Airbus DS © 2017 HERE © 2017 Microsoft Corporation

Prepared By:
Carlson SLS

Map Created: 12/01/2017



Data Source: Bing Maps
La Habra Hills Specific Plan
La Habra Hills Specific Plan Amendment 2
County of Orange GIS

La Habra Hills Specific Plan Amendment No. 3
Specific Plan Boundary

This page intentionally left blank.

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~~ 2035 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.

Chapter I, Section D. of the La Habra Hills Specific Plan (original) includes a series of General Plan Policies and corresponding analysis of consistency. The following table identifies policies from the La Habra General Plan 2020, the corresponding polices from the La Habra General Plan 2035, and an analysis of General Plan Consistency for La Habra Hills Specific Plan Amendment No. 3.

La Habra General Plan 2020	La Habra General Plan 2035 (equivalent)
<p>I. Environmental Management Plan A. Natural Environment 1. Open Space-Public Parks</p> <p>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” (pg. 12, Table 23)</p>	<p>GOAL OS 2 Parks and Recreation Facilities.</p> <p>Comprehensive parks, recreation, and community facilities that enhance livability, contribute to public health, provide opportunities for meeting and socializing, and are programmed to benefit all members of the community.</p> <p>POLICY OS 2.4 New Parks and Recreational Facilities.</p> <p>Prioritize the development of new parks and recreational facilities with community needs.</p>
<p>Specific Plan Conformance: The La Habra Hills Specific Plan provides 29.5 acres of public park (Vista Del Ville Park) and open space lands.</p>	
<p>I. Environmental Management Plan A. Natural Environment 2. Natural Resources Special Use Parks</p> <p>GOAL To retain an area, upon development of the Coyote Hills, as an “Urban Forest”, enhancing the natural topography. (pg. 11)</p>	<p>GOAL BR 1 Biological Resources and Habitat.</p> <p>Conserve, protect, and enhance varied biological resources and wildlife habitat.</p> <p>POLICY BR 1.6 Urban Forest.</p> <p>Build upon existing streetscapes and develop an urban forest along the City’s commercial and mixed-use streets and in neighborhoods that provides avian habitat, sequesters carbon monoxide emissions, is conducive to pedestrian activity, and provides shade.</p>

La Habra General Plan 2020	La Habra General Plan 2035 (equivalent)
<p>Specific Plan Conformance: The La Habra Hills Specific Plan provides for extensive tree planting along the streetscapes. Additionally, the Specific Plan specifies a landscape planting treatment on the embankments that enhance the hillside character of this development. The plan also provided an "urban forest" surrounding the existing Sev Byerrum reservoir site.</p>	
<p>I. Environmental Management Plan A. Natural Environment 2. Natural Resources Special Use Parks</p> <p>GOAL To provide recreation opportunities by encouraging the private sector to provide, upon development, open space areas for recreational faculties such as a golf course, swimming pools, a common park area and tennis courts (pg. 12)</p>	<p>GOAL OS 2 Parks and Recreation Facilities. Comprehensive parks, recreation, and community facilities that enhance livability, contribute to public health, provide opportunities for meeting and socializing, and are programmed to benefit all members of the community.</p> <p>OS 2.8 Privately Owned Open Space Areas. Enforce compliance with conditions placed on development projects where open space has been set aside for use as a recreational amenity for La Habra’s residents and visitors.</p>
<p>Specific Plan Conformance: All of the open space and recreational amenities required by the Specific Plan and its conditions of approval as amended through Specific Plan Amendment No. 3 have been provided.</p>	
<p>I. Environmental Management Plan A. Natural Environment 2. Natural Resources Special Use Parks</p> <p>PROGRAM Requires all specific plans and significant development project to address and make provisions for adequate amount of private and/or public open space and landscaping that is sensitive to retaining the character of the natural environment. (pg. 14)</p>	<p>GOAL OS 2 Parks and Recreation Facilities. Comprehensive parks, recreation, and community facilities that enhance livability, contribute to public health, provide opportunities for meeting and socializing, and are programmed to benefit all members of the community.</p> <p>POLICY OS 2.1 Parkland Standard. Provide, maintain, and support open space resources including parks, recreational facilities, and open space at a ratio of 2.5 acres per 1,000 residents for active and passive recreational purposes to allow residents opportunities to enjoy physical and mental health.</p>

La Habra General Plan 2020	La Habra General Plan 2035 (equivalent)
	<p>POLICY OS 2.2 Incentives for Additional Parkland</p> <p>Encourage Developers to provide land dedications for parks and improvements exceeding minimum requirements in exchange for incentives established by the city</p> <p>POLICY OS 2.8 Privately Owned Open Space Areas.</p> <p>Enforce compliance with conditions placed on development projects where open space has been set aside for use as a recreational amenity for La Habra’s residents and visitors.</p>
<p>Specific Plan Conformance:</p> <p>The La Habra Hills Specific Plan provides 556 dwelling units and assuming 3.25 persons per dwelling, the La Habra Hills Specific Plan would generate approximately 1,807 residents. A ratio of 2.5 acres per 1,000 residents would require 4.52 acres of parkland. The La Habra Hills Specific Plan dedicated 29.5 acres for community park use.</p> <p>The La Habra Hills Specific Plan provides 29.5 acres of community park (Vista del Valle Park), which provides a recreational amenity for La Habra residents and visitors. Furthermore, the La Habra Hills Specific Plan provides a bicycle and pedestrian trail system within the right-of-way of Idaho Street. The Specific Plan also 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.</p> <p>All of the open space and recreational amenities required by the Specific Plan and its conditions of approval as amended through Specific Plan Amendment No. 3 have been provided.</p>	
<p>I. Environmental Management Plan</p> <p>A. Natural Environment</p> <p>2. Natural Resources Special Use Parks</p> <p>PROGRAM</p> <p>Utilize open space whenever possible to serve as an alethic buffer between differing land uses, including the preservation of slope embankments in hillside areas. (pg.14)</p>	<p>GOAL SM 1 Visual Resource Protection.</p> <p>Preserve significant visual and scenic resources that provide quality of life amenities and act as assets for recreation and commerce.</p> <p>POLICY SM 1.1 Protect Scenic Views.</p> <p>Protect the viewsheds of the La Habra Basin, West Coyote Hills, Puente Hills, and the San Gabriel Mountains from public parks, major transportation corridors, and public open spaces.</p>

La Habra General Plan 2020	La Habra General Plan 2035 (equivalent)
	<p>POLICY SM 1.4 Recreational Viewing Areas.</p> <p>Locate and design recreational areas, parks, and trails in consideration of significant visual and scenic resources and to protect viewsheds of adjoining areas.</p>
<p>Specific Plan Conformance:</p> <p>The La Habra Hills Specific Plan conforms to existing topography, thereby not interrupting historic views of the La Habra Basin, West Coyote Hills, Puente Hills, and the San Gabriel Mountains from public parks, transportation corridors, and public open spaces.</p> <p>The La Habra Hills Specific Plan provides a pedestrian walk along W. Nicklaus Avenue that provides views of West Coyote Hills. Furthermore, the location of the 29.5 acres of community park is designed to protect views from neighboring residential areas while providing visual resources as trails meander through tree-lined open space areas.</p>	
<p>I. Environmental Management Plan</p> <p>B. Health and Safety</p> <p>1. Noise</p> <p>POLICY</p> <p>Preserve and ensure a safe and quiet environment in residential neighborhoods. (pg.25)</p>	<p>GOAL N 1 Noise Environment.</p> <p>Ambient noise levels that are compatible with La Habra’s small town character and are not disruptive to the residents’ quality of life.</p> <p>POLICY N 1.5 Noise Attenuation through Site Design.</p> <p>Require noise reduction features to be used in the site planning process for new projects where current and/or future noise levels may be unacceptable. The focus of these efforts will be site design techniques. Techniques include:</p> <p>Designing landscaped building setbacks to serve as a buffer between the noise source and receptor.</p> <p>Placing noise-tolerant land uses such as parking lots, maintenance facilities, and utility areas between the noise source and receptor.</p> <p>Orienting buildings to shield noise-sensitive outdoor spaces from a noise source.</p> <p>Locating bedrooms or balconies on the sides of buildings facing away from noise sources.</p>

La Habra General Plan 2020	La Habra General Plan 2035 (equivalent)
	Utilizing noise barriers (e.g., fences, walls, or landscaped berms) to reduce adverse noise levels in noise-sensitive outdoor activity areas.
<p>Specific Plan Conformance: The La Habra Hills Specific Plan provides residential land uses in appropriate locations near compatible land uses. Furthermore, the Specific Plan includes landscape buffers adjacent to major transportation corridors to attenuate noise for new residents.</p>	
<p>II. Community Development Plan A. Housing</p> <p>POLICY The City shall promote a variety of housing opportunities for all economic segments of the population, while emphasizing the protection and conservation of existing single-family neighborhoods. (pg. 34)</p>	<p>GOAL H1 Housing Development</p> <p>POLICY H1.4 Variety of Housing 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.</p>
<p>Specific Plan Conformance: The La Habra Hills Specific Plan provides a mixture of dwelling types and sizes located appropriately with regard to topographic considerations, circulation routes and supporting facilities. Additionally, the original development included a payment to the City of La Habra of \$1,000,000 for the City’s affordable housing programs.</p>	
<p>II. Community Development Plan B. Land Use/Specific Plans</p> <p>OBJECTIVE (POLICY) Maintain and encourage the development of land uses which are compatible with other adjacent uses. (pg. 47)</p>	<p>GOAL LU 4 A Quality Community.</p> <p>New development is located and designed to maintain the qualities that distinguish La Habra as a special and safe place to live, work, and play, with well-designed buildings, public places, signage, and open spaces and effective transitions among neighborhoods and districts.</p> <p>POLICY 4.1 Development Compatibility. Require that development is located and designed to assure compatibility among land uses, addressing such elements as building orientation and setbacks, buffering, visibility and privacy, automobile and truck access, impacts of noise and lighting, landscape quality, and aesthetics.</p>

La Habra General Plan 2020	La Habra General Plan 2035 (equivalent)
<p>Specific Plan Conformance: The La Habra Hills Specific Plan provides a mixture of dwelling types and sizes, which are compatible with adjacent properties and typically provides open space elements as buffers between existing development and new neighborhoods. The residential development in the La Habra Hills Specific Plan is managed by a home owner’s association, which is responsible for maintaining the quality of the development and landscaping, in accordance with the guidelines established in the La Habra Hills Specific Plan.</p>	
<p>II. Community Development Plan B. Land Use/Specific Plans</p> <p>PROGRAM Attract new, residential development which is well conceived, constructed and maintained in a variety of types, densities, scales, locations, and costs. (pg. 46)</p>	<p>GOAL LU 7 Livable Neighborhoods. A City composed of neighborhoods with a variety of housing types that are desirable places to live, contribute to the quality of life, and well maintained.</p> <p>POLICY LU 7.2 New Residential Development. Attract new residential development that is well-conceived, constructed, and maintained in a variety of types and densities, housing types at scales, and locations and costs.</p>
<p>Specific Plan Conformance: The La Habra Hills Specific Plan provides four residential neighborhoods that offer a variety of housing opportunities. The neighborhoods are gated and provide safe, quality housing. The home owner’s association provides long-term maintenance and management of the community. The 29.5 acres of community parks provide residents with nearby recreational amenities. All of these elements contribute to a desirable, well-conceived, place to live.</p>	
<p>II. Community Development Plan C. Circulation</p> <p>Goal To provide balanced circulation systems coordinated with land uses to ensure the safe, efficient and environmentally sound movement of people and good freely in the community. (pg. 51)</p>	<p>GOAL RN 1 Circulation System. Balanced circulation system coordinated with land uses to ensure the safe, efficient, and sustainable movement of people and goods in the community.</p>
<p>Specific Plan Conformance: The La Habra Hills Specific Plan provides balanced circulation within the four residential neighborhoods. Streets are designed for safe movement of vehicles and pedestrians. Gates provide a measure of security and traffic control. Improvements to the surrounding street system were made to maintain acceptable levels of service.</p>	

1.5 Chapter II, Specific Plan Concept

Chapter II of the La Habra Hills Specific Plan (original) provides a description of the existing physical characteristics of the property and planning objectives prior to development. Conditions have changed since the original La Habra Hills Specific Plan was adopted in 1992. The following amendments to the original language in the La Habra Hills Specific Plan are provided to make the text more current.

1.5.1 Section A, Introduction

Section A, Introduction, is hereby amended as follows:

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~~ La Habra Basin, Puente Hills, and San Gabriel Mountains 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~~ former 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.

1.5.2 Section B, Existing Physical Character

Section B, Existing Physical Character, is hereby amended as follows:

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~~ as manufactured slopes 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 undeveloped land ~~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.~~

1.5.3 Section C, Planning Objectives

Section C, Planning Objectives, is hereby amended as follows:

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~~ 2035 that are relevant to this project.
- Develop a plan that incorporates contour grading and offers panoramic views of the ~~proposed golf course~~ La Habra Basin, Puente Hills, and San Gabriel Mountains ~~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.

1.5.4 Section D, Development Concept

Section D, Development Concept, is hereby amended as follows:

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~~ La Habra Basin, Puente Hills, and San Gabriel Mountains.

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,~~ and 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.

1.6 Chapter III, Development Plan

The La Habra Hills Specific Plan (original) included a Development Plan and an Alternative Development Plan. The adoption of the La Habra Hills Specific Plan Amendment 2 adopted the Alternative Development Plan and replaced portions of the Development Plan presented in Chapter III of the La Habra Hills Specific Plan (original). The following list identifies each sub-section in Chapter III and explains whether amended language is necessary.

- A. Purpose and Intent – No amendment is necessary.
- B. Land Use Development Plan, Sub-Section 1, Residential Uses – No amendment is necessary to Sub-Section 1, Residential Uses. This section describes the original development plan and was superseded by Amendment No. 2 and the adoption of the Alternative Development Plan. Sub-Section 2, Open Space/Recreation appears to remain valid and therefore includes amendments as detailed below.
- C. Conceptual Circulation Plan - No amendment is necessary. This section has been superseded by Amendment No. 1 and No. 2.

- D. Conceptual Grading Plan – The text of this section includes amendments as detailed below.
- E. Open Space / Recreation Plan – The text of this section includes amendments as detailed below.
- F. Infrastructure Plan - The text of this section includes amendments as detailed below.
- G. Phasing Plan – No amendment is necessary. The La Habra Hills Specific Plan is already graded, constructed, and built-out. Therefore, amendment to phasing that has already occurred would be inappropriate. Furthermore, this section was altered by Amendment No. 2.
- H. Conceptual Landscape Plan - The text of this section includes amendments as detailed below.
- I. Alternative Development Plan – This section was amended by La Habra Hills Specific Plan Amendment No. 2.

1.6.1 Section B, Land Use Development Plan

Section B, Land Use Development Plan, sub-section 2, Open Space/Recreation, is hereby amended as follows:

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 unit benefit from views of the golf course.~~

1.6.2 Section D, Conceptual Grading Plan

Section D, Conceptual Grading Plan, is hereby amended as follows:

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.

1.6.3 Section E, Open Space / Recreation

Section E, Open Space / Recreation Plan, is hereby amended as follows:

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~~ sixteen percent (16.246%) 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.

2. ~~Public~~ 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.

1.6.4 Section F, Infrastructure Plan

Section F, Infrastructure Plan is hereby amended as follows:

1. Conceptual Water Systems

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:

Maximum Day = 2 x Average Day

Peak Hour = 2 x Maximum Day

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~~ and park area not included.

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 thes [sic] 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 (2x1.18)	=	.59MG
2. Fire Storage	6(60)1500/106	=	.54 MG
3. Emergency Storage	(2)(0.57)*	=	<u>1.14MG</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.

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

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, north of the Specific Plan boundary 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~~ off-site 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~~ off-site area 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 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

Line D

Line D will extend south from the existing 24-inch line west of Idaho Street, 500 feet ~~into the golf course area~~ beyond the Specific Plan boundary 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.

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 and areas beyond the Specific Plan boundary~~ (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~~ beyond the Specific Plan boundary 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-4

Line E-4 drains 35.8 acres of park and ~~golf course~~ area beyond the Specific Plan boundary 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 to the north and 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.

1.6.5 Section H, Conceptual Landscape Plan

Section H, Conceptual Landscape Plan is hereby amended as follows:

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.

2. Streetscape Treatments

a. Beach Boulevard

The project edge along Beach Boulevard will receive an enriched landscape treatment that ~~combines features~~ 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.

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~~ La Habra Basin, Puente Hills, and San Gabriel Mountains from the residential areas.

1.7 Chapter IV, Development Regulations

Adoption of the Alternative Development Plan by the La Habra Hills Specific Plan Amendment No. 2 included revisions to the Development Regulations included in Chapter IV of the La Habra Hills Specific Plan (original). However, the revisions to the Development Regulations did not appear comprehensive. Therefore, for clarity, the following portions of the Development Regulations in Chapter IV of the La Habra Hills Specific Plan (original) are hereby amended as follows.

1.7.1 Section B, General Development Standards

Section B, General Development Standards, is hereby amended as follows:

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.

1.7.2 Section C, Utilities/Grading Development Standards

Section C, Utilities/Grading Development Standards, is hereby amended as follows:

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.

1.7.3 Section F, Land Use Standards

Section F, Land Use Standards, is hereby amended as follows:

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 firefighting 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.

1.8 Chapter V, Design Guidelines

The following portions of the Design Guidelines found in Chapter V of the La Habra Hills Specific Plan (original) are hereby amended as follows.

1.8.1 Section B, Community Structure

Section B, Community Structure, is hereby amended as follows:

B. COMMUNITY STRUCTURE

1. Hillside Residential

a. Single-Family Detached Neighborhoods

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~~ La Habra Basin, Puente Hills, and San Gabriel Mountains.
- 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~~ La Habra Basin, Puente Hills, and San Gabriel Mountains 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~~ La Habra Basin, Puente Hills, and San Gabriel Mountains ~~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.

b. Single-Family Attached/Multi-Family Neighborhoods

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~~ views of the La Habra Basin, Puente Hills, San Gabriel Mountains, 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~~ La Habra Basin, Puente Hills, San Gabriel Mountains, 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.

2. Recreation 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.

Section 2.0 Amendment to La Habra Hills Specific Plan Amendment No. 2

2.1 Chapter III, Section 1, Alternative Development Plan

Chapter III, Section 1, Alternative Development Plan, of the La Habra Hills Specific Plan Amendment No. 2, is hereby amended as follows:

1. Land Use Development Plan

The Alternative Land Use Development Plan, Exhibit 18, describes the land use and density proposed for the nine planning areas. ~~The Alternative 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.

a. Residential Uses

The Alternate Plan encompasses a total of ~~370.0~~ 219.552 gross acres ~~or 360.5 net acres excluding Idaho Street and the local collector roadways.~~ The overall residential density is ~~1.9~~ 2.55 units to the acre which maintains the Very Low/Rural Density designation.

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 G remains unchanged for the Alternate Plan, as does the community park, Planning Area P.~~

2.2 Section 2, Conceptual Circulation Plan

Section 2, Conceptual Circulation Plan, of the La Habra Hills Specific Plan Amendment No. 2, is hereby amended as follows:

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. However, a local public street has been designed for possible future development just west of Idaho at the Fullerton/La Habra border. Resident Access to the golf course from the north is provided by a public road (La Habra Hills Drive) off Imperial ~~through Chevron Facility, which becomes~~. Additionally, a private internal street, from the

southern terminus of La Habra Hills drive, to the southern entry of the La Habra Hills neighborhood, provides entry from the south for residents.

All other roadways and standards remain the same as proposed by the La Habra Hills Specific Plan except for the new entry from the east of Hillsborough & Beach. Exhibit 19 provides the circulation system that supports the Alternate Land Use Plan.

2.3 Section 6, Phasing Plan

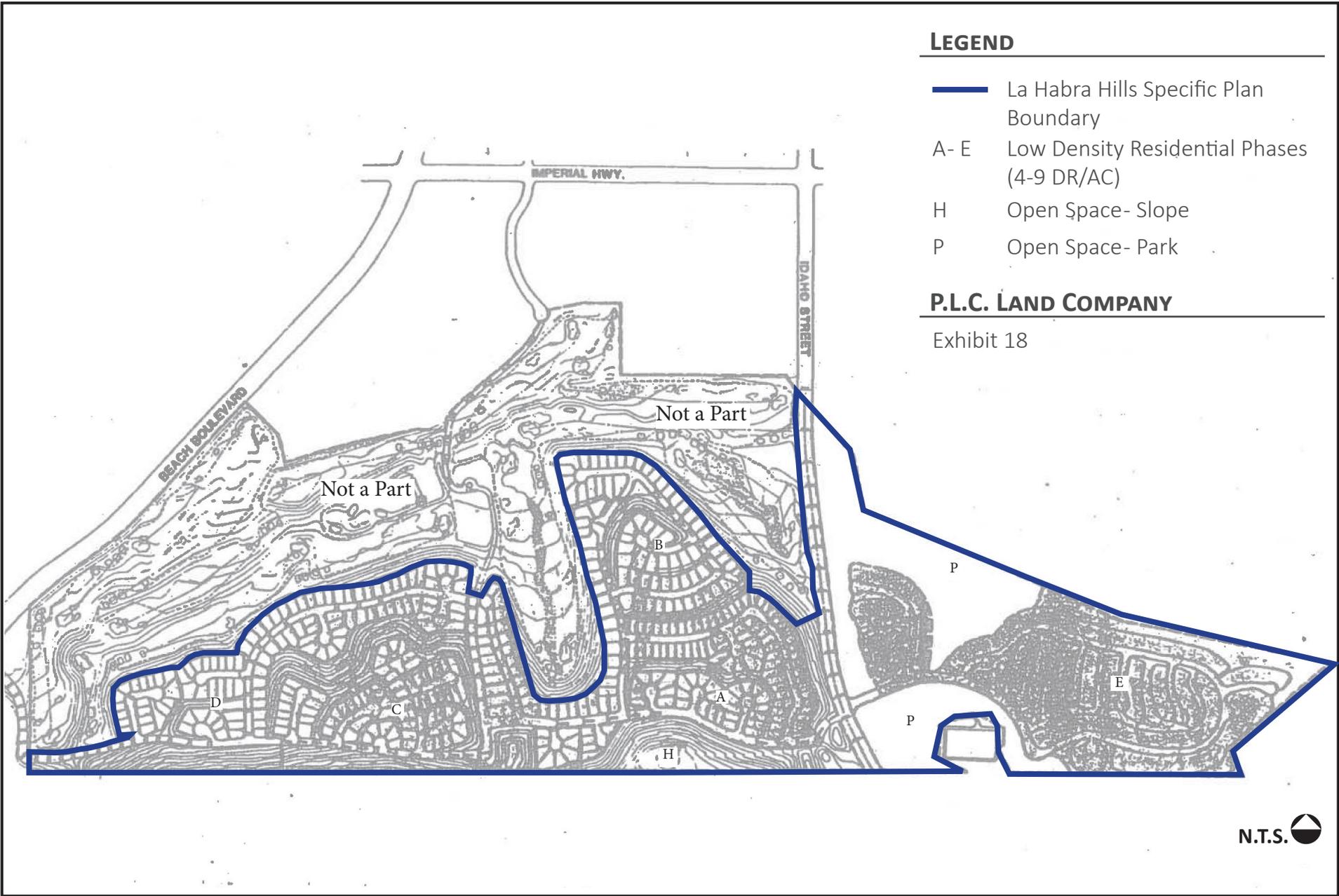
Section 6, Phasing Plan, of the La Habra Hills Specific Plan Amendment No. 2, is hereby amended as follows:

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~~ maintained the a two phase project schedule. Phase 1 ~~remained~~ unchanged and still ~~provided~~ 160 single family homes and approximately 28.1 acres of community park. Phase 2 ~~will~~ included the construction of 440 single-family residential units, and the former 18-hole golf course.

2.4 Exhibit 18, Land Use Development Plan

Exhibit 18, Land Use Development Plan, of the La Habra Hills Specific Plan Amendment No. 2, is hereby amended as follows:



LEGEND

- La Habra Hills Specific Plan Boundary
- A- E Low Density Residential Phases (4-9 DR/AC)
- H Open Space- Slope
- P Open Space- Park

P.L.C. LAND COMPANY

Exhibit 18

Prepared by:
Carlson SLS

Source: *La Habra Hills Specific Plan*
La Habra Hills Specific Plan
Amendment No. 2

La Habra Hills Specific Plan Amendment No. 3
Land Use Development Plan

2.5 Exhibit 19, Conceptual Circulation Plan

Exhibit 19, Conceptual Circulation Plan, of the La Habra Hills Specific Plan Amendment No. 2, is hereby amended as follows:

Note:

Roads within residential villages will be private.

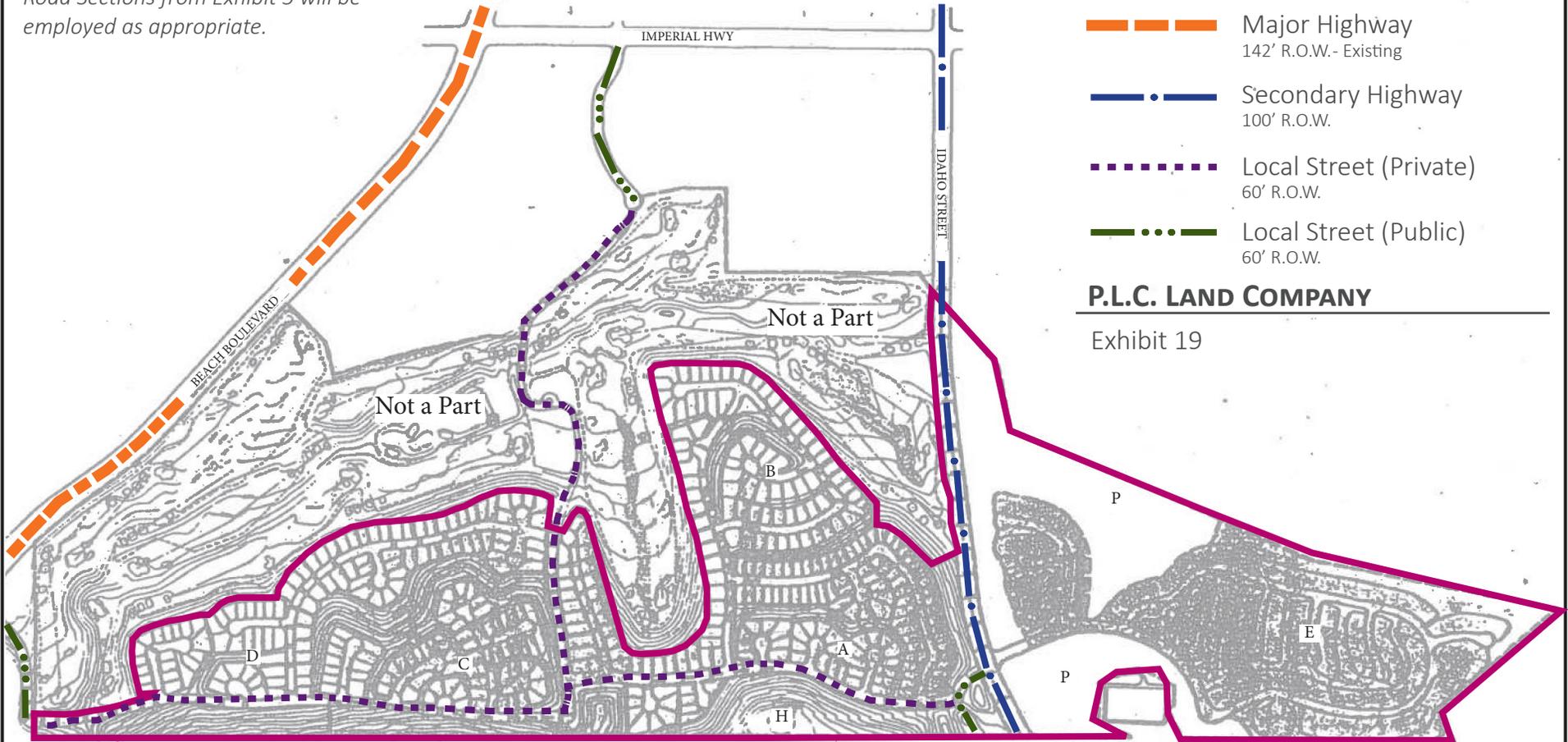
Road Sections from Exhibit 5 will be employed as appropriate.

LEGEND

-  La Habra Hills Specific Plan Boundary
-  Major Highway
142' R.O.W.- Existing
-  Secondary Highway
100' R.O.W.
-  Local Street (Private)
60' R.O.W.
-  Local Street (Public)
60' R.O.W.

P.L.C. LAND COMPANY

Exhibit 19



N.T.S. 

Prepared by:
Carlson SLS

Source: *La Habra Hills Specific Plan*
La Habra Hills Specific Plan
Amendment No. 2

La Habra Hills Specific Plan Amendment No. 3
Conceptual Circulation Plan

2.6 Table B, Land Use Tabulation, Alternative Plan

Table B, Land Use Tabulation, Alternative Plan, of the La Habra Hills Specific Plan Amendment No. 2, is hereby amended as follows:

TABLE B LAND USE TABULATION ALTERNATIVE PLAN							
Planning Area/Neighborhood (original La Habra Hills Specific Plan)	Planning Area/Neighborhood (revised per Amendment No. 2)	Planned Gross Acres Amendment No. 2	Gross Acres Recorded Map	General Plan Land Use Designation	Proposed Use	Target Gross Density	Proposed Dwelling Units
B	A	33.16	66.41	Low Density Residential 4-9 du/ac	Single-Family Detached	3.47 du/ac	115
C	B	37.2		Low Density Residential 4-9 du/ac	Low Intensity Multiple Family Single-Family Detached	3.02 du/ac	112
A	C	28.9	61.40	Low Density Residential 4-9 du/ac	Single-Family Detached	2.29 du/ac	66
	D	32.5		Low Density Residential 4-9 du/ac	Single-Family Detached	3.3 du/ac	107
D	E	45.6	51.456	Low Density Residential 4-9 du/ac	Single-Family Detached	3.4 du/ac	160
<u>E NAP</u>	<u>G NAP</u>	145	<u>150.986 NAP</u>	<u>Open Space NAP</u>	<u>Golf Course NAP</u>		

TABLE B LAND USE TABULATION ALTERNATIVE PLAN							
Planning Area/Neighborhood (original La Habra Hills Specific Plan)	Planning Area/Neighborhood (revised per Amendment No. 2)	Planned Gross Acres Amendment No. 2	Gross Acres Recorded Map	General Plan Land Use Designation	Proposed Use	Target Gross Density	Proposed Dwelling Units
G	H	9.3	9.17	Open Space			
F	P	28.1	26.516	Open Space	Community Park		
SUBTOTAL		359.76	365.938 <u>214.952</u>			1.55 du/ac <u>2.60 du/ac</u>	560
Roadways		4.6	4.6	Secondary Hwy.	Idaho Street		
		6.64	<u>Incl. in PA's</u>	Interior Collectors			
TOTAL		371	370.538 <u>219.552</u>			1.51 du/ac <u>2.55 du/ac</u>	