

OLINDA HEIGHTS

SPECIFIC PLAN
(RENAMED: OLINDA RANCH)



**FUTURE
B•R•E•A**

Orange County

California

OLINDA HEIGHTS SPECIFIC PLAN

Submitted to:

CITY OF BREA
Planning Division · Development Services Department
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**FUTURE
B·R·E·A**

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Olinda Heights Specific Plan

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EXECUTIVE SUMMARY

A. OVERVIEW

BREA CREATES A VISION

In January 1991, Santa Fe Energy Resources, Inc. initiated the planning process for its 277-acre site—now known as Olinda Heights—located northeast of the intersection of Carbon Canyon Road and Valencia Avenue, within the City of Brea’s Sphere of Influence (SOI).

Concurrent with the process begun on Olinda Heights, the Brea City Council, recognizing that future development in a 7.4-square-mile area within the City’s SOI—equaling some 70-percent of its present size—would have a direct impact on the city, launched the process designed to create a *vision*—or blueprint—for development in this area.

Over 100 Breans from all parts of the community, and property owners including representatives of Santa Fe Energy Resources, joined together with city staff and selected consultants to serve as *community designers*.

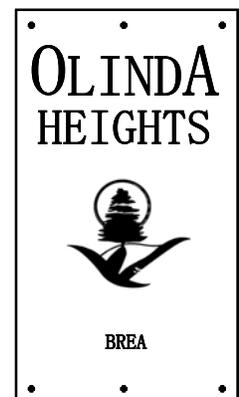
The result of their efforts culminated with the publication in April 1992 of the *Vision Document*, which identifies seven planning principles intended to provide a broad context for future development.

Development of the Santa Fe Energy Resources property is significant, since it is the first property within the SOI to be planned and processed according to the principles set forth by the Vision Document.

With the Vision Document as a guide, the planning and processing of the Olinda Heights project proceeded. The draft Environmental Impact Report (EIR) and an accompanying environmental baseline study were undertaken. During this process, the City of Brea initiated a series of citizen study groups and task forces to undertake the development of the tools to implement the Vision Document, such as open space acquisition, hillside management and regional trails planning.

Five community workshops were held specifically to gain public input on Olinda Heights. The Olinda Heights team has worked closely with the Brea-Olinda Unified School District and the Brea Historical Society. In addition, the Olinda Heights team undertook an extensive community outreach program, which included service groups (such as the Rotary Club and Soroptimists), business groups (such as the Chamber of Commerce) and homeowners' associations.

The resulting product, the Olinda Heights Specific Plan, is the culmination of this extensive cooperative effort, and provides for the phased transition of 284 acres of land (which encompasses the Santa Fe Energy Resources property, plus a small parcel owned by Shell Oil), that historically has been used for oil recovery, to a new planned residential community to be annexed into the City of Brea.



SITE OVERVIEW

The SOI encompasses a total of six subareas and 4,762 acres. The subarea in which Olinda Heights is located, covers some 687 acres located in the vicinity of the intersection of Valencia Avenue and Carbon Canyon Road, in one of Southern California's historically most prolific oil-producing areas. Property within this subarea is owned by several oil companies and public agencies. Land use in and around the subarea is mixed, with oil producing uses predominating. In addition, Carbon Canyon Regional Park and industrial uses are located to the south, residential to the east, the Olinda-Olinda Alpha Landfill to the north, and oil producing properties to the north and west.

- a. **The Olinda Heights Property** -- The project area is characterized by terrain that slopes in a southwesterly direction. It contains a well-defined canyon system, as well as four seasonal streambeds. Sections of the Whittier Fault also traverse the property.

The site is currently occupied by 129 producing and non-producing well sites, of which approximately 48 are slated to remain active. The site has undergone remediation—or environmental cleanup—to remove non-hazardous oil-field wastes. Structures relating to oil production activities are also present on the site.

- b. **100-Year History** -- The history of the Olinda township provides a context both for the vision of the SOI area and for the Olinda Heights project. The exhibit on the following page provides historic photographs of the Olinda Township.

The use of oil in California dates back to prehistoric times. The Spanish and Mexican settlers used tar, or “brea” in Spanish, to make waterproof roofing material.

In 1891, the Olinda Ranch Company, which includes the Olinda Heights Specific Plan area, was incorporated with W.H. Bailey of San Francisco as the principal owner. The approximately 3,000-acre ranch, which was originally intended to be divided up into parcels for fruit farming, ceased to be a viable economic entity by the late 1890s, immediately prior to the first oil boom.

The first actual exploration for oil in the immediate vicinity of Olinda occurred when a “dry hole” was drilled in 1861. In the early 1880s, the Chandler Oil and Mining Company struck oil approximately 1-½ miles northwest of Olinda, ultimately establishing the town of Petrolia.

In 1897, under the guidance of Edward L. Doheny, a number of successful wells (including Olinda Well #1, which is located within the Specific Plan area) were drilled. Doheny entered into a partnership with the Santa Fe Railway Company, which was then investigating oil as a fuel for locomotive use, and by 1898, ten wells had been completed. By 1899, the Santa Fe Railroad had run a spur line to the Olinda oil fields.

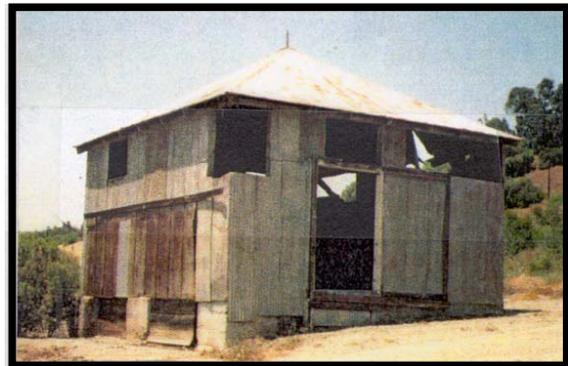
Turn-of-the-century oil development, drilling and exploration were highly labor-intensive and required a large number of employees. This condition resulted in the establishment of oil boom towns such as Olinda. Here, employees lived in company housing which was provided at greatly reduced rates, which earned great loyalty and produced a genuine sense of community.

The 1920s population of Olinda is estimated at nearly 500 residents. However, the onset of the Depression and development of new oil drilling and maintenance technology, which reduced the need for a large and stable labor force, spelled the end of the economic viability of the township. Only a handful of people remained by the early '50s.



Historic Santa Fe Field Office Today

A 1959 Army Corps of Engineers flood control project resulted in the demolition of the majority of the remaining townsite. The only Olinda townsite buildings which remain are those within the Olinda Heights Specific Plan area, the most significant of which are the original field office, jackline building, the "old jail" and Olinda Well #1.



Historic Jackline Building Today

B. SUMMARY OF THE SPECIFIC PLAN

Olinda Heights is a 284.3-acre planned residential community oriented around a variety of open space, community facilities and recreational amenities. The community plan is illustrated on the following page and the proposed land use is summarized as follows:

- Residential** _____ **124.2 Acres/44 percent**
- Community Facilities** _____ **34.2 Acres/12 percent**
- Permanent Open Space Areas** _____ **110.5 Acres/39 percent**
- Arterial Roads** _____ **15.4 Acres/5 percent**

COMMUNITY COMPONENTS

- 1. Residential Areas** -- Olinda Heights is planned to offer a maximum of 662 dwelling units to accommodate a variety of housing needs in the local market, including single-family detached and paired housing.

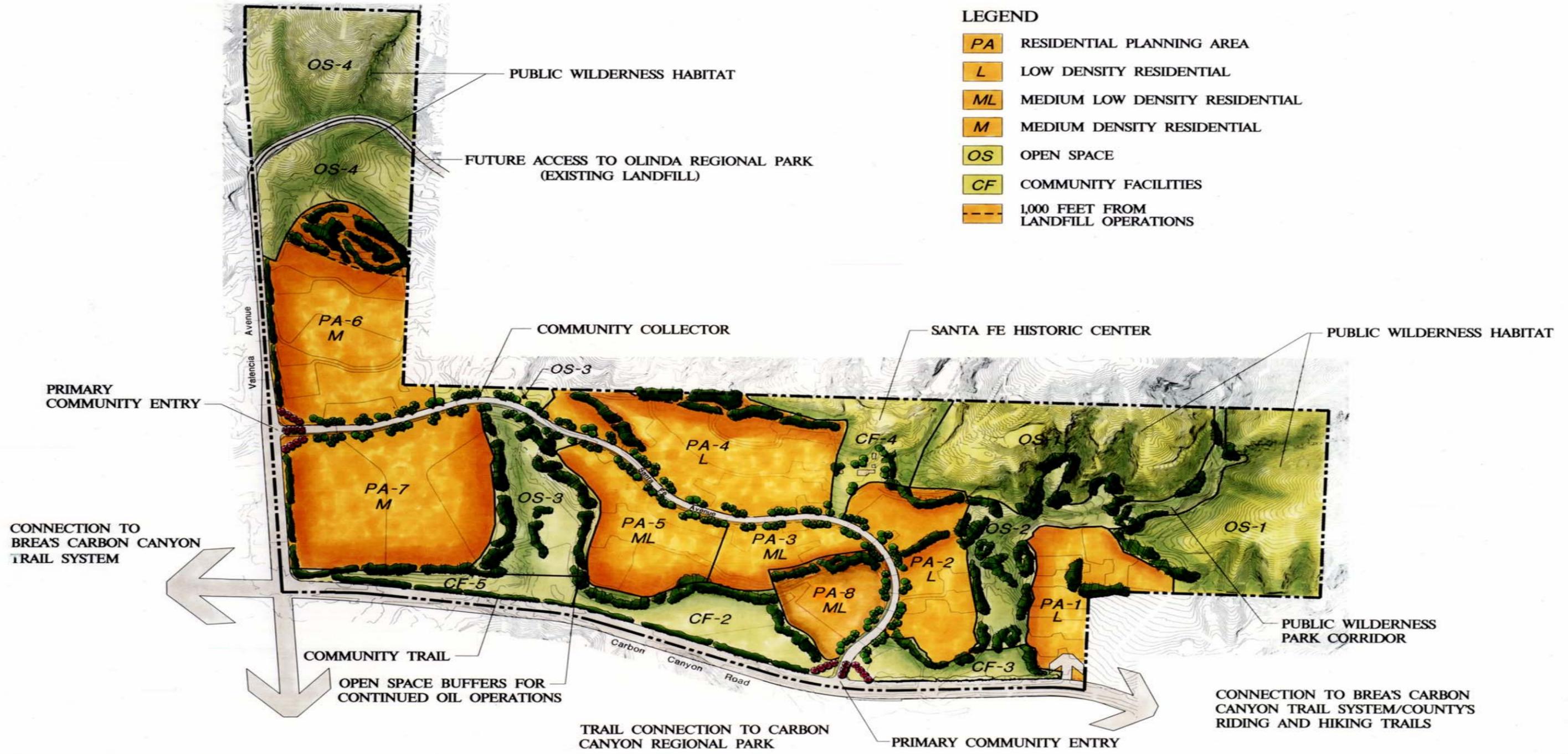
Residential development is divided among eight (8) planning areas:

- One hundred sixty-eight (168) dwelling units in low density neighborhoods (6,000 and 8,000-square-foot minimum lot size) located in the eastern and central portion of the community;
- One hundred nine (109) residences in medium-low density neighborhoods (4,000-square-foot minimum lot size) in the central portion of the community; and
- Three hundred eighty-five (385) dwelling units in a medium density neighborhood (2,400-square-foot minimum lot size) located in the western portion of the Olinda Heights Specific Plan area.

An overlay of the land use plan on a 1993 aerial photograph of the Olinda Heights area is provided on the following pages.

- 2. Community Facilities**

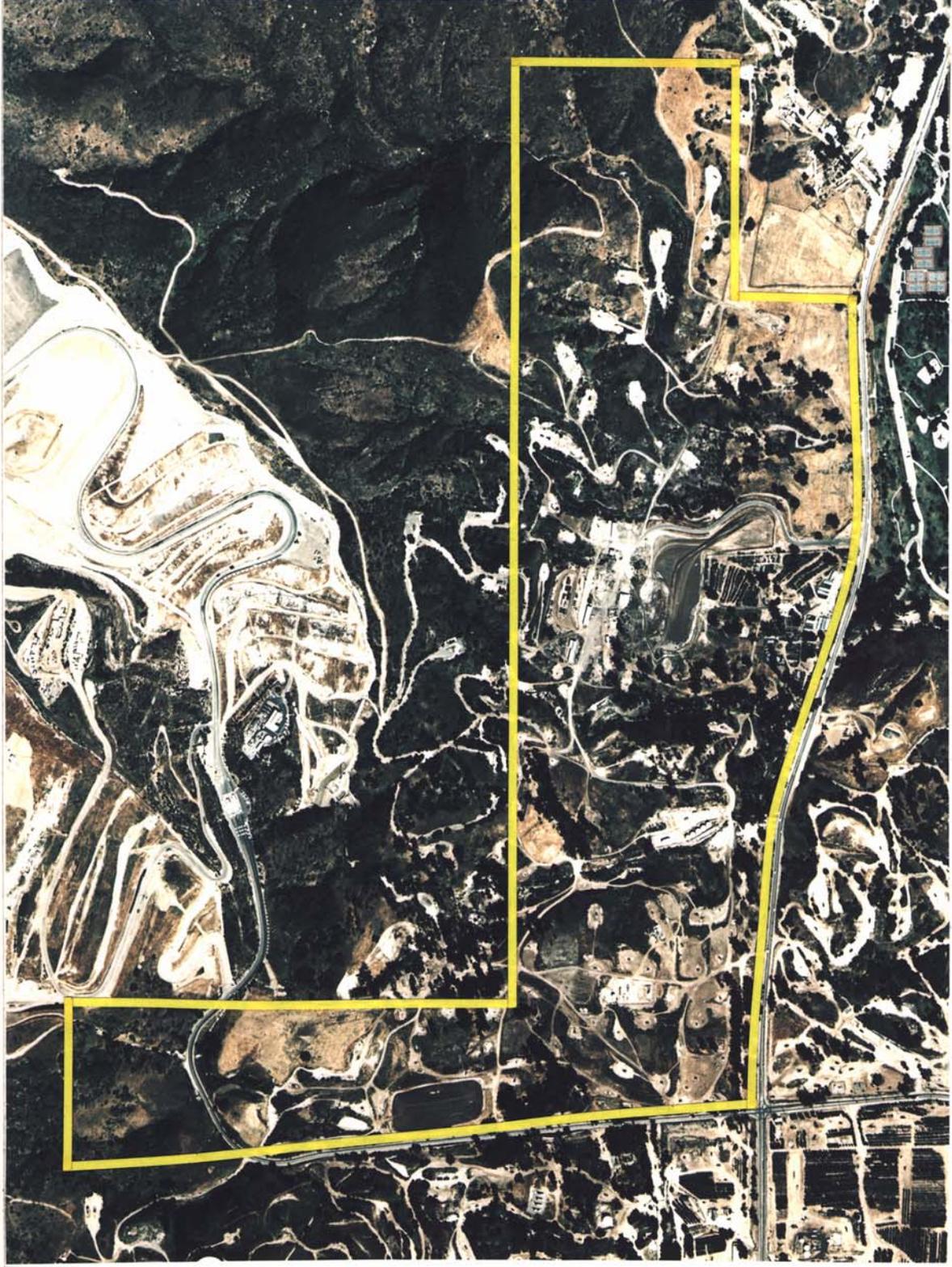
- **Santa Fe Historic Center** _____ **10.2 acres**
To include a park and the Santa Fe Historic Center (to preserve structures from the historic Olinda township).
- **Community Park** _____ **12.0 acres**
To include playfields and picnic areas, in addition to bicycle as well as pedestrian access within the community and to Carbon Canyon Road. Also, to include parking and connections to regional trails.



OLINDA HEIGHTS

COMMUNITY ILLUSTRATIVE





- **Private Buffer** _____ **15.6 acres**
Surrounding the current oil storage facility, this private buffer will be planted to soften views.
4. **Access and Circulation** -- The primary entrances to Olinda Heights will be from Carbon Canyon Road and Valencia Avenue and both entrances will connect to the Community Collector Road. Signalization and relocation of the public entry to Carbon Canyon Regional Park will be pursued with the appropriate governmental agencies.

SPECIFIC PLAN ISSUES/CONSISTENCY WITH VISION DOCUMENT

In addition to the direction provided by the Vision Document, input from various community members revealed several key areas of interest. Following is a synopsis of how they are addressed in the Specific Plan.

1. **Traffic and Circulation** -- The Olinda Heights Specific Plan provides fair share funding for important regional road improvements to Carbon Canyon Road and Valencia Avenue.

A comprehensive traffic analysis of the project was conducted for the City's Environmental Impact Report. This study identified a program for physical improvements and financial contributions that is fully consistent with the Brea Area Traffic Model (BATM), the Vision Document, the County's Growth Management Program (GMP), and the state-wide Congestion Management Program (CMP).

2. **Open Space Acquisition and Trails** -- The Olinda Heights Specific Plan incorporates the plan for trails and bikeways which was recently approved by the City of Brea.

The continuous trail system through Olinda Heights open spaces establishes a greenbelt along Carbon Canyon Road that complements Carbon Canyon Regional Park and implements a major portion of the City Master Plan of Trails.

A key focus of comment as part of ongoing City workshops on open space acquisition has been the desire for wilderness preservation. This has been incorporated into the Specific Plan by a public wilderness park corridor which provides a recreational and educational "nature environment".

Public wilderness habitat serves as a buffer from the Olinda-Olinda Alpha Landfill and is identified for potential future acquisition to supplant the landfill in 2013, by which time it will transition into a county regional park.

3. **Oil Production** -- The continuation of oil production is consistent with the Open

Space and Conservation Element of the City of Brea General Plan, which encourages "... continued oil production within the Brea-Olinda oil field...such areas are appropriate for residential development some time in the future. Explore possible joint utilization of land"

An extensive bio-remediation of the property has been completed. Those wells to remain active will be screened by landscaping and secured to ensure safety. Procedures of the California Department of Conservation, Division of Oil and Gas, will guide the abandonment/closure process and ensure environmental protection.

4. **Historical Preservation** -- As a result of ongoing discussions with the Brea Historical Society and other interested parties, Santa Fe Energy Resources is establishing an oil history center to include retaining existing historical structures in place, on-site. This center will provide an important regional resource, as well as a link to the past for both the City of Brea and residents of Olinda Heights.
5. **Community Facilities/Infrastructure**
 - **Phasing** -- The Specific Plan is a long-range, incremental master plan for the development of six percent of the SOI area. It contains a Master Phasing Plan for both residential development and supporting infrastructure to ensure that the public works are in place prior to or concurrent with private development, and that the design and sizing of roads and other public facilities consider development of other SOI areas.

To avoid *piece-meal* decision-making, the City expanded the Specific Plan area to incorporate the 6.1-acre Shell Oil property at the corner of Carbon Canyon Road and Valencia Avenue. This action allows for the comprehensive planning of trails and open space along the entire Carbon Canyon Road frontage, and assures coordinated phasing of infrastructure to serve the area.
6. **Environmental** -- In response to concerns raised during the EIR process, the proposed project was downsized. This resulted in a decrease in proposed dwelling units by 39 percent from 1,594 to 1,150. Based on a number of meetings the landowner had with various community groups, the project size was again downsized an additional 43 percent to 662 dwelling units. The project also preserves the majority of the seasonal stream beds, and creates large wilderness/open space areas adjoining existing and future open space areas located off-site.
7. **Hillside Management** -- The Specific Plan complies with the City's Hillside Management Ordinance.
8. **Housing and Density** -- A variety of housing types and densities, including single family detached and paired housing are included in the Specific Plan.
9. **Community Theme** -- The design of Olinda Heights is consistent with a *Southern*

California Canyon theme, to reflect the rich heritage of the Brea/Carbon Canyon area and the original Olinda Township.

The layout and details are sensitive to the limited flat terrain in the building forms that step in concert with the enclosed ravines and hills, the use of native rock and the reliance upon wood details and rough textures.

1.1 PURPOSE AND INTENT

The Olinda Heights Specific Plan area is entirely situated in unincorporated Orange County, within the City of Brea's sphere of influence and contiguous to the City limits. For this reason, the Specific Plan has been prepared for review, approval, and implementation through the City of Brea, and assumes the property will be wholly annexed into the City.

The purpose of the Olinda Heights Specific Plan is to implement Brea's General Plan goals as they relate to the Specific Plan area. As explained in Section 8.1, the Specific Plan serves as the direct link between the General Plan's policies and the design of residential development projects, and assures that, as future projects under the Specific Plan are individually approved, they are and will remain consistent with the General Plan.

The City of Brea's 1991-1992 "Vision" planning process for its 4,762-acre Sphere of Influence (SOI) provided valuable input to this Specific Plan. As explained in Section 1.4, this Specific Plan implements the spirit and intent of the Vision Document as it applies to the Olinda Heights Specific Plan area.

The intent of the Specific Plan is to guide and coordinate the future design and development of the Olinda Heights area. It provides a comprehensive description of land use, circulation, infrastructure, design guidelines, site development standards, and implementation programs to assist developers and builders in the preparation of detailed development proposals for City review and approval.

1.2 OBJECTIVES

This Specific Plan contains all components required by State law, as well as other components, design concepts, guidelines, and standards desired by the City to implement the General Plan. The objectives of this Specific Plan are to:

- Provide a comprehensive land use plan that designates the distribution, location, and extent of land uses, collector roadways, and public facilities within the community;
- Establish a compatible interface with surrounding land uses and other communities;
- Establish significant park, open space, and trail corridors along Carbon Canyon Road and Valencia Avenue. These public areas not only provide an aesthetically enhanced streetscape which complements Carbon Canyon Regional Park, they

serve as the "gateway" to the other open space, cultural heritage, and wilderness park features on the interior of the community;

- Preserve unique oil field buildings, as part of the Santa Fe Historic Center, which played an historic role in Brea's founding and early growth;
- Create a land use pattern that, in the short term, buffers homes from the Olinda-Olinda Alpha Landfill and, in the long term, complements the conversion of the landfill to a county regional park or other open space amenity;
- Create an attractive variety of single-family detached and clustered housing that responds to the needs of a diverse housing market;
- Establish design guidelines and development regulations and procedures to control future project improvements and provide appropriate architectural themes for the Carbon Canyon area;
- Cluster residential development to reduce environmental impacts and create large open space preserves;
- Provide special design criteria and public facility concepts, including park facilities and wilderness habitat;
- Integrate regional open space concepts and trails into the community; and
- Provide for ongoing oil extraction operations as an integral and compatible use within the Olinda Heights community.

1.3 AUTHORITY AND REQUIREMENTS

1.3.1 Authority for Specific Plans

The authority to prepare, adopt, and implement specific plans is granted to the City of Brea by the California Government Code (Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457). As with General Plans, the Planning Commission must hold a public hearing before it can recommend adoption of a specific plan. The City Council may adopt a specific plan by either ordinance or resolution.

1.3.2 Requirements for Specific Plans

California Government Code Section 65451 sets forth the requirements for specific plans as follows:

A Specific Plan shall include a text and a diagram or diagrams which specify all of the following in detail:

- 1) The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan;*
- 2) The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan;*
- 3) Standards and criteria by which improvements will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable, and*

A program of implementation measures including regulations, programs, public works projects and the financing measures necessary to carry out paragraphs 1, 2, and 3 above.

The Specific Plan shall include a statement of the relationship of the Specific Plan to the General Plan.

This Specific Plan serves as the zoning for the Olinda Heights Specific Plan area. Future tentative tract maps, parcel maps, site plans and precise development plans for the project site must be consistent with this Specific Plan.

Implementation of the Specific Plan will transform the primary use of the site from oil production to a master planned residential community responsive to the City of Brea's needs. As such, the Specific Plan includes:

- A plan and design standards to integrate the remediated oil field with residential development to minimize the impact of on-going oil operations;
- Development regulations which address the long-term aesthetic character of the Sphere of Influence area and design continuity within the existing community; and
- The location, sizing, and phasing of roads, trails, and supporting infrastructure to ensure that public improvements are provided concurrent with private development and to the mutual benefit of Carbon Canyon Regional Park and other open space facilities in the area.

1.4 CONSISTENCY WITH BREA'S VISION DOCUMENT

In early 1991, the Brea City Council initiated a grass roots planning process to seek direction from the community on the future of a 7.4-square-mile SOI area which includes Olinda Heights. The result of this process was the Vision Document. While the General Plan is the formally adopted policy document, the Vision Document provides additional guidelines for future development in this unincorporated area.

The Vision Document guidelines are set forth in terms of seven (7) planning principles:

- 1) Diversity;
- 2) Sustainability;
- 3) Economic Feasibility;
- 4) Environmental Quality;
- 5) Mobility;
- 6) Cultural/Historical Enhancement; and
- 7) Phasing.

Each principle, in turn, contains: "...Implementation Actions to further define and detail these principles."

The Olinda Heights Specific Plan was prepared to be fully consistent with the Vision Document. This positive response is outlined in Exhibit 1.1-1 for each of the 39 "Implementation Actions", and explained below following a restatement of each principle as set forth in the Vision Document. (Note that not every Implementation Action in the Vision Document is applicable to the Olinda Heights Specific Plan. Also, some of the Implementation Actions that may be applicable to the Olinda Heights project are to be developed/implemented by the City of Brea.)

"Vision" Principle No. 1: Diversity

Planning for the Sphere of Influence, "SOI", area should facilitate "diversity" — a range of different kinds of land uses. These should include natural and undeveloped open space; residential, commercial, institutional and employment centers.

The large size (7.4 square miles) and varied physical characteristics of the area can easily accommodate such diversity.

Over time, the total SOI area should evolve as a mosaic of smaller pieces, carefully fashioned into the desired Vision for the whole.

The Specific Plan provides a mixture of land uses, including residential uses at a variety of densities, a community park, public trails, and open space. Wilderness open space areas have been preserved to protect sensitive environmental resources and visually prominent slopes and ridgelines. Potential development areas north of the Alquist-Priolo Study Zone were preserved to expand open space opportunities adjacent to the future Chino Hills State Park on the east and future regional park to be built on the site of the Olinda-Olinda Alpha Landfill.

The mixture of housing includes single-family detached and paired homes. Flexibility is provided in the types of housing permitted in the various residential planning areas to ensure a market-driven project that can respond to the future.

Exhibit 1.1-1

**Olinda Heights Specific Plan
Brea Vision Document Implementation Matrix**

VISION PRINCIPLE/IMPLEMENTATION ACTIONS	CONSISTENCY OF OLINDA HEIGHTS SPECIFIC PLAN	
	Implements	Does Not Apply
1. DIVERSITY:		
1-A. Provide mix of land uses, including natural open space;	yes	
1-B. Define permanent open space areas based upon environmental criteria;	yes	
1-C. Provide a mixture of housing types (cluster, attached, detached units, etc., with inclusion of affordable housing);	yes	
1-D. Incorporate flexibility in the planning process to recognize different size and timing of use proposals; and	yes	
1-E. Include commercial development adjacent to Orange Freeway (Route 57) and other locations where appropriate.		DNA
2. SUSTAINABILITY:		
2-A. Encourage housing development patterns which reduce traffic into and out of the area;	yes	
2-B. Design multi-purpose public facilities for police, fire, recreation, and schools to consolidate functions and avoid duplication of costs;	yes	
2-C. Optimize use of reclaimed water where feasible;	yes	
2-D. Encourage use of resource-efficient design techniques, such as solar energy cells.	yes	
3. ECONOMIC FEASIBILITY:		
3-A. Encourage collaborative efforts among the property owners, as well as the City of Brea, to ensure comprehensive planning for the SOI;	yes	
3-B. Implement financing mechanisms for open space acquisition, including transfer of development rights or other "trade-offs" in order to protect environmental assets;	yes	
3-C. Consider options for financing appropriate public/ private infrastructure in an equitable fashion; and	yes	
3-D. Respect private property rights, while recognizing public commonwealth rights, to define fair market value.	yes	
4. ENVIRONMENTAL QUALITY:		
4-A. Enhance and implement an open space system of natural habitat areas throughout the SOI which connects with the Carbon Canyon Regional Park, Chino Hills State Park, and the City's local park network;	yes	
4-B. Utilize non-traditional design standards for streets, hillside grading, etc., where development quality and public safety are not affected;	yes	
4-C. Avoid adverse impacts to existing natural ridgelines;	yes	
4-D. Incorporate naturalized landscape treatment for the Olinda/Olinda-Alpha Landfill when it is closed in 2013;		DNA

VISION PRINCIPLE/IMPLEMENTATION ACTIONS	CONSISTENCY OF OLINDA HEIGHTS SPECIFIC PLAN	
	Implements	Does Not Apply
4-E. <i>Maintain significant views to and from the SOI;</i>	yes	
4-F. <i>Require quality landscaping, including native and drought-tolerant plants, as well as water features where appropriate;</i>	yes	
4-G. <i>Support State purchase/acquisition of permanent open space lands; and</i>	yes	
4-H. <i>Coordinate and participate in establishment of a regional trail system for the SOI.</i>	yes	
5. MOBILITY:		
5-A. <i>Connect SOI area with existing Brea by means of trails and open space linkages;</i>	yes	
5-B. <i>Design Tonner Canyon Road as a scenic roadway with adequate buffering to maximize environmental compatibility;</i>		DNA
5-C. <i>Maintain the rural character of Tonner Canyon Road by avoiding connection to regional arterials in Los Angeles or San Bernardino Counties;</i>		DNA
5-D. <i>Implement innovative street design options;</i>	yes	
5-E. <i>Avoid impacts to Brea Canyon Road;</i>		DNA
5-F. <i>Support appropriate use of high-tech transit modes, such as remote parking facilities, shuttle pods, etc.;</i>		DNA
5-G. <i>Support more efficient use of existing transportation systems;</i>	yes	
5-H. <i>Study landfill access routing pursuant to Memorandum of Understanding between City and Orange County;</i>	yes	
5-I. <i>Require Transportation Demand Management planning for all new development; and</i>	yes	
5-J. <i>Implement the Strategic Transportation Action Plan as approved by the City Council, including future Light Rail corridor/stations, park and ride facilities, and possible people movers.</i>		DNA
6. CULTURAL/HISTORICAL ENHANCEMENT		
6-A. <i>Include a cultural/heritage center/museum or park in future plans for the SOI;</i>	yes	
6-B. <i>Explore ways to preserve some historic oil field areas while permitting continued oil production;</i>	yes	
6-C. <i>Emphasize locational significance of Brea as a "gateway" between Orange and Los Angeles Counties; and</i>		DNA
6-D. <i>Provide a variety of cultural, educational activities that enhance connectivity to the rest of Brea.</i>	yes	
7. PHASING		
7-A. <i>Initiate inter-governmental planning/coordination program with the City of Diamond Bar, and Counties of Orange and Los Angeles;</i>		DNA
7-B. <i>Facilitate coordination with property owners;</i>	yes	
7-C. <i>Assess need for commercial development to help provide tax base for desirable end results; and</i>		DNA
7-D. <i>Provide for incremental review of SOI by subareas as defined by ownership patterns and other common features.</i>	yes	

"Vision" Principle No. 2: Sustainability

Future use of the SOI should incorporate self-sustaining design wherever possible. While recognizing that this concept involves larger, regional-scale policies, the size of the SOI provides an opportunity for application.

Olinda Heights provides housing and related park, and recreational facilities that are inter-connected through a variety of transportation systems. Pedestrian sidewalks, bicycle paths and equestrian trails will allow future residents to utilize the community park, and historical site without leaving the community. Trails will connect with the existing City/County trail system along Carbon Canyon Road, which will enable nearby residents to use public amenities located within the Olinda Heights project.

The Specific Plan provides for park facilities in order to maximize the number of recreational facilities available to the public.

Because it is predominantly a south-facing slope, Olinda Heights has the potential to maximize passive solar orientation, through specific site planning. Landscape areas within the Olinda Heights Specific Plan are designed to implement the water-conserving landscape and irrigation techniques set forth in Brea Ordinance Nos. 932 (adopted pursuant to the California Conservation and Landscaping Act) and 894 (adopted pursuant to California Water Code Section 375 et seq.).

"Vision" Principle No. 3: Economic Feasibility

Since most of the SOI area is privately owned, future development activity (including annexation to the City of Brea) will be initiated by the private sector.

Long-range fiscal and economic planning must be based upon the concept of free-standing feasibility. Private development must not create costs for existing Brea residents.

This Specific Plan was initiated and paid for by the landowner/master developer, Santa Fe Energy Resources, Inc. This included costs required for the City to prepare the project EIR. Future costs related to the annexation of the Specific Plan area to the City of Brea will also be paid for by the private sector.

A Master Phasing Program is included as part of the Specific Plan to ensure that public infrastructure will be available to support the proposed private development. Also, a range of financing options are outlined in this Specific Plan (see Section 7.3), to ensure that no costs are created for existing Brea residents.

Collaborative efforts among the property owners within the Sphere of Influence area were undertaken as part of the vision process and were continued as part of the

Olinda Heights Specific Plan process via a number of community workshops to ensure comprehensive planning.

The Specific Plan anticipates public stewardship of approximately 48 percent of the Olinda Heights Specific Plan area, including:

- 94.9 acres of regionally-significant open space acquisition by the City of Brea or other public agency;
- 24 acres of community park and trail corridor acquisition by the City of Brea;
- 10.2 acres of historical center/park acquisition by the City of Brea, other public agency, or a non-profit entity; and

"Vision" Principle No. 4: Environmental Quality

The SOI area contains many natural environmental assets which must be protected from adverse impact. These include natural ridgelines, significant vegetative habitats, "blue line" streams, and sensitive wildlife species.

Appropriate mitigation of environmental impacts may include establishment of special habitat conservation areas to protect sensitive species.

The Olinda Heights Specific Plan contains four intermittent drainage courses that are designated as "blue line" streams on U.S. Geological Survey maps. These drainage courses are under the jurisdiction of the U.S. Army Corps of Engineers and California Department of Fish and Game. The Specific Plan preserves three of these drainage courses in their existing condition. One of the drainage courses will be impacted by development. Prior to grading, appropriate clearances will be obtained from Federal and State agencies (see Project EIR for specific habitat description and mitigation requirements).

The Specific Plan provides a multi-modal trail system along Carbon Canyon Road to connect both to Brea's master planned trails and to Carbon Canyon Regional Park.

The Specific Plan preserves approximately 110.5 acres of natural open space by concentrating development in the lower portion of the site, and avoiding grading the upper slopes and topographic features. This provides a natural visual backdrop, retains the natural skyline, and protects the lower foreground of the actual "ridgelines" which are located north of Olinda Heights. Within the development area, the curvilinear street system has been designed to reduce grading by following the major landform contours.

Wilderness open space areas within the Specific Plan area will be dedicated to the City of Brea, a public Landscape and Open Space Maintenance District, or other mutually-agreed upon entity capable of managing such areas. These areas may support further expansion of the Chino Hills State Park and/or the creation of a county regional park on the site of the Olinda-Olinda Alpha Landfill following its closure.

Oil production will continue to operate within the Specific Plan area, in conformance with California Department of Conservation, Division of Oil and Gas provisions and the requirements of this Specific Plan.

Finally, the landscape palette for Olinda Heights has been carefully prepared to emphasize native and drought-tolerant plant species and to utilize water-conserving irrigation systems.

"Vision" Principle No. 5: Mobility

The size and location of the SOI area require that future plans include consideration of mobility as a priority.

This goal seeks to improve existing transportation modes (auto, bus, high occupancy vehicle lanes, car pools, etc.) while encouraging future mass transit opportunities.

Olinda Heights places a high priority both on vehicular and non-vehicular transportation improvements. An extensive community trail system expands Brea's existing trail facilities. Separate off-street pedestrian, bicycle, and equestrian trails are planned adjacent to public parks and open space along the entire southerly Carbon Canyon Road boundary of the site, which create a visually expansive movement corridor for the trail user and motorist alike.

The vehicular roadway system is designed to provide safe, efficient access to the residential areas and public amenities. The design of the internal circulation system is reflective of the terrain within the Specific Plan area. Significant improvements will be made on a fair share basis to Carbon Canyon Road and Valencia Avenue which benefit Carbon Canyon Regional Park, and the City at large.

"Vision" Principle No. 6: Cultural/Historical Enhancement

Brea's rich history should be reaffirmed by the establishment of an appropriate "cultural/heritage" center.

The geographical center of Olinda Heights is the site of the original Olinda Township. Olinda Township grew up around Olinda Well #1, drilled by Edward Doheny in 1897. By the mid-1920's, Olinda Township was a thriving community, supporting the developing oil fields which were the foundation of the Brea-Olinda community. The current Santa Fe Energy Resources' field house is the centerpiece of the remnants of that dynamic period of Brea history. Taking the lead from the Brea Historical Society, the Specific Plan proposes the preservation of the historic field house, an adjacent concrete structure referred to as the "township jail", Doheny's Olinda Well #1, and the jackline building and original jack plant equipment.

As described in Section 4.3.3, the preservation concept includes dedication of the historic site to the City of Brea. Improvements will include the necessary restoration of the structures, preservation of historical artifacts associated with the oil field development, and photographic memorialization of the neighboring structures which are to be removed through the development of the site. Appropriate landscaping, pedestrian walkways, lighting, signage and parking lot improvements will be made in the improvement of the site. The completed facility will serve to preserve and memorialize the Brea-Olinda oil field heritage, and provide a public facility known as the Santa Fe Historic Center.

"Vision" Principle No. 7: Phasing

Utilization of the 7.4 square mile SOI area will require long-range, incremental planning and implementation.

It is important to recognize the need to facilitate consideration of the "pieces" while avoiding "piece-meal" decision making.

The Olinda Heights Specific Plan is a long-range, incremental master plan for the development of six (6) percent of the SOI area. It contains a Master Phasing Plan for both residential development and supporting infrastructure to ensure that the public works are in place prior to or concurrent with private development, and that the design and sizing of roads and other public facilities considers development of other SOI areas.

To avoid "piece-meal" decision-making, the City expanded the Specific Plan area to incorporate the Shell Oil property at the corner of Carbon Canyon Road and Valencia Avenue. This allows comprehensive trails and open space planning along the entire Carbon Canyon Road frontage.

The Specific Plan also anticipates long-range planning needs of major facilities nearby:

- Relocation and signalization of the primary entrance to Carbon Canyon Regional

Park which will reduce traffic congestion and provide a safer access to the Carbon Canyon Regional Park; and

- Trail extensions consistent with the City of Brea's recently-adopted Regional Trail System Master Plan, including connections to Carbon Canyon Road trails and Carbon Canyon Regional Park trails.

1.5 RELATIONSHIP TO CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Pursuant to the CEQA Guidelines, the City of Brea prepared an "Initial Study" which determined that the Olinda Heights Specific Plan might have significant environmental impacts and therefore required an Environmental Impact Report (EIR).

Brea's EIR 92-1 (SCH 92101097) comprehensively analyzed the environmental impacts caused directly and/or indirectly by the project, and identified mitigation measures for each significant impact.

EIR 92-1 serves as the Environmental Impact Report for this Specific Plan and is intended to apply to all subsequent development projects processed in conformance with this Specific Plan.

All future development projects within the Specific Plan area will be evaluated for consistency with this Specific Plan and EIR to determine whether additional environmental documentation must be prepared pursuant to Section 15168 of the CEQA Guidelines.

1.6 RELATIONSHIP TO CARBON CANYON SPECIFIC PLAN

In 1986, after extensive public involvement, the City of Brea adopted a Specific Plan which encompassed much of the Carbon Canyon area. This plan was prepared to respond to issues of land use and infrastructure needs. The Carbon Canyon Specific Plan (SP 85-1) covers 1,758 acres and establishes density standards and other general development controls. The adopted plan does not include the Olinda Heights property. Development allowed under the Carbon Canyon Specific Plan is, in general, similar to or more dense than that included in the Olinda Heights Specific Plan.

1.7 FUTURE ANNEXATION OF SPECIFIC PLAN AREA TO CITY OF BREA

Approval of this Specific Plan by the City of Brea constitutes the "rezoning" for annexing the project site into the City. Rezoning is a necessary component of the annexation application that must be reviewed and approved by the Local Agency Formation Commission (LAFCO).

In Orange County, LAFCO is a five member commission which functions as the regulatory body responsible for the encouragement of the orderly formation and expansion of local governmental agencies based on local conditions. With respect to cities, LAFCO is required to, "review and approve or disapprove, with or without amendments, wholly, partially or conditionally, proposals for the incorporation of cities, and development of new communities within the jurisdiction of the Commission."

A sphere of influence such as Brea's presumes eventual annexation to and provision of urban services to the area by the local government. Prior to incorporation, the sphere of influence designation is intended to:

- Facilitate orderly urban growth in the unincorporated areas adjacent to a city;
- Promote cooperative planning efforts between the various cities, County, and special districts to facilitate proper effectuation of their respective General Plans;
- Coordinate property development standards and encourage timely provisions of adequate and essential services such as sewer, water, fire and police protection when urbanization occurs;
- Assist all governmental agencies in planning the logical and economical extension of all their facilities and services, thus avoiding unnecessary duplications; and
- Assist property owners to plan comprehensively for the ultimate use and development of their lands.

The following factors will be considered by LAFCO as part of the application to annex the Olinda Heights Specific Plan area into the City of Brea:

1. Population - Total population and population density; land area and land use; per capita assessed valuation; topography, natural boundaries, and drainage basins; proximity to other populated areas; and the likelihood of significant growth in the area and in adjacent incorporated and unincorporated areas during the next ten years.
2. Services - Need for organized community services; the present costs and adequacy of governmental services and controls in the area; probable future needs for such services and controls; probable effect of the proposed incorporation, formation, annexation, or exclusion and of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas.

Specific Plan Chapter 7, Implementation, provides a discussion of the cost of these services, and the various financing mechanisms to assure an economically viable project for the City of Brea.

3. Alternate Actions - The effect of the proposed action and of alternative actions on adjacent areas, on mutual social and economic interests, and on the local governmental structure of the County.

Upon annexation into the City of Brea, the Brea General Plan and the Olinda Heights Specific Plan will replace the Orange County General Plan and Zoning Ordinance as the land use policy and development controls for the project site.

2.1 LOCATION

The Olinda Heights Specific Plan area is located north of the City of Brea's corporate limits, within an unincorporated portion of the County of Orange (see Exhibit 2.1-1). The 284.3-acre site is situated northeast of the intersection of Carbon Canyon Road (State Highway 142) and Valencia Avenue.

Regional access to the site is from the Orange Freeway (State Highway 57) via Imperial Highway (State Highway 90) to Valencia Avenue. Brea Mall and the City of Brea Civic and Cultural Center lie approximately three miles to the west; Olinda Village, approximately two miles to the east.

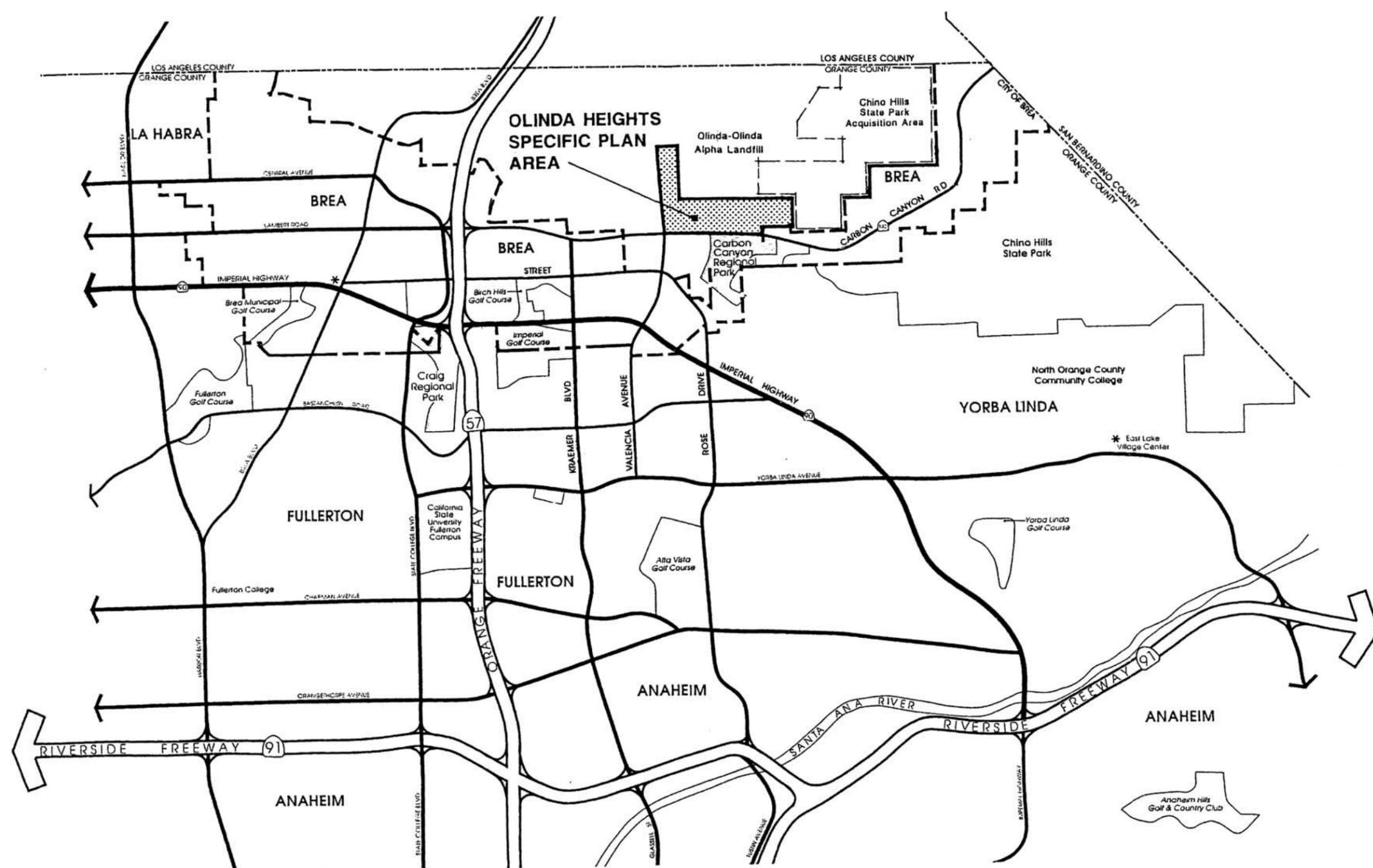
2.2 SURROUNDING LAND USES

Land uses surrounding the Olinda Heights Specific Plan area are shown on Exhibit 2.2-1, and include, to the north, 100 acres of oil production and then the Olinda-Olinda Alpha Landfill and a recent open space acquisition that will increase the size of Chino Hills State Park. To the south lies the existing Carbon Canyon Regional Park and other oil production properties to the southwest.

The Olinda-Olinda Alpha Landfill is visually isolated from the Specific Plan area by an existing off-site ridgeline. To the east of the property is an existing equestrian facility that lies within the City of Brea's Carbon Canyon Specific Plan area.

On March 10, 1992, the Orange County Board of Supervisors certified the Final Environmental Impact Report (FEIR) for the North Orange County Landfill and Alternative Technologies Study (NOCLATS) project and approved the vertical expansion of the Olinda-Olinda Alpha Landfill, extending the date of closure of the landfill from 1997 to 2013. The FEIR contains extensive mitigation measures to minimize the impact of the ongoing operations for the Class III landfill (no hazardous materials taken).

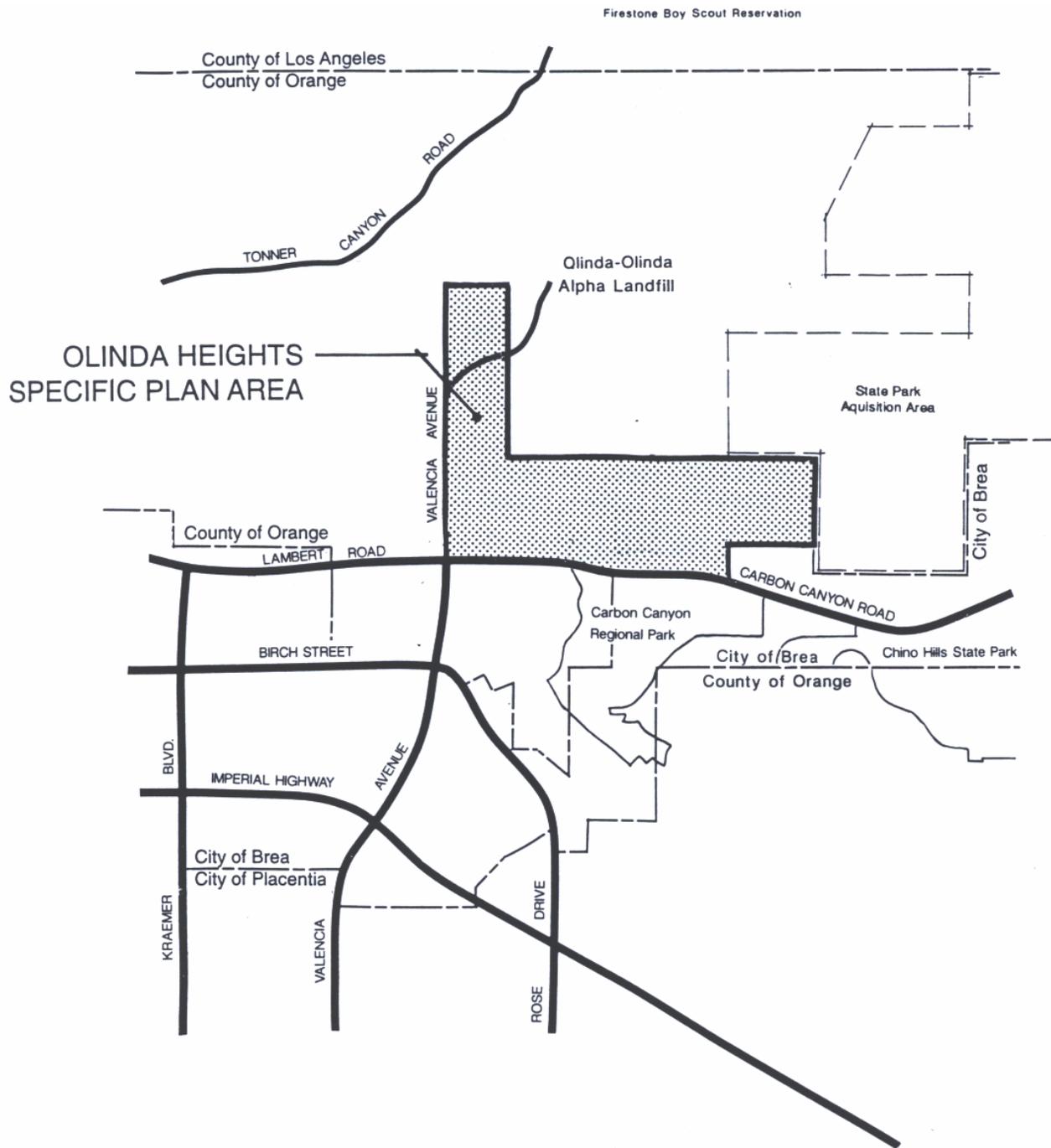
The City of Brea and the County of Orange have entered into a memorandum of understanding regarding the continued operation of the Olinda-Olinda Alpha Landfill. The memorandum of understanding sets forth the requirements for continued landfill operations, including measures for public health and safety standards, procedures for operations and limitations on volume, and requirements for access (including roadway construction and maintenance, and access road improvements from Carbon Canyon Road). Additionally, measures are included in the memorandum of understanding which relate to minimizing the impact of



OLINDA HEIGHTS

Exhibit 2.1-1
Regional Location Map

NOT TO SCALE



OLINDA HEIGHTS

Exhibit 2.2-1
Vicinity Map

NOT TO SCALE 

landfill operations on surrounding land uses, including the Olinda Heights project, such as a limitation of hours of operation, the provision of landscape and irrigation to minimize visual impacts, and the establishment of a temporary park in non-operating portions of the landfill.

Carbon Canyon Road borders the entire southern boundary of the Specific Plan area. Directly south of Carbon Canyon Road is Orange County's Carbon Canyon Regional Park, which encompasses 124 acres and extends to the south and west. Its setting and amenities provide recreational opportunities for many Brea residents. Public facilities within the regional park include softball fields, multi-purpose fields, tennis courts, volleyball courts, bike trails, equestrian trails, picnic areas, and fishing.

The property to the west of the Specific Plan area -- across Valencia Avenue -- is predominantly vacant, with oil well activity and a plant nursery at the northwest corner of Valencia Avenue and Carbon Canyon Road.

2.3 PROPERTY OWNERSHIP

The Specific Plan area includes two property ownerships. The majority of the site (274.5 acres or 96.5%), is owned by Santa Fe Energy Resources, Inc. and includes all of the residential development areas. A relatively small 9.8-acre parcel is owned by Shell Oil Company, and is located along Carbon Canyon Road, northeast of its intersection with Valencia Avenue. This parcel will not contain any residential development, but will contain a highly visible Community Trail Corridor that extends the City's master planned bicycle and equestrian trails.

The Shell parcel was included by the City to meet the intent of Brea's Vision Document, by providing a more comprehensive land plan, eliminating a land use "island", and assuring timely phasing of public infrastructure and community facilities along this important edge.

2.4 SITE HISTORY

In 1891, the Olinda Ranch Company, which includes the Olinda Heights Specific Plan area, was incorporated with W.H. Bailey of San Francisco as the principal owner. The approximately 3,000-acre ranch, which was originally intended to be divided up into parcels for fruit farming, ceased to be a viable economic entity by the late 1890s, immediately prior to the first oil boom.

The first actual exploration for oil in the immediate vicinity of Olinda occurred when a “dry hole” was drilled in 1861. In the early 1880s, the Chandler Oil and Mining Company struck oil approximately 1-½ miles northwest of Olinda, ultimately establishing the town of Petrolia.

In 1897, under the guidance of Edward L. Doheny, a number of successful wells were drilled. Doheny entered into a partnership with the Santa Fe Railway Company, which was then investigating oil as a fuel for locomotive use, and by 1898, ten wells had been completed. By 1899, the Santa Fe had run a spur line to the Olinda oil fields.

The 1920s population of Olinda is estimated at nearly 500 residents. However, the onset of the Depression and development of new oil drilling and maintenance technology, reduced the need for a large and stable labor force. Only a handful of people remained by the early 1950s.

A 1959 Army Corps of Engineers flood control project resulted in the demolition of the majority of the townsite. The only Olinda townsite buildings which remain are those within the Olinda Heights Specific Plan area, the most significant of which are the original field office, jackline building, the old jail/storage shed and Olinda Well #1.

2.5 SITE CHARACTER

The Olinda Heights Specific Plan area is characterized by terrain that slopes upward from Carbon Canyon Road generally in a northeast direction, first gently and then more steeply toward the north. The site is well-defined by prominent off-site ridgelines, and small but steeply sloping canyons and intermittent drainage courses. Portions of the site have slopes in excess of 30 percent. These slopes provide a visual backdrop for the community, and reinforce the rural feel of Carbon Canyon Road.

The northern portion of the property is traversed by an Alquist-Priolo Special Studies Zone which runs diagonally through the site from northwest to southeast. Four blue-line streams cross the property, draining from north to south toward Carbon Canyon Creek as identified on U.S. Geological Survey maps. These seasonal drainages bisect the site into east-west components, and provide opportunities for paralleling off-site trail connections.

The project site continues to be used for oil production. Approximately 48 wells are projected to remain active after residential development. The central part of the site contains buildings and storage facilities associated with oil operations that will remain as part of the Olinda Heights Specific Plan.

2.6 SITE PLANNING OPPORTUNITIES

Olinda Heights offers unique opportunities to provide a high quality residential community where extensive open space and recreational amenities can coexist with on-going oil operations. The site contains open space areas with significant slopes to the north and in the northeastern "panhandle", north-south oriented drainage courses, and a lowland area along Carbon Canyon Road but outside the 100-year flood plain. Open Space areas will primarily be kept in their natural state, thus preserving existing wildlife and vegetation.

The site contains several historic structures that were part of Brea's original oil industry which began prior to the turn of the century.

The overall design concept for Olinda Heights is to:

- Preserve the significant open space slopes in the northwestern portion of the site;
- Retain the more important natural views that currently exist from off-site; and
- Incorporate most of the natural drainage courses as land use separations and for potential trail corridors into the higher elevations and to off-site open space areas.

Residential development can best be clustered in the flatter portions of the site, with higher densities near the intersection of Carbon Canyon Road and Valencia Avenue, and the lower densities to the east. The community park, and Santa Fe Historic Center site are centered within the lower density residential areas to provide compatible land uses and allow easier public access.

The lowland area adjacent to Carbon Canyon Road provides an opportunity for an expanded bicycle and equestrian trail system, and for a continued open space "thread" that connects the future State and County Parks to the north with the existing Carbon Canyon Regional Park to the south.

Open space and trail linkages will tie together the various components of the Specific Plan, preserve many of the natural features of the site, and provide both existing residents of the City and future residents of Olinda Heights with a variety of recreational experiences and a strong sense of Brea as a desirable community in which to live.

3.1 LAND USE

Olinda Heights is a 284.3-acre planned residential community oriented around a variety of open space, community facilities, and recreational amenities. Land use within Olinda Heights is summarized as follows:

- **Residential**..... **124.2 Acres/44%**
- **Community Facilities** **34.2 Acres/12%**
(Community Park and Santa Fe Historic Center)
- **Open Space**..... **110.5 Acres/39%**
- **Roadways** **15.4 Acres/5%**

The Master Development/Open Space Plan is based on the Vision Document's Principles and Implementation Actions, described in Section 1.4, the Specific Plan objectives set forth in Section 1.2, and the following land planning concepts:

- Organize and develop a well-designed, high-quality, and functional master plan which meets the needs of a diverse population;
- Create harmonious and compatible neighborhoods that provide a variety of housing opportunities within the community;
- Provide public open space and park areas for all community residents;
- Establish pedestrian paths, walkways, and trails linking the various planning areas together;
- Use consistent landscape materials, signage, wall treatments, entry monumentation, streetscape concepts, and architectural treatments to establish a strong community theme;
- Provide a hierarchy of streets, drives, and cul-de-sacs for efficient and safe traffic movement; and
- Provide open space areas, buffers, and trail corridors that complement surrounding City, County, and state parks and recreational facilities.

3.2 MASTER DEVELOPMENT/OPEN SPACE PLAN

The Master Development/Open Space Plan for Olinda Heights is shown on Exhibit 3.2-1 and summarized on Exhibit 3.2-2. As indicated, the Specific Plan contains seven Residential Planning Areas which include 662 dwelling units.

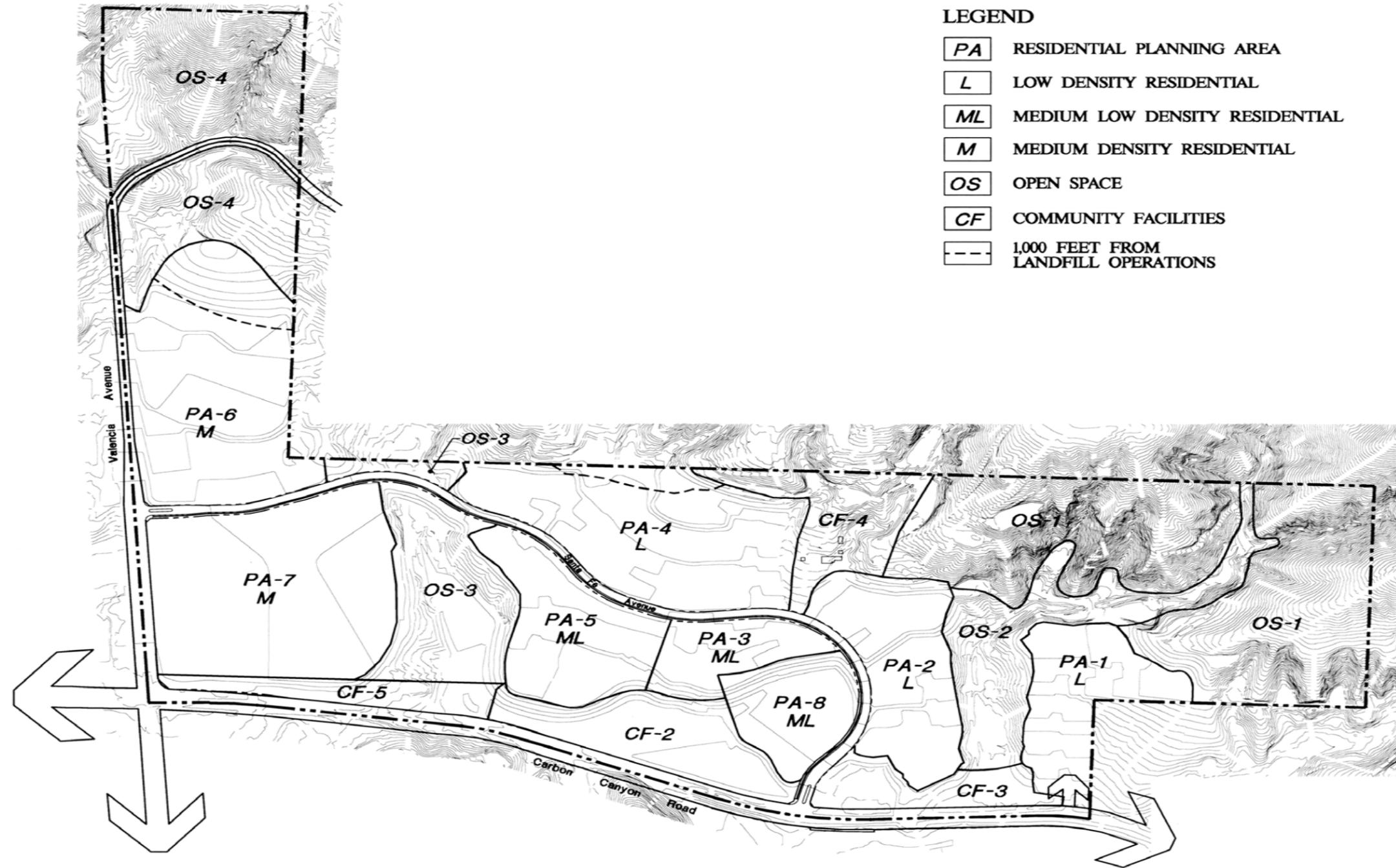
The Specific Plan provides for four Community Facility Planning Areas, including sites for a community park, two community trail corridors, and the Santa Fe Historic Center (historic/park site). Pedestrian trails are provided to allow pedestrian access to the community facilities and open space areas.

The Specific Plan also provides four Open Space Planning Areas, totaling 110.5 acres. These planning areas provide wilderness habitat, a wilderness park corridor, and a private buffer around existing oil storage facilities, and serve generally as land use transition zones within the Specific Plan area, both adjacent to Chino Hills State Park and near the future park site to be created upon closure of the Olinda-Olinda Alpha Landfill.

3.2.1 Access and Circulation System

The primary entrance to the Olinda Heights community will be from Carbon Canyon Road. Here -- opposite a new signalized intersection that will benefit Carbon Canyon Regional Park -- the trail corridors and landscape plantings will open up and become more formal. Rock walls and low monument signage will flank the entry, transitioning to the equestrian fencing that extends east-west along Carbon Canyon Road. With the community park on the west side, and a 400-foot- deep community trail corridor on the east side, and with drifts of trees set within a median that announces the "main street" of Olinda Heights, the primary entrance will be green and expansive to residents and visitors alike.

The main street itself will curve up and through the community, paralleled by trails and providing access to individual neighborhoods, the community park, and historic center. This Community Collector Road provides the key circulation linkage within Olinda Heights various residential planning areas, will be bordered by landscaped edges and variable slopes, crossing the more natural stream course in Planning Area OS-3 before it intersects with Valencia Avenue, the primary entry on the west edge of the project. To maintain an open rural feeling and potential views of the community and regional parks below, the Specific Plan prohibits on-street parking along this "main street".



OLINDA HEIGHTS

EXHIBIT 3.2-1 MASTER DEVELOPMENT/OPEN SPACE PLAN

OCTOBER 1995 0 300 600

Exhibit 3.2-2

Olinda Heights Specific Plan
Master Development/Open Space Statistical Summary

LAND USE	PLANNING AREA	ACRES	NET DENSITY (DU/AC)	TARGET DWELLING UNITS
RESIDENTIAL				
Low Density	1	13.0	3.2	42
Low Density	2	12.5	4.0	50
Low Density	4	19.7	3.9	76
Medium-Low Density	3	4.4	5.2	23
Medium-Low Density	5	13.3	5.0	67
Medium-Low Density	8	7.9	2.2	19
Medium Density	6	25.5	7.0	172
Medium Density	7	<u>27.9</u>	7.6	<u>213</u>
Subtotal:		124.2		662
COMMUNITY FACILITIES				
Community Park	CF-2	12.0	NA	NA
Trail Corridor	CF-3	6.8	NA	NA
Trail Corridor	CF-5	5.2	NA	NA
Historic Center/Park	CF-4	<u>10.2</u>	NA	NA
Subtotal:		34.2		
OPEN SPACE				
Habitat	OS-1	49.0	NA	NA
Wilderness Park Corridor	OS-2	15.1	NA	NA
Habitat	OS-4	30.8	NA	NA
Private Buffer	OS-3	<u>15.6</u>	NA	NA
Subtotal:		110.5		
ROAD RIGHT-OF-WAY				
Carbon Canyon Road	NA	6.5	NA	NA
Valencia Avenue	NA	3.5	NA	NA
Community Collector Road	NA	<u>5.4</u>	NA	NA
Subtotal:		15.4		
TOTALS	ALL	284.3		662

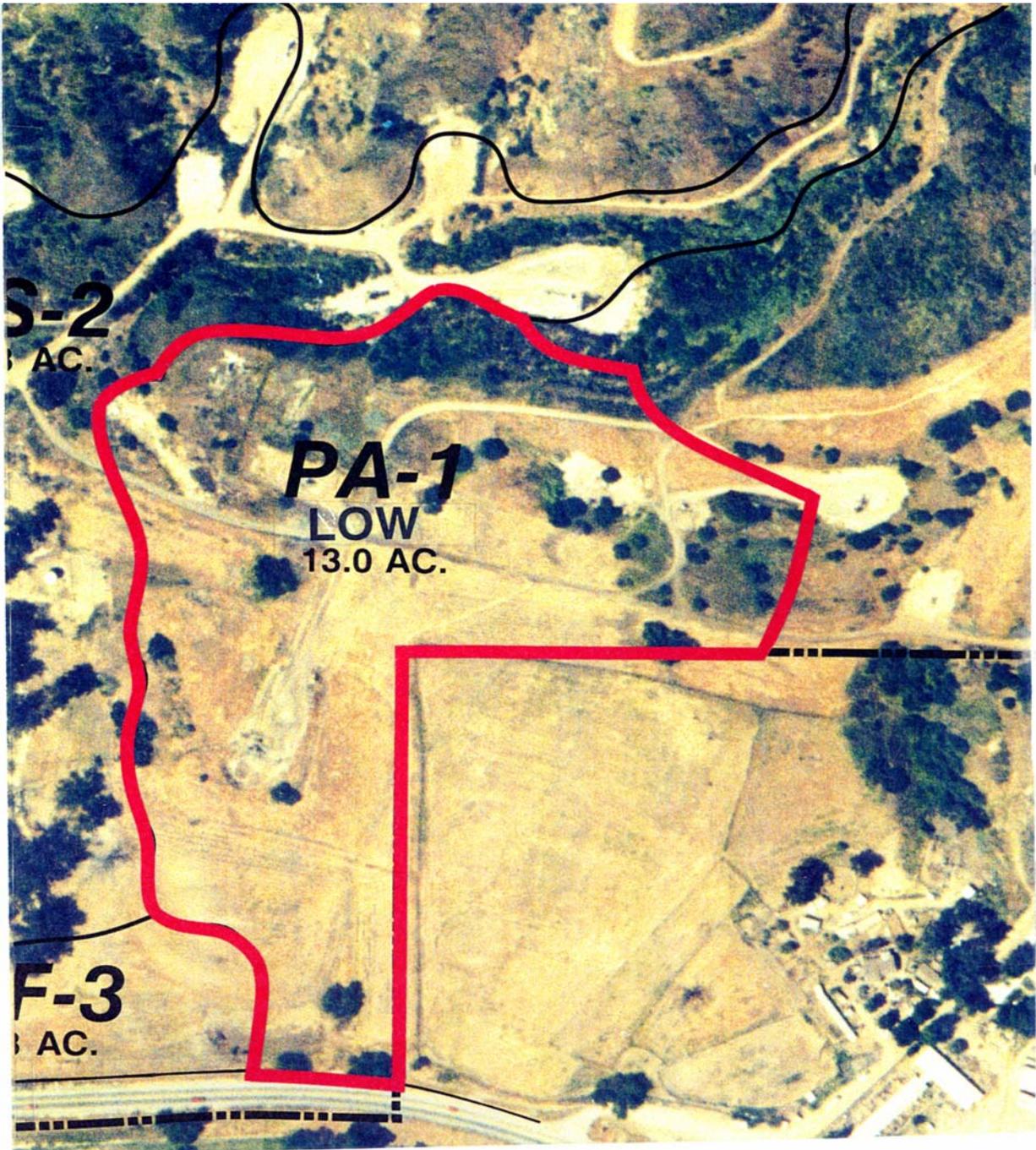
3.2.2 Residential Planning Areas

Planning Area 1 is located in the southeast portion of the Specific Plan area. Almost all of this planning area has been graded and contains oil production roads and wells (Exhibit 3.2-3). It is the only residential planning area which has direct access from Carbon Canyon Road. Planning Area 1 is designated Low Density Residential, with minimum lot sizes of 6,000 square feet. Development adjacent to Planning Area OS-2 may also include Executive homes with minimum lot sizes of 8,000 square feet. (A total of 20 percent of the dwelling units in Planning Areas 1, 2, and 4 shall be Executive homes.) Single-family detached dwelling units will be oriented to the south and west to take advantage of the off-site views of Carbon Canyon Regional Park, and on-site views of the wilderness park corridor. Planning Area OS-1, located to the north and east, provides a natural open space and visual backdrop for the planning area.

Planning Area 2 is located west of Planning Area 1, across the wilderness park corridor, and currently contains several access roads and oil production facilities (Exhibit 3.2-4) and has been the site of previous remediation activities. It is designated Low Density Residential with a minimum lot size of 6,000 square feet. Development adjacent to Planning Area OS-2 may also include Executive homes with minimum lot sizes of 8,000 square feet. The gross density of Planning Area 2 is 4.0 dwelling units per gross acre (on 12.5 acres) for a target of 50 dwelling units. Access to the planning area will be from the Community Collector Road to the west. Dwelling units will be oriented to the south and east to take advantage of the off-site views of Carbon Canyon Regional Park and on-site views of Planning Area OS-2.

Planning Area 3 is located west of Planning Area 2 and is currently bisected by roadways connecting on-site support facilities for oil production operations (Exhibit 3.2-5). Remediation activities have occurred within this planning area. Planning Area 3 is designated Medium-Low Density for single-family detached residential development with a gross density of 5.2 dwelling units per acre (4,000-square-foot minimum lot size). The 4.4-acre planning area has a target of 23 dwelling units. Access to the planning area will be from the Community Collector Road to the north. A landscaped slope separates Planning Area 3 from Planning Area 8 to the south, and allows for filtered views of Carbon Canyon Regional Park and the community park.

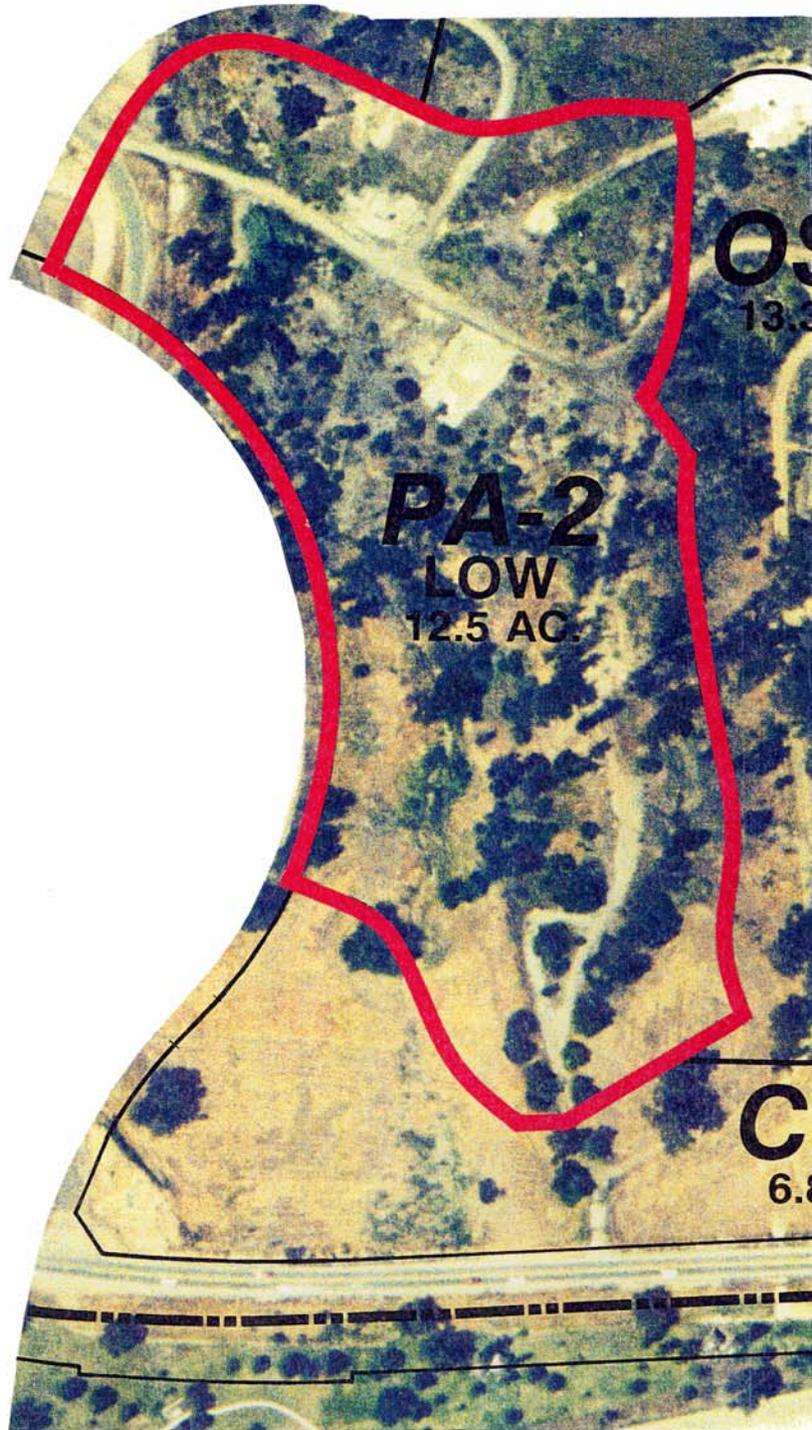
Planning Area 4 is located north of Planning Area 3 and is designated Low Density Residential for single-family detached development (6,000-square-foot minimum lot sizes on 19.7 gross acres). Executive homes are also permitted to take advantage of the off-site views to the south. Planning Area 4 currently contains the bulk of the on-site facilities associated with oil production operations (Exhibit 3.2-6). Remediation activities have occurred within the planning area. The target dwelling units in Planning Area 4 is 76 at four dwelling



OLINDA HEIGHTS

Exhibit 3.2-3
Planning Area 1
Aerial Photograph

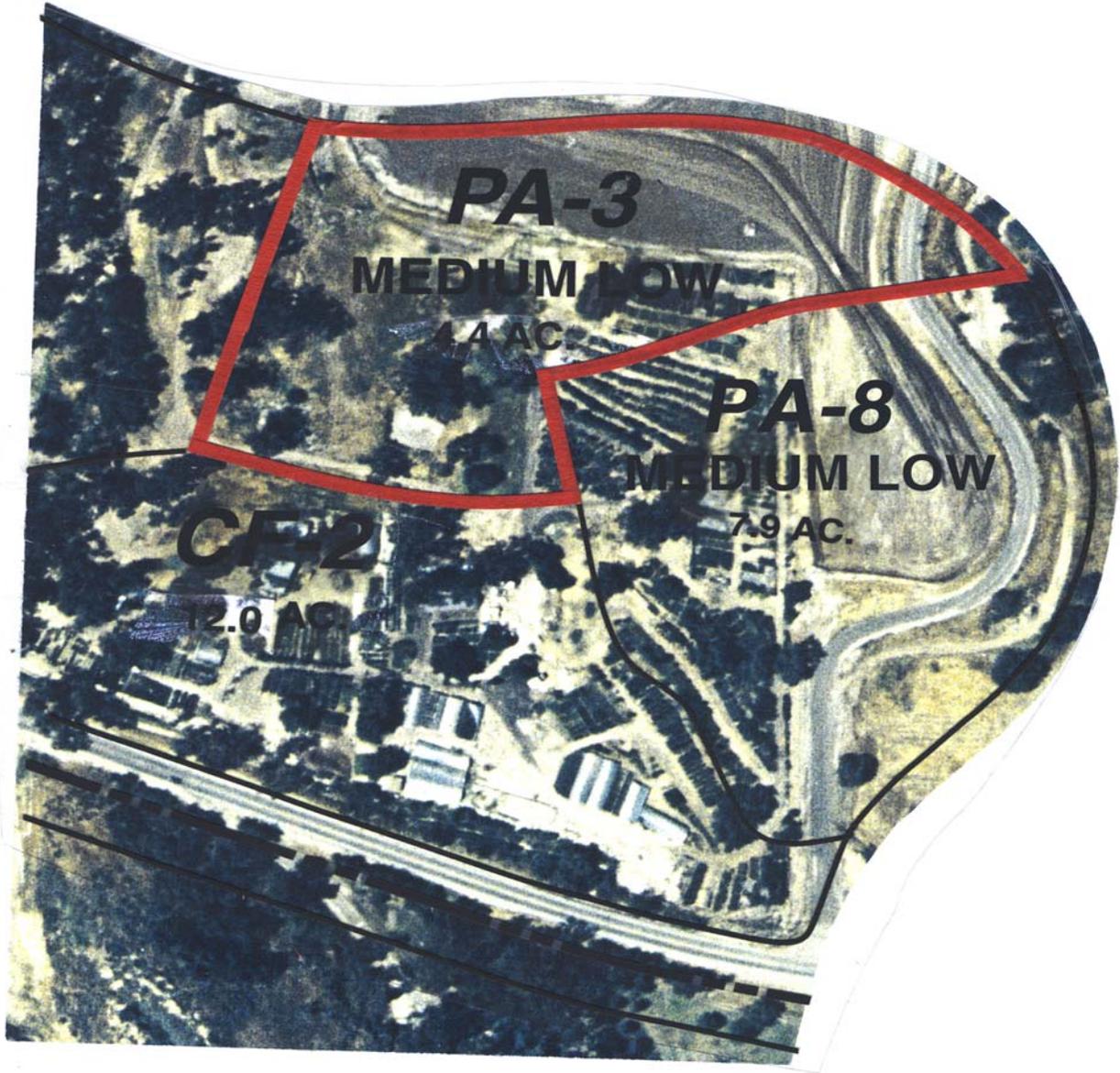
NOT TO SCALE



OLINDA HEIGHTS

Exhibit 3.2-4
Planning Area 2
Aerial Photograph

NOT TO SCALE



OLINDA HEIGHTS

Exhibit 3.2-5
Planning Area 3
Aerial Photograph

units per gross acre. As in Planning Areas 1, 2, and 3, dwelling units will be oriented to the south to take advantage of the views of Carbon Canyon Regional Park. Planning Area 4 is also adjacent to Planning Area CF-4, which is to be the site of the Santa Fe Historic Center.

Planning Area 5 is located to the west of Planning Area 3 and currently is bisected by several roadways leading to and from on-site oil wells (Exhibit 3.2-7). Remediation activities have occurred within Planning Area 5. It contains 13.3 acres, and is designated Medium-Low Density with single-family detached residential units, in 4,000-square-foot lots. The target dwelling units allowed is 67 (gross density of five dwelling units per acre). The Community Collector Road is the northern boundary with adjacent open space/community facility planning areas to the west and south.

Planning Area 6 currently contains extensive oil production wells and associated facilities (Exhibit 3.2-8). Remediation activities have occurred within Planning Area 6. It is designated Medium Density with single-family detached or paired housing dwelling units on lots with a minimum size of 2,400-square feet. Planning Area 6 is comprised of 25.5 gross acres. A target of 172 dwelling units are anticipated (7.0 dwelling units per gross acre). Access to Planning Area 6 is provided by the Community Collector Road, to the south and Valencia Avenue to the west. Open space surrounds this planning area on three sides. Planning Area OS-4 is located to the north of and off-site open space is located to the east and west.

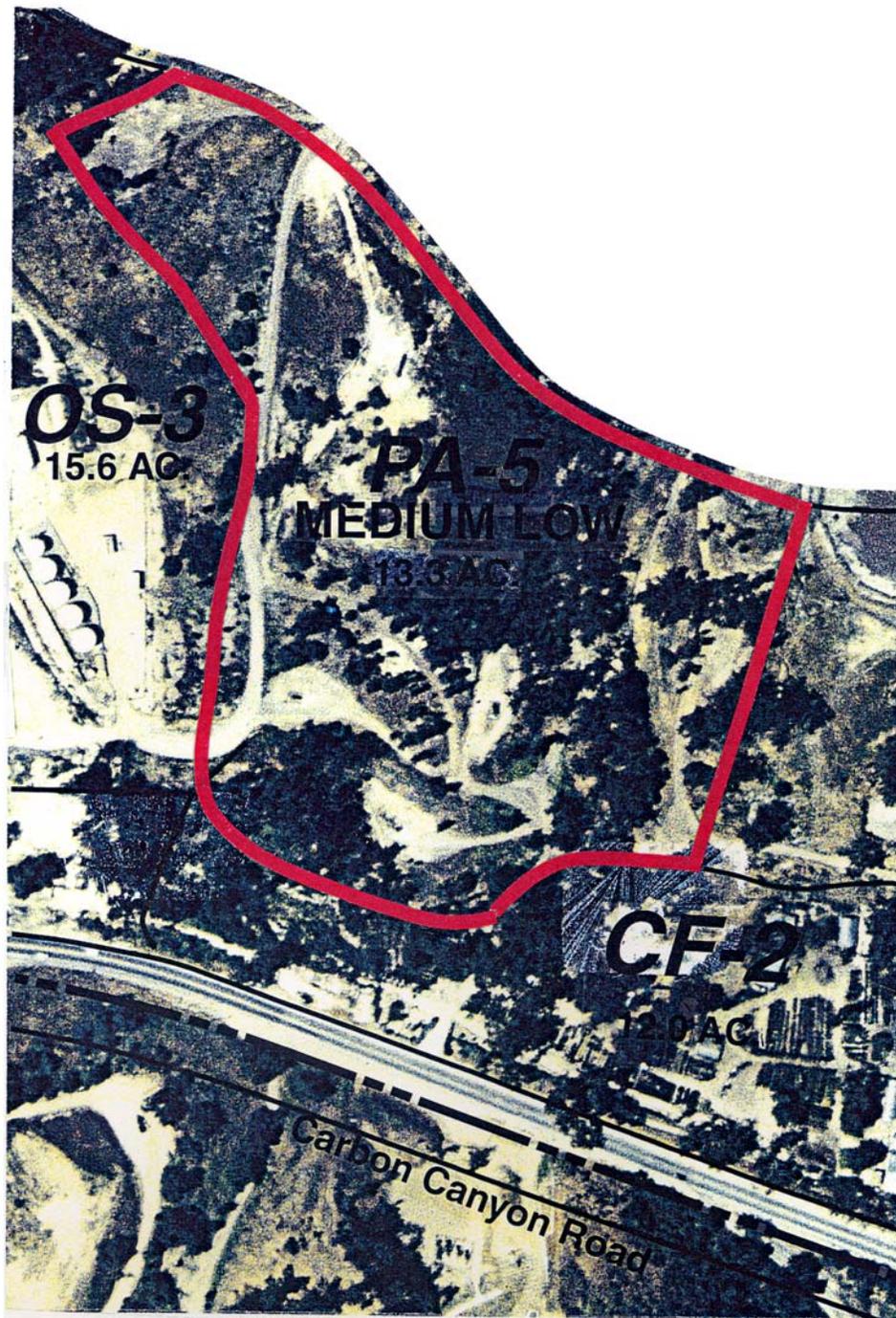
Planning Area 7 is located in the southwest portion of the project, adjacent to Valencia Avenue, and designated Medium Density. This planning area has been extensively utilized for oil production operations (Exhibit 3.2-9), have undergone remediation and are being planned for single-family detached or paired housing dwelling units on lots with a minimum size of 2,400-square feet. Planning Area 7 contains 27.9 gross acres and has a target of 213 dwelling units. Access will be from the Community Collector Road to the north.

Planning Area 8 is located in the southeast portion of the project site, adjacent to Santa Fe Road. This planning area has been historically used for oil production activities, having undergone remediation for residential uses. It contains 7.9 acres, and is designated as Medium-Low Density for single family residential dwelling units. The minimum lot size is 4,000 square feet. The Community Collector Road (Santa Fe Road) is the northeastern boundary of the planning area, which serves as the primary vehicle access point to the area. Directly to the north is Planning Area 3, while to the south lies open space and a community park that serves the entire Olinda Heights Specific Plan Area. Along Carbon Canyon Road, a separate 29-foot-wide trail easement will contain a 10-foot wide bicycle trail and a 10-foot equestrian trail, in addition to the 4-foot-wide sidewalk within the road right-of-way.



OLINDA HEIGHTS

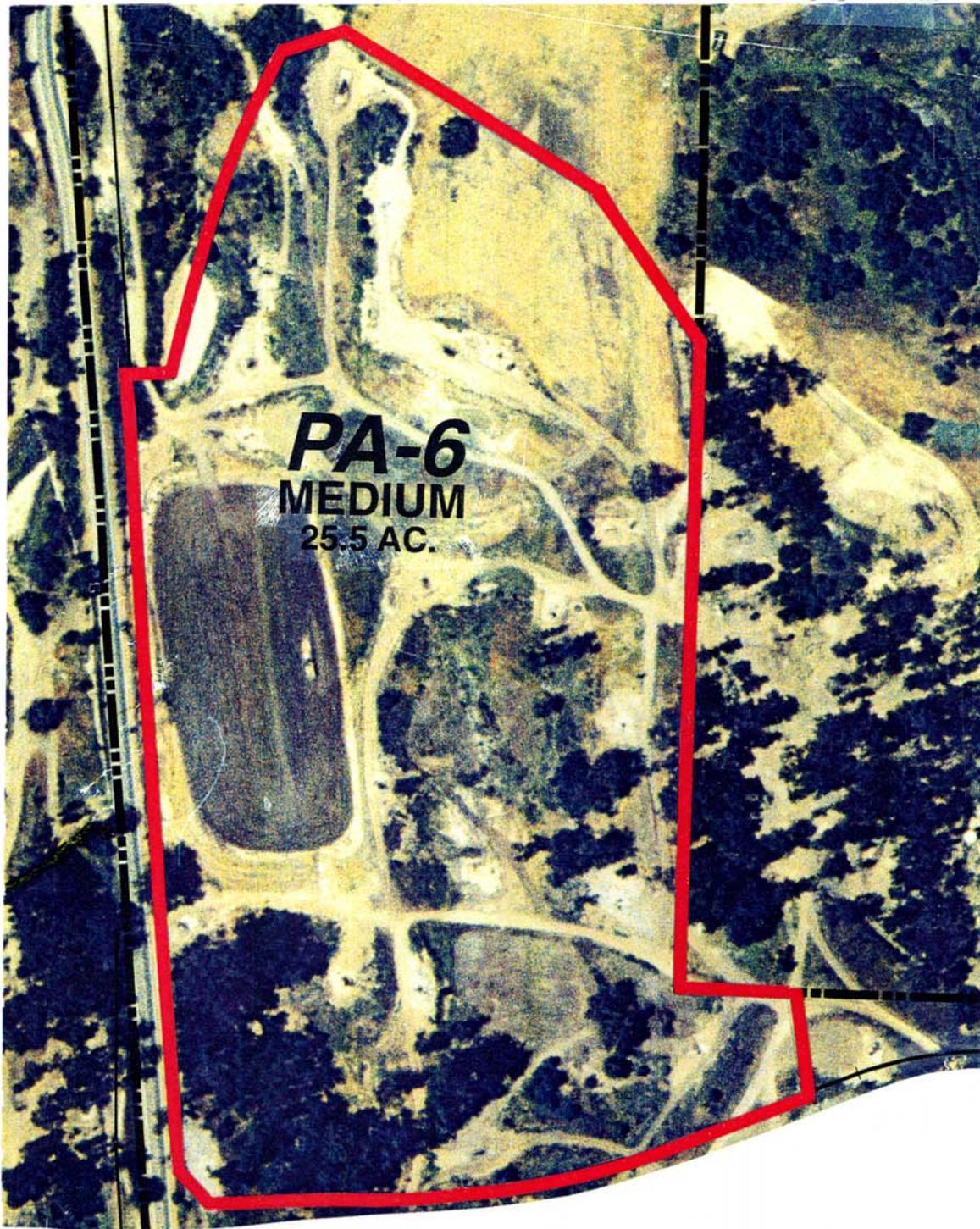
Exhibit 3.2-6
Planning Area 4 Aerial Photograph
NOT TO SCALE



OLINDA HEIGHTS

Exhibit 3.2-7
Planning Area 5
Aerial Photograph

NOT TO SCALE



OLINDA HEIGHTS

Exhibit 3.2-8
Planning Area 6
Aerial Photograph

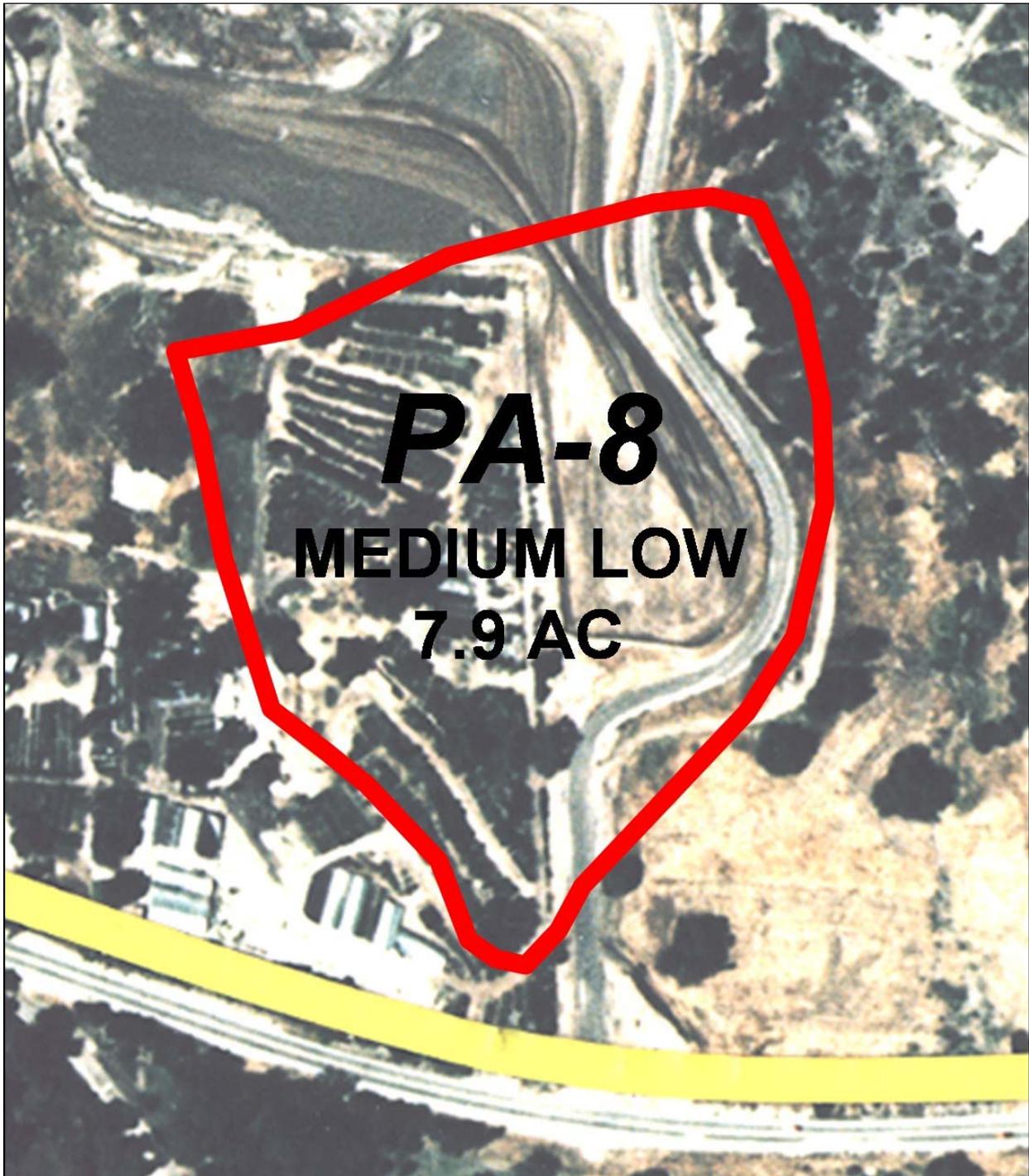
NOT TO SCALE



OLINDA HEIGHTS

Exhibit 3.2-9
Planning Area 7
Aerial Photograph

NOT TO SCALE



OLINDA HEIGHTS

Exhibit 3.2-10
Planning Area 8
Aerial Photograph

NOT TO SCALE

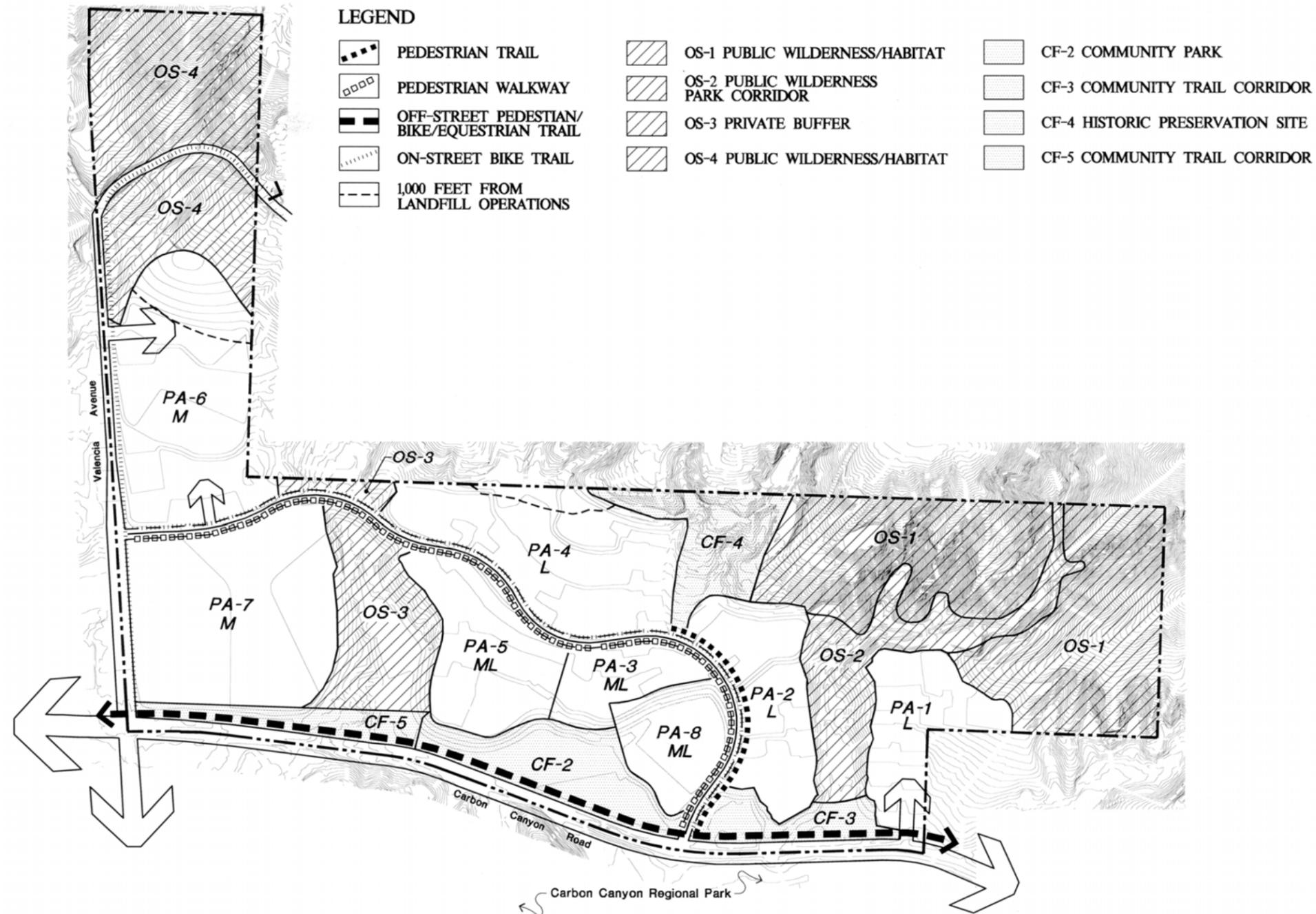
3.2.3 Community Facility Planning Areas

Community facilities will serve both Olinda Heights residents and the larger Brea community. Four public community facilities are planned. Exhibit 3.2-11, Master Open Space, Trails, and Recreation Plan depicts the Olinda Heights community facilities and open space areas.

Planning Area CF-2 is the 12.0-acre community park site adjacent to Carbon Canyon Road. Vehicular access to the park will be from the Community Collector Road. Pedestrian access will be provided from Planning Area 8, as well as the Olinda Heights community trails and sidewalks. A landscaped slope to the north and Planning Area 8 to the east provide compatible land use edges for the park. The site will be offered for dedication to the City of Brea, and will permit picnic facilities and active recreation uses such as soccer and softball. Parking will be provided.

A 29-foot trail easement will contain a 10-foot-wide bicycle trail and a 10-foot-wide equestrian trail along the southern boundary, in addition to the 4-foot-wide sidewalk within the Carbon Canyon Road right-of-way.

Planning Area CF-3 is a 6.8-acre community trail corridor located adjacent to Carbon Canyon Road and south of Planning Areas 1 and 2. This corridor will continue the 29-foot-wide easement for bicycle and equestrian trails along Carbon Canyon Road. This trail system will expand the City's existing trail network and allow connection points into the Carbon Canyon Regional Park to the south, and north to the wilderness park corridor in Planning Area OS-2.



OLINDA HEIGHTS

EXHIBIT 3.2-11
**MASTER OPEN SPACE,
 TRAILS, AND RECREATION PLAN**

OCTOBER 1995 0 300 600

Planning Area CF-4 is the Santa Fe Historic Center. This 10.2-acre site contains the Field Office, jackline building, and Oil Well No. 1 from the original oil operations begun on the site in the 1890's. Planning Area CF-4 is surrounded by Planning Areas 2 and 4, and open space Planning Area OS-1, and will contain pedestrian paths into the residential area to provide local access. Landscaping will accent the site's cultural/historical features in a park-like setting. Surrounding residences will have views into the historical site, while visitors to the Santa Fe Historic Center will have distant views to the Carbon Canyon Regional Park, the site of the original Olinda Township. Parking will be provided on-site.

Planning Area CF-5 is a 5.2-acre community trail corridor located along Carbon Canyon Road, south of Residential Planning Area 7 and Open Space Planning Area OS-3. This open space corridor will include a continuation of the 29-foot-wide trail easement described above for Planning Area CF-3. This connection will complete the project's 4,700-foot-long trail system along Carbon Canyon Road -- and provide a significant open space corridor for the entire length of the project site, that visually mirrors the open space character of Carbon Canyon Regional Park on the opposite side of Carbon Canyon Road. It is anticipated that where feasible, existing vegetation (eucalyptus trees) will be retained to provide a visual screen of the development in Planning Area 7.

3.2.4 Open Space Planning Areas

Open space planning areas are key components of the Specific Plan. The size, location, and configuration reflect the terrain and anticipate improvements which minimize disturbance, but still allow for some public use. These open areas separate development and provide a natural framework for the plan. Open areas are visible from both within and outside the site, and establish a strong and desirable backdrop for residential and public facility improvements.

Planning Area OS-1 (Public Wilderness Habitat) contains 49.0 acres at the east end of the Specific Plan area. This planning area contains major slopes visible from Carbon Canyon Road and Carbon Canyon Regional Park, which will be preserved in their natural state. Within this open space area, productive oil wells/facilities currently in operation will remain and fuel modification zones adjacent to residential areas will be permitted. These zones will provide wildland fire protection between residential development and natural open space. The significant habitat and topographic features of OS-1 act as a dramatic backdrop to the wilderness park corridor in OS-2.

Planning Area OS-2 (Public Wilderness Park Corridor) contains 15.1 acres in the eastern portion of the Specific Plan area. OS-2 follows the alignment of a seasonal streambed, designated as a blueline stream as it flows north to south. The southern terminus of OS-2 is the northern boundary of CF-3. As it extends

to the north, OS-2 is bounded by Planning Area 2 to the west and Planning Area 1 to the east, before it turns east and runs north through the canyon slopes contained in OS-1. The northern terminus of OS-2 is the northern property line of the Specific Plan area.



View north to OS-1, Public Wilderness Habitat and OS-2, Public Wilderness Park Corridor.

Planning Area OS-3 (Private Buffer) contains 15.6 acres of open space that provides both private and public uses. OS-3 is a small canyon area containing a seasonal streambed designated as a blueline stream. It lies in the western section of the Specific Plan area, bounded on the west by Planning Area 6, on the east by Planning Areas 4, 5, and CF-2. OS-3 extends north to the Specific Plan boundary and south to CF-5 and is bisected by the Community Collector Road. Producing oil wells will continue to operate within this area. These wells will be connected by service roads, and be confined in enclosures that are consistent with the structural and aesthetic design of well enclosures designated for the residential planning areas. The existing oil storage facility located in the southeastern section of OS-3, just north of CF-5 will remain in use.

This area contains oil storage tanks, produced water tank operations buildings, maintenance equipment and a crude oil loading rack. The storage facilities are inside of a containment wall designed to contain any accidental spills. The facility will be further enclosed by an 8-foot-high block wall for security purposes and visual screening. A roadway will connect the facility with the operational wells and will extend south to Carbon Canyon Road to provide access to tanker trucks servicing the facility. The design is subject to review and inspection by the State of California Department of Conservation, Division of Oil and Gas to assure compliance with all safety regulations.

There are no refining activities associated with the facility which is used for the storage of crude oil pumped from the remaining production wells within the

Specific Plan area, and the separation of that produced oil from the water that is naturally-produced with the crude oil.

The residential planning areas lie higher than OS-3 and will be buffered from OS-3 by walls and landscape. Where OS-3 is disturbed through construction, landscaping will be replaced. Slopes adjacent to the residential planning areas will have significant landscape improvements.

Planning Area OS-4 (Public Wilderness Habitat) contains 30.8 acres at the north end of the "panhandle" in the west end of the Specific Plan area. OS-4 is bisected by the access road to the Olinda-Olinda Alpha Landfill and can serve as a valuable accessway/habitat addition to the County's future plans (following landfill closure) to improve the landfill site as a regional park or other open space area.

3.2.5 Olinda Landfill Setback

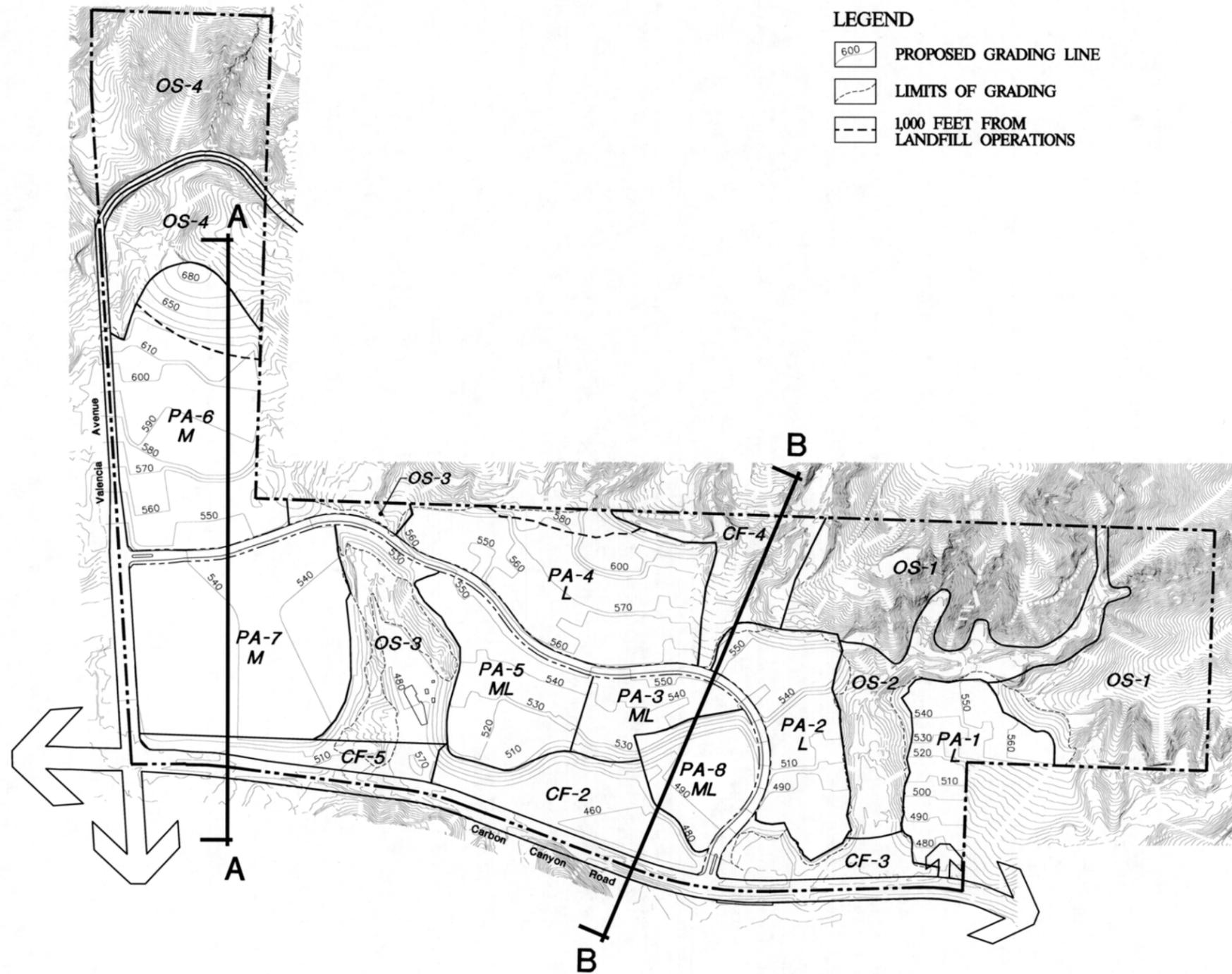
A one-thousand-foot setback shall be provided from the operational extent of the Olinda/Alpha-Olinda Landfill to any residential dwelling unit or private yard within the Specific Plan.

3.3 MASTER GRADING PLAN

The Master Grading Plan, Exhibit 3.3-1, illustrates the overall grading concept for the Olinda Heights Specific Plan area. The plan balances cut and fill grading on-site, and will require approximately 2.0 million cubic yards of earth movement, not considering bulkage/shrinkage or remedial grading that may be required to solve geotechnical issues such as unstable slopes and soils conditions that may be identified by geological test borings and/or during grading operations.

The Master Grading Plan is consistent with the Grading Guidelines contained in the City of Brea Hillside Management Ordinance. All grading within the Specific Plan area will be regulated by the City of Brea's Grading Ordinance, the Uniform Building Code, professionally-accepted engineering practices, and the site-specific recommendations of civil and geotechnical engineers licensed by the State of California.

Grading for development areas will utilize horizontal and vertical contour-grading, with slope variations ranging from 2:1 to 4:1 so the graded areas appear more natural and can gradually transition to the existing topographic conditions. Contour-grading will be illustrated on the construction level grading plans submitted to and approved by the City of Brea prior to issuance of grading permits.



OLINDA HEIGHTS

EXHIBIT 3.3-1 MASTER GRADING PLAN

OCTOBER 1995 0 300 600

Exhibit 3.3-2 provides project cross-sections which depict changes to existing landforms. Exhibits 3.3-3 and 3.3-4 are, respectively, computer-generated visual simulations of the Olinda Heights Specific Plan area in its existing condition and after implementation of the Master Grading Plan.

3.4 MASTER LANDSCAPE CONCEPT

3.4.1 Community Landscape Character

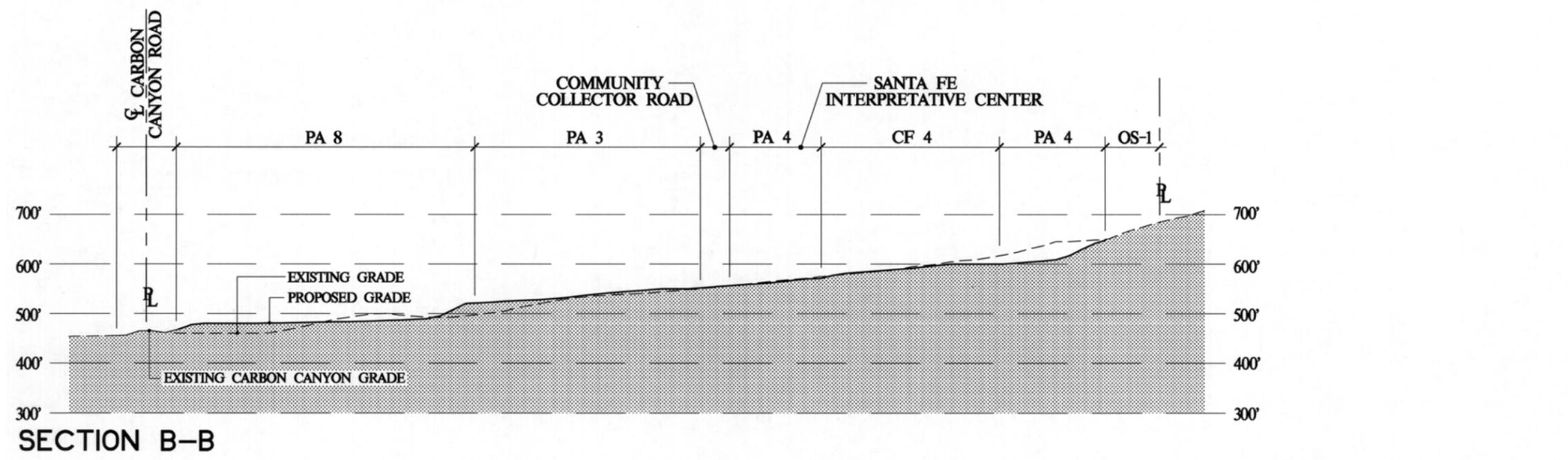
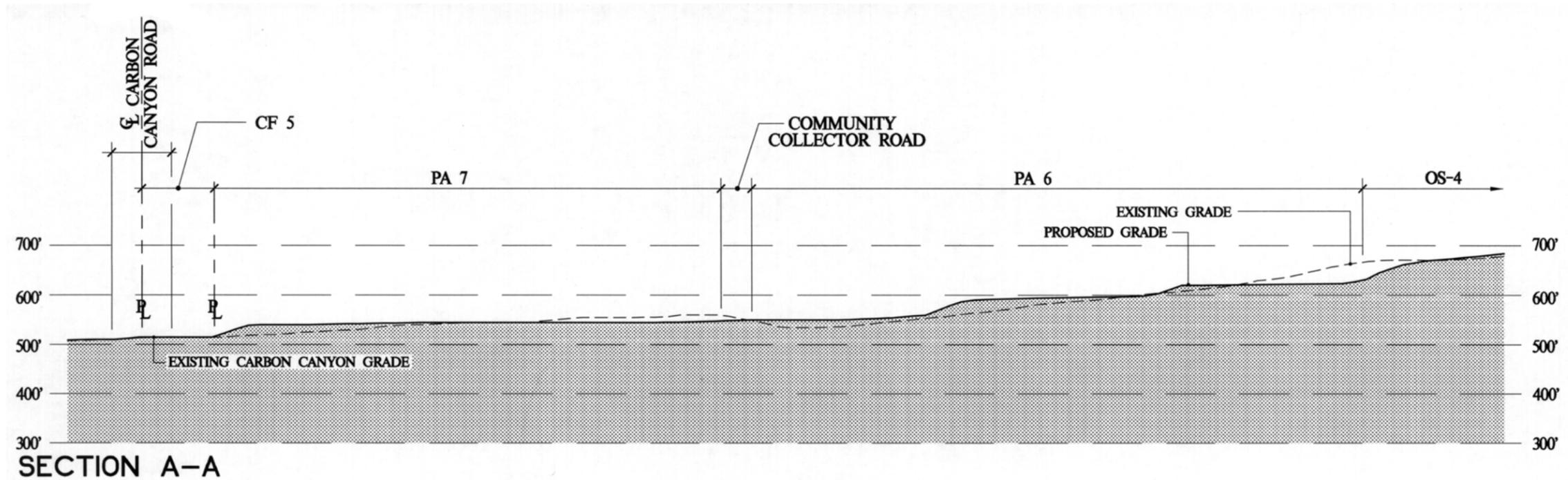
The landscape design for Olinda Heights will provide a strong "Southern California Canyon" theme articulated through the use of consistent plant materials, walls, fences, monumentation, and signage as described in this section and Chapter 5, Design Guidelines. Planning areas will be linked by the community landscape, which is most strongly expressed at the residential project entries, within the community park, along the Community Collector Road, and along the perimeter edges. Within each planning area, project landscaping will complement the community theme, and provide individual neighborhood identity.

The community landscape concept for Olinda Heights is intended to:

- Establish a general theme throughout the community that promotes a consistent character and sense of identity;
- Enhance the visual quality of Olinda Heights as viewed from off-site, while creating a pleasing atmosphere within for both residents and visitors; and
- Promote a trail-oriented community with attractively landscaped pedestrian walks and bicycle, hiking, and equestrian trails.

3.4.2 Master Landscape Plan/Palette

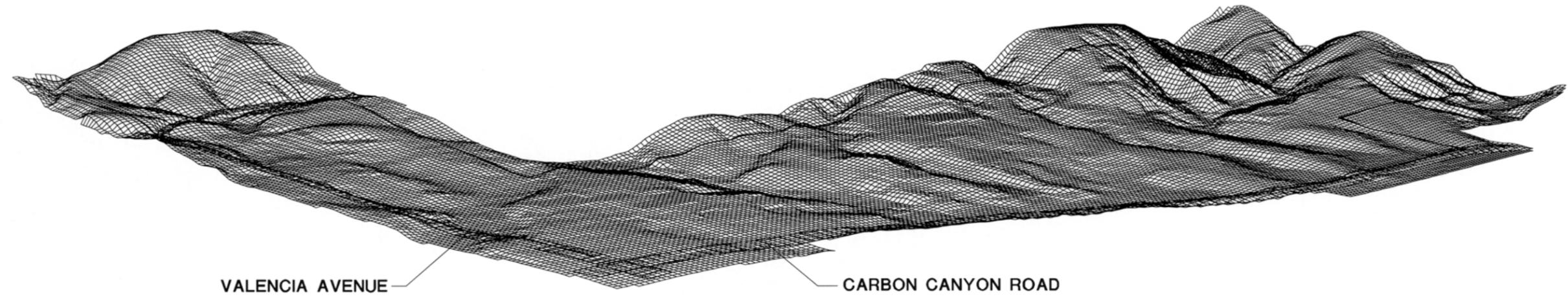
As illustrated on Exhibit 3.4-1, Master Landscape Plan, the landscape concept can be defined as an informal rural theme which blends the Olinda Heights community with the surrounding steep slopes and largely native landscape. Plant materials indigenous to the area will predominate, accented by ornamental plant materials at select areas (see Exhibit 3.4-2, Community Plant Palette Matrix). For example, California Pepper, California Sycamore, White Alder, California Live Oak, Holly Oak, and Cork Oak, will be significant thematic trees, accented by selected evergreens and trees such as Eucalyptus which have a higher and more lacy form against the skyline.



OLINDA HEIGHTS

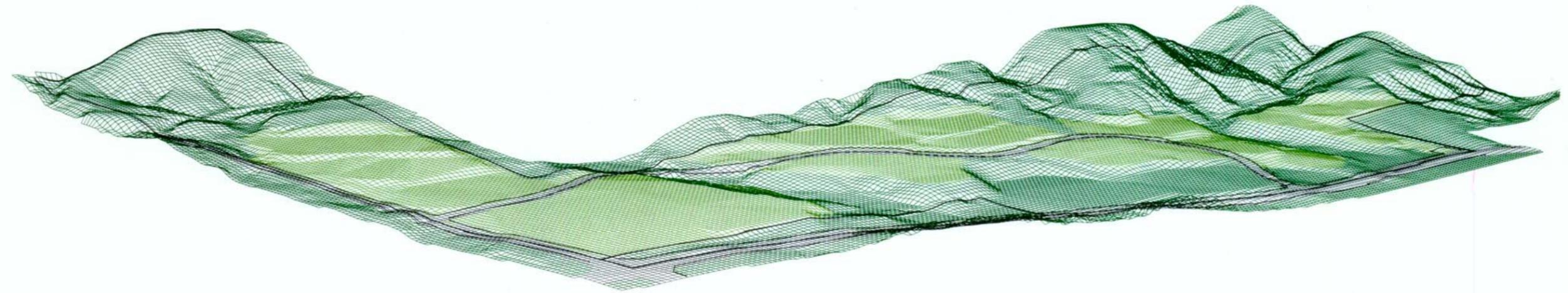
**EXHIBIT 33-2
PROJECT CROSS SECTIONS A-A AND B-B**

OCTOBER 1995 0 300 600



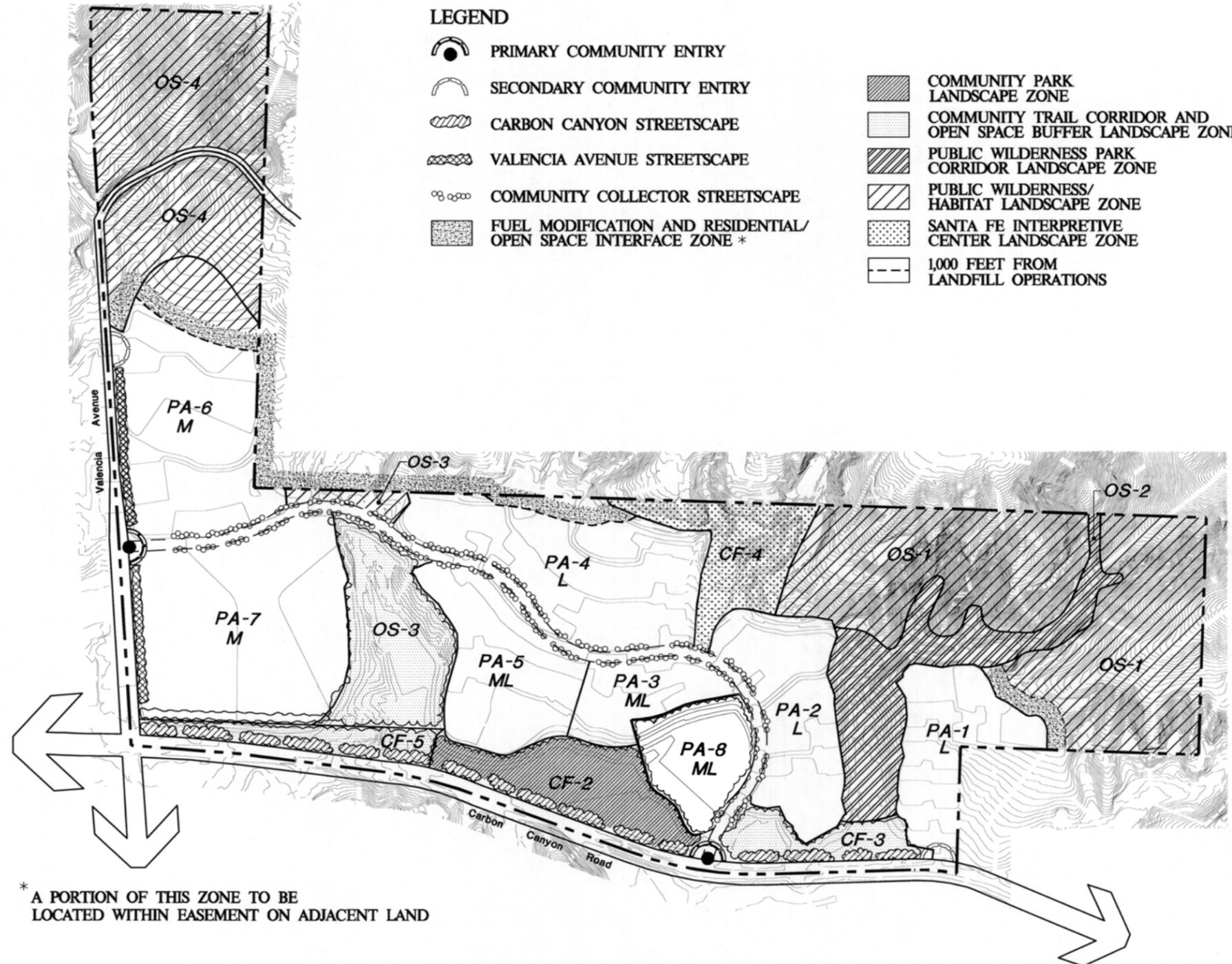
OLINDA HEIGHTS

**EXHIBIT 3.3-3
EXISTING TOPOGRAPHY
FORMA**



OLINDA HEIGHTS
SANTA FE ENERGY RESOURCES, INC.

EXHIBIT 3.3-4
PROPOSED TOPOGRAPHY
OCTOBER 1995 **FORM A**



OLINDA HEIGHTS

**EXHIBIT 3.4-1
MASTER LANDSCAPE PLAN**

OCTOBER 1995 0 300 600

Exhibit 3.4-2

Olinda Heights Specific Plan
Master Plant Palette Matrix

LANDSCAPE ZONES/AREAS											TREE PALETTE	
DROUGHT TOLERANT	FUEL MODIFICATION	SLOPES	LANDSCAPE BUFFER / SCREENING COMMUNITY PARK/ OTHER FACILITIES	TRANSITION ZONE	COMMUNITY COLLECTOR & LOCAL STREETS	VALENCIA AVENUE (Primary/Highway)	CARBON CANYON ROAD (Major Highway)	SECONDARY COMMUNITY ENTRIES	PRIMARY COMMUNITY ENTRIES	BOTANIC NAME	COMMON NAME	
										•	•	•
•	•	•	•	•	•	•	•	•	Albizia julibrissen	Silk Tree	Native	
•	•	•	•	•	•	•	•	•	Ainus thombifolia	White Alder	Native	
•	•	•	•	•	•	•	•	•	Arbutus unedo	Strawberry Tree	Native	
•	•	•	•	•	•	•	•	•	Bauhinia blakeana	Hong Kong Orchid Tree	Native	
•	•	•	•	•	•	•	•	•	Brachychiton populneus	Bottle Tree	Native	
•	•	•	•	•	•	•	•	•	Cercidium spp.	Palo Verde	Native	
•	•	•	•	•	•	•	•	•	Cercis occidentalis	Western Redbud	Native	
•	•	•	•	•	•	•	•	•	Cupaniopsis anacardioides	Carrotwood Tree	Native	
•	•	•	•	•	•	•	•	•	Eucalyptus spp.	Eucalyptus	Native	
•	•	•	•	•	•	•	•	•	Juglans spp.	Walnut	Native	
•	•	•	•	•	•	•	•	•	Liquidambar styraciflua	American Sweet Gum	Native	
•	•	•	•	•	•	•	•	•	Liriodendron tulifera	Tulip Tree	Native	
•	•	•	•	•	•	•	•	•	Magnolia grandiflora	Southern Magnolia	Native	
•	•	•	•	•	•	•	•	•	Melaleuca linarifolia	Flaxleaf Paperbark	Native	
•	•	•	•	•	•	•	•	•	Nerium oleander 'Standard'	Tree Oleander	Native	
•	•	•	•	•	•	•	•	•	Parkinsonia aculeata	Mexican Palo Verde	Native	
•	•	•	•	•	•	•	•	•	Phoenix dactylifera	Date Palm	Native	
•	•	•	•	•	•	•	•	•	Pinus canariensis	Canary Island Pine	Native	
•	•	•	•	•	•	•	•	•	Pinus coulteri	Coulter Pine	Native	
•	•	•	•	•	•	•	•	•	Pinus pinea	Italian Stone Pine	Native	
•	•	•	•	•	•	•	•	•	Pittosporum undulatum	Victorian Box	Native	
•	•	•	•	•	•	•	•	•	Platanus acerifolia 'Bloodgood'	London Plane Tree	Native	
•	•	•	•	•	•	•	•	•	Platanus racemosa	California Sycamore	Native	
•	•	•	•	•	•	•	•	•	Prunus Spp.	Cherry	Native	
•	•	•	•	•	•	•	•	•	Quercus agrifolia	California Live Oak	Native	
•	•	•	•	•	•	•	•	•	Quercus ilex	Holly Oak	Native	
•	•	•	•	•	•	•	•	•	Quercus Suber	Cork Oak	Native	
•	•	•	•	•	•	•	•	•	Rhaphiolepis spp. indica	India Hawthome Standard	Native	
•	•	•	•	•	•	•	•	•	Rhus lancea	African Sumac	Native	
•	•	•	•	•	•	•	•	•	Sambucus mexicana	Mexican Elderberry	Native	
•	•	•	•	•	•	•	•	•	Schinus molle	California Pepper	Native	
•	•	•	•	•	•	•	•	•	Sequoia sempervirens	Coast Redwood	Native	
•	•	•	•	•	•	•	•	•	Tristania conferta	Brisbane Box	Native	
•	•	•	•	•	•	•	•	•	Unbellulana californica	California Laurel	Native	

LEGEND

-  Ornamental
-  Native
-  Native w/Color

LANDSCAPE ZONES/AREAS											VINE AND ESPALIER PALETTE	
DRY TOLERANT	FUEL MODIFICATION	SLOPES	COMMUNITY PARK/ OTHER FACILITIES	LANDSCAPE BUFFER/ SCREENING	TRANSITION ZONE	COMMUNITY COLLECTOR & LOCAL STREETS	VALENCIA AVENUE (PRIORITY HIGHWAY)	CARBON CANYON ROAD (Major Highway)	SECONDARY COMMUNITY ENTRIES	PRIMARY COMMUNITY ENTRIES	BOTANIC NAME	COMMON NAME
●									●	●	Camellia spp.	Camellia
				●		●	●	●			Photinia fraseri	Fraser's Photinea
						●	●	●	●	●	Podocarpus gracilio	Fern Pine
						●	●	●	●	●	Pyrus kawakamii	Japanese Pear
●	●	●	●	●	●	●	●	●	●	●	Bougainvillea spp.	Bougainvillea
						●	●	●	●	●	Clytostoma calistegioides	Blood Red Trumpet Vine
●				●					●	●	Distictus buccinatoria	Violet Trumpet Vine
		●	●	●		●	●	●	●	●	Parthenocissus tricuspidata	Boston Ivy
										●	Wisteria sinensis	Chinese Wisteria

LANDSCAPE ZONES/AREAS											GROUND COVER PALETTE	
DRY TOLERANT	FUEL MODIFICATION	SLOPES	COMMUNITY PARK/ OTHER FACILITIES	LANDSCAPE BUFFER/ SCREENING	TRANSITION ZONE	COMMUNITY COLLECTOR & LOCAL STREETS	VALENCIA AVENUE (PRIORITY HIGHWAY)	CARBON CANYON ROAD (Major Highway)	SECONDARY COMMUNITY ENTRIES	PRIMARY COMMUNITY ENTRIES	BOTANIC NAME	COMMON NAME
									●	●	Annual color	Varies
●		●	●	●	●	●	●	●	●	●	Achrostaphyis spp.	Manzanita
●	●	●	●	●	●	●	●	●	●	●	Atriplex spp.	Saltbrush
●	●	●	●	●	●	●	●	●	●	●	Baccharis pilularis 'Twin Peaks'	No common name
●	●	●	●	●	●	●	●	●	●	●	Ceanothus spp.	Wild Lilac
●	●	●	●	●	●	●	●	●	●	●	Cistus spp.	Rockrose
●	●		●	●	●	●	●	●			Coprosma kirkii	Coprosma
●		●		●					●	●	Eschscholzia californica	California Poppy
	●			●							Fragaria chiloensis	Ornamental Strawberry
●	●	●	●	●	●	●	●	●	●	●	Gazania spp	Gazania
	●	●	●	●	●	●	●	●	●	●	Hedera helx	English Ivy
	●	●	●	●	●	●	●	●	●	●	Hypericum calycinum	St. Johnswort
●	●	●	●	●	●	●	●	●	●	●	Myoporum parvifolium	Myoporum
●	●	●	●	●	●	●	●	●	●	●	Rosmarinus officinalis 'Prostratus'	Dwarf Rosemary
●	●	●	●	●	●	●	●	●	●	●	Ribes spp.	Curent
●	●	●	●	●	●	●	●	●	●	●	Salvia spp.	Sagebrush
●	●		●	●	●	●	●	●	●	●	Verbena peruviana 'Purple'	Garden Verbena
		●	●	●	●	●	●	●	●	●	Turf	Sod or seeded

LEGEND

-  Ornamental
-  Native
-  Native w/Color

LANDSCAPE ZONES/AREAS										SHRUBS PALETTE	
DRY/CHEAT TOLERANT	FEEL MODIFICATION	SLOPES	LANDSCAPE BUFFER/SCREENING COMMUNITY PARK/ OTHER FACILITIES	TRANSITION ZONE	VALENCIA AVENUE (Primary Highway) COMMUNITY COLLECTOR & LOCAL STREETS	CARBON CANYON ROAD (Major Highway)	SECONDARY COMMUNITY ENTRIES	PRIMARY COMMUNITY ENTRIES	BOTANIC NAME	COMMON NAME	
●		●	●	●					Acacia spp.	Acacia	
●							●	●	Agapanthus africanus	Lily of the Nile	
●		●	●	●			●	●	Arctostaphylos spp.	Manzanita	
●		●	●	●			●	●	Artemisia	Sagebrush	
●		●	●	●			●	●	Atriplex	Saltbush	
●		●		●			●	●	Baccharis pilularis	Coyote Bush	
●							●	●	Buxus microphylla japonica	Japanese Boxwood	
●					●	●	●	●	Calliandra haematocephala	Pink Powder Puff	
●		●	●	●			●	●	Calliandra haem. erophylla	Fairy Duster	
●		●	●	●			●	●	Carissa grandiflora Green Carpet	Natal Plum	
●		●	●	●			●	●	Ceanothus spp.	Wild Lilac	
●		●	●	●			●	●	Civla minata	Kaffir Lily	
●		●	●	●			●	●	Coloneaster spp.	Coloneaster	
●			●	●	●	●			Diates vegeta	Fortnight Lily	
●		●	●	●			●	●	Dodonaea viscosa Purpurea	Purple Hopseed	
●		●	●	●			●	●	Elaeagnus pungens	Silverberry	
●		●	●	●			●	●	Encelia spp.	No common name	
●		●	●	●			●	●	Eriogonum spp.	Buckwheat	
●				●	●	●	●	●	Escalonia fradesii	Escalonia	
●							●	●	Fatsia japonica	Japanese Araia	
●		●	●	●			●	●	Fremontodendron spp.	Flannel Bush	
●				●	●	●	●	●	Hemerocallis Hybrid	Daylily	
●		●	●				●	●	Heteromeles arbutifolia	Tayon	
●							●	●	Hibiscus rosa sinensis 'Hula Girl'	Hibiscus	
●		●		●	●	●	●	●	Leptospermum scoparium Ruby Glow	New Zealand Tea Tree	
●				●	●	●	●	●	Ligustrum japonicum	Wax Leaf Privet	
●				●	●	●	●	●	Liriope muscar	Big Blue Lily Turf	
●		●	●	●			●	●	Lupinus spp.	Lupine	
●		●	●	●			●	●	Mahonia spp.	Mahonia	
●				●	●	●	●	●	Melaleuca nesophila	Pink Melaleuca	
●		●	●	●			●	●	Mimulus spp.	Monkey Flower	
●		●	●	●			●	●	Myoporum pacificum	Myoporum	
●		●	●	●			●	●	Myoporum laetum	Myoporum	
●				●	●	●	●	●	Nandina domestica	Heavenly Bamboo	
●				●	●	●	●	●	Nephrolepis exaltata	Sword Fern	
●		●	●	●			●	●	Nerium oleander	Oleander	
●				●	●	●	●	●	Photinia fraseri	Fraser's Photinia	
●							●	●	Pittosporum tobira 'Wheeler's Dwarf'	Dwarf Pittosporum	
●		●	●	●			●	●	Pittosporum tobira	Mock Orange	
●		●	●	●			●	●	Plumbago auriculata	Cape Plumbago	
●		●	●	●			●	●	Prunus caroliniana	Laurel Cherry	
●		●	●	●			●	●	Pyracantha species	Pyracantha	
●				●	●	●	●	●	Raphiolepis indica 'Jack Evans'	Indian Hawthorn	
●		●	●	●			●	●	Rhamnus californica	Coffee Berry	
●		●	●	●			●	●	Rhus spp.	Sumac	
●		●	●	●			●	●	Ribes spp.	Current	
●		●	●	●			●	●	Rosemannus officinalis	Rosemary	
●				●	●	●	●	●	Rumohra adiantiformis	Leatherleaf Fern	
●		●	●	●			●	●	Salvia spp.	Sage	
●		●	●	●			●	●	Spartium junceum	Spanish Broom	
●				●			●	●	Trachelospermum jasminoides	Star Jasmine	
●		●	●	●			●	●	Trichostema lanatum	Woolly Blue Curt	
●				●	●	●	●	●	Viburnum suspensum	Sandankwa Viburnum	
●		●	●	●			●	●	Xylosma congestum	Shiny Xylosma	
●		●	●	●			●	●	Zauschneria californica	California Fuchsia	

Between Olinda Heights and the adjacent open space, a landscape zone will be provided that is natural in appearance, providing a visual transition that blends development with the existing landscape, and also provides required fuel modification. Project entries, pedestrian crossings, and certain slope conditions will be treated as enhancement zones where ornamental, "high-impact" color plantings, both annual and perennial, will be used. Native plant materials will be used as backdrop to the ornamental materials and tie the informal theme back to the natural landscape.

The community park and other community facility planning areas will utilize native plant materials and seasonal color to emphasize the landscape theme.

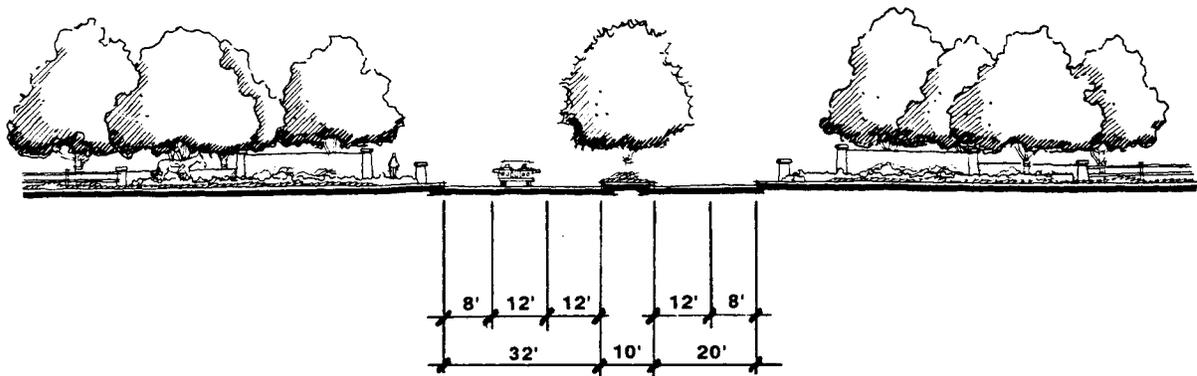
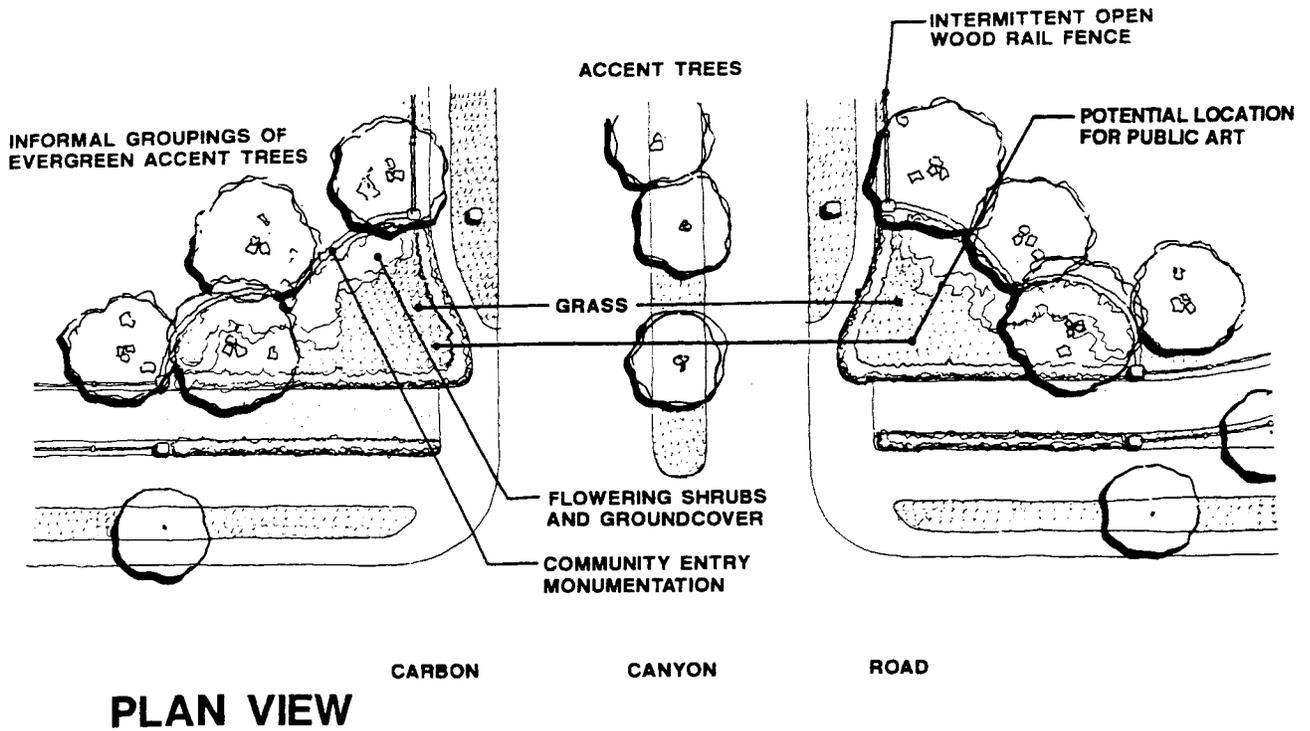
Within each residential planning area, a landscape program will be developed that complements the community landscape theme. Informal planting designs utilizing native and ornamental plant materials will emphasize and reinforce the rural character of Carbon Canyon. Accent areas with colorful trees, shrubs, and groundcovers will be introduced at residential project entries, pedestrian linkages, and slope areas that are highly visible from public areas of the community.

3.4.3 Primary/Secondary Entry Concepts

The primary entry from Carbon Canyon Road (see Exhibit 3.4-3) will utilize a shrub palette combining annual color, perennial color, and native grasses, backed by an informal groups of evergreen and deciduous trees. The entry statement will use wood rail fencing for a portion of the entry. This fence will connect to a curvilinear native stone monument with the project logo, thus establishing the theme for the community. A similar concept will be applied to the primary entry from Valencia Avenue (see Exhibit 3.4-4).

The secondary entries at both Carbon Canyon Road and Valencia Avenue (Exhibit 3.4-5) will incorporate a colorful shrub and perennial plant palette, with informal drifts of trees as a backdrop. Entry monuments at these entries will utilize native California stone and other materials and construction details which are reminiscent of the history of Orange County foothill communities, and in particular of the heritage of the Brea/ Olinda/Carbon Canyon area.

The primary and secondary entries from Carbon Canyon Road will incorporate pedestrian, bicycle, and equestrian trail crossings as part of the Carbon Canyon Road trail system.

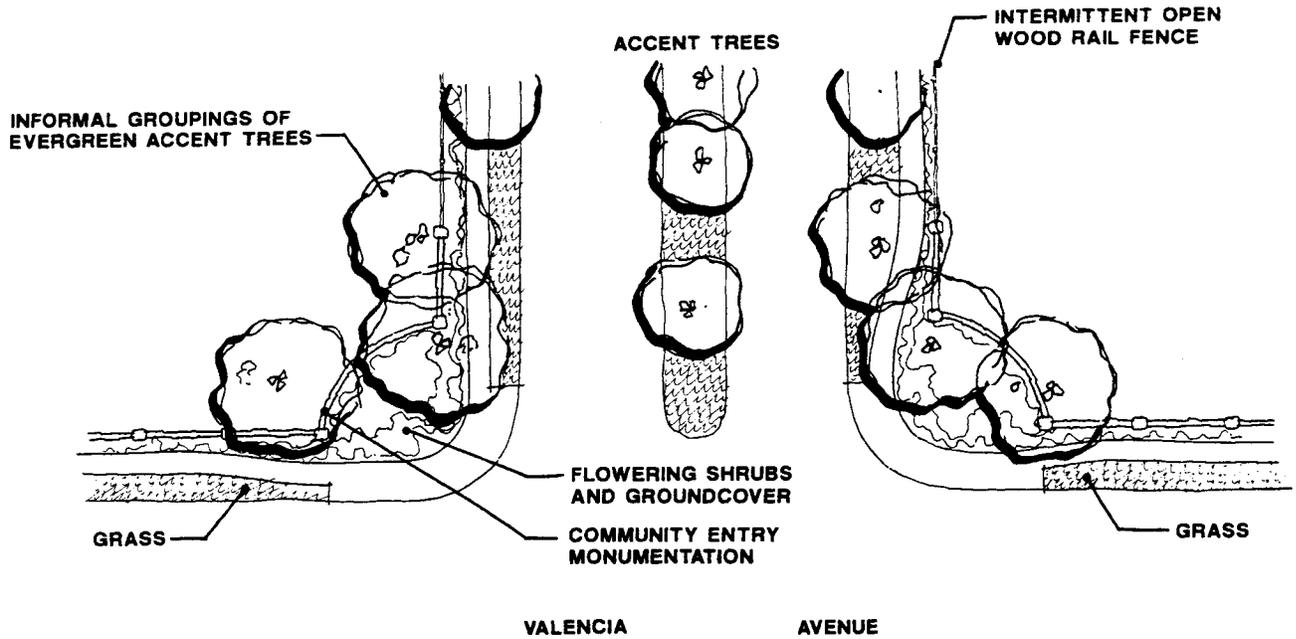


NOTE: GRAPHICS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND DO NOT REFLECT THE SIZE OF LANDSCAPING AT THE TIME OF INSTALLATION.

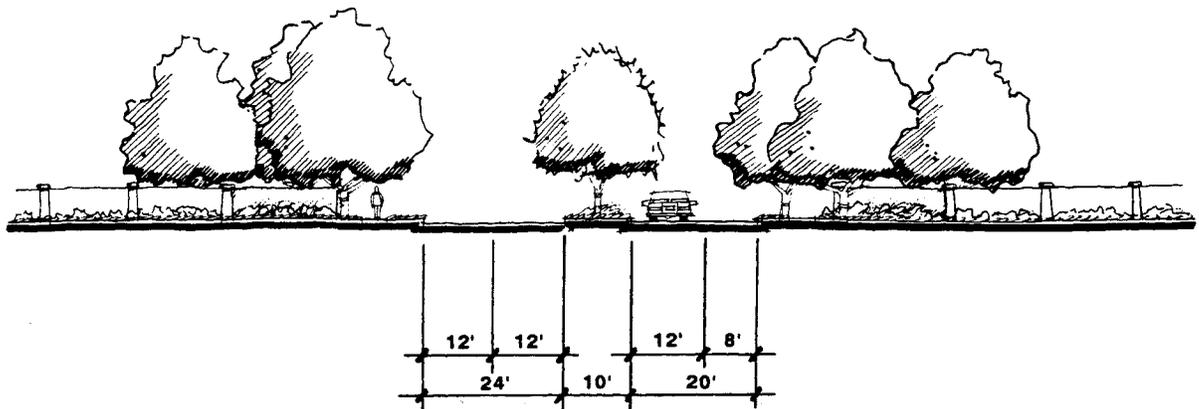
ELEVATION

OLINDA HEIGHTS

Exhibit 3.4-3
**Primary Entry from
Carbon Canyon Road**



PLAN VIEW

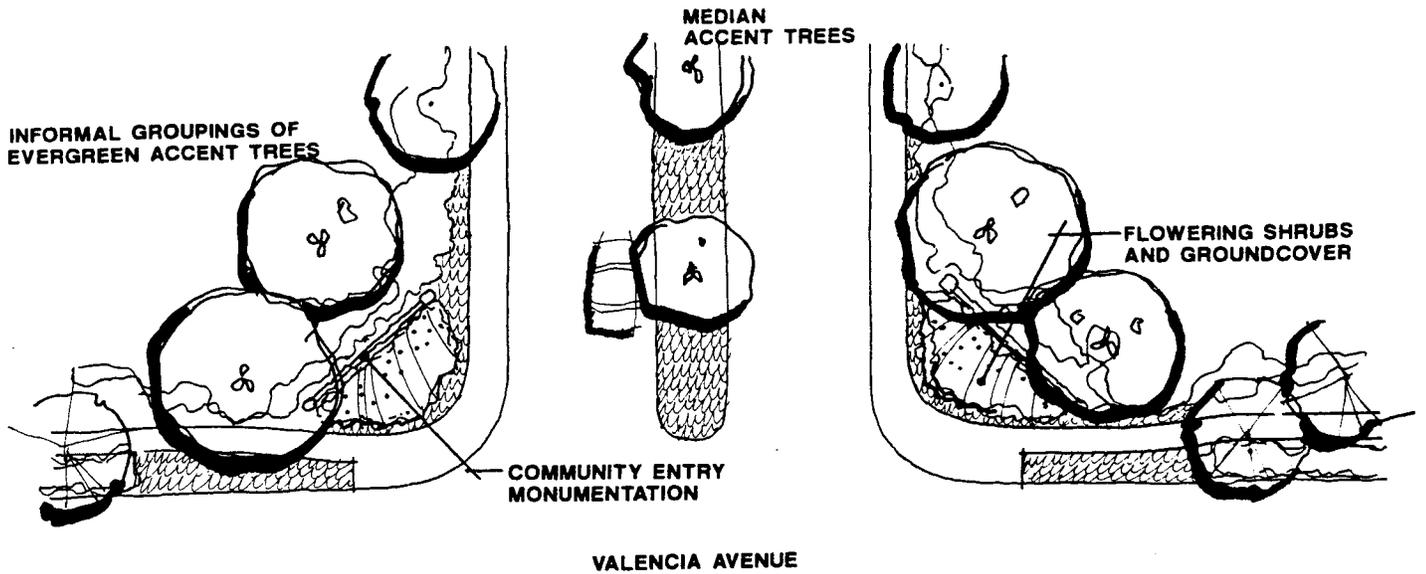


ELEVATION

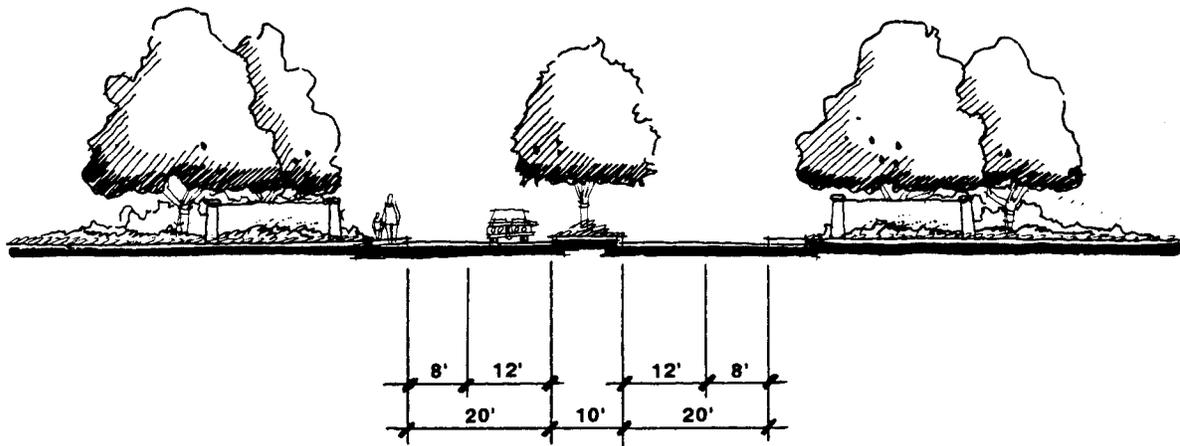
NOTE: GRAPHICS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND DO NOT REFLECT THE SIZE OF LANDSCAPING AT THE TIME OF INSTALLATION.

OLINDA HEIGHTS

Exhibit 3.4-4
Primary Entry from
Valencia Avenue



PLAN VIEW



ELEVATION

NOTE: GRAPHICS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND DO NOT REFLECT THE SIZE OF LANDSCAPING AT THE TIME OF INSTALLATION.

OLINDA HEIGHTS

Exhibit 3.4-5
Secondary Entries

3.4.4 Monumentation and Signage Concepts

The community monumentation and signage concepts are shown on Exhibits 3.4-6 and 3.4-7. This entry monumentation and signage will orient the viewer and provide a sense of arrival to the Olinda Heights.

Each residential planning area may have individualized identification signage, designed to blend with the community entry and streetscape themes.

3.4.5 Streetscape Concepts

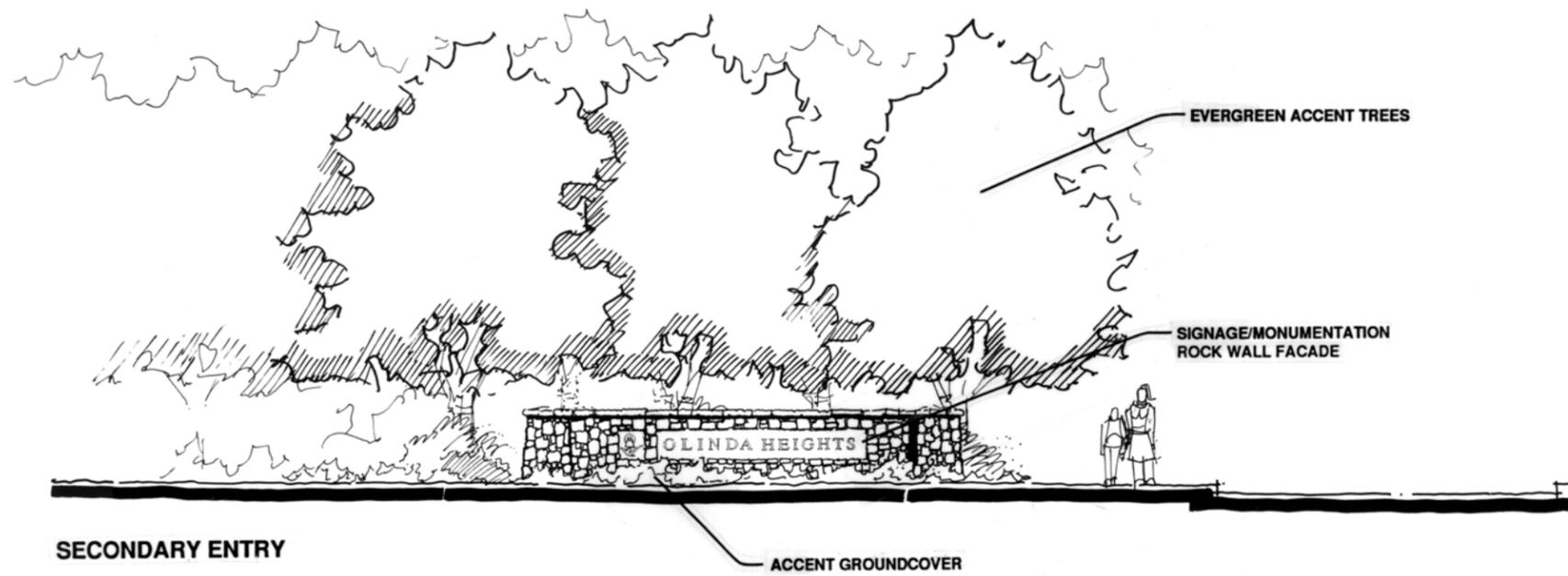
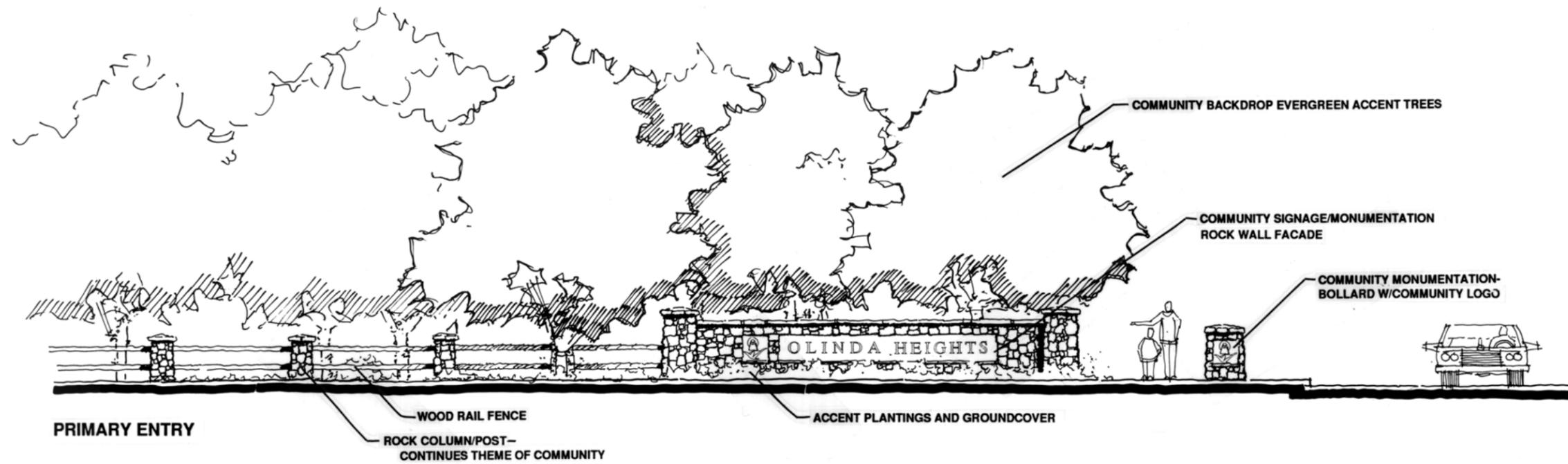
As shown in Exhibits 3.4-8 and 3.4-9, the landscape theme for the Community Collector Road will draw from the theme of the community park along Carbon Canyon Road, and extend this park-like character into the community. An informal landscape of deciduous and evergreen trees, combined with native shrubs and groundcovers, will establish the rural character and accent the architectural style. A meandering pedestrian walk will occur along one side of the collector streets. Ornamental shrubs will be introduced at select areas to provide additional color (see Exhibit 3.4-2, Community Plant Palette Matrix).

3.4.6 Residential and Open Space/Community Facility Transition Concepts

Olinda Heights includes a transitional planting zone between residential and open space/community facility uses, as shown on the Master Landscape Plan. The width of this zone will depend upon which of the following function(s) it serves:

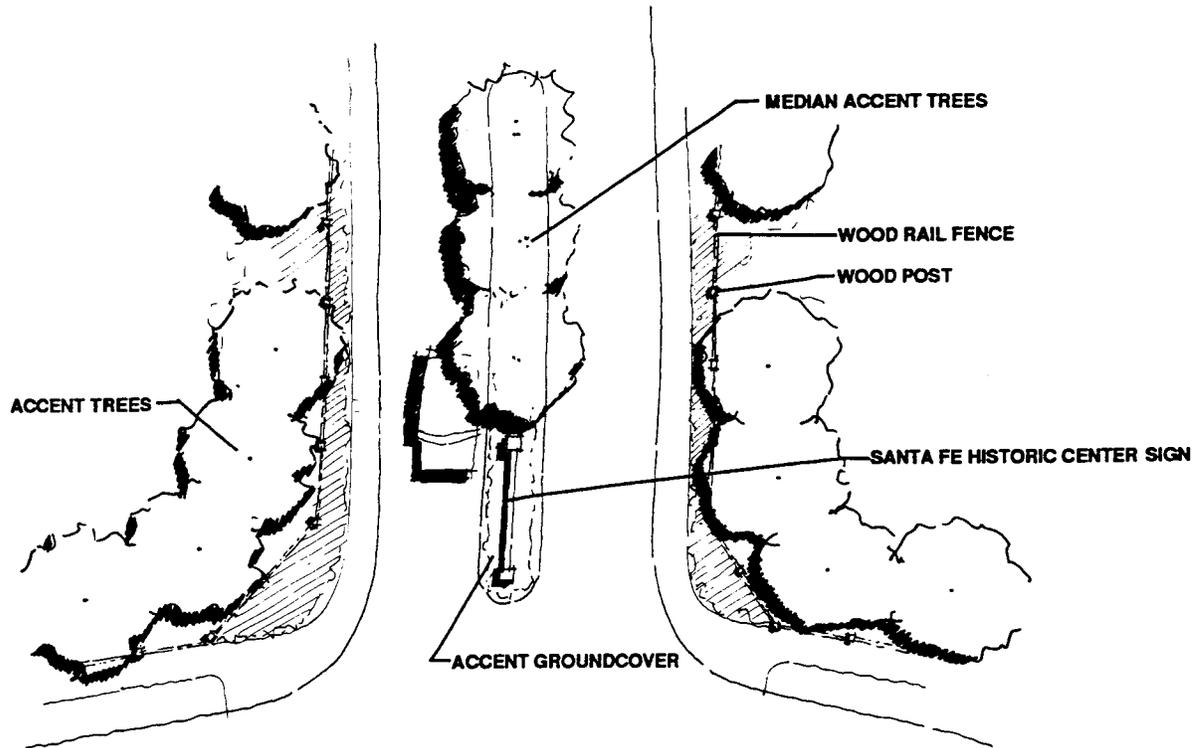
- Enhance the community's appearance;
- Screen undesirable views;
- Provide fuel modification/wildfire protection zone;
- Establish a visual cohesion within the community;
- Provide consistent landscape viewed from outside; and/or
- Create a transition to adjacent development and open space areas, and tie together the different uses adjoining Olinda Heights.

The transitional planting will be comprised of a variety of dense plant material, including a heavy emphasis on evergreen trees. As necessary, a fuel modification landscape program will be provided, utilizing plant materials as approved by the Orange County Fire Department, as shown on Exhibit 3.4-2.

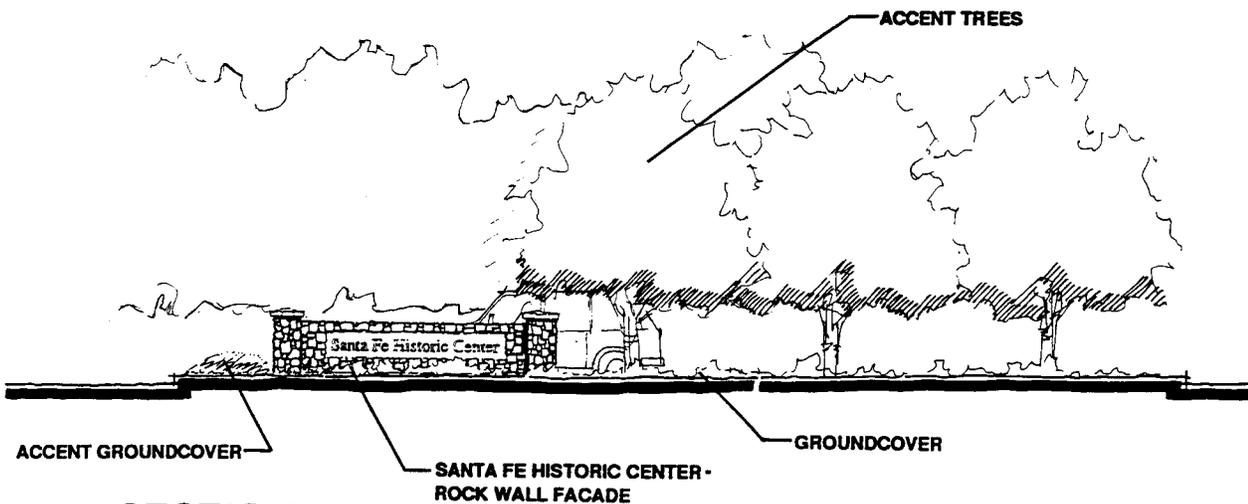


OLINDA HEIGHTS

Exhibit 3.4-6
Community Entry Monumentation
NOT TO SCALE



PLAN VIEW

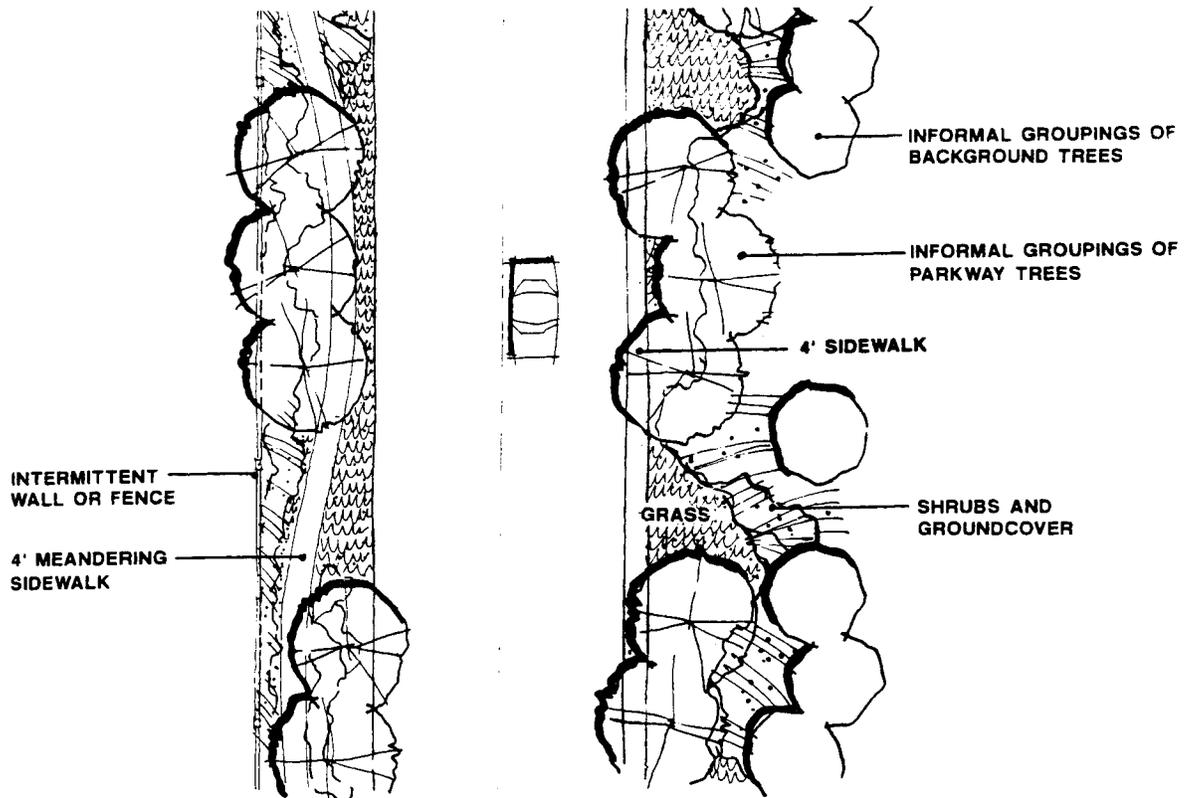


SECTION

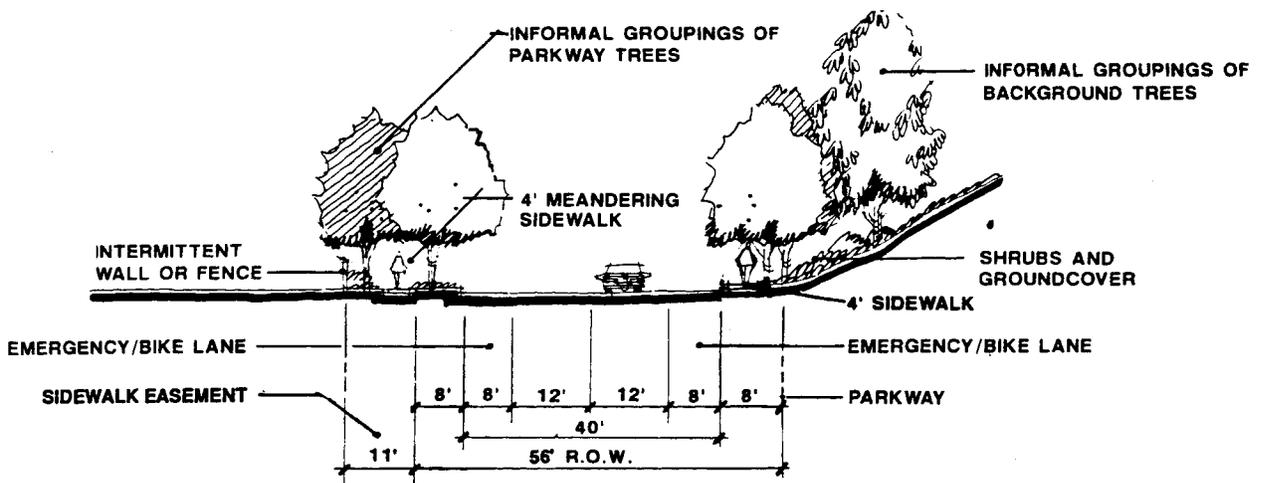
OLINDA HEIGHTS

Exhibit 3.4-7
**Santa Fe Historic
Center Signage**

NOT TO SCALE



PLAN VIEW

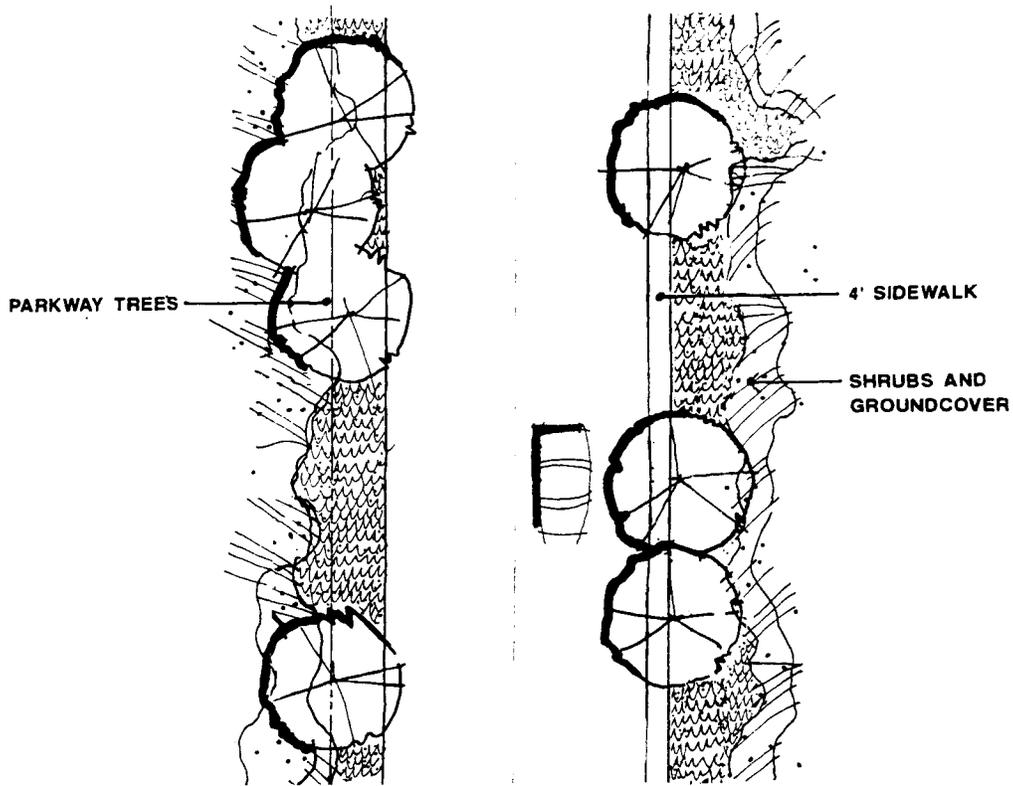


SECTION

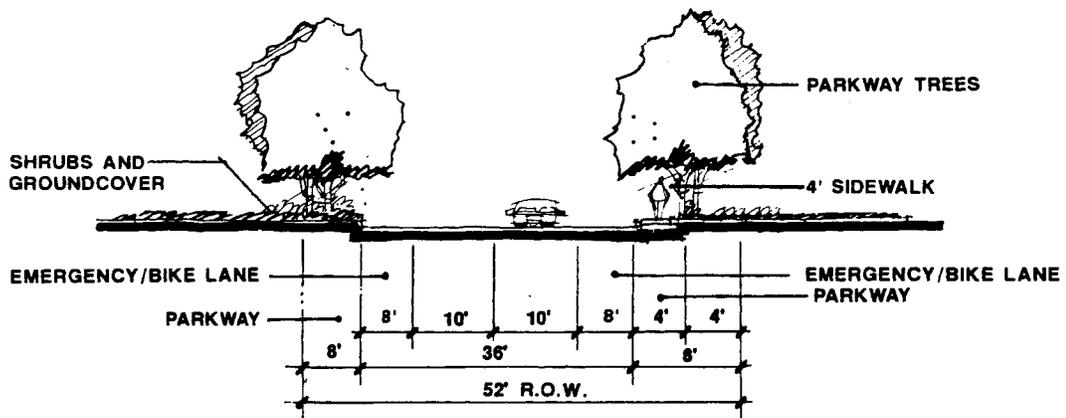
NOTE: GRAPHICS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND DO NOT REFLECT THE SIZE OF LANDSCAPING AT THE TIME OF INSTALLATION.

OLINDA HEIGHTS

**Exhibit 3.4-8
Community
Collector Streetscape**



PLAN VIEW



SECTION

NOTE: GRAPHICS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND DO NOT REFLECT THE SIZE OF LANDSCAPING AT THE TIME OF INSTALLATION.

OLINDA HEIGHTS

Exhibit 3.4-9
Local Streetscape

A. Community Streetscape along Carbon Canyon Road

As shown on Exhibit 3.4-10, an informal clustering of evergreen and deciduous trees with primarily native shrubs and ground covers will allow framed views into the community park from off-site. The streetscape may be further enhanced with turf or native grasses.

Along the southerly project edge near Carbon Canyon Road and Valencia Avenue, informal but dense drifts of deciduous and evergreen trees will provide a screen that buffers the residential portions of Olinda Heights from the adjacent intersection while blending with the community pedestrian/bike/equestrian trail system within CF-5. Native shrubs and ground covers will be introduced.

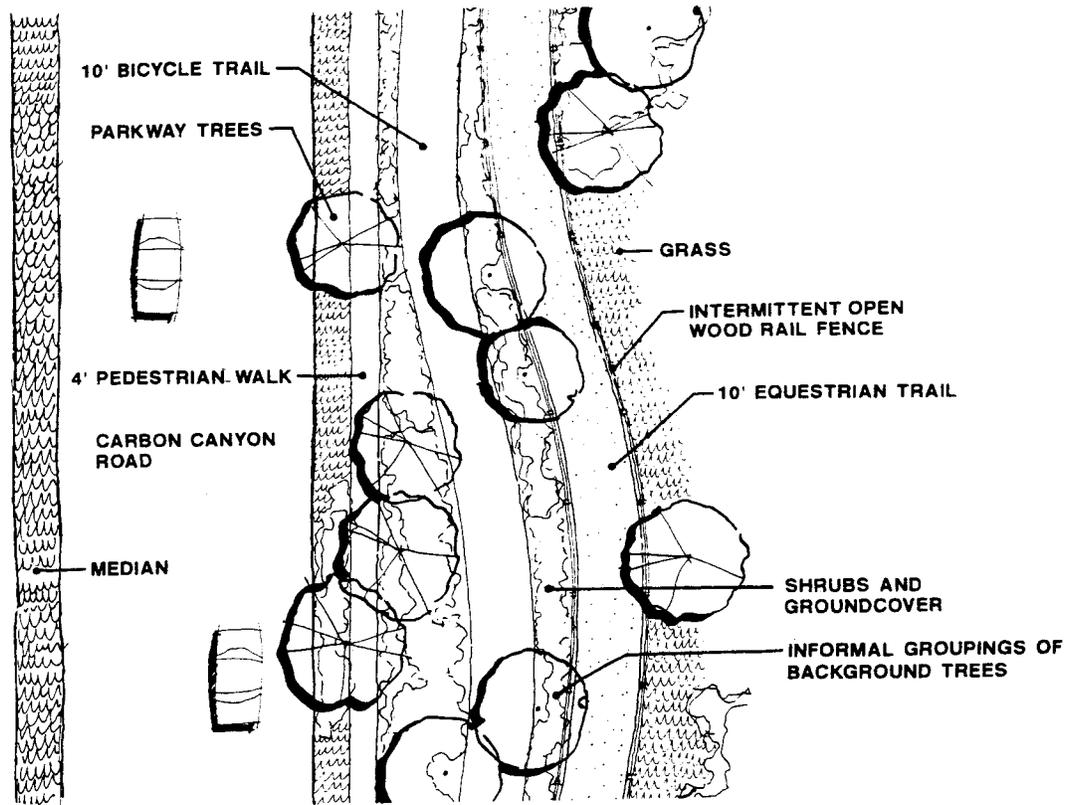
B. Community Streetscapes along Valencia Avenue:

As shown on Exhibits 3.4-11 and 3.4-12, an informal, dense planting of deciduous and evergreen trees, enhanced with native and ornamental shrubs, will provide a visual screen from Valencia Avenue. A sound attenuation wall will be set within a landscape area adjacent to the parkway landscape and will be planted with evergreen vines, with shrubs and groundcover at base.

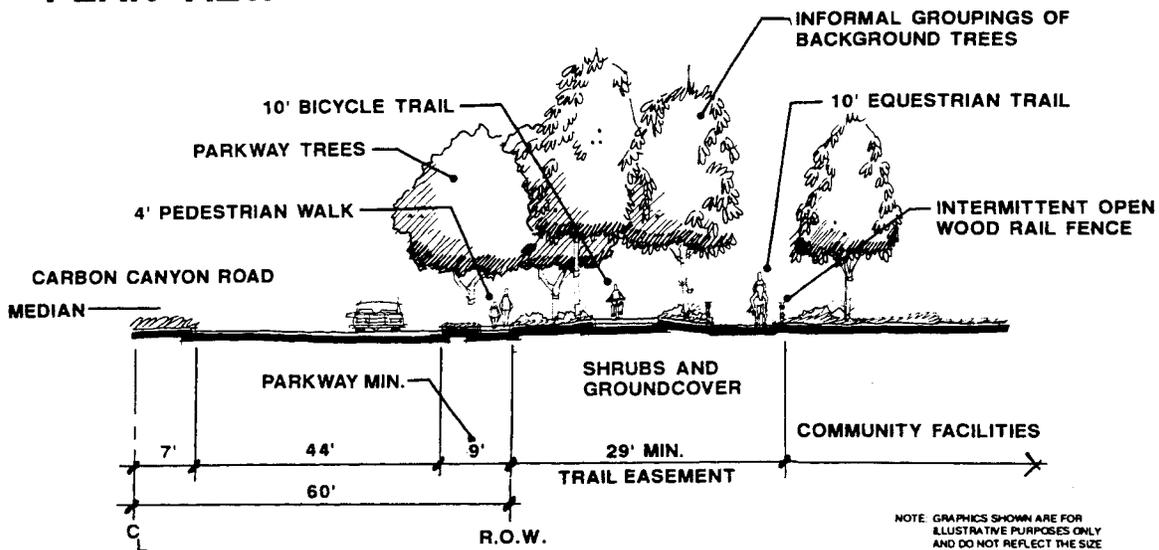
In selective areas, landscape treatment will be required in order to provide access to approximately four oil wells along Valencia Avenue that will continue operation for the near future.

C. Landscape along Residential/Open Space Interface:

As shown on Exhibit 3.4-13, along the edge between residential and open space planning areas, the concept is to provide a naturally appearing landscape transition from the built environment to the native hillsides. A variety of trees and shrubs indigenous to the area will be utilized. Within this area, fuel modification treatments will occur in accordance with Orange County Fire Department standards.



PLAN VIEW

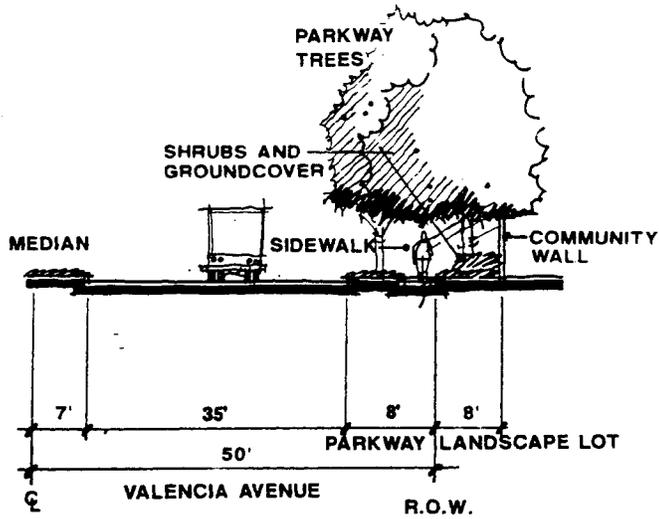


SECTION

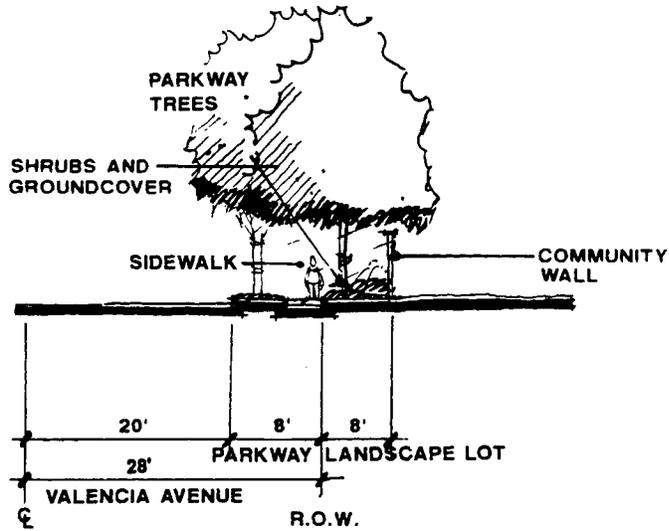
Exhibit 3.4-10

**Community Streetscape
 along Carbon Canyon Road**

OLINDA HEIGHTS



SECTION
 (VALENCIA AVENUE ADJACENT TO
 RESIDENTIAL PLANNING AREA 7)



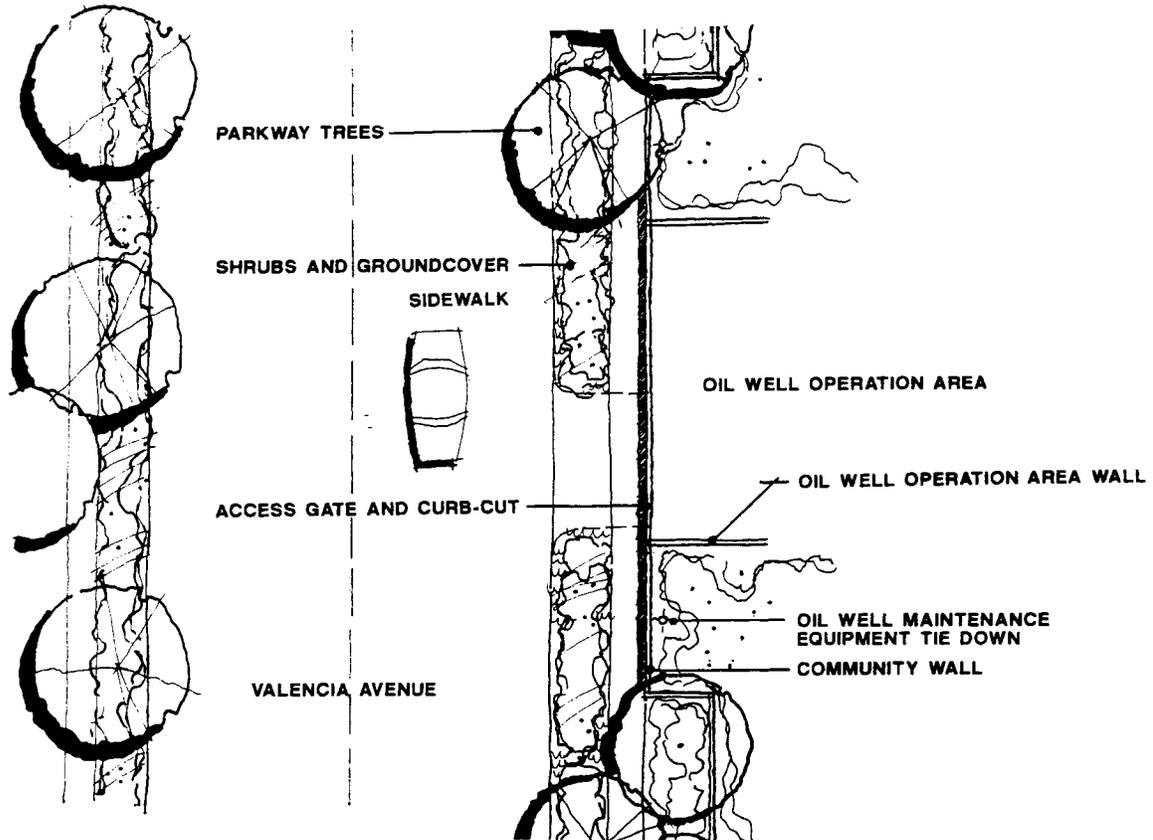
SECTION
 (VALENCIA AVENUE ADJACENT TO
 RESIDENTIAL PLANNING AREAS 8 AND 9)

NOTE: GRAPHICS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND DO NOT REFLECT THE SIZE OF LANDSCAPING AT THE TIME OF INSTALLATION.

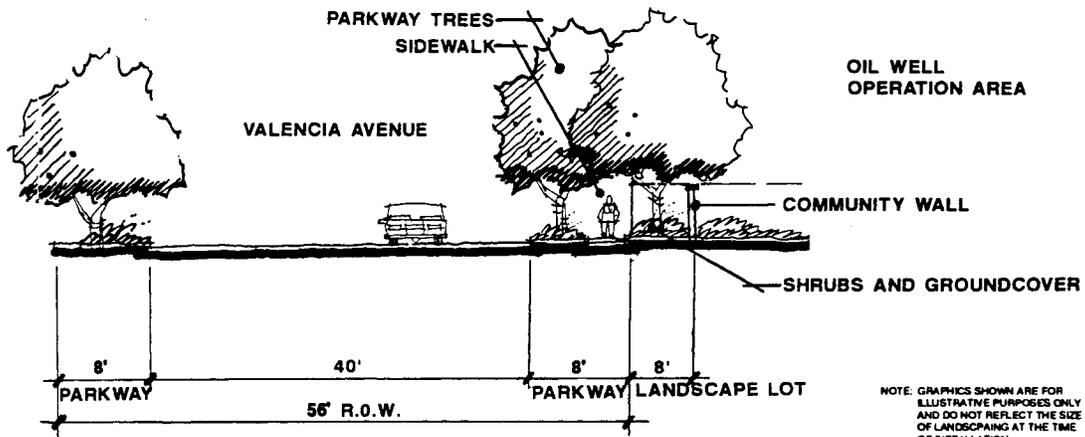
Exhibit 3.4-11

Community Streetscape
 along Valencia Avenue

OLINDA HEIGHTS



PLAN VIEW

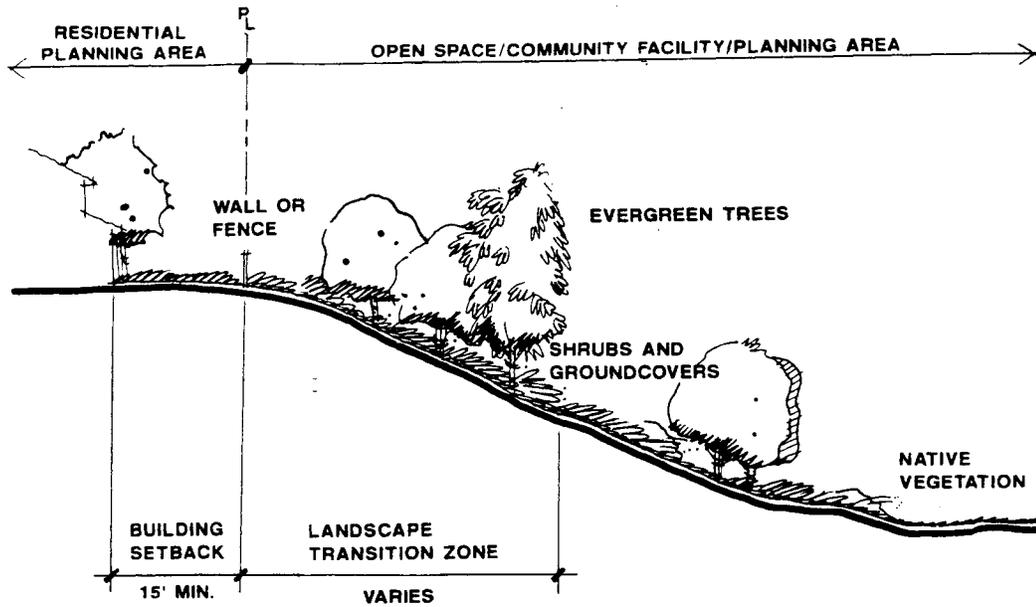


SECTION

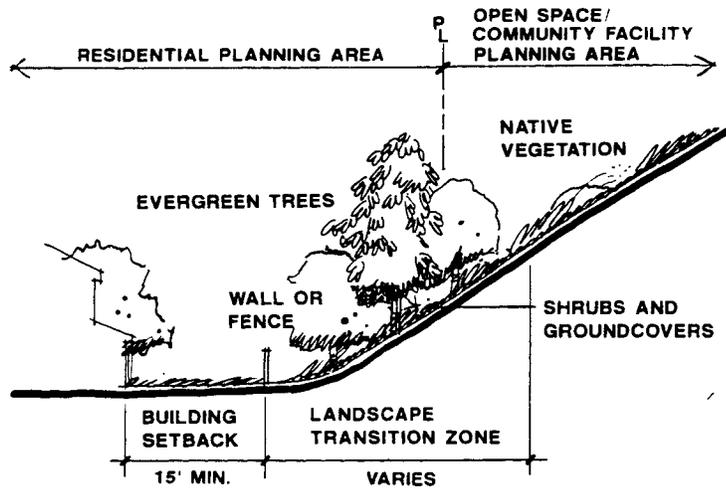
NOTE: GRAPHICS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND DO NOT REFLECT THE SIZE OF LANDSCAPING AT THE TIME OF INSTALLATION.

OLINDA HEIGHTS

Exhibit 3.4-12
Community Streetscape Adjacent to Oil Production along Valencia Avenue



DOWN-SLOPE CONDITION



UP-SLOPE CONDITION

NOTE: GRAPHICS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND DO NOT REFLECT THE SIZE OF LANDSCAPING AT THE TIME OF INSTALLATION.

Exhibit 3.4-13

Transition Landscape along Residential and Open Space Community Facility Interface

OLINDA HEIGHTS

3.4.7 Fuel Modification Concept

Fuel modification will be provided where necessary within the transition zone as identified on the Master Landscape Plan (Exhibit 3.4-1), consistent with the Orange County Fire Department criteria defined below. Fuel modification will be accomplished within the Specific Plan area or off-site, if required, through the establishment of an easement. These concepts are illustrated on Exhibit 3.4-14, Fuel Modification Sections, which follows. Refer to Exhibit 3.4-2, Community Plant Palette Matrix, for fuel modification plant materials.

Zone A - Non-Combustible Zone. This is a 20- to 30-foot building setback zone within which combustible materials are not allowed. The zone will consist of permanently irrigated turf or plant materials, and may include backyards and patio areas, as well as roads, driveways, and parking areas.

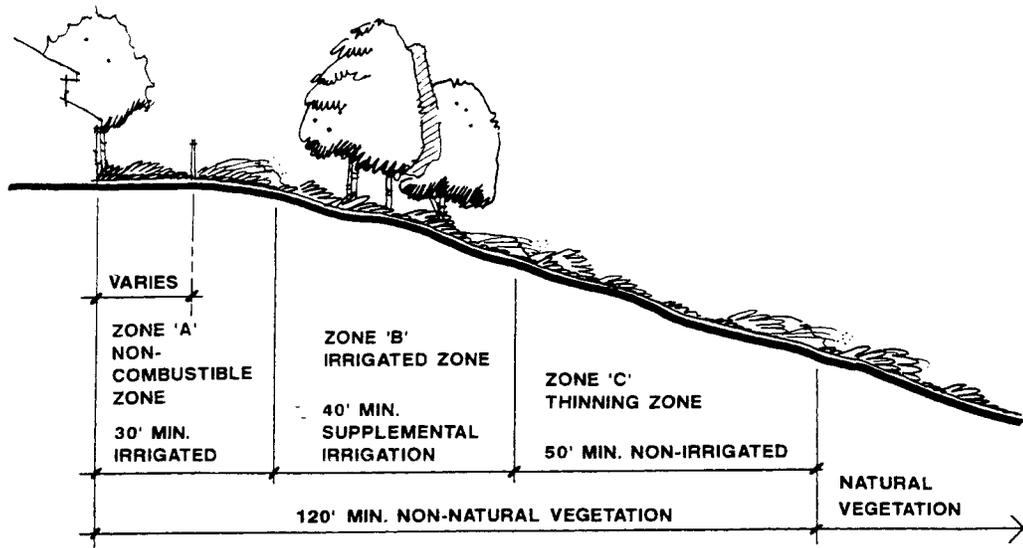
Zone B - Irrigated Zone. This is a 30- to 40-foot wet zone that will contain permanent irrigation. Plant materials will be selected from the fuel modification palette on Exhibit 3.4-2, which lists plants approved by the Orange County Fire Department. Other plants may be added if approved by the City of Brea Fire Department.

Zone C - Thinning Zone. Thinning and/or removal of heavy perennial brush will occur in this 50-foot zone. Large shrubby plants shall be thinned out and cleared of deadwood. Replanting will be done with low volume, fire-resistant, drought tolerant plants indigenous to the area.

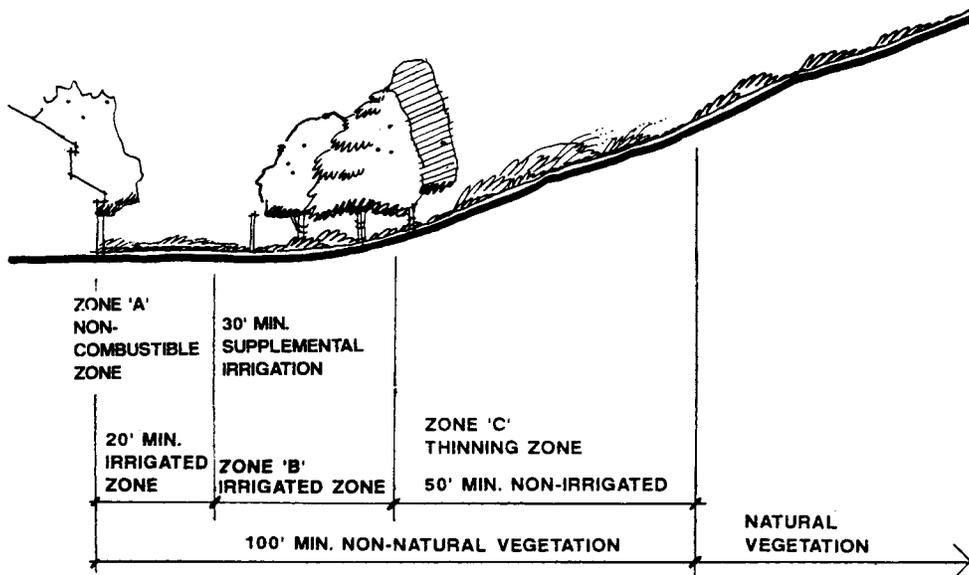
In accordance with Orange County Fire Department requirements:

- Trees and large tree-form shrubs which are being retained will be pruned to provide clearance of three times the height of the understory plant materials or ten (10) feet, whichever is higher. Dead and excessively twiggy growth will be removed;
- All plants or plant groupings except cacti, succulents, trees, and tree-form shrubs will be separated by a distance three times the height of the tallest adjacent plants; and
- Debris and trimmings produced by thinning and pruning will be removed from the site or, if left, be converted into mulch by a chipping machine and evenly dispersed, non-irrigated, to a depth of six (6) inches.

Fuel modification zones for the Olinda Heights Specific Plan area may be created within adjacent properties with the approval of the affected property owner, and may also be located within community facility and open space planning areas, as shown on future tentative tract maps and construction-level landscape plans approved by the City.



DOWN-SLOPE CONDITION



UP-SLOPE CONDITION

NOTE: GRAPHICS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND DO NOT REFLECT THE SIZE OF LANDSCAPING AT THE TIME OF INSTALLATION.

Exhibit 3.4- 14

OLINDA HEIGHTS

Fuel Modification Sections

4.1 MASTER CIRCULATION PLAN/STREET SECTIONS

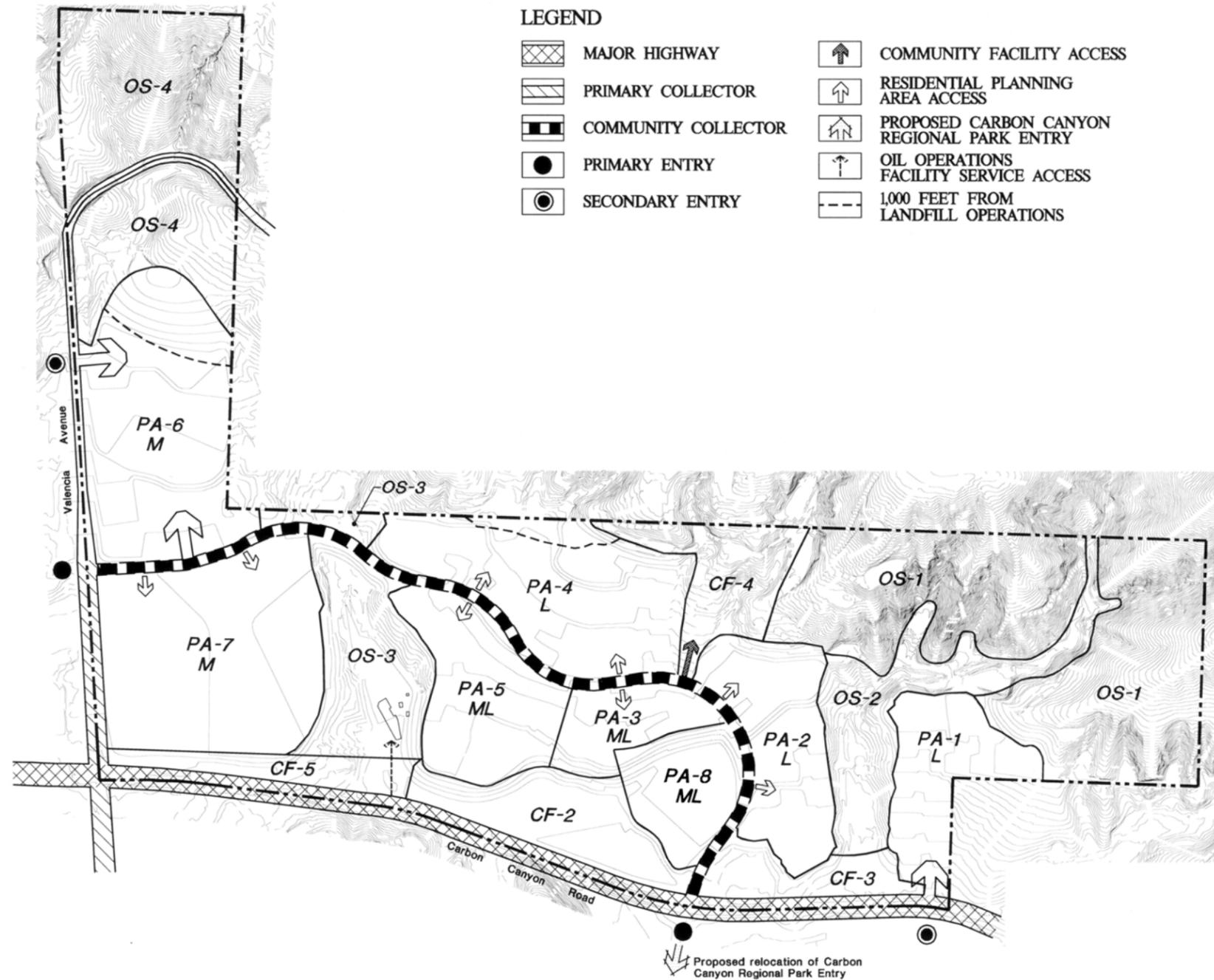
The Master Circulation Plan, Exhibit 4.1-1, and the accompanying Street Sections, Exhibits 4.1-2 and 4.1-3, set forth the general location and widths of the street system for the Olinda Heights Specific Plan area.

The primary entries into the community will be from Carbon Canyon Road and Valencia Avenue. Secondary entries from Carbon Canyon Road and Valencia Avenue will provide separate access to individual planning areas. Along Carbon Canyon Road, a secondary entry will provide access to Planning Area 1. Along Valencia Avenue a separate entry will provide access for Planning Area 6. From Carbon Canyon Road, access will be provided to the private buffer/oil operation facilities in Planning Area OS-3.

Carbon Canyon Road is indicated on the Brea General Plan as a six-lane divided major highway with a 120-foot right-of-way. It is presently a two-lane undivided roadway that extends east-west for almost a mile along the southerly edge of the community.

The Master Circulation Plan designates Valencia Avenue (currently a private two-lane road serving the Olinda-Olinda Alpha Landfill) as a four-lane primary highway with a 100-foot right-of-way. This is consistent with the County of Orange Master Plan of Arterial Highways (MPAH), although that designation may change in the future. If the MPAH were to be amended, the Valencia Avenue section shown on Exhibit 4.1-3 represents a potential alternative. Nevertheless, it is the intent of the Specific Plan that street section details track any and all changes to the MPAH that may occur in the future. Along the eastern side of Valencia Avenue from the intersection with Carbon Canyon Road to the intersection with the Community Collector, will be a continuation of the Equestrian and Biking Trail easement that is adjacent to Carbon Canyon Road. North of the intersection with the Community Collector will be a landscape/noise attenuation buffer. The roadway and intersection improvements for Carbon Canyon Road and Valencia Avenue will be coordinated with the landfill mitigation requirements for these same roads.

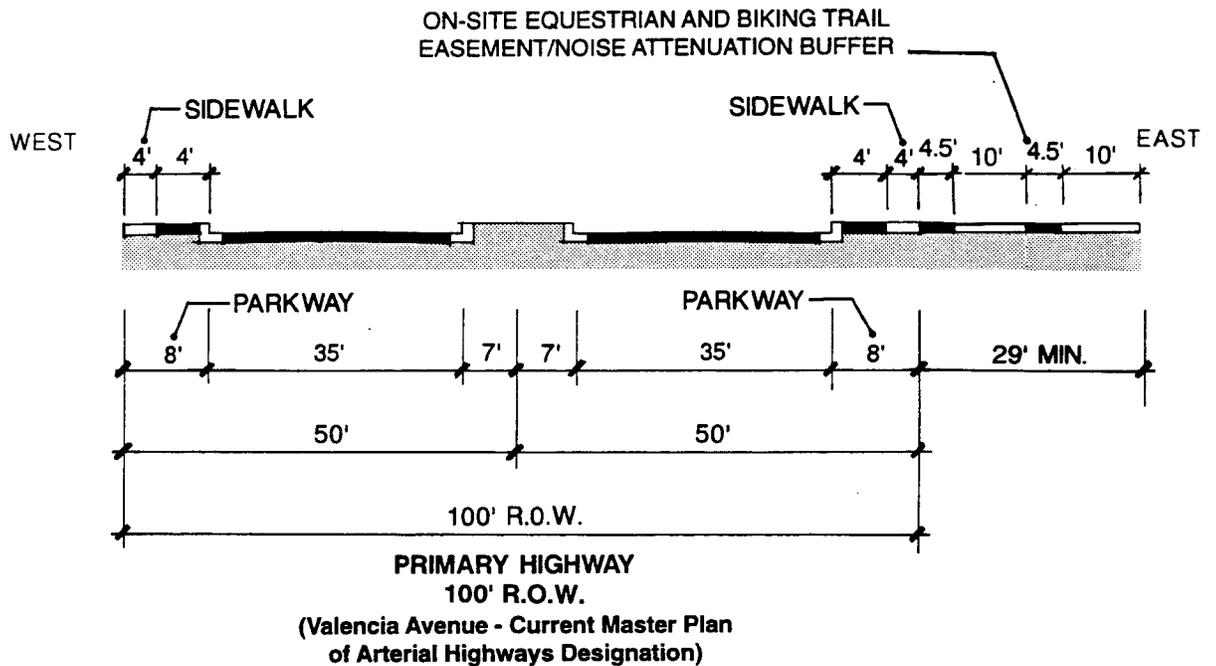
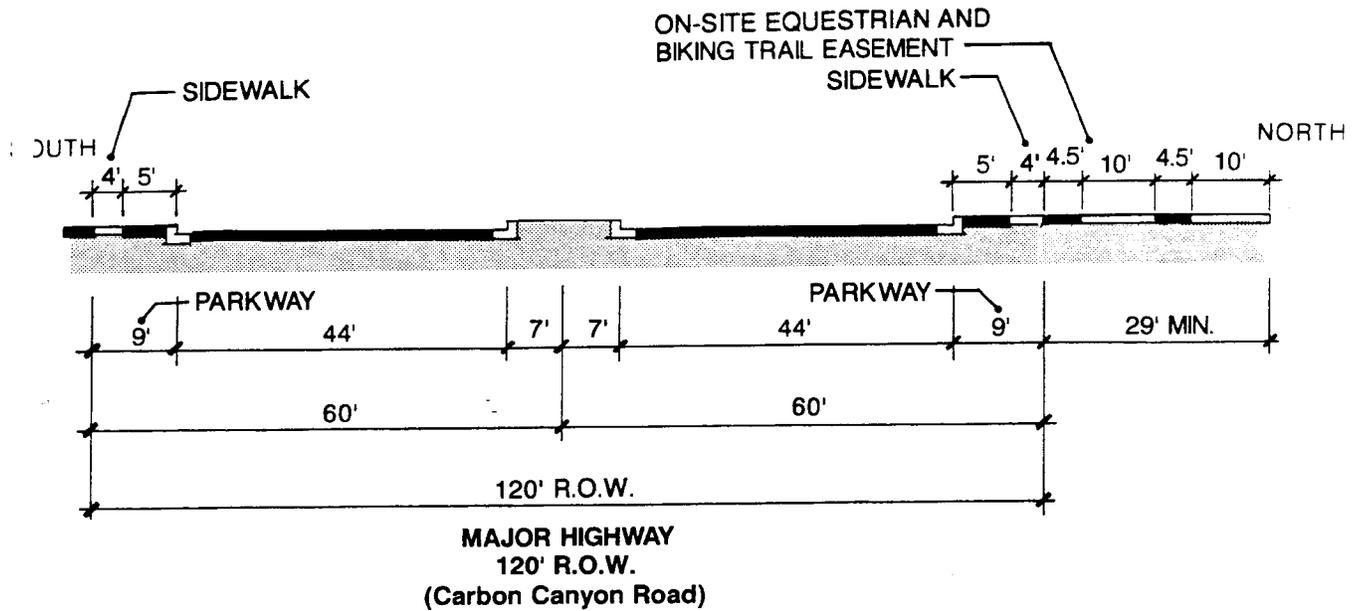
The Community Collector Road is the central internal "main street" for the Olinda Heights Community — connecting the primary entries from Carbon Canyon Road and Valencia Avenue along a curvilinear alignment that provides open space "windows" into the park, Santa Fe Historic Center, and open space areas. Individual neighborhoods will make their entry statements along this road, which includes a parallel meandering trail and no on-street parking. Within each residential planning area, local streets and cul de sacs will generally be curvilinear.



OLINDA HEIGHTS

**EXHIBIT 4.1-1
MASTER CIRCULATION PLAN**

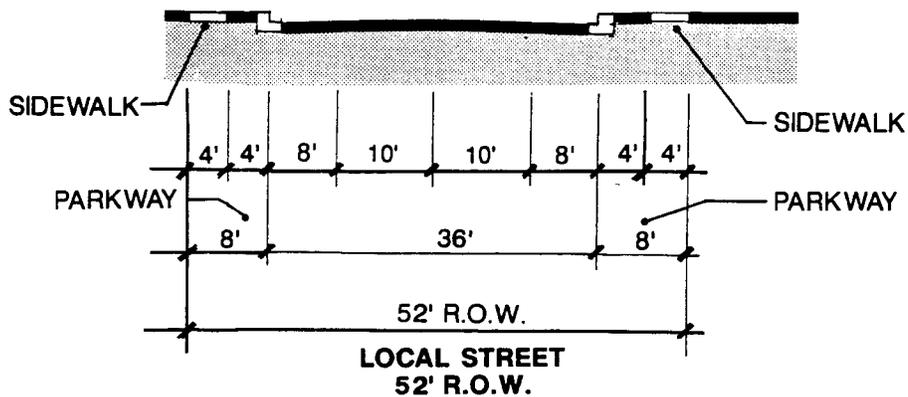
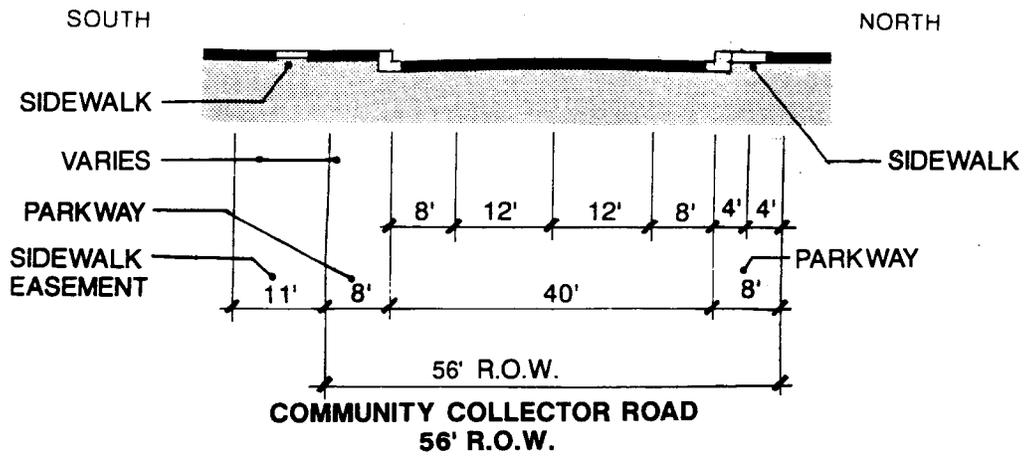
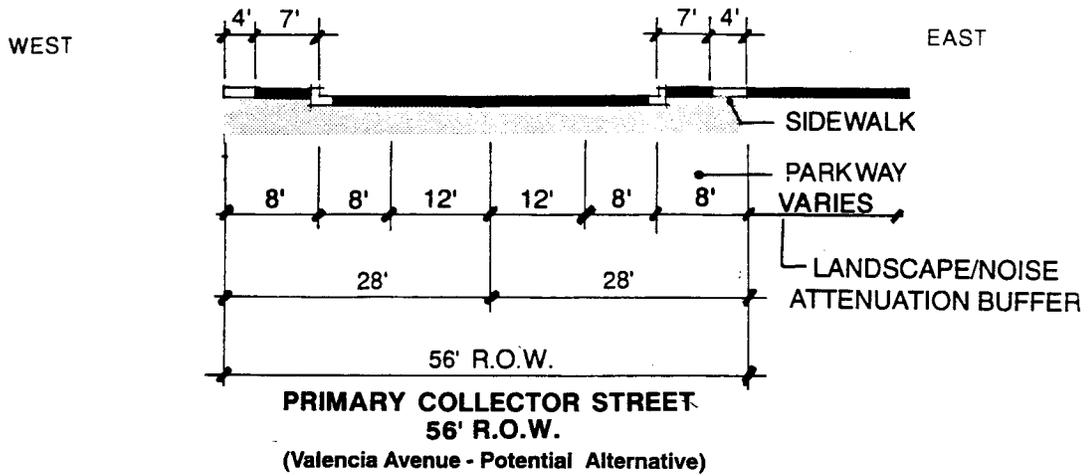
OCTOBER 1995 0 300 600



OLINDA HEIGHTS

Exhibit 4.1-2
**Major and
Primary Highway Sections**

NOT TO SCALE



OLINDA HEIGHTS

Exhibit 4.1-3
**Collector and
Local Street Sections**

NOT TO SCALE

The Community Collector Road which is contained within a fifty-six foot (56) right-of-way is consistent with the City of Brea's required curb-to-curb street width of forty (40) feet and exceeds the City's right-of-way width by nine (9) feet. Local public streets serving individual residential planning areas will be within a minimum fifty-two (52) foot right-of-way. Within these residential areas, there will be public and private streets. Sidewalks shall be provided on both sides of every street, unless otherwise approved by the Development Services Director.

4.2 BACKBONE INFRASTRUCTURE

4.2.1 Master Drainage Plan

The project site, in its current undeveloped condition, drains in two general directions. The western portion of the site drains to a point of disposal approximately 800 feet north of Carbon Canyon Road on Valencia Avenue. The remainder of the site drains to the southerly property line along Carbon Canyon Road, where the water enters multiple culverts under the road and then continues as surface drainage to the Carbon Canyon Dam area.

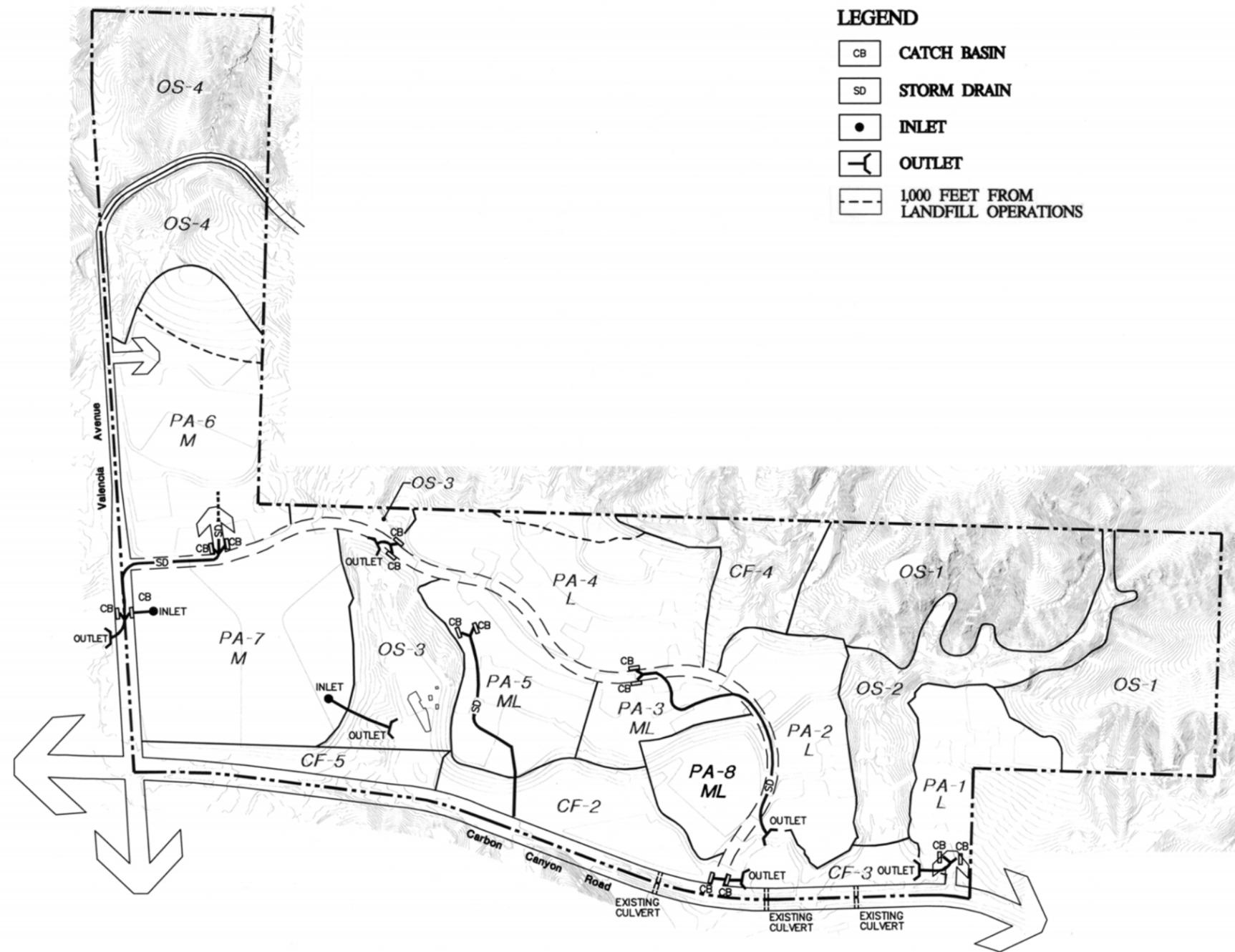
The Master Drainage Plan is shown on Exhibit 4.2-1. On-site drainage will be carried by storm drain pipes to points of disposal on the project site. The system will be designed to minimize negative effects downstream. The culverts under Carbon Canyon Road and Valencia Avenue will be upgraded to comply with the City of Brea's Master Plan of Drainage. Three blue line streams which traverse the project site in a north-south direction will be left in a natural condition to maintain drainage from the north and aid in the collection of on-site flows.

4.2.2 Master Water Plan

Olinda Heights falls within the City of Brea's 750-foot (elevation) Water Service Zone. The site itself is well under the hydraulic grade line for this zone, resulting in adequate pressure for the project.

Operational and fire flow storage in the high pressure system is provided by Valencia Reservoir, with a capacity of ten million gallons, located at the terminus of Valencia Avenue in the eastern portion of the City, north of the Olinda Heights Specific Plan area. The reservoir was inspected in 1989 and found to be in good condition.

A 12-inch water main extends southward from the reservoir in Valencia Avenue and continues southward past Carbon Canyon Road. This water main feeds another 12-inch line in Carbon Canyon Road that extends easterly from Valencia Avenue into Carbon Canyon. Water supply from the Carbon Canyon pipeline is pumped at two locations, and eventually flows into a storage reservoir at the upper end of Carbon Canyon.



LEGEND

- CB CATCH BASIN
- SD STORM DRAIN
- INLET
- OUTLET
- 1,000 FEET FROM LANDFILL OPERATIONS

OLINDA HEIGHTS

EXHIBIT 4.2-1 MASTER DRAINAGE PLAN

OCTOBER 1995 0 300 600

The Master Water and Sewer Plan shown on Exhibit 4.2-2 depicts the water system for the Olinda Heights Specific Plan area. Water for the Specific Plan area will be supplied by the 12-inch water main in Valencia Avenue and the 12-inch main in Carbon Canyon Road. The main portion of the water system will be brought on-site at the primary entry on Valencia Avenue. This line will follow the Community Collector Road and connect to the other 12-inch line in Carbon Canyon Road. Eight-inch water lines will also be provided at the secondary project entrances off Valencia Avenue and Carbon Canyon Road. Additional connections will be made to create looped systems or to supply water to other portions of the project site.

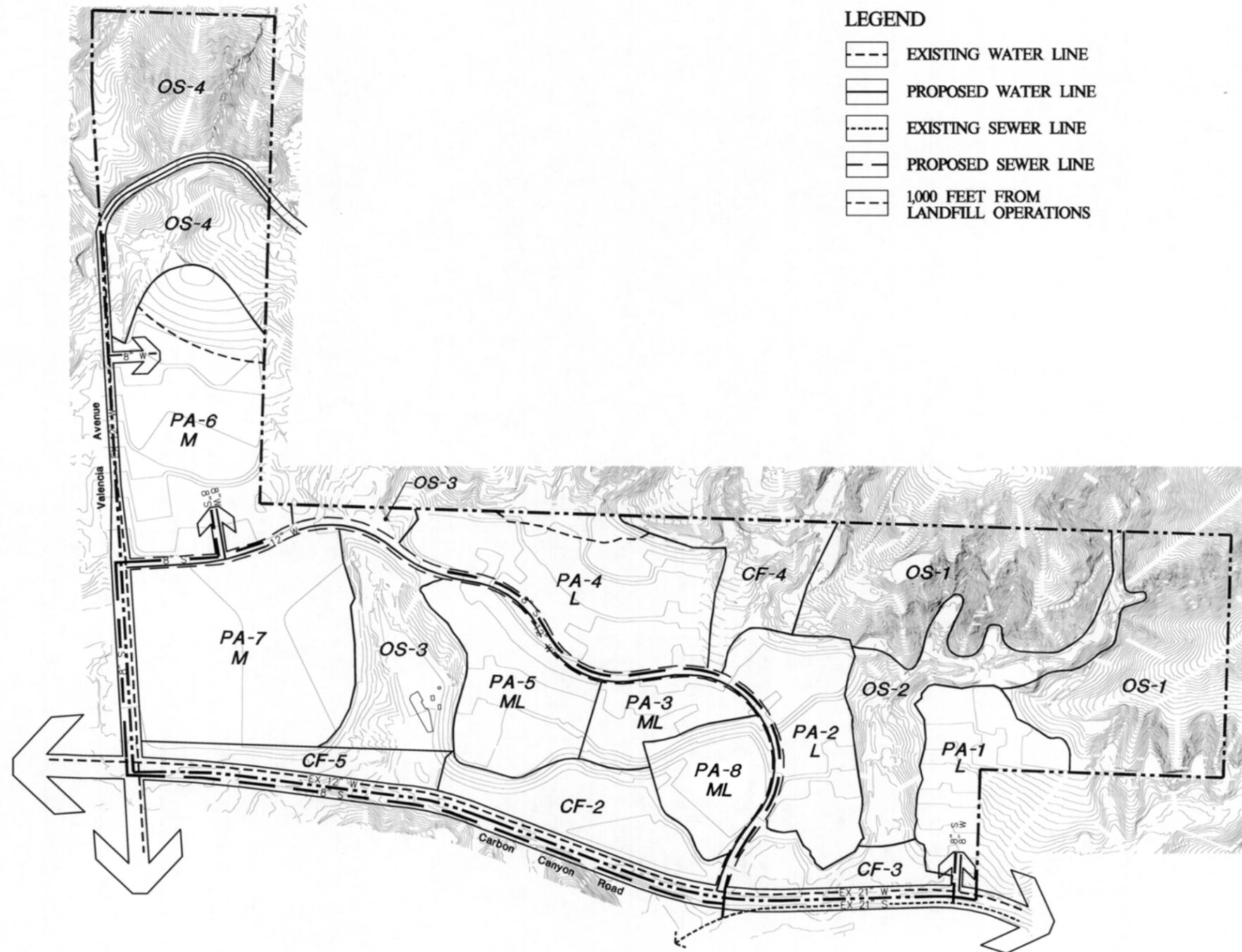
The existing 12-inch main in Valencia Avenue will be replaced at the elevation of the new street profile, as part of the improvements to Valencia Avenue, if this is determined to be necessary by the City of Brea.

4.2.3 Master Sewer Plan

The majority of the Specific Plan area lies within the City of Brea's Sewer Drainage Area "I". A small portion on the west side of the Specific Plan area falls within Sewer Drainage Area "J". The Olinda Heights project will connect to a 21-inch sewer line within Area "I" which runs parallel and to the south of Carbon Canyon Road. This line drains into an existing County Sanitation Districts of Orange County (CSDOC) Carbon Canyon Dam sewage lift station. The CSDOC has current plans to replace the existing lift station with a gravity sewer line and connect the line to the District's Carbon Canyon Interceptor. This new sewer line will be operational prior to the construction within the Olinda Heights Specific Plan area.

Since Drainage Area "J" does not have any sewer facilities in close proximity to the Olinda Heights Specific Plan area, the entire area will be drained to the 36-inch sewer in Area "I". The CSDOC line is adequate to carry the proposed flows.

The proposed on-site backbone sewer system is shown on Exhibit 4.2-2, Master Water and Sewer Plan, and will include an 8-inch (or larger) main line sewer collecting flows on the western portion of the project. The line will then be routed south on Valencia Avenue to Carbon Canyon Road, and then east to the existing 21-inch sewer. Another main line sewer will be routed on the Community Collector Road and tie into the 21-inch sewer line near the main entry to the project. All public sewer system design and construction will conform to City of Brea standards and specifications.



OLINDA HEIGHTS

**EXHIBIT 4.2-2
MASTER WATER AND SEWER PLAN**

OCTOBER 1995

4.2.4 Master Utilities Plan

a. Telephone

Pacific Bell will provide telephone service to the Olinda Heights Specific Plan area. Proposed on-site facilities will be underground.

b. Natural Gas

Southern California Gas Company will provide natural gas to the Specific Plan area. Service would be provided via an extension of the existing gas main in Lambert Road east of Kraemer Boulevard and/or the existing gas main at Valencia Avenue and Birch Street.

c. Electricity

Southern California Edison will provide electricity to the Olinda Heights Specific Plan area from existing facilities in the vicinity of the site. Proposed on-site facilities will be underground.

4.3 COMMUNITY FACILITY CONCEPTS

4.3.1 Public Local Parks

Section 850 of the Brea Subdivision Ordinance No. 569 (as amended by Ordinance No. 861), provides that land dedication for local park or recreational purposes "...shall be in the amount of five (5) acres of park area per 1,000 persons residing within the subdivision." Section 855 of the Subdivision Ordinance states: "...population density ... shall be determined in accordance with the latest Census of Population or Housing."¹

The local park land dedication requirement for the Olinda Heights Specific Plan area is shown on Exhibit 4.3-1, based upon 662 dwelling units.

¹ Based on all dwelling units being developed as single family detached. Those units developed as paired housing or duplex would have a smaller population factor, and therefore a smaller park land requirement.

Exhibit 4.3-1

**Olinda Heights Specific Plan
Local Park Land Requirements Table**

<u>Type of Dwelling Unit</u>	<u>Dwelling Units</u>	<u>Population Factor Per Unit</u>¹	<u>Projected Local Park Land Requirement</u>²
Single Family Dwellings	662	3.08 persons/unit	10.19 Acres
TOTAL	662		10.19 Acres

The Olinda Heights Specific Plan will provide public local park land in four planning areas; Planning Area CF-2, the community park; Planning Areas CF-3 and CF-5, community trail corridor along Carbon Canyon Road; and Planning Area CF-4, the Santa Fe Historic Center. These areas total 34.2 acres, or over three times the amount of local park land required by Brea's Subdivision Code.

The final design of the community park will be determined in conjunction with the City of Brea Community Services Department. The preliminary program developed for the community park by the City of Brea includes:

- One (1) dedicated Little League field with 250' baselines
- One (1) combination soccer/football fields
- Parking for 50 vehicle spaces for the community park site
- Picnic area with two (2) shelters
- Four (4) basketball courts
- Passive play area with play equipment and tot lots

¹ Population factors based on 1990 census and per Section 855 of the City of Brea Jurisdiction Ordinance

² Based on City of Brea standard of 5 acres/1,000 population

4.3.2 Santa Fe Historic Center

The improvement concept for the Santa Fe Historic Center is shown on Exhibit 4.3-2. As shown, this 10.2-acre historic site preserves the Field Office, the Doheny/Olinda Oil Well No. 1, the Olinda Township Jail House, and the Jackline Building saved from the original oil operations on the site in the 1890's. As such, the Historic Center will recall the history of the town's oil "roots" -- an industry that is now in decline and will otherwise vanish. These structures are retained in their original locations and will be accented in a park-like setting, with landscaping.

Features associated with the Santa Fe Historic Center include:

- Provision of off-street parking for approximately fifteen (15) vehicles and a school bus;
- Dedication of an entry road, off the Community Collector Road, exclusively for access to the Santa Fe Historic Center;
- Upgrade of the field office to code to allow public access and usage of the building;
- Restoration of the structural integrity of the jackline building and provision for viewing the interior of the structure from an exterior point;
- Creation of a distinct statement as to the history of the site and its historical significance will be made at the project entry on Carbon Canyon Road and the entry on Valencia Avenue. In addition, a signage program associated with the Santa Fe Historic Center will be developed that provides directions to the facility in addition to sharing a common theme and design with the on-site signage; and
- Reuse of materials from buildings that are not proposed to be preserved for integration in the design of the Santa Fe Historic Center.

The location of the historic site provides on-site view opportunities to adjacent residential planning areas and Carbon Canyon Regional Park. Residents in Planning Areas 2, 3, and 4 will have views into the historic site.

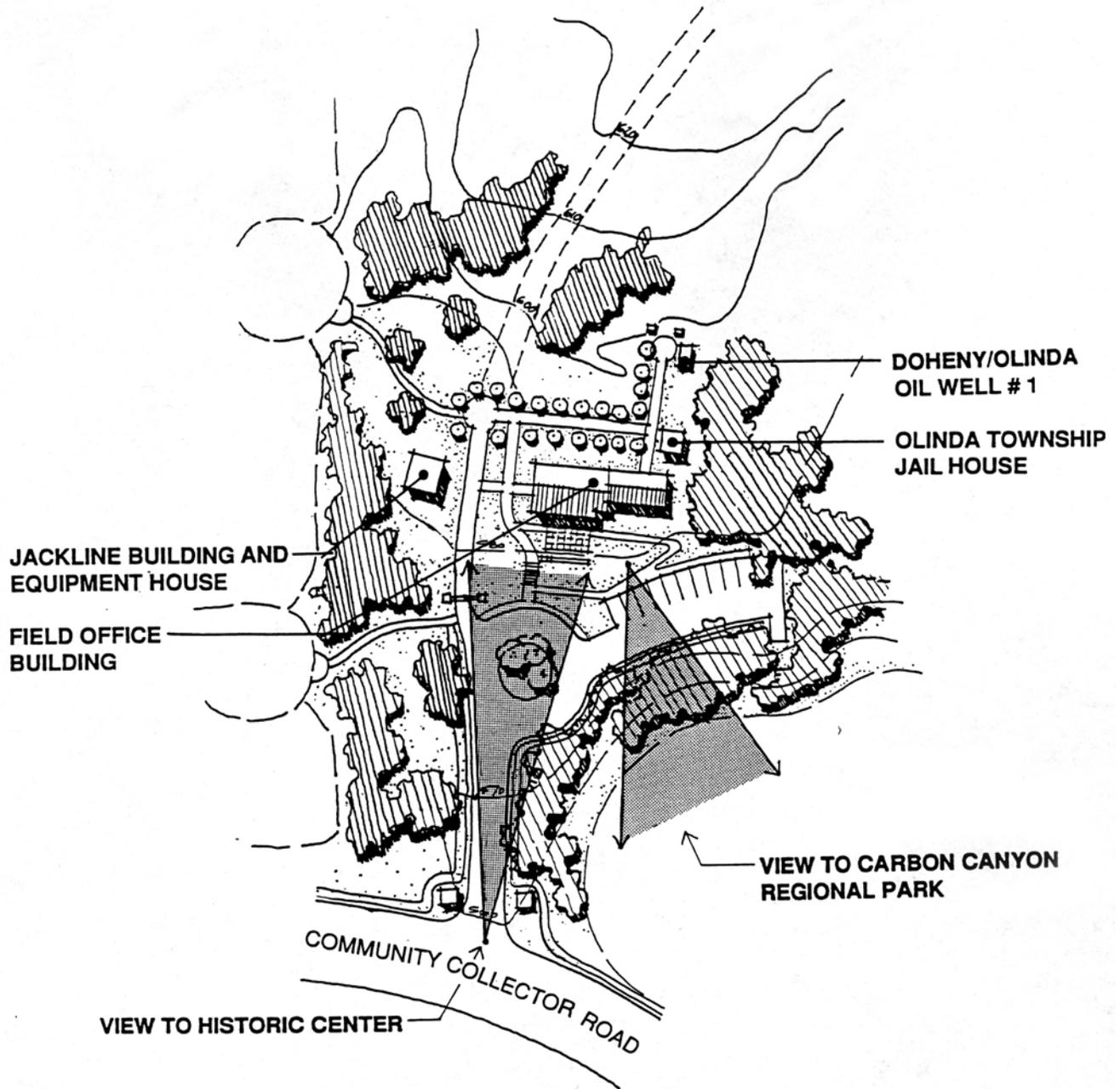
The trails along the Community Collector Road provide a strong pedestrian link from the community park sites to the Santa Fe Historic Center. Not only will this historical site preserve the integrity of the original buildings, it will provide opportunities for the City of Brea/ Historical Society to develop and operate a regionally-significant cultural facility within the heart of Brea's historic oil operations and the Olinda Township. As the core of all oil operations in the area, the Santa Fe Historic Center will have true regional significance.

4.3.3 Public Community Trails

The public community trail system for equestrians, bicyclists, and pedestrians will meander within open space areas adjacent to Carbon Canyon Road for the entire 4,600-foot length of the Specific Plan area. From east to west, this trail system lies along the southern edge of Planning Areas 8, CF-2, CF-3, and CF-5. Within this corridor, a 29-foot-wide trail easement will contain a meandering 10-foot-wide bicycle trail and a 10-foot-wide equestrian trail, as well as a sidewalk for pedestrians. The trail system will expand the City's existing trail network and allow connection points into the Carbon Canyon Regional Park to the south.

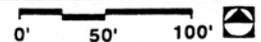
Other community trails and walkways within the Olinda Heights Specific Plan area are illustrated on Exhibit 3.2-3, and include approximately:

- 4,800 feet of on-street bike trail along the Community Collector Road;
- 5,120 feet of pedestrian walks along the Community Collector Road and to serve the Santa Fe Historic Center; and
- 1,400 feet of pedestrian trail from Carbon Canyon Road to the Santa Fe Historic Center, adjacent to the access road to the Santa Fe Historic Center.



OLINDA HEIGHTS

Exhibit 4.3-2
**Santa Fe Historic Center
Improvement Concept**



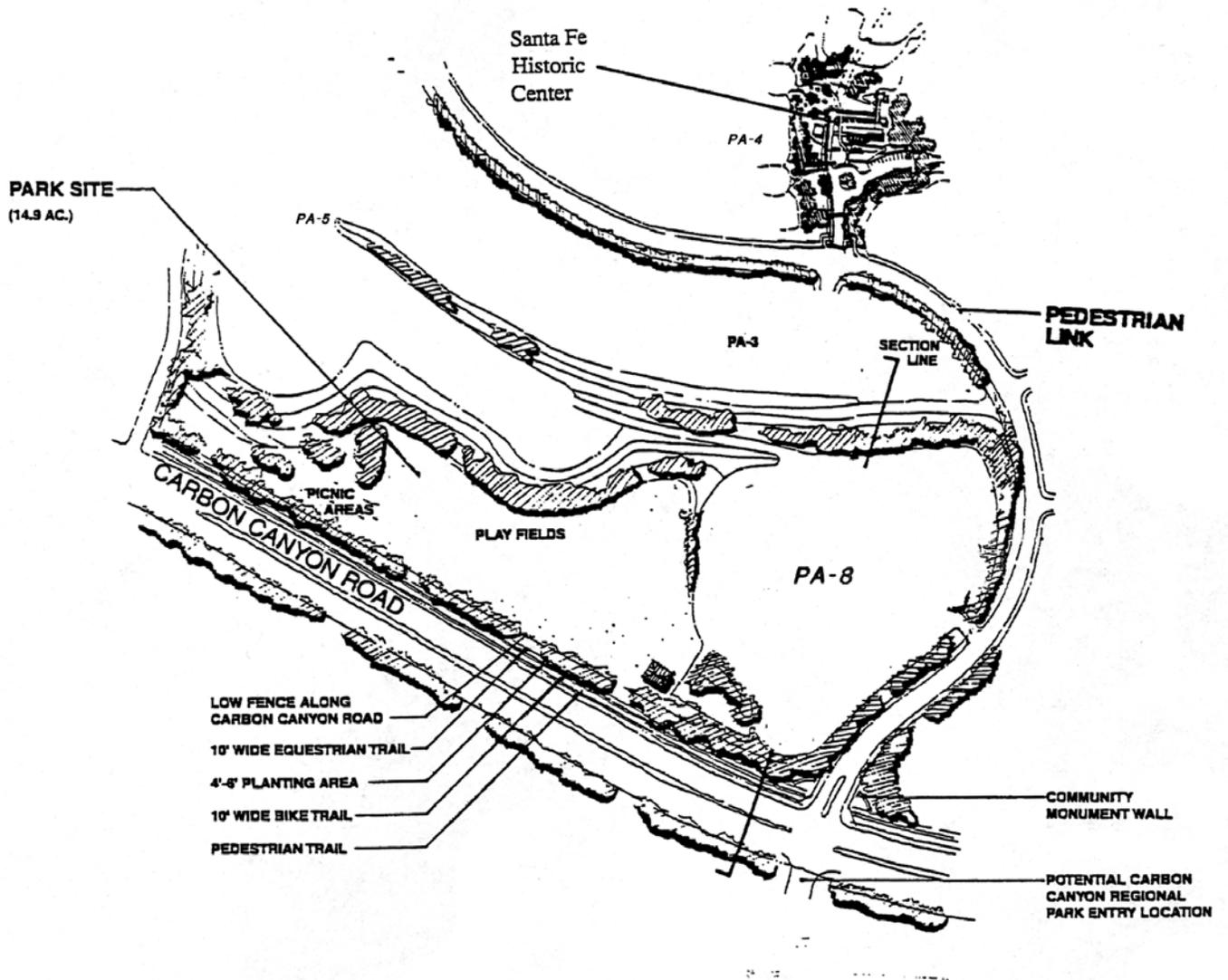
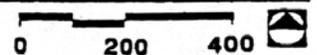


Exhibit 4.3-3

Santa Fe Historic Center /
Pedestrian Link

OLINDA HEIGHTS



4.3.5 Wilderness Habitat Areas

Wilderness habitat areas are key components of the Specific Plan. Their size, location, and configuration reflect the existing terrain and anticipate improvements (i.e., fuel modification, and native landscape enhancement) which minimize disturbance, but still allow for some public use.

Wilderness habitat areas are visible from both within and outside the community, and establish a strong backdrop for residential and public facility improvements.

Wilderness Habitat is located in two planning areas:

Planning Area OS-1 contains 49.0 acres and is at the east end of the Specific Plan area. This planning area contains major slopes visible from Carbon Canyon Road and Carbon Canyon Regional Park which will be preserved in their natural state. Within this open space area, productive oil wells/facilities currently in operation will remain and fuel modification zones adjacent to residential areas will be permitted. These zones will provide wildland fire protection between residential development and natural open space. The significant habitat and topographic features of OS-1 act as a dramatic backdrop to the wilderness park/trail corridor in OS-2.

Planning Area OS-4 contains 30.8 acres at the north end of the "panhandle" in the west end of the Specific Plan area. This area is bisected by the access to the Olinda-Olinda Alpha Landfill and can be integrated as a valuable accessway/habitat addition to the County's current plans (following landfill closure in 2013) to improve the landfill site as a regional park or other public open space facility.

4.3.6 Wilderness Park Corridor

Planning Area OS-2 will contain the wilderness park corridor that parallels the blue line stream. Existing oil operations will be reduced. As necessary, vehicular access to service the remaining wells will be retained until those wells are phased out. The remaining wells will be screened from public view with appropriate fencing and landscaping. As these remaining wells are removed, these sites will also revert to natural open space.

The public wilderness park corridor contains 15.1 acres in the eastern portion of the Specific Plan area where it is largely enclosed by the slopes of Planning Area OS-1. Planning Area OS-2 is linear in shape, following a seasonal blueline stream bed from the northern property boundary south through OS-1, between Planning Areas 1 and 2, and then ending at Planning Area CF-3.

As in OS-1, fuel modification zones will be permitted within OS-2 to provide fire protection and a landscape transition between residential development and natural open space areas. Productive oil wells currently in operation will remain.

5.1 INTRODUCTION**5.1.1 Community Design Theme**

The design theme established for Olinda Heights can be best characterized as "Southern California Canyon." The layout and details reflect the canyons' limited flat terrain, building forms that step in concert with the enclosed ravines and hills, the use of native rock, and the reliance upon straightforward wood details and rough textures found in early home construction in the more remote canyon areas of Orange County.

The architecture of Olinda Heights will encompass building forms popular in Southern California in the late 19th and 20th Centuries -- themes which draw from the vernacular of the Southern California Missions and ranches, as well as the Bungalow style found in hillside towns.

The goal is to build a harmonious image for the community that reflects the rich heritage of the Brea/Carbon Canyon area and the original Olinda township -- and to emphasize simple masses and forms, which contrast to the post-World War II tract architecture of the more urban areas of the County.

The blending of housing types and heights will be accomplished through strong unifying elements including roofs, natural wood, cool colors, rock and other naturally appearing building materials.



Contemporary Expression of Southern California Canyon Architecture (Example)

Olinda Heights' architectural theme will emphasize natural colors, textures, and materials. The theme will not be *California Mediterranean* (i.e., comprised of pink-colored stucco and red tiled roofs that has become so predominant in many new Orange County communities). Rather, the Southern California Canyon theme is intended to recall historic element and construction details more common to home construction in earlier times—wood, masonry and stone-like materials, earth tones, and wood appearing roof materials.



Southern California Canyon Architecture, Natural Colors, Texture and Materials

The hillside and canyon landscape will emphasize eucalyptus -- which quickly naturalized to Southern California at the turn of the Century -- as well as native California Sycamores, Peppers, Oaks, Alders and other riparian and savannah trees which can be used in groves and drifts to transition to the significant open hillsides and intermittent drainage course which dominate the higher elevations of Olinda Heights. A blend of deciduous and evergreen trees will be used along the meandering Community Collector Road, within the community park and open spaces areas, and around the Santa Fe Historic Center to provide the focal points and color to create an informal early California feel. A more formal planting treatment, including accent color in shrubs and groundcovers, will be used at the community entries to provide a sense of arrival.



Landscape Character of Hillside and Canyon Areas



Landscape Character of Hillside and Canyon Areas

5.1.2 Intent of Design Guidelines

The design guidelines contained in this chapter are intended to establish a consistent design expression among site planning, engineering, architecture, and landscape architectural components while allowing reasonable flexibility in design. Examples of the desired design theme are illustrated on the following pages. These illustrations are conceptual and do not depict final designs, nor should they limit the range of expression among individual builders and their professional design teams.

The design guidelines are intended to:

- Assist in implementing the Specific Plan by establishing project intent and ensuring compatibility among different residential densities and land uses;
- Create a framework to implement individual project design while maintaining community identity;
- Delineate criteria for preserving and enhancing the historic features and natural site features, plant materials, habitat areas, and integrating new improvements with the long-existing oil facilities on the property; and
- Provide a consistent approach to site planning, building design, street furniture and signage, wall and fence materials and color, lighting, landscaping, and other design elements that will endure for the life of the community.

The guidelines are provided for the benefit of builders, their planners/ designers, and Brea staff and decision-making bodies in the preparation and review of future construction level development proposals.

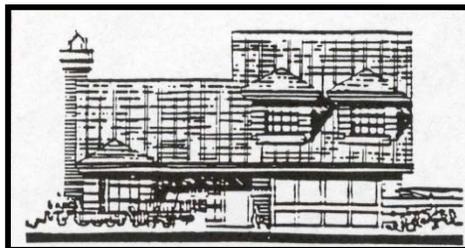
The design guidelines identify elements for all residential and other land use proposals within the Olinda Heights Specific Plan area. These guidelines should be incorporated into the subsequent precise development plans, site plans, conditional use permits, and subdivision maps submitted to the City for approval unless it is demonstrated that certain guidelines are not applicable, appropriate, or feasible under the circumstances. The development regulations and procedures set forth in Chapter 6 for the above-mentioned plans, permits, and maps are mandatory.

5.2 ARCHITECTURAL GUIDELINES

5.2.1 Building Materials and Color

- Building materials and color schemes should blend with the natural landscape. Treated wood or materials of a wood-like appearance, having the necessary fire retardant characteristics, are encouraged for exterior surfaces. Where exterior stucco is used, it should have a final coat of integrated color in a muted earth tone. Contrasting color accents should be kept to a minimum. Use of other natural materials, such as river rock and field stone is encouraged.
- Architecture should utilize wood, or materials of a wood-like appearance, for fascia, trim, and balcony rails.
- Color is intended as a primary theme element. The color values should be generally light earth tones with darker or lighter accents encouraged to highlight the character of the structure. Wood trim should be stained with semi-transparent stain or painted as accents. Accent materials such as brick or stone should be used to enliven the structures and complement the architectural styles of the buildings. Galvanized or silver anodized aluminum window and screens are discouraged.
- Accent color should be used for shutters, awnings, trim, fascia, balcony rails, stucco recesses, inlaid tile bands or cornice bands and should relate to the architectural form and character of the building.

5.2.2 Building Mass and Scale



Combined One- and Two-Story Forms

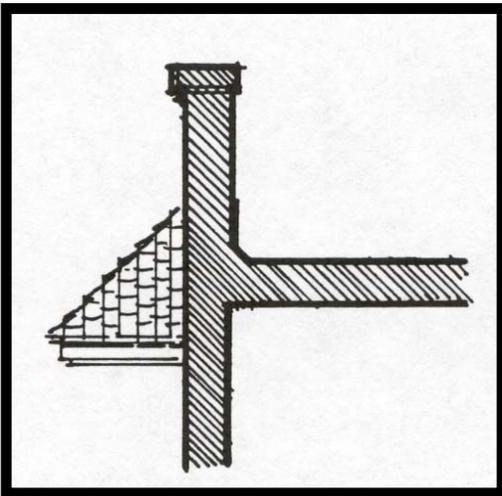
- Combinations of one- and two-story forms are encouraged.
 - Architectural elements such as chimneys, balconies or porches should be provided for visual relief.
- Recessed doors, windows and wall openings should be used to form shadows and a sense of depth and provide for additional energy conservation.
 - Potselves and detailing around window openings should be provided for visual interest.

5.2.3 Roof Design



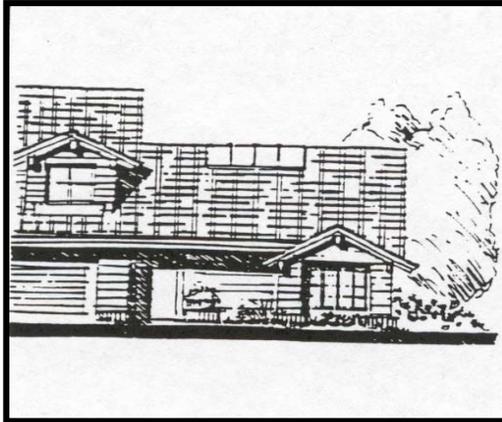
Varied Ridge and Plate Heights

- Simple pitched, gable, hip or shed roof forms should be utilized. Varied plate heights and ridge heights should be utilized to create offsets in the ridgeline to better articulate roof forms and building massing.
- Parapet walls with cornice banding should be provided when flat roofs are used.
- Solar equipment, mechanical equipment and TV satellite dishes shall be screened and/or located out of view from adjacent residences or roadways to the extent possible. Solar panels maybe integrated into roof design as an unobtrusive element. Satellite dishes shall be located on the ground.



Parapet Walls and Cornice Banding

- Roofing materials should reflect complementary earthtones. Terra cotta colored shingles and barrel tiles (s-tiles) are not acceptable.



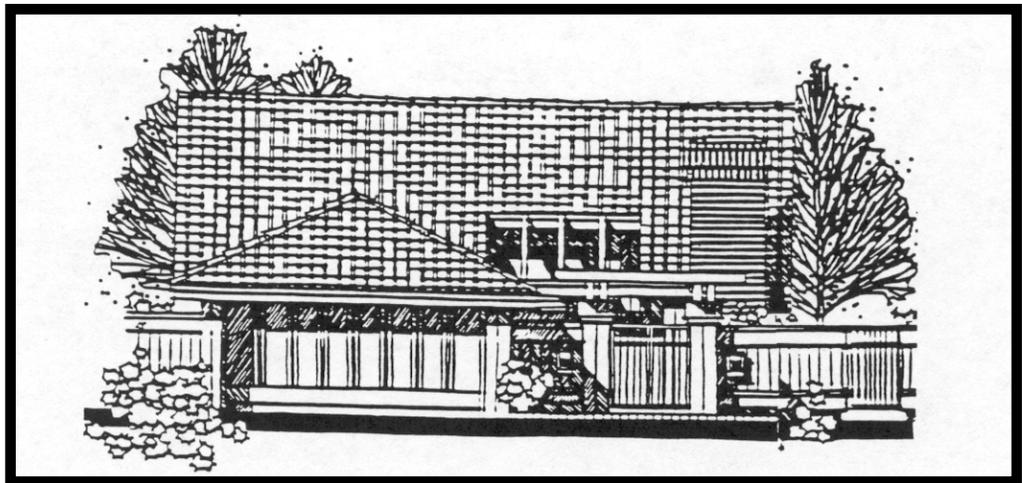
Skylights Incorporated into Roof Design

- Skylights should be incorporated into the roof design to provide natural light and passive solar energy.

5.2.4 Single-Family Detached Architecture

a. Description

These residential units are single-family detached structures with enclosed garages, located on individual lots. Private outdoor living space will be provided, such as courtyards, patios, and/or rear yards. Plant materials will accent the individual neighborhoods and complement the scale of the buildings.



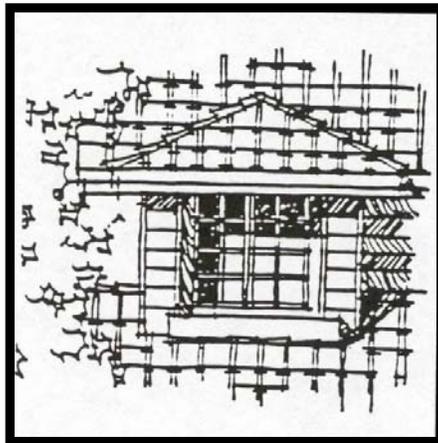
Character of Single-Family Detached Homes



Character of Zero-Lot-Line Single-Family Detached Homes

b. Building Guidelines

- Low-profile one- and two-story buildings should reflect canyon architecture through the use of natural colors, materials, and details.
- On larger single-family detached lots, side-in garages should be provided where possible, with varied setbacks to improve the street scene.
- Each structure shall have a different predominant facade material or color than the immediately adjacent structure to promote individuality within the single-family neighborhood theme.



Special Window and Trim Details

- The following special details should be used on primary structures:
 - Exterior window trim;
 - Thematic chimney;
 - Accented exterior handrails;
 - Rustic wood exterior details;
 - Planter boxes on second level; and
 - Ceramic details, pavers or brick.

- The Southern California Canyon architectural design character should be used in all structural features and details including signs, lighting fixtures, and utility equipment.
- Residential lots should be enclosed with a wall, fence, or landscaping to create individual courtyards. Rear fences may be open to maximize view potentials.
- Visible post or column and beam structures should be used to replicate traditional forms.

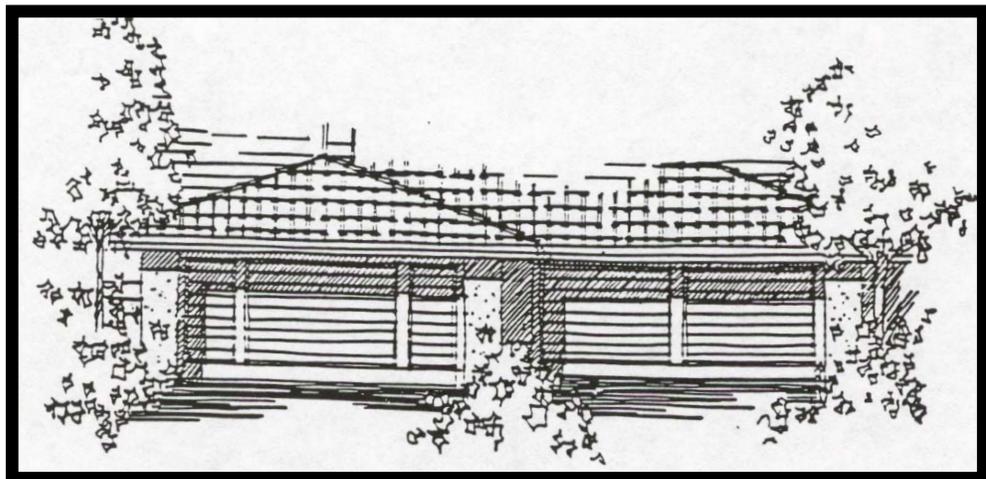
5.2.5 Single-Family Paired Architecture

a. Description

These are one- and two-story paired residential units.

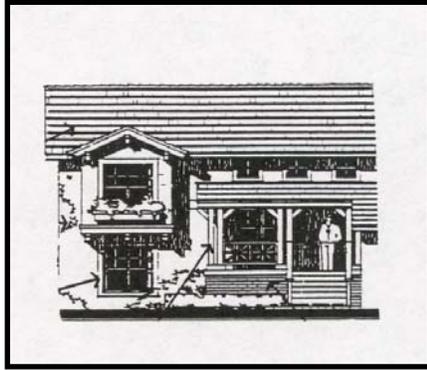
Architectural forms with natural looking building materials and colors should reflect the Canyon architectural style. Patios, overhangs, and sunscreens are important features of this residential type. Plant materials should accent and highlight the architectural style and complement the building form and mass.

b. Building Guidelines



Variable Setbacks for Garages Improves Street Character

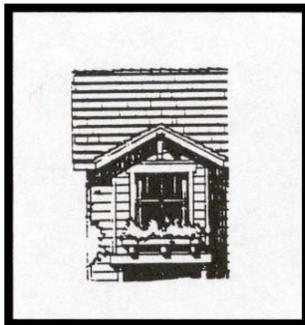
- Setbacks should vary for garages to improve the street scene.
- Private entry walks should be provided for each unit.



Patios and Balconies as Attractive Extensions of the Architecture

- Private outdoor spaces or decks should be oriented to views, if available.
- The Southern California Canyon architectural design character should be used in structural features and details including lighting fixtures.

- The following special details should be used on primary structures:
 - Exterior window trim
 - Accented exterior handrails
 - Rustic wood exterior detail
 - Planter boxes on second level
 - Ceramic details, pavers or brick



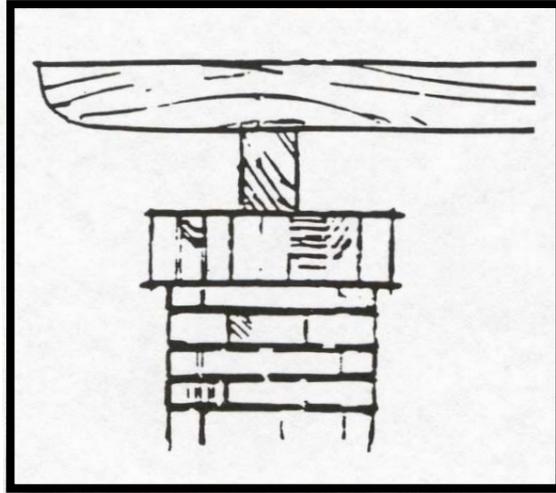
Planter Boxes



Rustic Wood Detail



Articulated Window Trim

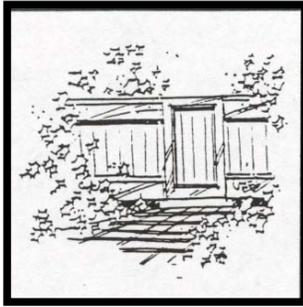


Traditional Column and Beam Detail

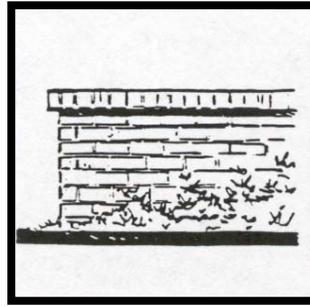
- Traditional exposed post or column and beam details should be used.

5.2.6 Walls and Fences

- The materials, styles, and heights of walls and/or fences should provide elements of continuity throughout the community to ensure visual consistency.
- In addition to providing both residential screening and sound attenuation, community walls and fences are a design component of the Southern California Canyon design vernacular. The character of and materials used in community walls and fences should emulate that employed at primary entry points along Carbon Canyon Road and Valencia Avenue (see Exhibits 3.4-3, 3.4-4 and 3.4-6).
- Community walls and fences should be accented with landscaping at their base and corners to soften any hard edges visible to either on-site or off-site neighborhoods.
- Long, linear community walls should be staggered horizontally to provide interest.
- Walls and fences between or behind structures that are visible from interior and exterior (public) streets should be of wood, materials of a wood-like appearance, brick, stone or wrought-iron type material with color and treatment consistent with that of the buildings.



Wood Fencing Example



Brick Wall Example



Stone Wall Example

- Ornamental walls may be used as an accent to complement the Canyon architectural design.
- Neighborhood fencing, walls, gates and other security features should be designed to facilitate pedestrian and bicycle access.
- Side yard property line walls should return to the house when appropriate.
- Walls and fences should be integrated into the design of the structure to which they are attached or serve. They should be constructed of complementary material and color and appear to be an extension of the structure. All exposed surfaces should be finished.
- Perimeter walls along view corridors:
 - Should be a maximum of three (3) feet in vertical height where a solid wall is to be provided.
 - Should be of an open design when the wall is between three (3) to six (6) feet (open walls may be under three [3] feet in height).
 - Should be constructed of:
 - Masonry, stucco, brick or block with stone or tile cap where a solid wall is to be provided. The colors should be compatible to the color of the architecture.
 - Wood or wrought iron where an open wall is to be provided.

5.3 LANDSCAPE ARCHITECTURAL GUIDELINES

5.3.1 Landscape/Streetscape/Entry

- Monumentation, special textured paving, flowering accent shrubs and specimen trees should be used to generate interest at entry points along Carbon Canyon Road and Valencia Avenue, and to set the theme and character of the Olinda Heights community.
- Textural accent paving may also be used at key pedestrian crossings.
- Neighborhood entries should utilize custom materials compatible with the major project entries, to complement the community signage and monumentation while allowing distinctive individual statements for each neighborhood.
- Landscaping should be continuous along the Community Collector Road to reinforce the sense of community and unify the various residential planning areas.
- Landscaping should maintain and frame positive views.
- Landscaping adjacent to open space should enhance views from adjacent residential units.
- Informal drifts of plant materials should be provided on slopes to reinforce the rural canyon character.
- Utility boxes and meters along local streetscapes should be screened from public view by landforms, walls, and/or landscaping. Where screening is not possible, utility boxes and meters should be painted an earth tone color consistent with surrounding masonry, hardscape, or landscape materials.
- Areas containing large, paved spaces and roadways should have greater tree canopies than the more heavily planted areas.
- Street trees shall be planted along interior streets in each residential neighborhood.
- The landscape program for each residential neighborhood should utilize elements characteristic of other neighborhoods as a community-wide unifying element.
- Exterior hardscape colors should be complementary to exterior building colors.

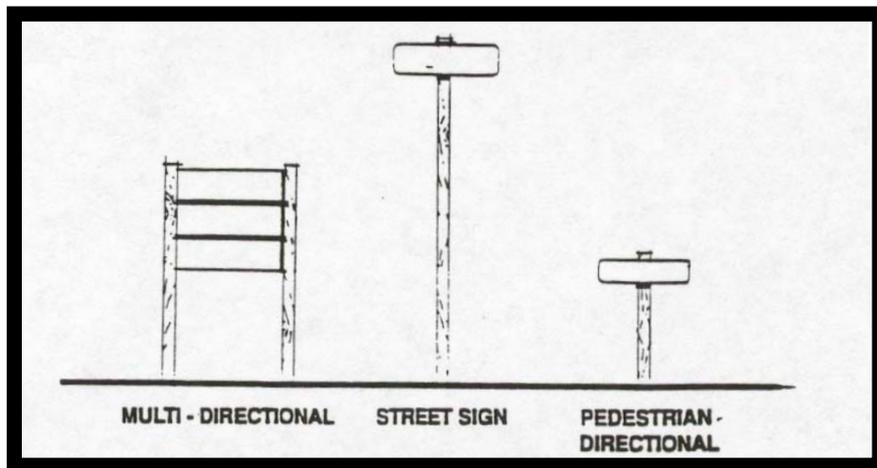
- Arbors, trellises, and other ancillary structures should be harmonious in texture, color, and materials with the main structures.
- Canopy tree forms should be used to maintain human scale in common areas and along walkways.
- Recontoured slopes should be revegetated. Recontoured slopes adjacent to open space should be landscaped to provide for natural-appearing transition to the native vegetation.

5.3.2 Community Facility Areas (i.e., the community park, Santa Fe Historic Center, and community park corridors)

- Plant materials should be used to define activity/use areas, and to frame and reinforce views.
- Landscape areas should be used to buffer parks from adjacent residential areas while allowing for framed views from residential areas.
- Existing natural features should be enhanced with native vegetation when possible.
- Existing vegetation within CF-5 shall be preserved to the extent feasible, to provide screening of residential development within Planning Area 7.

5.3.3 Signage

- The numbers, sizes, and locations of signs within Olinda Heights should be consistent to eliminate visual confusion.
- Signs should be used in common areas to direct pedestrian traffic toward community facilities and other common destinations and to protect private areas.
- Signs within Open Space and Community Facility Planning Areas should be kept to a minimum, and provided along trails and walkways as needed to regulate, direct, warn, and inform the public.



Directional Signs

5.4 CIVIL ENGINEERING GUIDELINES

5.4.1 Grading and Hillside Management

Grading plays an important role in establishing the Southern California Canyon theme and in allowing for sensitive development opportunities within the Olinda Heights community. All grading will be consistent with the Brea Hillside Management Ordinance.

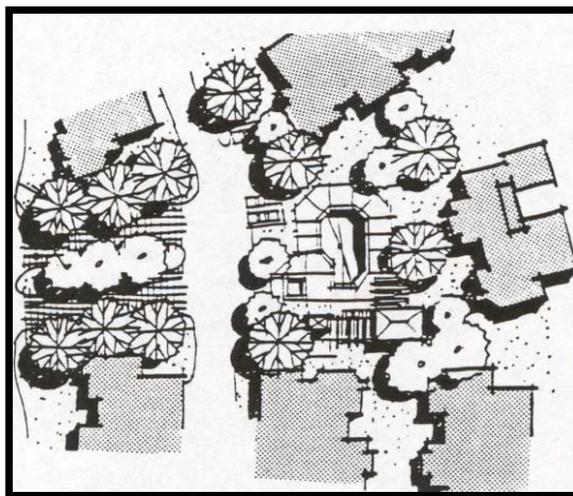
5.4.2 Drainage and Erosion Control Design

- Natural drainage courses should be preserved and enhanced where practicable. As set forth in this Specific Plan, most natural drainage features should be incorporated as an integral part of the project to enhance overall habitat quality and aesthetics of the site, and to provide attractive open space vistas.

- Debris basins and energy dissipating devices should be provided, where necessary, to reduce erosion when grading is undertaken in the hillside areas.
- Development areas should be designed so that surface drainage will be directed to street frontages, approved natural water courses, or improved easements with a minimum of control devices. Cross lot drainage should be minimized.
- Drainage should be designed in a manner that does not cause soil erosion on adjacent lots, or potential downstream flooding or damage. Erosion control measures, including sandbagging, should be employed.
- Drainage structures and reservoirs should be screened by landscaping.
- Surface drainage should be ponded in "natural areas" for retention/percolation, and prevention of downstream degradation.

5.4.3 Road and Trail Design

- Curvilinear circulation patterns are encouraged to enhance the streetscapes. Long runs of straight, interior streets are to be avoided where possible.
- Distinct visual statements at main entrances to each planning area should be created by introducing open space, landscaping and special architectural features as focal points.



Enhanced Project Entry

- Interesting and exciting streetscapes may be created by orienting streets to open space areas wherever possible.
- Pedestrian trails should be provided to allow for internal circulation and connections to the park area.
- For public safety, lighting should be provided along pedestrian trails to accommodate evening use.
- A well-defined, illuminated entry monument should be provided at the major access point with adequate sight distance.

6.1 PURPOSE AND INTENT

The purpose of these provisions is to regulate design and development within the Olinda Heights Specific Plan area.

These regulations provide for a variety of residential housing, including single-family detached and paired housing. The regulations also allow for open space and recreation uses, community facilities, oil operations, and uses and structures accessory to principal permitted uses.

6.2 GENERAL REGULATIONS**6.2.1 Definition of Terms**

The meaning and construction of words, phrases, titles, and terms used in this Specific Plan shall be the same as provided in Brea Zoning Ordinance Section 106, Definitions, except as otherwise specifically provided herein (see Specific Plan Section 8.3, Definitions).

6.2.2 Consistency with Adopted Plans/Codes

The Olinda Heights Specific Plan is consistent with all elements of the City of the Brea General Plan, as amended.

This Specific Plan regulates all development within Olinda Heights Specific Plan area. In cases where sufficient direction for interpretation of these regulations is not explicit in this text, the Brea Zoning Ordinance shall provide direction, as determined by the Development Services Director. In case of differences between this Specific Plan and the Brea Zoning Ordinance, the provisions and standards set forth in the Specific Plan shall prevail.

All construction and development within the Specific Plan area shall comply with applicable provisions of the Uniform Building Code (UBC) and the various related Mechanical, Electrical, and Plumbing Codes, the Grading and Excavation Code, and the Subdivision Code as currently adopted by the City Council.

6.2.3 Council Declaration/Severability

If any portion of these regulations is, for any reason, declared by a court of competent jurisdiction to be invalid or ineffective in whole or in part, such decision shall not affect the validity of the remaining portions of this Specific

Plan. The City Council hereby declares that they would have enacted these regulations and each portion of this Specific Plan irrespective of the fact that one or more portions may be declared invalid or ineffective.

6.2.4 Grading

Grading plans for all projects in the Olinda Heights Specific Plan area shall be consistent with the City's Hillside Management Ordinance as well as any other applicable City of Brea codes and ordinances, and the most recent version of the UBC (for seismic criteria) as adopted by the City of Brea.

Grading shall be permitted within development and open space planning areas of the Specific Plan, outside of an area of immediate planning area development, for the grading of public roads, park facilities, infrastructure, and other development-related improvements. Remedial grading for development shall also be permitted in development and open space planning areas outside of an area of immediate development to address geotechnical factors or soils engineering requirements.

6.2.5 Public Street Frontage

Parcels created by the subdivision of the Specific Plan site shall not be required to front on a public street, provided that each such parcel has ingress and egress to a public street. That ingress and egress will be reflected on a recorded access easement.

6.2.6 Temporary Uses

The following temporary uses shall be permitted within all residential planning areas of the Olinda Heights Specific Plan:

1. Temporary tract sales offices.
2. Temporary parking compounds for contractors' equipment.
3. Real estate signs relating to the sale, lease or other disposition of the real property on which the sign is located are permitted. These signs must be temporary in nature, and they must conform to the provisions of Section 404.303 of the City of Brea Zoning Ordinance.
4. Model homes (temporary real estate offices) -- The subdivider may construct up to five (5) model homes for the purpose of using them as displays to aid the subdivider in effecting the marketing of the property. Any of these model homes or model home garages may also be utilized on a temporary basis as a real estate office. The temporary use of a model home real estate office shall be subject to all of the following conditions:

- a. A model home must be located on a lot established by and depicted on an approved tentative tract map encompassing the property in question.
- b. A model home must meet all site development standards set forth in the Olinda Heights Specific Plan.
- c. Permanent occupancy of the model home and/or real estate sales office shall not be permitted prior to the recordation of a final tract map encompassing the subject property. The garage of each model home shall be restored prior to permanent occupancy.
- d. If the final tract map encompassing the property upon which a model home is situated is not recorded within the time allowed pursuant to the California Subdivision Map Act and all City ordinances, resolutions, rules and regulations, the subdivider will demolish any model home constructed and remove any and all buildings and structures from the site. In that regard, prior to the issuance of a building permit for any model home, the subdivider shall provide security in the form of cash, bond or any other form satisfactory to the City Attorney and the Director of Development Services, guaranteeing the discharge of any obligation which the subdivider incurs to demolish a model home and remove all structures and buildings from the site.
- e. Subsequent to the recordation of a final tract map encompassing the area of a model home, the parcel of real property upon which the model home is situated, as well as the model home, may be sold and occupied as a residence, provided that the home and property comply with all applicable site development standards contained in this Olinda Heights Specific Plan.

6.2.7 Residential Setback from the Olinda-Olinda Alpha Landfill

A one-thousand-foot setback shall be provided from the operational extent of the Olinda/Alpha-Olinda Landfill to any residential dwelling unit or private yard within the Specific Plan.

6.2.8 Fault Zone Setback

No private residential yard area shall be allowed within the Fault Setback Zone.

6.2.9 Future Resident Notification

Prior to the issuance of any certificates of occupancy, the applicant shall cause certain disclaimers to be incorporated within the normal Department of Real Estate disclosure process, C.C. & R.s and/or other measures as deemed appropriate by the City, to adequately notify future residents of the Olinda Heights' community of the following factors:

1. The existence of wildlife corridors within and around the project site.
2. The existence of the community and historic parks within the project, as well as light and noise that may result therefrom.
3. The existence of the County Landfill, as well as the noise, odors and other impacts therefrom.
4. The existence of certain continuing oil production facilities, wells, and other infrastructure, as well as the noise, odors and other impacts therefrom.
5. The existence of nearby earthquake faults.

6.2.10 Park Conceptual Development Plan

The conceptual development plan for the park sites shall be submitted for further review and approval by the Development Services Director. The Director's review will include, but not be limited to, resolving any outstanding circulation or site design issues.

6.2.11 Community Facility Improvement and/or Restoration Plans

The conceptual improvement and/or restoration plans for the historic park, trails, relocated county park entry, and wildlife corridors shall be submitted for further review and approval by the Development Services Director. The Director's review will include, but not be limited to, determining plan consistency with the Specific Plan, EIR, Vesting Tentative Tract Map, Zone Change, General Plan Amendment, Development Agreement and the conditions of approval as contained in each of the respective Resolutions.

6.2.12 Environmental Impact Report No. EIR 95-2 Mitigation Measures

All mitigation measures included in Environmental Impact Report No.95-2 for the Olinda Heights Specific Plan are included in the Olinda Heights Specific Plan by reference.

6.3 RESIDENTIAL PLANNING AREA USES AND STANDARDS

The following Sections 6.3.1 through 6.3.3 detail the permitted land uses and development standards for individual Residential Planning Areas within the Olinda Heights Specific Plan area.

6.3.1 Low Density Residential Planning Areas

a. Purpose and Intent:

The Low Density Residential Planning Areas (Planning Areas 1, 2, and 4) provide for single-family detached housing on lots which are larger than those permitted elsewhere in the Specific Plan area.

Within the Low Density Residential Planning Areas are two minimum lot sizes: 6,000 square feet for a maximum of 80 percent of the lots and 8,000 square feet for a minimum of 20 percent of the lots. The 8,000 square foot lots are designed for Executive Homes with a minimum size of 2,750 square feet. The location of these lots should take into account both on-site and off-site views, proximity to open space, and/or large rear yard "vista" or setback from another structure. It is also intended that these homes have distinctive elevations, with no more than one Executive Home elevation permitted in each Planning Area. These additional requirements are intended to provide high quality, executive-size housing in Olinda Heights.

All specific lot sizes and locations within Low Density Planning Areas must be approved by the City as part of the Precise Development Plan required by Specific Plan Section 7.1.3.

b. Principal Permitted Uses Subject to an Approved Precise Development Plan:

- 1) Single-family detached residential dwellings.
- 2) Other similar uses that the Development Services Director determines to be consistent with the Low Density Residential land use designation.

c. Uses Permitted Subject to a Conditional Use Permit:

- 1) Community facilities subject to the site development standards set forth in Specific Plan Section 6.4, Community Facilities Planning Areas.
- 2) Additional uses that the Planning Commission determines to be consistent with the purpose and intent of this Section.

d. Accessory Permitted Uses Subject to Site Plan Review:

- 1) Accessory structures, such as non-commercial greenhouses, gazebos,

- cabanas, and storage sheds.
- 2) Swimming pools, spas, therapy baths, water fountains, and related equipment.
- 3) Covered patios and decks.
- 4) Fences and walls.
- 5) Non-commercial landscape areas, horticultural collections, flower gardens, vegetable gardens, and fruit trees.
- 6) Tennis courts.
- 7) Other accessory uses and structures which the Development Services Directory finds to be consistent with the purpose and intent of the Low Density Residential land use designation.

e. Site Development Standards:

- 1) Executive Lots: Executive lots as defined below shall constitute a minimum of 20 percent of the combined residential lots in Planning Areas 1, 2, and 4, and shall be identified, reviewed, and approved by the Planning Commission as part of the Precise Development Plan required by Specific Plan Section 7.1.3.
 - a) Minimum Lot Area -- Eight thousand (8,000) square feet.
 - b) Minimum Executive Home Size -- Two thousand seven hundred fifty (2,750) square feet.
 - c) Maximum Building Coverage -- Forty (40) percent.
 - d) Minimum Lot Width -- Seventy (70) feet, except cul-de-sacs which shall be forty-five (45) feet minimum at the required front yard setback line.
 - e) Minimum Lot Depth -- One hundred (100) feet.
 - f) Minimum Yards (as measured from the property line):
 - i) Front Yard -- Twenty (20) feet.
 - ii) Rear Yard -- Twenty (20) feet for the main dwelling and five (5) feet for accessory structures.
 - iii) Side Yard -- Ten (10) percent of the width of the lot.
 - iv) Architectural Projections -- Eaves, cornices, canopies, fireplaces, sills, buttresses and other similar architectural features that do not create additional floor area or living space may project a maximum of two and one-half (2½)

feet into the front yard setback, four (4) feet into the rear yard setback, and two (2) feet into the side yard setback.

- 2) Single-Family Lots: Single-family lots as defined below shall constitute a maximum of 80 percent of the residential lots in Planning Areas 1, 2, and 4, and shall be identified, reviewed by the Planning Commission, and approved by the City as part of the Precise Development Plan required by Specific Plan Section 7.1.3.
 - a) Minimum Lot Area -- 6,000 square feet.
 - b) Minimum Lot Width -- Fifty (50) feet, except cul-de-sacs which shall be thirty (30) feet minimum at the required front yard setback line.
 - c) Minimum Lot Depth -- Ninety (90) feet.
 - d) Minimum Yards (as measured from the property line):
 - i) Front Yard -- Twenty (20) feet. Setbacks for front yard-facing garages shall be a minimum of eighteen (18) feet and average twenty (20) feet.
 - ii) Rear Yard -- Fifteen (15) feet for the main dwelling and five (5) feet for accessory structures.
 - iii) Side Yard -- Five (5) feet.
 - iv) Architectural Projections -- Eaves, cornices, canopies, fireplaces, sills, buttresses, and other similar architectural features that do not create additional floor area or living space may project a maximum of two and one-half (2½) feet into the front yard setback, four (4) feet into the rear yard setback, and two (2) feet into the side yard setback.
 - e) Maximum Building Coverage -- Forty-five (45) percent, including enclosed living space and garage.
- 3) Maximum Building Height:
 - a) Two (2) stories, not to exceed thirty (30) feet.
 - b) The height of architectural projections shall not exceed five (5) feet above the main structure.
- 4) Walls and Fences -- Walls and fences shall not exceed six (6) feet in

height, except as required for retaining purposes, sound attenuation, public safety and/or oil well enclosures. Walls and fences within the minimum front yard setback shall not exceed three (3) feet in height.

- 5) Off-Street Parking -- Off-street parking shall be provided as set forth in the Brea Zoning Ordinance, Section 304, Off-street Parking and Loading, which requires two (2) covered parking spaces in a garage for each dwelling unit.

6.3.2 Medium-Low Density Residential Planning Areas

a. Purpose and Intent:

The Medium-Low Density Residential Planning Areas (Planning Areas 3,5, and 8) provide for single-family detached housing on lot sizes which are larger than those permitted in the Medium Density areas. Both homes with conventional sides yards as well as patio homes with zero side yards on one side and correspondingly larger side yards on the other side are permitted.

All specific lot sizes and locations within Medium-Low Density Planning Areas must be approved by the City as part of the Precise Development Plan required by Specific Plan Section 7.1.3.

b. Principal Permitted Uses Subject to an Approved Precise Development Plan:

- 1) Single-family detached residential dwellings.
- 2) Other similar uses that the Development Services Director determines to be consistent with the Medium-Low Density Residential land use designation.

c. Uses Permitted Subject to a Conditional Use Permit:

- 1) Nursery schools.
- 2) Community facilities subject to the Site Development Standards set forth in Specific Plan Section 6.4, Community Facilities Planning Areas.
- 3) Additional uses that the Planning Commission determines to be consistent with the purpose and intent of this Section.

d. Accessory Permitted Uses Subject to Site Plan Review:

- 1) Accessory structures such as non-commercial greenhouses, gazebos, cabanas, and storage sheds.
- 2) Swimming pools, spas, therapy baths, water fountains, and related equipment.
- 3) Covered patios and decks.
- 4) Fences and walls.

- 5) Non-commercial landscape areas, horticultural collections, flower gardens, vegetable gardens, and fruit trees.
 - 6) Tennis courts.
 - 7) Other accessory uses and structures which the Development Services Director finds to be consistent with the purpose and intent of the Medium-Low Density Residential land use designation.
- e. Site Development Standards:
- 1) Minimum Lot Area: Four thousand (4,000) square feet.
 - 2) Minimum Lot Width: Forty-five (45) feet, except for cul-de-sac lots which shall be thirty (30) feet minimum at the required front yard setback line.
 - 3) Minimum Lot Depth: Ninety (90) feet.
 - 4) Maximum Building Height:
 - a) Two (2) stories, not to exceed thirty (30) feet.
 - b) The height of architectural projections shall not exceed five (5) feet above the main structure.
 - 5) Minimum Yards (as measured from the property line):
 - a) Front yard -- The minimum front yard shall be ten (10) feet. Setbacks for front-facing garages shall be five (5) feet or less, or eighteen (18) feet or more, from the front property line.
 - b) Rear yard -- The minimum rear yard shall be fifteen (15) feet for the main dwelling and five (5) feet for accessory structures.
 - c) Side yard -- A minimum side yard shall be five (5) feet to the property line and ten (10) feet between structures on adjacent lots. Zero (0) side yards are permitted but on only one (1) side.
 - d) Eaves, cornices, canopies, fireplaces, sills, buttresses and other similar architectural features that do not create additional floor area or living space may project a maximum of two and one-half (2½) feet into the front yard setback, four (4) feet into the rear yard setback, and two (2) feet into the side yard setback.
 - 6) Maximum Building Coverage -- Building coverage shall not exceed sixty (60) percent.

- 7) Walls and Fences -- Walls and fences shall not exceed six (6) feet in height, except as required for retaining purposes, sound attenuation, public safety and/or oil well enclosures. Walls and fences within the minimum front yard setback shall not exceed three (3) feet in height.
- 8) Off-Street Parking -- Shall be provided as set forth in City of Brea Zoning Ordinance Section 304, Off-Street Parking and Loading, which requires two (2) covered parking spaces in a garage for each dwelling unit.

6.3.3 Medium Density Residential Planning Areas

a. Purpose and Intent:

The Medium Density Residential Planning Areas (Planning Areas 6, and 7) provide for single-family detached and paired homes on a range of lot sizes, which are not as large as those in the Medium-Low Density areas.

All specific lot sizes and locations within Medium Density Planning Areas must be approved by the City as part of the Precise Development Plan required by Specific Plan Section 7.1.3.

Community Facilities, oil operations, and other uses and structures accessory to the principal permitted uses are also allowed.

b. Principal Permitted Uses Subject to an Approved Precise Development Plan:

- 1) Single-family detached and paired residential dwellings.
- 2) Oil extraction and storage operations, subject to the provisions of Specific Plan Section 8.2, Continuing Oil Production Plan.
- 3) Other similar uses that the Development Services Director determines to be consistent with the Medium Density Residential land use designation.

c. Uses Permitted Subject to a Conditional Use Permit:

- 1) Community facilities subject to the Site Development Standards set forth in Specific Plan Section 6.4, Community Facilities Planning Areas.
- 2) Additional uses that the Planning Commission determines to be consistent with the purpose and intent of this Medium Density Residential land use designation.

d. Accessory Permitted Uses Subject to an Approved Site Plan:

- 1) Accessory buildings and structures, including private garages and carport.
- 2) Accessory structures such as non-commercial greenhouses, gazebos, cabanas, and storage sheds.
- 3) Swimming pools, spas, therapy baths, water fountains, and related

- equipment.
- 4) Covered patios and decks.
 - 5) Fences and walls.
 - 6) Private non-commercial landscape areas, horticultural collections, flower gardens, vegetable gardens, and fruit trees.
 - 7) Tennis courts, parks, playgrounds, trails, greenbelts, and similar common landscape areas.
 - 8) Signs per the City of Brea Zoning Ordinance, Section 404.
 - 9) Other accessory uses and structures which the Development Services consistent with the purpose and intent of the Medium Density land use designation.
- e. Site Development Standards
- 1) Minimum Lot Area: Two thousand four hundred (2,400) square feet.
 - 2) Maximum Building Height:
 - a) Two (2) stories, not to exceed thirty-five (35) feet.
 - b) The height of architectural projections shall not exceed five (5) feet above the main structure.
 - 3) Minimum Yards (as measured from the property line):
 - a) Front yard -- Ten (10) feet. Setback for front-facing garages shall be five (5) feet or less, or eighteen (18) feet or more, from the front property line.
 - b) Rear yard -- Ten (10) feet for the main dwelling and five (5) feet for accessory structures.
 - c) Side yard -- A minimum side yard shall be five (5) feet to the property line and ten (10) feet between structures on adjacent lots. Zero (0) side yards are permitted but on only one (1) side. The minimum side yard adjacent to street rights-of-way shall be ten (10) feet.
 - d) Eaves, cornices, canopies, fireplaces, sills, buttresses and other similar architectural features that do not create additional floor area or living space may project a maximum of two and one-half (2½) feet into the minimum front yard setback and two (2) feet into the minimum side yard setback.
 - 4) Maximum Building Coverage -- Sixty-five (65) percent, including enclosed living space and garages.

- 5) Walls and Fences -- Walls and fences shall not exceed six (6) feet in height, except as required for retaining purposes, sound attenuation, public safety and/or oil well enclosures. Walls and fences within the minimum front yard setback shall not exceed three (3) feet in height.
- 6) Off-Street Parking -- Shall be provided as set forth in City of Brea Zoning Ordinance Section 304, Off-Street Parking and Loading, which requires two (2) covered parking spaces in a garage for each dwelling unit.

6.4 COMMUNITY FACILITIES PLANNING AREAS

6.4.1 Purpose and Intent

The Community Facilities Planning Areas provide for historical/cultural facilities, active park sites and recreational uses, and also preserve open space areas in a primarily natural state for passive enjoyment and in a fuel-modified condition for wildland fire protection. Providing physical trail corridors and visual linkages to the existing and proposed regional public open space system in the vicinity (e.g., Carbon Canyon Regional Park and Chino Hills State Park) are important goals of these planning areas.

Roads, utilities, grading, drainage, and other infrastructure improvements and facilities are permitted for the improvement of permitted community facility uses and adjacent Residential and Open Space Planning Areas. Oil extraction and storage operations are permitted within all Community Facility Planning Areas.

6.4.2 Permitted Uses

a. Principal Permitted Uses:

- 1) Public open space (natural and modified for fire protection).
- 2) Private open space and fuel modification areas where the land is owned and maintained by a community homeowners association.
- 3) Passive recreation areas.
- 4) Drainage and water retention facilities.
- 5) Public utility lines and facilities.
- 6) Public works, roads, drainage improvements, and other infrastructure necessary for the permitted development of other planning areas.
- 7) Remedial grading required to resolve geotechnical/soils engineering

problems associated with Residential and Open Space Planning Areas, and/or to satisfy engineering requirements for related roads, infrastructure, and other development-related improvements.

- 8) Maintenance of public facilities, roads, and infrastructure.
 - 9) Oil extraction and storage operations pursuant to the requirements of Specific Plan Section 8.2, Continuing Oil Production Plan.
- b. Principal Permitted Uses Subject to an Approved Site Plan:
- 1) Community bicycle, riding and hiking trails.
 - 2) Rest stops, viewpoints, and other minor recreation facilities intended principally for trail users.
- c. Principal Permitted Uses Subject to an Approved Precise Development Plan:
- 1) Historical and cultural centers.
 - 2) Neighborhood and community parks and recreation facilities.
 - 3) Other similar uses that the Development Services Director determines to be consistent with this Community Facilities land use category.
- d. Uses Permitted Subject to a Conditional Use Permit:
- 1) Private schools, including nursery schools.
 - 2) Additional uses that the Planning Commission determines to be consistent with the purpose and intent of this Community Facilities land use category.
- e. Accessory Permitted Uses Subject to an Approved Site Plan:
- 1) Accessory buildings and structures, including garages and carports.
 - 2) Accessory structures such as non-commercial greenhouses, gazebos, cabanas, and storage sheds.
 - 3) Swimming pools, spas, therapy baths, water fountains, and related equipment.
 - 4) Covered patios and decks.
 - 5) Fences and walls.

- 6) Non-commercial landscape areas, horticultural collections, flower gardens, vegetable gardens, and fruit trees.
- 7) Tennis courts, parks, playgrounds, trails, greenbelts, and similar common landscape areas.
- 8) Signs per Section 404 of the City of Brea Zoning Ordinance.
- 9) Accessory uses and structures which the Development Services Director finds to be consistent with the purpose and intent of this Community Facilities land use category.

6.4.3 Site Development Standards

- a. Building site area: No minimum.
- b. Building site width and depth: No minimum.
- c. Building setbacks: All buildings shall be set back from property lines a distance at least equal to the height of the building or structure, and not less than thirty (30) feet from any adjacent Residential Planning Area.
- d. Building site coverage: Not more than fifteen (15) percent of the total acreage in this land use category may be covered by buildings.
- e. Building height limit: Thirty (30) feet.
- f. Off-street parking: Shall be provided as set forth in City of Brea Zoning Ordinance Section 304, Off-Street Parking and Loading.
- g. Screening of parking areas: Public parking areas adjacent to but outside of the right-of-way of public streets or highways shall be screened from view by earthen berms, fences, walls, and/or landscape plantings that, within five years, are at least seventy-five (75) percent opaque, provided such screening is consistent with public health and safety, and is approved by the Development Services Director.

6.5 OPEN SPACE PLANNING AREAS

6.5.1 Purpose and Intent

The Open Space Planning Areas provide for active and passive park sites and recreational uses, and also preserve open space areas in a primarily natural state for passive enjoyment and in a fuel-modified condition for wildland fire

protection. Certain limited use is contemplated for a wilderness park/trail corridor, and on-going oil operations. The Open Space Planning Areas buffer different land uses within and adjacent to the project, provide for limited recreational opportunities, and serve as a native habitat and as a permanent natural backdrop for the community.

Roads, utilities, grading, drainage, and other infrastructure improvements and facilities are permitted for the improvement of permitted park and recreational uses, and adjacent Residential Planning Areas. Oil extraction and storage operations are permitted within all Open Space Planning Areas.

6.5.2 Permitted Uses

a. Principal Permitted Uses:

- 1) Riding and hiking trails.
- 2) Passive recreation areas.
- 3) Open space (natural and modified for fire protection).
- 4) Private open space and fuel modification areas where the land is owned and maintained by homeowners' associations (not individual residents, public agencies, and/or districts).
- 5) Oil extraction and storage operations pursuant to the requirements of Specific Plan Section 8.2, Continuing Oil Operation Plan.
- 6) Public utility lines and facilities.
- 7) Maintenance of public facilities, roads and infrastructure.
- 8) Drainage and water retention facilities.
- 9) Public works, roads, drainage improvements, and other infrastructure necessary for the permitted development of other planning areas.
- 10) Remedial grading required to resolve geotechnical/soils engineering problems associated with development planning areas and/or satisfy engineering requirements for related roads, infrastructure, and other development-related improvements.

b. Principal Permitted Uses Subject to an Approved Site Plan:

- 1) Picnic areas

- 2) Riding and hiking trail staging areas.
 - 3) Viewpoints and overlook areas.
 - 4) Scientific study, historic centers, and/or museums.
- c. Uses Permitted Subject to a Conditional Use Permit:
- 1) Any use which the Planning Commission finds consistent with the purpose and intent of this Open Space land use category.

6.5.3 Site Development Standards

- a. Building site area: No minimum.
- b. Building site width and depth: No minimum.
- c. Building setbacks: All buildings shall be set back from property lines a distance at least equal to the height of the building or structure, and not less than thirty (30) feet from any adjacent development planning area.
- d. Building site coverage: Not more than five (5) percent of the total area in this land use category may be covered by buildings.
- e. Building height limit: Twenty-eight (28) feet.
- f. Off-street parking: Shall be provided as set forth in Section 304 of the Brea Zoning Ordinance, Off-Street Parking and Loading.
- g. Screening of parking areas: Public parking areas adjacent to but outside of the right-of-way of public streets or highways shall be screened from view by earthen berms, fences, walls, and/or landscape plantings that, within five years, are at least seventy-five (75) percent opaque, provided such screening is consistent with public health and safety, and is approved by the Development Services Director.

7.1 METHODS AND PROCEDURES FOR IMPLEMENTATION**7.1.1 Introduction**

There are a variety of levels for the review of the Olinda Heights Specific Plan and its implementation by the City of Brea. The first level of review is the adoption of the Specific Plan and its related approvals. The second level of approval implements the Olinda Heights Specific Plan/Brea Subdivision Ordinance through a Vesting "A" Tract Map. Precise Development Plan review for all single-family residential projects constitutes the third level of public review. The final level of project review by the City of Brea is via Vesting "B" Tract Maps.

Exhibits 7.1-1 and 7.1-2 summarize the various components of the four levels of project review by the City of Brea. The exhibits include general information on the project review level, as well as specific information on the essential elements of level of project review.

To facilitate its implementation, the Development Regulations and Procedures (Chapter 6) for the Olinda Heights community have been adopted by ordinance. This ordinance establishes that all development of the Specific Plan site will be governed, in order, by (1) this Specific Plan and (2) all other general ordinances of the City relating to the development of property within the City's jurisdiction, including the City's Subdivision Ordinance and Zoning Code.

7.1.2 Tract Map Approval

Exhibits 7.1-1 and 7.1-2 describe the components of Vesting "A" and Vesting "B" tract maps.

All subdivision maps of any type (e.g. tentative or final, vesting or non-vesting, tract or parcel) shall be submitted, reviewed and approved in accordance with City of Brea Subdivision Ordinance No. 569 and the California Subdivision Map Act.

- a. Vesting "A" Tract Maps (Large-Lot Subdivision) -- A Vesting "A" tentative tract map or parcel map(s) may be prepared for financing or conveyance purposes and subject to further subdivision prior to construction of development, as permitted by Section 820, of the City's Subdivision Ordinance No. 569. Said subdivision shall be subject to review and approval in accordance with Section 310.

1

OLINDA HEIGHTS SPECIFIC PLAN

FIRST LEVEL OF PROJECT REVIEW BY CITY OF BREA

- ENTITLEMENT: _____ Olinda Heights Specific Plan
- SCALE: _____ Overall Project
- PURPOSE: _____ Implements Brea General Plan/
SOI Vision Document
- FINAL APPROVING BODY: _____ City Council
- RELATED APPROVAL: _____ Development Agreement (Potentially
Concurrent)
- ENVIRONMENTAL CLEARANCE: _____ Project EIR
- REGULATORY PROVISIONS OF SPECIFIC PLAN:
 - A. General Regulations and Procedures
 - B. Land Use Planning Areas (i.e., Zones)
 - C. Permitted Uses
 - D. Site Development Standards
 - E. Design Guidelines
 - F. Implementation Requirements/Procedures
- ESSENTIAL ELEMENTS:
 - A. Planning Areas
 - 1. Boundaries (Approximate)
 - 2. Acres (± 10%)
 - B. Land Use Descriptions
 - 1. Residential Planning Area Uses/Acres
 - 2. Maximum Number of Dwelling Units per Planning Area
 - 3. Non-Residential Planning Area Uses/Acres
 - C. Component Plans:
 - 1. Final Plan Approvals (Vesting "A" Tract Map may be submitted for City approval consistent with these Master Plans):
 - a. Master Development/Open Space Plan
 - b. Master Phasing Plan
 - c. Master Landscape Plan
 - d. Master Circulation Plan/Street Sections
 - e. Master Grading Plan/Master Drainage Plan
 - f. Master Water and Sewer Plan
 - 2. Concept Plan Approvals (Subject to additional City approval of Precise Development/Site Plans):
 - a. Community Park Improvement Concept
 - b. Historic Site Improvement Concept
 - c. Trail Improvement Concept
 - d. Community/Local Streetscape Concepts
 - e. Primary/Secondary Entry Concepts
 - f. Fuel Modification Concepts
 - D. City Conditions of Approval
 - E. Mitigation Monitoring Program (from City-certified Project EIR)
 - F. Related Approvals (Development Agreement Conditions, Terms, Restrictions, and/or Requirements)

2

VESTING "A" TRACT MAP

SECOND LEVEL OF PROJECT REVIEW BY CITY OF BREA

- ENTITLEMENT: _____ Vesting "A" Tract Map
- SCALE: _____ Overall Project
- PURPOSE: _____ Implements Olinda Heights
Specific Plan
- FINAL APPROVING BODY: _____ Planning Commission (TTM)
City Council (Final Map)
- ENVIRONMENTAL CLEARANCE: _____ Project EIR (Specific Plan)
- REGULATORY CONFORMANCE:
 - A. Olinda Heights Specific Plan
 - B. Brea Subdivision Ordinance
 - C. State Subdivision Map Act
- ESSENTIAL ELEMENTS:
 - A. Planning Areas
 - 1. Final Boundaries (based on metes/bounds legal descriptions)
 - 2. Final Acres (based on metes/bounds legal descriptions)
 - B. Land Use Descriptions
 - 1. Financing and Conveyance/Large-Scale Development Lots (numbered)
 - 2. Landscape and Open Space Lots/Dedication Areas (lettered)
 - C. "A" Tract Map Components
 - 1. Boundary Lines/Title Report
 - 2. Large Residential Lots for Financing/Conveyance to Builders
 - 3. Open Space/Community Facility Lots and Dedication Areas
 - 4. Preliminary (Map) Grading and Erosion Control
 - 5. Public Rights-of-Way/Dedication Areas
 - 6. Backbone Storm Drainage Improvements (final)
 - 7. Backbone Street Improvements (final)
 - 8. Backbone Sewer/Water/Utility Improvements (final)
 - 9. Oil-Related Lots, Easements, and Improvements
 - 10. Fuel Modification/Conservation Easements (if applicable)
 - 11. Community Trail Alignments (Equestrian, Hiking, and Biking)
 - 12. Wilderness Trail Alignments (Equestrian/Hiking)
 - D. City Conditions of Approval

* To be accepted concurrent with the Olinda Heights Specific Plan.

3

**PRECISE DEVELOPMENT PLAN
(All Residential Projects)**
THIRD LEVEL OF PROJECT REVIEW BY CITY OF BREa

- ENTITLEMENT: _____ Precise Development Plan (pursuant to Specific Plan Chapter 6/Brea Zoning Code Section 274)
- SCALE: _____ Individual/Merchant Builder Projects
- PURPOSE: _____ Implements Specific Plan for Individual Residential Projects
- FINAL APPROVING BODY: _____ Planning Commission
- RELATED APPROVAL: _____ Vesting "B" TTM (Potentially Concurrent)
- ENVIRONMENTAL CLEARANCE: _____ Conformance to Project EIR
- REGULATORY CONFORMANCE:
 - A. Olinda Heights Specific Plan
 - B. Brea Zoning Ordinance
- ESSENTIAL ELEMENTS:
 - A. Development Areas
 - 1. Boundaries
 - 2. Acres
 - B. Land Use Descriptions
 - 1. Location/acreage/land use for each Planning Area and lot/building.
 - 2. Exact number of dwelling units.
 - C. Components of Precise Plan of Development:

All items set forth in Zoning Code Section 278, including:

 - 1. General Development Plan
 - 2. Project Phasing Plan (if applicable)
 - 3. Project Circulation Plan/Street Sections
 - 4. Project Grading and Drainage Plan
 - 5. Project Infrastructure/Utility Plans
 - 6. HOA Facilities Concept Plans (if applicable)
 - 7. Project Architecture Plans/Elevations (typical)
 - 8. Project Landscape Concept Plan/Plant Palette
 - 9. Project Entry and Streetscape Concept Plans
 - 10. Project Fuel Modification Concept Plans
 - 11. Noise Attenuation Study
 - 12. Consistency with Hillside Management Ordinance
 - 13. Continued Oil Production Screening Plan
 - 14. Details for installation of Electric Vehicle Charging Stations
 - D. City Conditions of Approval

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VESTING "B" TRACT MAP
FOURTH LEVEL OF PROJECT REVIEW BY CITY OF BREa

- ENTITLEMENT: _____ Vesting "B" Tract Map
- SCALE: _____ Individual/Merchant Builder Project
- PURPOSE: _____ Implements Specific Plan/ Subdivision Ordinance
- FINAL APPROVING BODY: _____ Planning Commission (TTM) City Council (Final Map)
- ENVIRONMENTAL CLEARANCE: _____ Conformance to Project EIR
- REGULATORY CONFORMANCE:
 - A. Olinda Heights Specific Plan
 - B. Brea Subdivision Ordinance
 - C. Vesting "A" Tract Map (as applicable)
- ESSENTIAL ELEMENTS:
 - A. Development Areas
 - 1. Final Boundaries (based on metes/bounds legal descriptions)
 - 2. Final Acres (based on metes/bounds legal descriptions)
 - B. Land Use Descriptions
 - 1. Development Lots (numbered)
 - 2. Landscape and Open Space Lots/Dedication Areas (lettered)
 - C. "B" Tract Map Components
 - 1. Boundary Lines/Title Report
 - 2. Development Lots
 - 3. Landscape/Open Space Lots and Dedication Areas
 - 4. Public Rights-of-Way/Dedication Areas
 - 5. Private Streets and Common/HOA Lots (if applicable)
 - 6. Project Grading and Erosion Control
 - 7. Project Storm Drainage Improvements (construction-level)
 - 8. Project Street Improvements (construction-level)
 - 8. Project Sewer/Water/Utility Improvements (construction-level)
 - 9. Project Trails (Equestrian, Hiking, and Biking)
 - 10. Oil-Related Lots, Easements, and Improvements (if applicable)
 - 11. Fuel Modification Easements (if applicable)
 - 12. Community Trail Improvements (Equestrian, Hiking, and Biking)
 - 13. Wilderness Trail Improvements (Equestrian/Hiking)
 - 14. Continued Oil Production Screening Plan
 - D. City Conditions of Approval

- b. Vesting "B" Tract Maps -- For residential projects requesting a vesting tract map, the provisions and procedures of this Specific Plan, and notwithstanding the procedures of the City's Subdivision Ordinance No. 569, Section 310, shall apply.
- c. Tentative Maps -- For projects requiring a tentative tract or parcel map(s), the provisions and procedures of this Specific Plan, and notwithstanding the procedures of the City's Subdivision Ordinance, Section 310 shall apply.

7.1.3 Precise Development Plans

For principal permitted uses subject to a Precise Development Plan pursuant to the provisions of Chapter 6 of the Olinda Heights Specific Plan, the procedures specified in Section 274 of the Brea Zoning Ordinance and the Hillside Management Ordinance shall apply. Precise Development Plans shall require approval by the Planning Commission.

After a City approval of Precise Development Plan has been approved, minor changes to the size, location, and design of any uses or structures may be approved by the Development Services Director pursuant to Section 502, Administrative Remedy, of the Brea Zoning Ordinance. If the Development Services Director determines that the proposed revision is in substantial conformance with the provisions of the Olinda Heights Specific Plan and the general intent of the approved Precise Development Plan, the revised Precise Development Plan shall be approved by the Development Services Director. The decision of the Development Services Director shall be final, unless appealed to the Planning Commission within ten (10) days from the date of such decision.

The Planning Commission's review of Precise Development Plans shall be subsequent to or concurrent with the Planning Commission's review of the related "B" level Tentative Tract Map.

In addition to the requirements in Section 274 of the Brea Zoning Ordinance, an application for approval of the Precise Development Plan for new residential construction shall contain details for the installation of electric vehicle charging stations, to the maximum extent feasible.

7.1.4 Site Plans/Conditional Use Permits/Variances

Except where this Specific Plan provides otherwise, the provisions of the City's Zoning Ordinance dealing with "Procedures" (Section 501 et seq.) shall apply.

7.2 MASTER PHASING PLAN

7.2.1 Introduction

Phasing within the Olinda Heights Specific Plan area is based on the following objectives:

- To provide for an orderly build-out of the community based on current market trends and economic conditions.
- To ensure adequate public facilities and services concurrent with private development.
- To protect the public health, safety and general welfare.

The phasing program for development considers the following factors:

- Phasing of grading, and balancing of cut and fill on-site.
- Provision of adequate access to and from the Specific Plan area.
- Phasing of oil well abandonments consistent with Specific Plan Section 8.2.
- Phasing of infrastructure in terms of availability and capacity, including community streets and utilities.

While it is anticipated that the Specific Plan will be implemented in two phases, actual phasing (including the number and sequence of phases) will be determined by the landowner as a result of market conditions, the installation of infrastructure, and other site development factors. Phasing, therefore, is subject to change over time to respond to these various factors. Individual phases may overlap or develop concurrently.

7.2.2 Residential Planning Areas

The Master Phasing Plan for the Olinda Heights Specific Plan is shown on Exhibit 7.2-1, and summarized on Exhibit 7.2-2, based on the objectives and factors set forth in Section 7.2.1. This Master Phasing Plan is conceptual and subject to adjustment by the landowners/master developer as set forth in Section 7.7.1, provided that infrastructure, community facilities, and open space preservation and/or dedications are phased as set forth in Section 7.2.3 and 7.2.4 below. The ultimate sequencing and timing of Residential planning area construction shall be determined by the landowner/master developer as development progresses, based upon housing demand and the real estate market.

- Phase I -- Planning Areas 2, 3, and 6 are projected to be developed during Phase I (245 dwelling units) and constitutes 37 percent of the residential development in the Olinda Heights Specific Plan area.
- Phase II -- Planning Areas 1, 4, 5, 7 and 8 are projected to be developed during Phase II (417 dwelling units) and constitutes 63 percent of the development in the Olinda Heights Specific Plan area.

7.2.3 Community Facility and Open Space Planning Areas

Community facilities contained within this Specific Plan are proposed in conjunction with a Development Agreement for the Specific Plan site. Through the Development Agreement, the landowner has agreed to certain dedications and public improvements which otherwise exceed the landowner's fair share requirements.

Community facilities within Planning Areas CF-2, CF-3, CF-4, and CF-5 are planned to be developed progressively as Certificates of Occupancy are approved by the City for residential units within the Specific Plan area. Development of these community facilities will ensure that they are available for use by project residents, as well as the overall community, as development of the Olinda Heights Specific Plan area moves forward.

The Open Space Planning Areas (OS-1, OS-2, OS-3 and OS-4) will remain in a natural condition, therefore there is no project phasing associated with them.

Chapter 4 of this Specific Plan identifies (1) the dedication of land for public facilities and open space and (2) public improvements to be provided by the landowner as part of the development of the Specific Plan site. A Development Agreement shall establish the terms and timing of these dedications and improvements.



OLINDA HEIGHTS

**EXHIBIT 7.2-1
MASTER PHASING PLAN**

OCTOBER 1995 0 300 600

Exhibit 7.2-2

Olinda Heights Specific Plan
Master Phasing Table

RESIDENTIAL PLANNING AREA	DWELLING UNITS	
	Phase I	Phase II
PA-1 (Low Density)	0	42
PA-2 (Low Density)	50	0
PA-3 (Medium Low Density)	23	0
PA-4 (Low Density)	0	76
PA-5 (Medium Low Density)	0	67
PA-6 (Medium Density)	172	0
PA-7 (Medium Density)	0	213
PA-8 (Medium Low Density)	0	19
TOTAL	245 DUs	417 DUs

7.2.4 Infrastructure Phasing

Section 4.1 and 4.2 describe the backbone infrastructure systems of the Olinda Heights Specific Plan and how they will connect with existing infrastructure. Off-site infrastructure improvements will be provided as established by the mitigation measures in the certified EIR. On-site infrastructure improvements will be provided in conjunction with the development of individual planning areas.

At such time as the backbone system is in place, builders who have obtained discretionary permits for individual subdivisions within the Olinda Heights Specific Plan area will assume responsibility for completion of the systems within their individual tracts. On-going maintenance and administration of all the public infrastructure systems, other than utilities, will be the responsibility of a public governing agency for each system. Utilities will be maintained by certain private utility companies as otherwise defined herein and will be regulated by the Public Utilities Commission.

7.3 FINANCING AND MAINTENANCE OF IMPROVEMENTS

A facilities financing program is important to implementation of the Olinda Heights Specific Plan. The financing program needs to assure the timely financing of public facilities, streets, utilities, and other necessary capital improvements, and should provide for the subsequent maintenance of public

improvements.

Various techniques are available for financing of the improvements associated with project development. The most appropriate financing mechanism for each particular public improvement will involve a multi-step process. The City and the landowner may enter into or amend a development agreement to reflect their selected financing method. At this time, the exact financing method need not be specified; however, the City or agency/district and the property owner/developer must mutually agree to the alternatives.

Some of the candidate funding mechanisms for Olinda Heights public improvements are listed below:

- Impact fees;
- Community Facility District (i.e., Mello-Roos);
- Other forms of Assessment Districts;
- Facilities Benefit Assessment;
- Conventional subdivision financing;
- Turn-key construction by project applicants;
- Land reservation, offers of dedication, fee dedications and/or easements;
- Per unit hook-up charges; and
- Reimbursement agreements.

7.4 AFFORDABLE HOUSING

On February 16, 1993, the City Council adopted Ordinance No. 934 amending Zoning Ordinance No. 425 by adding provisions related to affordable housing. The Ordinance and its Guidelines (City Council Resolution No. 93-16) require all developers of twenty or more dwelling units to provide ten percent of the units as affordable housing. In return, the City is required to provide incentives sufficient to offset the developer's costs of providing the affordable units.

The residential component of the Olinda Heights Specific Plan will provide permanent affordable housing that will meet or exceed the ten percent requirement of Brea City Council Resolution 93-16.

7.5 DEVELOPMENT AGREEMENT

The landowner will enter into a Development Agreement with the City which will implement certain provisions of the Olinda Heights Specific Plan. A Development Agreement is a legislative act which is approved by ordinance. Section 65864 et seq. of the California Government Code enables local governments to enter into Development Agreements with persons having a legal or equitable interest in real property for the development of the property.

The Government Code requires that the Development Agreement specify:

- The duration of the agreement;
- The permitted uses of the property;
- The density or intensity of use;
- The maximum height and size of proposed buildings; and
- Provisions for reservation or dedication of land for public purposes.

The Development Agreement may include conditions, terms, restrictions and requirements for subsequent discretionary actions, provided that such conditions, terms, restrictions, and requirements shall not prevent development of the land for the uses and to the density or intensity of development set forth in the Agreement. The Agreement may reflect the means by which the community and/or open space facilities will be financed.

Before the Olinda Heights Development Agreement can be approved, a public hearing on the application will be held by the Planning Commission and City Council. Notice of the intent to consider adoption of the Development Agreement shall be given as provided in Sections 65090 and 65091 of the State Government Code in addition to any other notice required by law for the other actions to be considered concurrently the Development Agreement. The Development Agreement cannot be approved unless the City Council finds that the provisions of the agreement are consistent with the City of Brea's General Plan and the Olinda Heights Specific Plan.

The Development Agreement will give both the landowner and the City certainty with respect to the type of development project which will be implemented on project site. The term of the Development Agreement is expected to be fifteen years, allowing for a phased development of the site as approved by the City, and consistent with principles of sound planning and economic conditions.

7.6 ENFORCEMENT OF THE SPECIFIC PLAN

Enforcement of the provisions of the Specific Plan shall be as follows:

- The Development Services Director or designee shall be responsible for interpreting and enforcing the site development standards and design guidelines set forth in the Specific Plan.
- Any administrative interpretation of the Olinda Heights Specific Plan may be submitted for review by the Planning Commission and shall be subject to appeal to the City Council.

7.7 ADJUSTMENTS/AMENDMENTS TO THE SPECIFIC PLAN

7.7.1 Adjustments

The Development Services Director or designee shall review and shall have approval authority over the following submittals:

- Open space, manufactured slopes, and parkway landscaping;
- Model home complexes;
- Community signage; and
- Accessory uses and structures.

Adjustments to the approved Olinda Heights Specific Plan shall be allowed by administrative approval. All adjustments to the Olinda Heights Specific Plan must be consistent with the purpose and intent of the approved Olinda Heights Specific Plan.

a. Planning Area Boundaries and Acreages

Planning Area boundaries are depicted on Exhibit 3.2-1, Master Development/Open Space Plan. The gross acreage for each planning area is shown on Exhibit 3.2-2, Master Development/Open Space Statistical Summary.

A planning area boundary generally depicted on the Master Development/Open Space Plan may be adjusted. Precise planning area boundaries shall be established initially by the recordation of a Vesting "A" Tract Map. Adjustments to planning area boundaries depicted on Exhibit 3.2-1, not to exceed 10 percent of the acreage shown on the Master Development/Open Space Statistical Summary, may result from technical refinements during the Vesting "A" Tract Map or later subdivision map process. Adjustment may involve only adjacent planning areas and shall not result in net changes in the total number of planning areas or the total acreage within a land use category.

b. Planning Unit Density

The Master Development/Open Space Statistical Summary (Exhibit 3.2-2) sets forth the estimated and maximum number of dwelling units for each residential planning area.

Planning, economic, marketing, or other factors may dictate that dwelling units be transferred between planning areas. This may be done by the landowner at any time, provided that the Development Services Director determines that:

1. The average density for the planning area to which the units are

transferred does not exceed the "Gross Density (DU/AC)" for that planning area shown on Exhibit 3.2-2; and

2. The transfer does not increase the total number of units within the Specific Plan site to more than 662 units.

c. Other Permitted Adjustments

The following administrative adjustments to the Olinda Heights Specific Plan may also be made:

1. Master Circulation Plan -- Minor modifications and/or refinements in Section 4.1, Master Circulation Plan/Street Sections, are allowed, provided such changes are generally consistent with the Master Circulation Plan and the purpose and intent of the Specific Plan.
2. Master Phasing Plan -- The Master Phasing Plan, including Exhibits 7.2-1 and 7.2-2, is conceptual and may be modified at the sole discretion of the landowner/master developer, provided that the objectives and factors set forth in Section 7.2.1 continue to be met, and provided that all infrastructure, including but not limited to roads, drainage facilities, sewer and water facilities, necessary to serve a phase of development are available to serve that phase before City issuance of Certificates of Occupancy.
3. Design Guidelines -- Minor modifications and/or refinements to the design guidelines contained in the Olinda Heights Specific Plan may be granted, provided such changes are generally consistent with the community design concept.

7.7.2 Amendments

All proposed specific plan changes other than those identified above as adjustments shall be considered amendments to the Olinda Heights Specific Plan and shall be processed and acted upon pursuant to amendment provisions contained in Government Code Section 65453, and in the same manner as a zoning ordinance text amendment, pursuant to Section 508 of the Brea Zoning Code.

The Planning Commission and City Council shall find in approving or conditionally approving an amendment that there is not a conflict with the purpose and intent or the objectives of the Olinda Heights Specific Plan.

7.8 LANDFILL REPORTS

To the extent that Homeowner's Associations or similar associations are in existence within the Specific Plan, those associations shall be provided by the City of Brea the published quarterly reports from the County of Orange Integrated Waste Management Department, or any successor operator of the Olinda-Alpha Olinda Landfill.

8.1 RELATIONSHIP TO THE CITY OF BREA'S GENERAL PLAN

California Government Code (Title 7, Division 1, Chapter 3, Article 8, Section 65450 - 65457) permits the adoption and administration of specific plans as an implementation tool for elements contained in the local general plan. Specific plans must demonstrate consistency in regulations, guidelines and programs with the goals and policies set forth in the general plan.

The City of Brea General Plan contains the following elements: Land Use, Circulation, Housing, Open Space and Conservation, Parks and Recreation, Safety, Noise, Historic Resource and Growth Management.

A general plan amendment to the Land Use and Circulation Elements is being processed in conjunction with the Olinda Heights Specific Plan. The Olinda Heights Specific Plan has been prepared in conformance with the goals and policies of the General Plan, as proposed to be amended. This section of the appendix includes a discussion of the goals and policies of each of the General Plan Elements.

8.1.1 Land Use Element

Goal: Achieve a rural-suburban-urban city with land uses which meet the needs of Brea's neighborhoods, the entire community and regional employment, shopping and housing needs.

Project Implementation:

The Olinda Heights Specific Plan provides a suburban transition between the urban portions of the City of Brea and the more rural portions of the sphere of influence. A range of housing types are provided for as part of the Specific Plan.

Goal: Designate the Carbon Canyon area primarily as a residential community offering a variety of residential densities and housing types with support commercial and commercial recreation uses within the context of a rural environment.

Project Implementation:

The Olinda Heights Specific Plan area, located adjacent to the Carbon Canyon area, is planned as a residential community, containing single-family detached residential densities on between 8,000 and 2,400 square foot lots and paired homes.

Goal: Provide for residential and commercial land uses in areas of the Sphere-of-Influence which are located adjacent to the suburban-urban edge of the incorporated City.

Project Implementation:

The Olinda Heights Specific Plan area is located within the City's sphere of influence, adjacent to the existing corporate limits. It will provide a variety of housing opportunities with a compatible range of residential product types. Housing products include single-family detached and paired housing which will add diversity to the City. Commercial uses are not proposed.

Goal: Provide for a balanced land use distribution in Brea's neighborhoods, including single-family and multi-family housing; convenience and neighborhood shopping centers; park and recreation uses; and other appropriate uses.

Project Implementation:

A balance of housing types, including single-family detached and paired housing are proposed to establish neighborhoods which meet the housing needs of a variety of Brea residents. The Specific Plan considers the local and regional park needs of these residents and includes private recreation facilities in the higher density neighborhoods.

Public parks areas are located along the southern border adjacent to Carbon Canyon Road and across from the Carbon Canyon Regional Park, and as a wilderness park corridor within the northeastern open space portion of the project. The Santa Fe Historic Center will provide educational opportunities and preserve the unique history of the area.

Goal: Provide for land use development and employment expansion in the western and eastern industrial sectors of the City.

Project Implementation:

The Olinda Heights Specific Plan area is not designated on the City's General Plan for industrial uses, and no industrial uses are proposed.

Goal: Provide for urban-regional scale land use development in the centralized location of the Brea Mall and immediately adjacent areas.

Project Implementation:

The Olinda Heights Specific Plan is not located immediately adjacent to the Brea Mall, and no commercial uses are proposed.

Policy: To permit only low intensity residential land uses as hillside areas of the Sphere of Influence are annexed to the City.

Project Implementation:

The Olinda Heights Specific Plan proposes a range of housing types. Low density residential uses are proposed adjacent to the on-site hillside areas, with higher density residential areas proposed on the flatter portions of the site. The significant on-site slopes are proposed for permanent open space. As part of the proposed Specific Plan, a general plan amendment is being processed to ensure consistency between the Land Use Element and the Olinda Heights Specific Plan.

Policy: To implement the following planning policies for the Carbon Canyon Specific Plan area:

- *To provide housing opportunities compatible with a rural environment.*
- *To provide and maintain public services, utilities and amenities commensurate with the level of development proposed.*
- *To assist in completing community transportation linkages.*
- *To provide a safe, convenient and efficient internal circulation network.*
- *To preserve and/or enhance significant natural resources on-site.*
- *To promote a balanced open space system between active, usable recreational areas and more passive open space areas.*

Project Implementation:

The Olinda Heights project is not located within the Carbon Canyon Specific Plan area; however, Olinda Heights is near the Carbon Canyon Specific Plan area and does implement some of the planning policies of the area.

Policy: To retain the land uses which have been designated for most of the remaining areas of the City, including the residential, commercial and industrial sectors.

Project Implementation:

The Olinda Heights project is not currently located within the City of Brea; annexation proceedings will be undertaken in conjunction with the proposed project.

Policy: To promote the revitalization and recycling of neighborhoods in Central Brea to medium and high density residential land uses offering ownership and rental housing opportunities through development of a Towne Plaza Specific Plan.

Project Implementation:

The Olinda Heights project is not located in Central Brea and, therefore, would not be part of the Brea Towne Plaza Specific Plan.

Policy: To promote the commercial viability of the "Good Old Brea" area and the commercial corridors along Brea Boulevard and Imperial Highway through the development of a Towne Plaza Specific Plan.

Project Implementation:

The Olinda Heights project is not located near Imperial Highway nor near Brea Boulevard and, therefore, would not be part of the Brea Towne Plaza Specific Plan.

8.1.2 Circulation Element

This section describes the Circulation Element as it relates to the Olinda Heights Specific Plan.

Goal: Promote the safe and efficient movement of people and goods.

Project Implementation:

The Olinda Heights Specific Plan promotes the safe and efficient movement of people within and adjacent to the Specific Plan area by implementing mitigation measures as defined in the EIR; by working with the Carbon Canyon Regional Park to realign its access with the project's access to minimize circulation system conflicts; and by creating a safe circulation system for automobiles, pedestrians, bicyclists and equestrians within and adjacent to the Specific Plan area.

Goal: To expand the circulation system to accommodate planned development.

Project Implementation:

The circulation system will be expanded in accordance with Exhibit 4.1-1 of the Specific Plan and through the implementation of mitigation measures contained in the mitigation monitoring program for the Olinda Heights Specific Plan.

Goal: To alleviate existing circulation system deficiencies.

Project Implementation:

Implementation of the Specific Plan will not interfere with the City's goal to alleviate existing circulation system deficiencies.

Goal: To encourage alternate modes of transportation.

Project Implementation:

Exhibit 3.2-3 of the Olinda Heights Specific Plan identifies an on-street bicycle trail and off-street pedestrian/bike/ equestrian trail system within and adjacent to the Specific Plan area.

Goal: To increase the operational efficiency of the circulation system at both the local and regional levels.

Project Implementation:

The Olinda Heights Specific Plan will incorporate circulation system mitigation measures as recommended in the EIR to assist in increasing the operational efficiency of the circulation system.

Goal: To protect residential streets from arterial street traffic.

Project Implementation:

Access to arterial streets will be buffered with landscaping and streetscaping at their interface with residential streets proposed as part of the Olinda Heights Specific Plan.

Policy: To coordinate with the Orange County Transit District to respond to service demands as new development occurs.

Project Implementation:

The Olinda Heights Specific Plan will not interfere with the City's ability to coordinate with the Orange County Transit Authority. However, there are no plans for bus stops within the Specific Plan area.

Policy: To encourage new commercial development to employ transportation system management strategies.

Project Implementation:

The Olinda Heights Specific Plan does not contain commercial development.

Policy: To require improved street access for all development.

Project Implementation:

The Specific Plan provides four access points from adjacent roadways: one primary and one secondary ingress/egress point along both Carbon Canyon Road, and one primary and one secondary ingress/egress points along Valencia Avenue. The development concept proposes a Community Collector Road within the project site that links Valencia Avenue on the west to Carbon Canyon Road on the south. The Community Collector Road serves as the internal "spine" of the community -- providing a safe and efficient accessway to local residential streets and cul-de-sacs.

Policy: To implement NOCCS recommendations to increase regional transportation efficiency.

Project Implementation:

The Olinda Heights Specific Plan will not interfere with the City's ability to implement NOCCS recommendations.

Policy: To implement the recommendations of the Brea Mall/ Civic Center Master EIR.

Project Implementation:

The Olinda Heights Specific Plan area is not related to the Brea Mall/Civic Center Master EIR.

Policy: To encourage provisions for bus turnouts in specific development projects.

Project Implementation:

Bus turnouts may be provided in conjunction with the Elementary Schools, Community Park, and/or Santa Fe Historic Center. Bus turnouts are not proposed along either the Valencia Avenue or the Carbon Canyon Road frontages of the Olinda Heights Specific Plan area.

Policy: To promote other means of achieving circulation and transportation efficiencies such as ride-sharing and staggered hours.

Project Implementation:

The Olinda Heights Specific Plan contains a network of pedestrian/bicyclist/equestrian trails to assist in achieving transportation efficiencies. In addition, requirements of the City's Transportation Demand Management Ordinance will be met.

Policy: To continue to work with Cal-Trans and the City of Fullerton to determine the feasibility of an interchange at the intersection of Bastanchury Road and the Orange (57) Freeway.

Project Implementation:

The Olinda Heights Specific Plan will not interfere with the City's ability to work with Caltrans and the City of Fullerton regarding a Bastanchury Road interchange at the Orange Freeway.

Policy: To evaluate, in conjunction with the Orange County Transportation Commission, the feasibility of Imperial Highway being designated a "super street."

Project Implementation:

The Olinda Heights Specific Plan will not interfere with the City's ability to work with the Orange County Transportation Authority on a super street designation for Imperial Highway.

Policy: To realign and develop Randolph Avenue as a secondary highway.

Project Implementation:

The Olinda Heights Specific Plan will not interfere with the City's ability to realign/develop Randolph Avenue, which has already occurred.

Policy: To continue to work with Caltrans on the development of the Birch Street frontage road.

Project Implementation:

The Olinda Heights Specific Plan will not interfere with the City's ability to develop the Birch Street frontage Road with Caltrans.

Policy: To promote the development of the Birch Street Bridge and Birch Street as a secondary highway.

Project Implementation:

The Olinda Heights Specific Plan will not interfere with the City's ability to promote development of the Birch Street Bridge/Birch Street.

8.1.3 Bikeway Master Plan

This section describes the Bikeway Master Plan, which is a component of the Circulation Element, as it relates to the Olinda Heights Specific Plan

Goal: It is the goal of the City of Brea Bikeway Master Plan to provide safe, convenient and efficient routes for both commuter and recreational bicyclists.

Project Implementation:

In accordance with the Bikeway Master Plan, the Olinda Heights Specific Plan includes the provision of Class I bikeways along it's frontages on Carbon Canyon Road and Valencia Avenue.

Policy: Bike routes need to be designed to connect major activity centers and employment centers with residential areas.

Project Implementation:

The bikeways included in the Olinda Heights Specific Plan are part of a bikeway system that will connect major activity centers and employment centers with residential areas.

Policy: Bike routes need to be designed to serve the needs of both the commuter and the recreational rider.

Project Implementation:

In addition to being part of a system that will serve commuter bicyclists, the Olinda Heights Specific Plan bicycle trails also serve the recreational rider, and provides access to the adjacent Carbon Canyon Regional Park.

Policy: Bicycle routes need to interface with the regional network and routes of adjacent cities and counties.

Project Implementation:

The Bikeway Master Plan, of which Olinda Heights will implement a part, contains a system that will connect to adjacent cities and counties.

Policy: In order to provide safe conditions for the riders, bicycle routes should be separated from automobile traffic when possible.

Project Implementation:

Both of the Valencia Avenue and the Carbon Canyon Road bikeways are physically separated from motor vehicles.

Policy: Destination sites, such as shopping centers, employment centers, schools, and recreational areas, should be encouraged to provide bicycle racks and/or storage lockers.

Project Implementation:

Bicycle racks will be provided as part of the Santa Fe Historic Center.

Policy: Bicycle routes should use open space corridor, utility easements, and public rights-of-way along flood control channels, parks, and railroad rights-of-way wherever possible.

Project Implementation:

Internal to the Olinda Heights Specific Plan, an on-street bicycle trail is proposed along the major internal roadway, which connects to both the Community Park and the Santa Fe Historic Center.

Policy: Bike routes should be constructed in accordance with County and Caltrans Standards.

Project Implementation:

The Olinda Heights Specific Plan's bicycle routes will be constructed in accordance with County and Caltrans Standards.

Policy: The bicycle trail system should meet the needs of both the recreational and experienced bicycle rider.

Project Implementation:

The projects internal bikeway system as well as the bicycle routes along both Valencia Avenue and Carbon Canyon Road are anticipated to meet a range of bicyclists needs.

Policy: Bicycle routes shall be included in all appropriate transportation and development projects.

Project Implementation:

The Olinda Heights Specific Plan includes Class I bikeways on it's frontages with Valencia Avenue and Carbon Canyon Road, as well as on-street bikeways internal to the Specific Plan area.

Policy: Traffic control devices should be provided for bicycle crossings where warranted.

Project Implementation:

In addition to a signalized intersection at Valencia Avenue and Carbon Canyon Road, the realignment of the entrance to the Carbon Canyon Regional Park will also be signalized.

Policy: Bicycle routes and trails should be maintained and reviewed periodically.

Project Implementation:

The Olinda Heights Specific Plan will not interfere with the City's ability to maintain and review bicycle routes and trails.

Policy: Appropriate signs should mark all routes and trails.

Project Implementation:

The Olinda Heights Specific Plan area will contain appropriate bicycle trail signage.

Policy: The City should keep the citizens aware of the bicycle network through publication of a map which also notes safety and courtesy tips.

Project Implementation:

The Olinda Heights Specific Plan will not interfere with the City's policy to publish a bicycle network map.

Policy: The City should actively seek funds from state, federal, and private sources to develop and maintain bike routes and trails.

Project Implementation:

The Olinda Heights Specific Plan will not interfere with the City's efforts to seek funding. Further, the Olinda Heights Specific Plan includes the development of bicycle routes/trails within and adjacent to the Specific Plan area.

8.1.4 Housing Element

This section describes the Housing Element as it relates to the Olinda Heights Specific Plan.

Goal: Support and endorse the State's housing goal "...of a decent home and a satisfying environment for every Californian...."

Project Implementation:

A primary objective of the Specific Plan is to provide a variety of housing products so that residents have the option to purchase or rent the home of their choice. The Master Development/Open Space Plan proposes ten residential planning areas. Each planning area will have its own sense of place and amenities appropriate for that particular development.

Goal: Conserve and improve the condition of the existing affordable housing stock.

Project Implementation:

The Olinda Heights Specific Plan will not interfere with the City's ability to conserve/improve existing affordable housing.

Goal: Identifying adequate housing sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income groups.

Project Implementation:

Olinda Heights lies in a strategic location within Brea's sphere of influence. The site is zoned and identified in the General Plan for residential development. The Specific Plan provides for a wide variety of residential development. Detailed site development standards are contained within the Olinda Heights Specific Plan for proposed housing developments. All public services and facilities to support this housing variety are available or will be provided through the Specific Plan.

Goal: Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.

Project Implementation:

The Olinda Heights Specific Plan will not interfere with the City's efforts to address and its ability to remove governmental constraints to housing.

Goal: Assist in the development of adequate housing to meet the needs of low- and moderate-income households.

Project Implementation:

Olinda Heights permits a diverse mix of housing products including single-family detached and paired housing. The Olinda Heights Specific Plan will comply with Ordinance No. 934.

Goal: Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin or color.

Project Implementation:

Individual builders within the Olinda Heights Specific Plan area will be required to fully satisfy all local, State, and Federal Equal Housing Opportunity guidelines and statutory requirements.

Policy: To satisfy as much of Brea's unmet housing needs through volunteer endeavors that involve the community as a whole.

Project Implementation:

The Olinda Heights Specific Plan will not interfere with the City's efforts to satisfy housing needs through volunteer endeavors.

Policy: To create a housing market that offers reasonable housing process and rents through a steady expansion of the housing supply.

Project Implementation:

Implementation of the Olinda Heights Specific Plan will expand the community's housing market by up to 867 dwelling units.

Policy: To utilize bonding programs, when made available, to meet housing needs of the community.

Project Implementation:

The Olinda Heights Specific Plan will not interfere with the City's ability to utilize housing bonding programs.

Policy: To establish a balanced approach to meeting housing needs that includes the needs of renter and owner households.

Project Implementation:

The Olinda Heights Specific Plan will include rental and for sale housing opportunities.

Policy: To continue to use funds available from the Housing and Community Development Act to improve the existing housing stock and upgrade neighborhood conditions.

Project Implementation:

The Olinda Heights Specific Plan area is not located in an existing neighborhood.

Policy: To promote the provision of adequate housing for households with special needs, including but not limited to large families, handicapped persons, families with children and the elderly and homeless.

Project Implementation:

The Olinda Heights Specific Plan will not interfere with the City's policy of providing housing to households with special needs.

Policy: To provide housing in adequate locations with convenient access to employment opportunities, community facilities and adequate services.

Project Implementation:

The Olinda Heights Specific Plan area is conveniently located near eastern Brea and other employment centers. A community park is proposed within the Specific Plan area.

Policy: To provide for the development of housing at densities which facilitate the ability to meet the needs of low and moderate income households.

Project Implementation:

The Olinda Heights Specific Plan area contains a range of densities among its residential planning areas and will comply with Ordinance No. 934.

Policy: To expand the range of home ownership opportunities.

Project Implementation:

The Olinda Heights Specific Plan permits a diverse mix of housing products including single family detached and paired housing. Both rental and for-sale housing opportunities are provided.

Policy: To utilize the 20% Affordable Housing Fund to meet the rehabilitation, production and assistance needs.

Project Implementation:

Builders who develop residential planning areas within the Olinda Heights Specific Plan area with affordable housing can seek utilization of the twenty (20) percent Affordable Housing Fund.

Policy: To work closely with residential project developers for purposes of addressing the community housing needs.

Project Implementation:

Merchant builders within the Olinda Heights Specific Plan area will work with the City in addressing housing needs, as required.

Policy: To provide additional housing opportunities for persons working in the City as economic development occurs through the year 2000.

Project Implementation:

Implementation of the Olinda Heights Specific Plan will expand the City's housing market by up to 867 dwelling units.

Policy: To encourage intergovernmental coordination in meeting housing needs in north Orange County through the League of California Cities and other appropriate organizations.

Project Implementation:

The Olinda Heights Specific Plan will not interfere with the City's housing intergovernmental coordination efforts.

Policy: To promote the analysis of housing impacts and appropriate mitigation measures for large employment projects proposed in Brea.

Project Implementation:

The Olinda Heights Specific Plan does not contain any large long-term employment-generating uses.

Policy: To encourage the development of a variety of housing types in Brea including mobile homes and manufactured housing.

Project Implementation:

The Olinda Heights Specific Plan contains ten residential planning areas which will include a range of housing types; however, no mobile homes or manufactured housing is included.

Policy: To provide information to the business community on housing availability in the existing market and new residential developments.

Project Implementation:

The Olinda Heights Specific Plan will not interfere with the City's efforts to provide housing information to the business community.

Policy: To monitor new office and industrial projects in terms of the number of jobs created and the place of residence of the work force.

Project Implementation:

The Olinda Heights Specific Plan does not contain office or industrial development.

Policy: To monitor new housing developments to determine the place of work of Brea's residents.

Project Implementation:

The Olinda Heights Specific Plan does not interfere with the City's ability to monitor new housing development.

8.1.5 Open Space and Conservation Element

This section describes the Open Space and Conservation Element as it relates to the Olinda Heights Specific Plan.

Goal: Provide a flexible and balanced open space plan which responds to existing and future development and the City's needs and ability to serve these areas.

Project Implementation:

Olinda Heights lies in an area with generally upslope conditions adjacent to the Carbon Canyon Specific Plan area which has similar topographic constraints. The Olinda Heights land plan considers existing topography, respects adjacent land uses (including the existing equestrian center to the east) and provides for an extensive open space system.

Olinda Height's open space areas are located adjacent to existing and future open space areas off-site, and are designed to permit trail connections to these off-site amenities.

Goal: Protect the public health and welfare of the community through identification and control of unhealthful and hazardous conditions in the City.

Project Implementation:

A remediation effort is currently underway on the Olinda Heights Specific Plan project site, as described in the EIR. The mitigation monitoring program of the EIR includes mitigation

measures to ensure potential public health threats are minimized.

Goal: Establish and maintain an open space system to define urban forms and reserve land for orderly, well planned urban expansion.

Project Implementation:

The Olinda Heights Specific Plan contains an open space network between the various residential planning areas that also connects to open space areas off-site.

Goal: Provide outdoor recreation activities which are responsive to the needs of all age and socioeconomic groups.

Project Implementation:

The Specific Plan provides a broad spectrum of park and recreation experiences. Wilderness trails in the eastern portion of the project are permitted with the intent of future connections to regional trails located off-site. Community trails provide outdoor recreation for walkers, bikers, and equestrians. The community park will contain a turf playfield for organized team sports, as well as picnic areas and open play lawns for informal recreation activities.

Goal: Provide private and public open space opportunities by encouraging compatible multiple-use activities such as schools, parks, residential and agricultural.

Project Implementation:

The Specific Plan provides a 14.6-acre community park and an 7.9-acre elementary school adjacent to each other to encourage joint-use of these facilities. The Carbon Canyon Road trail is also adjacent to these facilities and other open space areas, which provides additional opportunities to link on- and off-site recreation amenities. Community gardens are a permitted use in the OS-3 Planning Area.

Goal: Respect the natural capability of all lands in the Brea open space study area.

Project Implementation:

The Olinda Heights Specific Plan was developed utilizing information from the City's Open Space Task Force.

Goal: Secure an open space network that is both part of the natural and urban fabric of Brea and connected to the county-wide open space system.

Project Implementation:

Olinda Heights proposes over 155 acres of community facilities and open space, which comprises over fifty (50) percent of the 284.3-acre Specific Plan area. This active and passive open space network provides natural areas for visual balance, and benefits the City at large by preserving existing natural features.

Park areas will provide large useable areas for urban recreation. Trails will link Olinda Heights to regional trails systems, including the existing 124-acre Carbon Canyon Regional Park south of the project. Ultimately, it is anticipated that the Olinda-Olinda Alpha Landfill is scheduled for closure by 2013 and is planned to be redeveloped as a regional open space facility which can be linked to the Olinda Heights trail system.

Policy: Encourage continued oil production with the Brea-Olinda oil field and other oil-producing areas within the planning area until such areas are appropriate for residential development sometime in the future.

Project Implementation:

Section 8.2 of the Olinda Heights Specific Plan contains a continuing oil production plan, including development standards and design guidelines, for continuing oil production activities in conjunction with residential development.

Policy: Encourage agricultural uses within areas not suitable for urban development.

Project Implementation:

Due to past and ongoing oil production activities, agricultural uses are not appropriate within the Olinda Heights Specific Plan area.

Policy: Maintain the La Vida Spa mineral water activities.

Project Implementation:

The Olinda Heights Specific Plan will not interfere with the City's policy of maintaining the spa.

Policy: Preserve public open space.

Project Implementation:

The Olinda Heights Specific Plan incorporates public open space in its open space planning areas, which comprise 108.7 acres or 38% of the 284.3-acre Specific Plan area.

Policy: Preserve major rock outcroppings as unique landmarks and visual resources to the extent possible.

Project Implementation:

No major rock outcroppings exist within the Specific Plan area.

Policy: Areas of high fire severity should be developed only in consideration of the potential hazard.

Project Implementation:

Potential fire hazards are addressed in Section 3.4-7 of the Specific Plan which discusses the project's fuel modification concept. Potential fire hazards and mitigation measures for these hazards are also discussed in the EIR.

Policy: Flood prone areas should be managed in consideration of their potential hazard and natural resource value.

Project Implementation:

No portions of the Specific Plan area exist within the 100-year flood plain.

Policy: Stream courses should be preserved in their natural state as they represent a flood hazard and recreational resource, provide community identity and serve as unifying corridors in the planning area.

Project Implementation:

The Olinda Heights Specific Plan area contains four intermittent drainage courses that are designated as blue line streams on the U.S. Geological Survey Maps. The Olinda Heights Specific Plan contains provisions to preserve three of these drainage courses in their existing condition.

Policy: Seismic and extreme slope areas should be managed in consideration of their potential hazard and natural resource value.

Project Implementation:

An Alquist-Priolo Special Studies Zone traverses the project site in a northwest/southeast direction. The Olinda Heights Specific Plan contains appropriate setbacks from this Zone, as required.

Policy: Stands of large oak trees are a unique natural and visual resource that should be managed.

Project Implementation:

No stands of large oak trees exist on the project site.

Policy: Areas of diverse wildlife habitat represent a natural resource and should be managed to prevent major destruction or disruption.

Project Implementation:

The Olinda Heights Specific Plan area contains 108.7 acres of open space area. Open Space Planning Areas OS-1 (public

wilderness habitat) and OS-2 (public wilderness park corridor), in particular, were established, in part, to preserve habitat.

Policy: Streets with unique man-made or natural characteristics should receive special consideration as scenic routes.

Project Implementation:

The Olinda Heights Specific Plan area does not contain streets with unique characteristics that would qualify them as scenic routes. Carbon Canyon Road, however, will be enhanced as a gateway/scenic corridor along the project's frontage.

Policy: Develop and enforce special standards for development which occurs within a scenic highway corridor.

Project Implementation:

The Olinda Heights Specific Plan contains special standards for development along Carbon Canyon Road, and provides an open space area along the length of the project site adjoining Carbon Canyon Road.

8.1.6 Parks and Recreation Element

This section describes the Parks and Recreation Element as it relates to the Olinda Heights Specific Plan.

Goal: Enhancement of the quality of life through recreation for all of Brea's citizens.

Project Implementation:

The Olinda Heights Specific Plan contains a variety of recreational opportunities in its open space and community facility planning areas, including parks, trails, and the Santa Fe Historic Center.

Goal: Provision and protection of parks and open space.

Project Implementation:

The Olinda Heights Specific Plan contains 110.5 acres (almost 40% of the Specific Plan area) of open space areas, and an

additional 34.2 acres of community facilities, including a community park, trails and the Santa Fe Historic Center.

Goal: Orderly development and expansion of the City's recreation and park system based upon current conditions and future projections.

Project Implementation:

Public and private parks and recreation facilities will be incrementally dedicated in phases based upon resident needs and the City of Brea's local park dedication ordinance and development standards.

Goal: Attainment of financial self-sufficiency in the City's recreation and parks system.

Project Implementation:

The Olinda Heights Specific Plan will not interfere with the City's goal of financial self-sufficiency for park and recreation systems.

Goal: Extension of the community's goal of active integration of civic, commercial and community life into the recreation and parks system.

Project Implementation:

The Olinda Heights Specific Plan will not interfere with the City's goal of community integration into the parks and recreation system. Further, the Olinda Heights Specific Plan includes provisions for the Santa Fe Historic Center.

Policy: Locate new park facilities in areas indicating the greatest needs.

Project Implementation:

The Olinda Heights Specific Plan area contains a 12.0-acre community park.

Policy: Pursue land acquisition at minimum costs when additional park lands are necessary.

Project Implementation:

The Olinda Heights Specific Plan will not interfere with the City's park acquisition policies.

Policy: Dispose of park and recreation land that is found inappropriate and/or feasible for park and recreation uses.

Project Implementation:

The Olinda Heights Specific Plan will not interfere with the City's park disposition policies.

Policy: Provide park involvement opportunities for the participation of Brea's citizens, user groups, concessionaires, commercial/industrial entities and non-profit foundations.

Project Implementation:

The property owner/developer worked extensively with the Brea Historical Society on the Santa Fe Historic Center.

Policy: Provide improved accessibility to park and recreational facilities for all citizens of the City.

Project Implementation:

Its location adjacent to Carbon Canyon Road makes the Olinda Heights Specific Plan's community park accessible to City residents.

Policy: Provide secure park and recreation facilities.

Project Implementation:

The Olinda Heights Specific Plan does not interfere with the City's policy for secure park and recreational facilities.

Policy: Provide recreation programs in which direct and indirect costs may be recovered through enrollment fees.

Project Implementation:

The Olinda Heights Specific Plan does not interfere with the City's policy for recreational program cost recovery.

Policy: Maintain park and recreation facilities for the protection of public health and safety; provide for acceptable quality levels of play and utilize available manpower and budget resources on an equitable basis.

Project Implementation:

The Olinda Heights Specific Plan does not interfere with the City's policy for safe park and recreational facilities with acceptable quality.

Policy: Protect existing public parks and open space areas from non-recreational uses.

Project Implementation:

The Olinda Heights Specific Plan does not interfere with the City's ability to protect existing parks and open areas from non-recreational uses.

Policy: Use adjacent regional park opportunities to satisfy some of the City's recreational demands.

Project Implementation:

The Olinda Heights Specific Plan does not interfere with the City's policy for regional park usage. Carbon Canyon Regional Park is located directly south of the Olinda Heights Specific Plan area.

Policy: Explore the recreational potential of public-owned lands and utility rights-of-way.

Project Implementation:

The Olinda Heights Specific Plan does not interfere with the City's recreational usage policy for publicly-owned lands and utility rights-of-way.

Policy: Explore funding alternatives and programs with private contributions and public resources.

Project Implementation:

The Olinda Heights Specific Plan does not interfere with the City's policy on park/recreation funding alternatives.

8.1.7 Trails Master Plan

This section describes the Riding and Hiking Trails Master Plan, which is a component of the Parks and Recreation Element, as it relates to the Olinda Heights Specific Plan.

Goal: It is the goal of the City of Brea Master Riding and Hiking Trail Plan to provide a useful, enjoyable, safe and efficient trail system for equestrian, bicyclists and hikers.

Project Implementation:

The Olinda Heights Specific Plan incorporates riding and hiking trails in accordance with the City's Riding and Hiking Trails Master Plan.

Policy: Trails should be multi-purpose where possible to serve hikers, bicyclists, and horseback riders.

Project Implementation:

The trail along Carbon Canyon Road within the Olinda Heights Specific Plan area is proposed to accommodate hikers, bicyclists, and horseback riders.

Policy: Trails should be linked with adjacent City, County, or State trail systems.

Project Implementation:

The trails proposed as part of the Olinda Heights Specific Plan are part of the City's Riding and Hiking Trails Master Plan which will link adjacent City and County trail systems.

Policy: Trails should provide linkages between open space and recreational facilities.

Project Implementation:

In addition to providing trail access to the Carbon Canyon Regional Park, the Olinda Heights wilderness areas permit linkages to open space and recreational areas, both on- and off-site.

Policy: Trail areas should be maintained in good condition and free of litter and debris.

Project Implementation:

The Olinda Heights Specific Plan will not interfere with the City's policy to maintain trails.

Policy: New development should provide for linkage to the Master Trail System where appropriate and/or where designated.

Project Implementation:

The Olinda Heights Specific Plan incorporates linkages to the Master Trail System as designated in the Riding and Hiking Trails Master Plan.

Policy: The trail designs should be flexible and site specific to minimize the impact on adjacent property, and fragile habitats.

Project Implementation:

All trail system linkages proposed as part of the Olinda Heights Specific Plan are site-specific and will be developed in accordance with the City's trail design manual.

Policy: The trail system should provide both short and long hikes/rides and serve the needs of both beginning and advanced hikers/riders.

Project Implementation:

The linkages of the City's Master Plan which are provided by the Olinda Heights Specific Plan, as well as the trails internal to the Specific Plan area provide for a range of hiking/riding experiences.

Policy: The City should utilize citizen volunteers to assist in the development, maintenance, and operation of trails and facilities.

Project Implementation:

The Olinda Heights Specific Plan will not interfere with the City's ability to utilize volunteers for trail development, operation and maintenance.

Policy: The City should keep the citizens aware of the trail system through publication of a trails map which also notes safety and courtesy tips.

Project Implementation:

The Olinda Heights Specific Plan will not interfere with the City's ability to prepare a trails map.

Policy: The City should seek adequate funding for construction and maintenance of the local trails system.

Project Implementation:

The Olinda Heights Specific Plan will not interfere with the City's ability to seek trail funding.

Policy: In order to provide safe conditions for riders and hikers, the trails should be separated from automobile traffic where possible.

Project Implementation:

The trail proposed along Carbon Canyon Road is a Class I trail, which will be physically separated from vehicular traffic.

Policy: Appropriate signs should mark all trails.

Project Implementation:

The Olinda Heights Specific Plan area will contain appropriate trail signage.

Policy: Trail entrances should be designed to prevent unwanted trail usage by motorized vehicles.

Project Implementation:

The Olinda Heights Specific Plan area will provide for vehicular barricades as required by the City.

Policy: The City should encourage new development to provide additional trails to connect to the Riding and Hiking Master Plan.

Project Implementation:

In addition to the riding and hiking trails required by the City's Master Plan, the Olinda Heights Specific Plan area contains additional on-street trails to connect with the City's Master Plan Trail System.

8.1.8 Safety Element

This section describes the Safety Element as it relates to the Olinda Heights Specific Plan.

Goal: Provide a safe and non-hazardous environment for the Brea community.

Project Implementation:

All safety concerns are addressed in this Specific Plan and the project Environmental Impact Report (EIR).

Development adjacent to the seismic zone that traverses the northern portion of the property in an east-west direction, is isolated from that seismic zone, so that development will be limited to non-habitable structures and recreational uses.

Much of Olinda Heights is currently utilized for oil extraction. Many of the existing wells will be closed down and sealed below grade in accordance with Federal and State standards. The remaining wells will be integrated into the project design with sufficient setbacks and screening to provide visual separation and protect the health and safety of future residents. For those wells that will be integrated into the residential planning areas, design criteria will be applied to ensure that the wells are set back from structures and accessible for maintenance in accordance with the requirements of the Brea Fire Department and the California Department of Conservation, Division of Oil and Gas.

Goal: Minimize the potential for loss of life and property in the event of a seismic event.

Project Implementation:

A tributary of the Whittier fault traverses the project site. California's Alquist-Priolo Special Studies Zone Act provides specific criteria to guide proposed development along fault zones regulated by the Act. Additionally, the City of Brea Building Code provides seismic requirements to minimize any structural damage outside the setback area. The required setbacks and Building Code requirements are incorporated into the Olinda Heights Specific Plan.

Policy: To identify seismic and other geologic hazards.

Project Implementation:

The Olinda Heights Specific Plan EIR identifies potential seismic and other geologic hazards and proposes mitigation measures to minimize their effect on proposed development.

Policy: To establish requirements for adequate construction in geologically hazardous areas.

Project Implementation:

Development as part of the Olinda Heights Specific Plan will comply with all City regulations regarding construction in geologically hazardous areas.

Policy: To insure continuity of vital services following an earthquake.

Project Implementation:

The Olinda Heights Specific Plan will not interfere with the City's ability to ensure the provision of vital services following an earthquake.

Policy: To participate in regional emergency response planning.

Project Implementation:

The Olinda Heights Specific Plan will not interfere with the City's efforts towards regional emergency response planning.

Policy: To establish evacuation routes on a site specific basis pursuant to the Fire Department policies.

Project Implementation:

The Olinda Heights Specific Plan will conform to the requirements of any established evacuation routes.

Policy: To require a road width of two twelve foot lanes (plus parking) for emergency access per requirements of the Brea Fire Department.

Project Implementation:

All roadways internal to the Olinda Heights Specific Plan area are proposed to contain lanes with widths of twelve feet, plus parking to meet the minimum requirements of the Brea Fire Department.

8.1.9 Noise Element

This section describes the Noise Element as it relates to the Olinda Heights Specific Plan.

Goal: To minimize noise impacts to the people who live and work in Brea.

Project Implementation:

Olinda Heights uses vertical and horizontal separation of residential areas to minimize noise impacts from adjoining arterial highways, in particular Carbon Canyon Road.

Goal: To control noise in Brea for the protection of the health and well being of its current and future citizens.

Project Implementation:

Olinda Heights does not propose uses which generate high noise levels.

Goal: To maintain or reduce noise levels in noise sensitive areas.

Project Implementation:

The Olinda Heights Specific Plan will implement the mitigation measures recommended in the EIR to minimize noise impacts.

Within and immediately adjacent to residential areas, oil wells that remain will be surrounded by a setback zone which is enclosed by an eight-foot high, landscaped block wall to provide visual buffering, security, and sound attenuation. No significant noise impacts are anticipated from oil well operations after these mitigation elements are constructed.

Policy: To reduce transportation noise by imposing traffic restrictions where necessary.

Project Implementation:

The Olinda Heights Specific Plan EIR will not interfere with the City's policy to reduce transportation noise.

Policy: To identify potential land use conflicts and to determine where acoustical analysis/mitigation studies will be necessary through the periodic use of the noise contour maps and noise impacts tables.

Project Implementation:

The Olinda Heights mitigation monitoring program of the EIR contains recommendations for noise mitigation which will be implemented.

Policy: To evaluate the impacts of specific projects in the context of the cumulative noise impacts presented in the noise contour maps and noise impacts tables.

Project Implementation:

The Olinda Heights Specific Plan EIR's mitigations monitoring program contains a noise analysis, including recommended mitigation measures, to minimize noise impacts.

Policy: To incorporate noise control techniques, as appropriate, in housing rehabilitation programs.

Project Implementation:

The Olinda Heights Specific Plan proposes sound attenuation walls along portions of Valencia Avenue and buffers project development from Carbon Canyon Road noise through extensive setbacks and landscaping.

Policy: To require project applicants to reduce or buffer noise generated by a proposed development if it would otherwise create an unsatisfactory noise environment for adjacent properties.

Project Implementation:

The mitigation monitoring program of the EIR for the Olinda Heights Specific Plan contains noise mitigation measures to ensure that noise generated by the project will not create an unsatisfactory noise environment for adjacent properties.

Policy: To consider noise emissions when purchasing City equipment and services.

Project Implementation:

The Olinda Heights Specific Plan will not interfere with the City's policy related to noise and equipment/service purchases.

8.1.10 Historic Resource Element

This section describes the Historic Resource Element as it relates to the Olinda Heights Specific Plan.

Goal: Preserve historically significant landmarks and/or sites, individual structures, objects, and neighborhoods and encourage appropriate rehabilitation.

Project Implementation:

The Olinda Heights Specific Plan proposes the creation of the Santa Fe Historic Center which would contain remnants of the Olinda township.

Goal: Promote a greater sense of historic and cultural awareness.

Project Implementation:

The Santa Fe Historic Center, proposed as part of the Olinda Heights Specific Plan, will promote historic/ cultural awareness.

Goal: Encourage public and private participation in the preservation of Brea's history.

Project Implementation:

The Olinda Heights Specific Plan property owner is working with the Brea Historical Society and the City staff to help preserve the structures proposed for the Santa Fe Historic Center.

Goal: Develop an understanding that today's activities becomes tomorrow's history, and develop a sensitivity to help guide future generation in preservation.

Project Implementation:

The Olinda Heights Specific Plan will not interfere with the City's ability to promote historic awareness.

Goal: Establish a historic museum/interpretive center.

Project Implementation:

The Olinda Heights Specific Plan directly implements this policy by establishing the Santa Fe Historic Center.

Policy: Historically significant structures are irreplaceable resources. Preservation should be key consideration.

Project Implementation:

Preservation of three buildings as historic resources are part of the Santa Fe Historic Center.

Policy: Historic districts should be created for areas with concentration of historically and architecturally significant structures.

Project Implementation:

The Olinda Heights Specific Plan area does not contain a concentration of historically/architecturally significant structures suitable for creation of a historic district.

Policy: Individually significant structures should be designated.

Project Implementation:

The Olinda Heights Specific Plan landowner/master developer will assist the City of Brea/Brea Historical Society in successful nomination of the Santa Fe Historic Center on the National Register of Historic Places.

Policy: A historic review process should be incorporated in the development review process.

Project Implementation:

A historic review process was integral to the development of the Olinda Heights Specific Plan and creation of the Santa Fe Historic Center.

Policy: Structures eligible for listing in the National Register of Historic Places and/or the State Historic Landmarks, the County, and/or the local historic register should not be demolished until all reasonable and feasible alternatives for saving them have been explored.

Project Implementation:

The Olinda Heights Specific Plan landowner/master developer will assist the City of Brea/Brea Historical Society in the nomination of the Santa Fe Historic Center on the National Register of Historic Places.

Policy: All development and rehabilitation affecting historic structures, landmarks, and objects should be reviewed in terms of both site and building design.

Project Implementation:

The land use planning process for Olinda Heights incorporated a historic review process to ensure preservation.

Policy: New development in proximity to designated historic structures and neighborhoods should be designed to ensure compatibility with the characteristics of the designated historic structures.

Project Implementation:

The Olinda Heights Specific Plan area is not in proximity to currently designated historic structures.

Policy: Active resident participation in the maintenance of the quality and character of the historic neighborhoods should be encouraged.

Project Implementation:

The Olinda Heights Specific Plan area does not contain a historic neighborhood.

Policy: Recycling and re-use of existing historic structures through incentive programs should be encouraged.

Project Implementation:

Reuse of historic structures within the Olinda Heights Specific Plan area is proposed as part of the Santa Fe Historic Center

Policy: Funding alternatives for rehabilitation and restoration of historic structures should be developed.

Project Implementation:

The property owner will work with the City and Brea Historical Society in investigating funding alternatives.

Policy: Preservation of archeological sites in the Canyon areas should be sought.

Project Implementation:

The EIR contains mitigation measures regarding archaeological resources within the Olinda Heights Specific Plan area.

8.1.11 Growth Management Element

This section describes the Growth Management Element as it relates to the Olinda Heights Specific Plan.

Goal: To reduce traffic congestion.

Project Implementation:

The EIR for the Olinda Heights Specific Plan contains a traffic analysis, including mitigation measures, to minimize the traffic impacts of the project.

Goal: To ensure that adequate transportation facilities are provided for existing and future residents of the City.

Project Implementation:

The EIR for the Olinda Heights Specific Plan contains a traffic analysis, including mitigation measures, to ensure the availability of adequate transportation facilities for potential circulation system impacts that result from the Olinda Heights project.

Policy: The Level of Service standard for traffic circulation in the City shall be LOS "D" for intersections under the sole control of the City.

Project Implementation:

The EIR for the Olinda Heights Specific Plan contains LOS D recommendations for the proposed project.

Policy: In order to achieve LOS "D", it shall be the City's policy that within three years of the issuance of the first building permit for a development project, the necessary improvements to the transportation facilities identified as adversely impacted, shall be completed.

Project Implementation:

The Olinda Heights Specific Plan shall comply with the City's policy regarding achievement of LOS "D", where applicable.

Policy: All new development shall pay for or implement its fair share of the street improvement costs associated with that development including regional traffic mitigation.

Project Implementation:

The EIR for the Olinda Heights Specific Plan contains mitigation measures to ensure that the project pay for or implement its fair share of street improvements.

Policy: New development in the City shall be required to establish a Development Phasing Program which phases approval of development by linking issuance of building permits for the appropriate portion of the development plan (by phase and/or number of units) to roadway improvements required to achieve the appropriate Level of Service in one or more of the following three ways determined during the development approval process: 1) linkage to construction of the designated improvement(s) by the developer, 2) linkage to construction of the designated improvement(s) by others, or 3) linkage to payment of the projects share of the funding for designated improvement(s) at a time certain designated by the City. The phasing plan shall include an overall build out plan which can demonstrate the ability of the infrastructure to support the planned development.

Project Implementation:

The Olinda Heights Specific Plan contains a Phasing Program (Section 7.2) which ensures development will not proceed prior to required roadway improvements/fair share funding.

Policy: The City shall monitor the implementation of the Development Phasing Program for each of its new development projects on an annual basis and prepare a report which indicates the status of development approval and the required traffic improvements and the relationship between them.

Project Implementation:

The Olinda Heights Specific Plan does not interfere with the City's ability to monitor the project's phasing.

Policy: The City shall participate in Inter-jurisdictional Planning Forum(s) as established by the Regional Advisory Planning Council.

Project Implementation:

The Olinda Heights Specific Plan does not interfere with the City's policy a participation in Inter-jurisdictional Planning Forum(s).

Policy: A seven year Capital Improvement Program shall be adopted and maintained in conformance with the provisions of Measure M for the purpose of maintaining the Levels of Service established in this Element.

Project Implementation:

The Olinda Heights Specific Plan does not interfere with the adoption or maintenance of the City's Capital Improvement Program.

Policy: Recognizing its role as one of North Orange County's major employment centers, and the fact the City is about 98% built out, it is the City's policy to strive toward achieving a balance of land use whereby residential, commercial, industrial and public uses are proportionally balanced.

Project Implementation:

The Olinda Heights Specific Plan does not interfere with the City's policy for balanced growth.

Policy: The City shall promote traffic reduction strategies through the measures adopted by its Transportation Demand Management Ordinance.

Project Implementation:

The Olinda Heights Specific Plan shall comply with the City's Transportation Demand Management Ordinance.

8.2 CONTINUING OIL PRODUCTION PLAN

8.2.1 Oil Wells to be Abandoned/Retained

Within the heart of Brea's historic oil fields, oil production and storage has taken place within the Olinda Heights Specific Plan area for nearly 100 years. In the past, this activity involved drilling of wells, housing of workers, and the storage of crude oil in open sumps. Today, the by-products of those operations and antiquated technologies have been remediated and removed from the site.

Currently, medium gravity crude oil is produced on-site along with a small amount of natural gas. The majority of the existing 129 wells will be abandoned with the master planned development of the site, with approximately 48 wells continuing to remaining in operation.

Exhibit 8.2-1, Oil Well Inventory Map, depicts all of the existing, abandoned, and operating oil wells within the Olinda Heights Specific Plan area. Exhibit 8.2-2, Continuing Oil Wells Map, locates those wells that will remain in operation with the development of the Olinda Heights community.

8.2.2 Oil Storage Facility

The existing oil storage facility within Open Space Planning Area OS-3 will be retained. The location is already well screened from existing roadways, and it can be planted to buffer it from future rights-of-way and residential uses. This facility is essential to the continuing oil operations, and meets all standards and requirements of the California Department of Conservation, Division of Oil and Gas (CDOG) and the South Coast Air Quality Management District (SCAQMD).

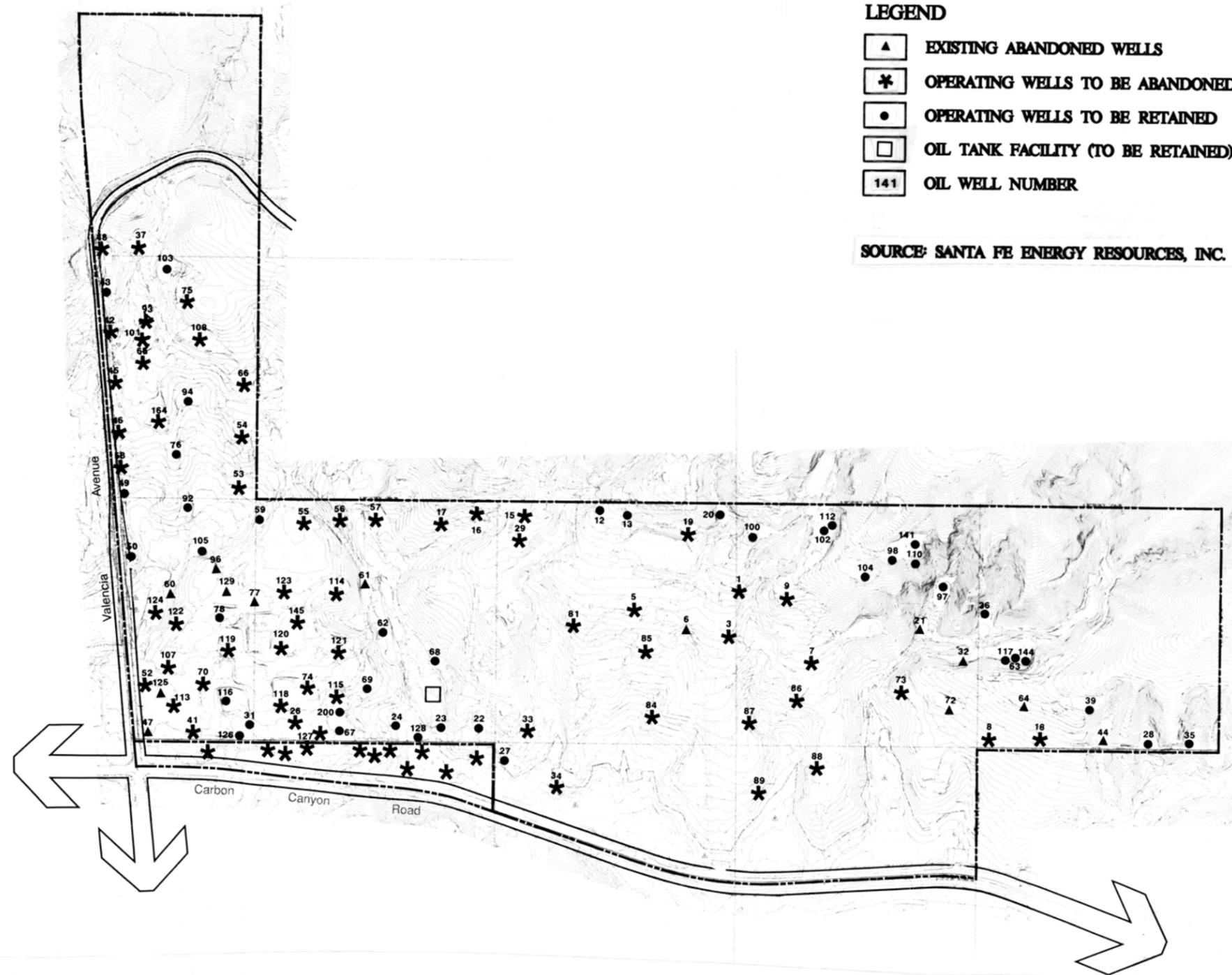
To provide additional visual separation and security, an eight (8) foot high masonry wall will be constructed around the oil storage facility. A secondary containment wall currently exists around the storage tanks per CDOG requirements. Exhibit 8.2-3 illustrates the screening concept for the oil storage facility.

Oil transport from the storage facility is accomplished by trucks. Trucks will continue to have direct access to Carbon Canyon Road, and will not use internal roads within the community. Natural gas produced on-site is flared on-site. Upon development of the project natural gas produced on-site will be carried in existing Southern California Gas Company pipelines for resale to retail customers.

A new loading facility will be constructed behind the screen wall to ensure that potential spillage from truck loading will be captured and recycled through the tank facility. The trucks will be loaded from the bottom, and an optical overflow

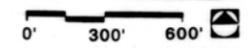
protection device will be installed. The loading rack will be subject to approval and inspection of the SCAQMD.

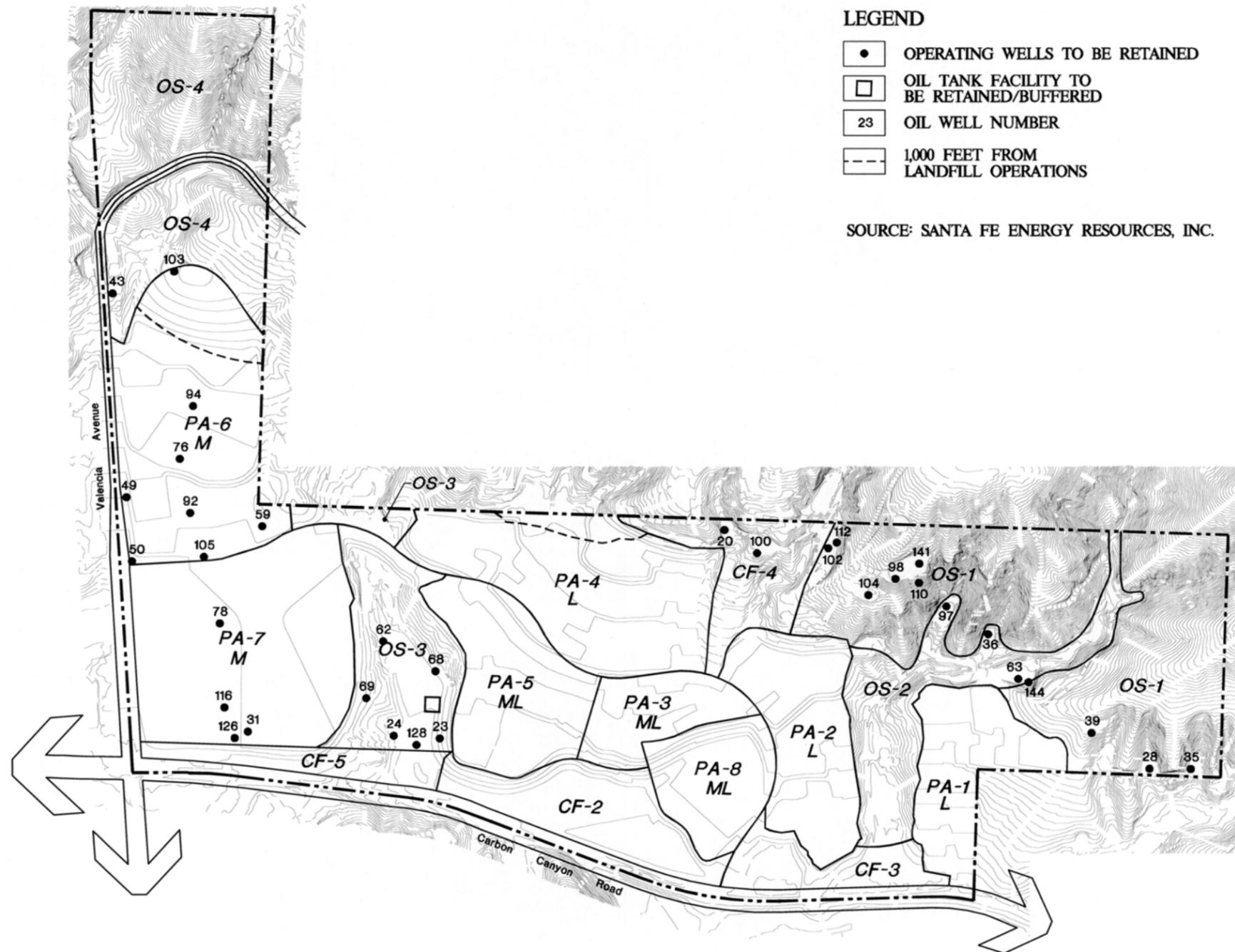
The oil storage facility will be lighted and regularly maintained. Trash will not be allowed to accumulate, and no open flames will be permitted. Trees and other landscaping will be installed, irrigated, and maintained within one hundred (100) feet of the facility. Weed abatement procedures will be observed as required, and a foam fire-suppression system will be installed over the tank site.



OLINDA HEIGHTS

Exhibit 8.2-1
Oil Well Inventory Map





LEGEND

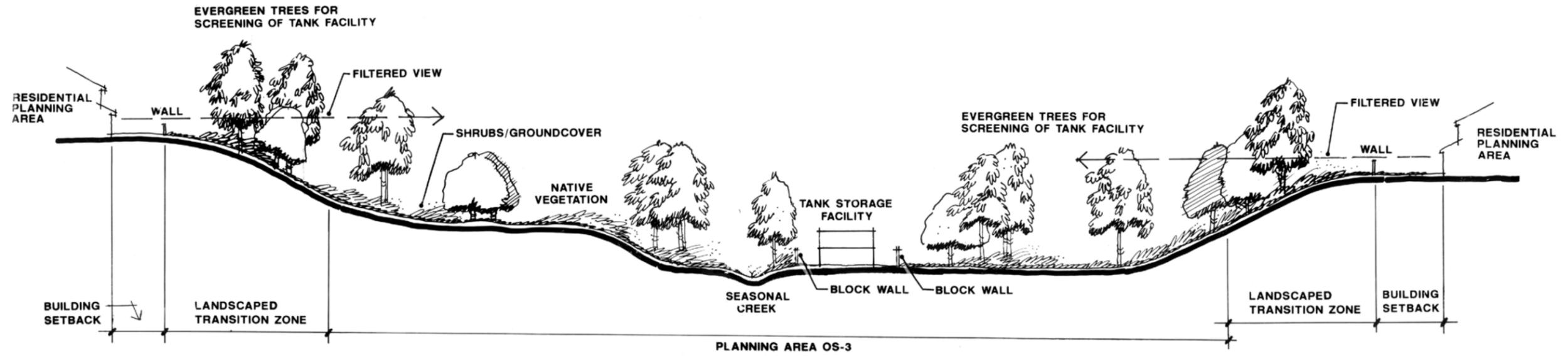
- OPERATING WELLS TO BE RETAINED
- OIL TANK FACILITY TO BE RETAINED/BUFFERED
- 23 OIL WELL NUMBER
- 1,000 FEET FROM LANDFILL OPERATIONS

SOURCE: SANTA FE ENERGY RESOURCES, INC.

OLINDA HEIGHTS

**EXHIBIT 8.2-2
CONTINUING OIL WELLS MAP**

OCTOBER 1995 0 300 600



NOTE: GRAPHICS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND DO NOT REFLECT THE SIZE OF LANDSCAPING AT THE TIME OF INSTALLATION

OLINDA HEIGHTS

Exhibit 8.2-3
**Oil Storage
 Facility Screening Concept**

Not to Scale

8.2.3 Requirements for Oil Wells within Residential and Community Facility Planning Areas

a. Oil Well Abandonment Procedure

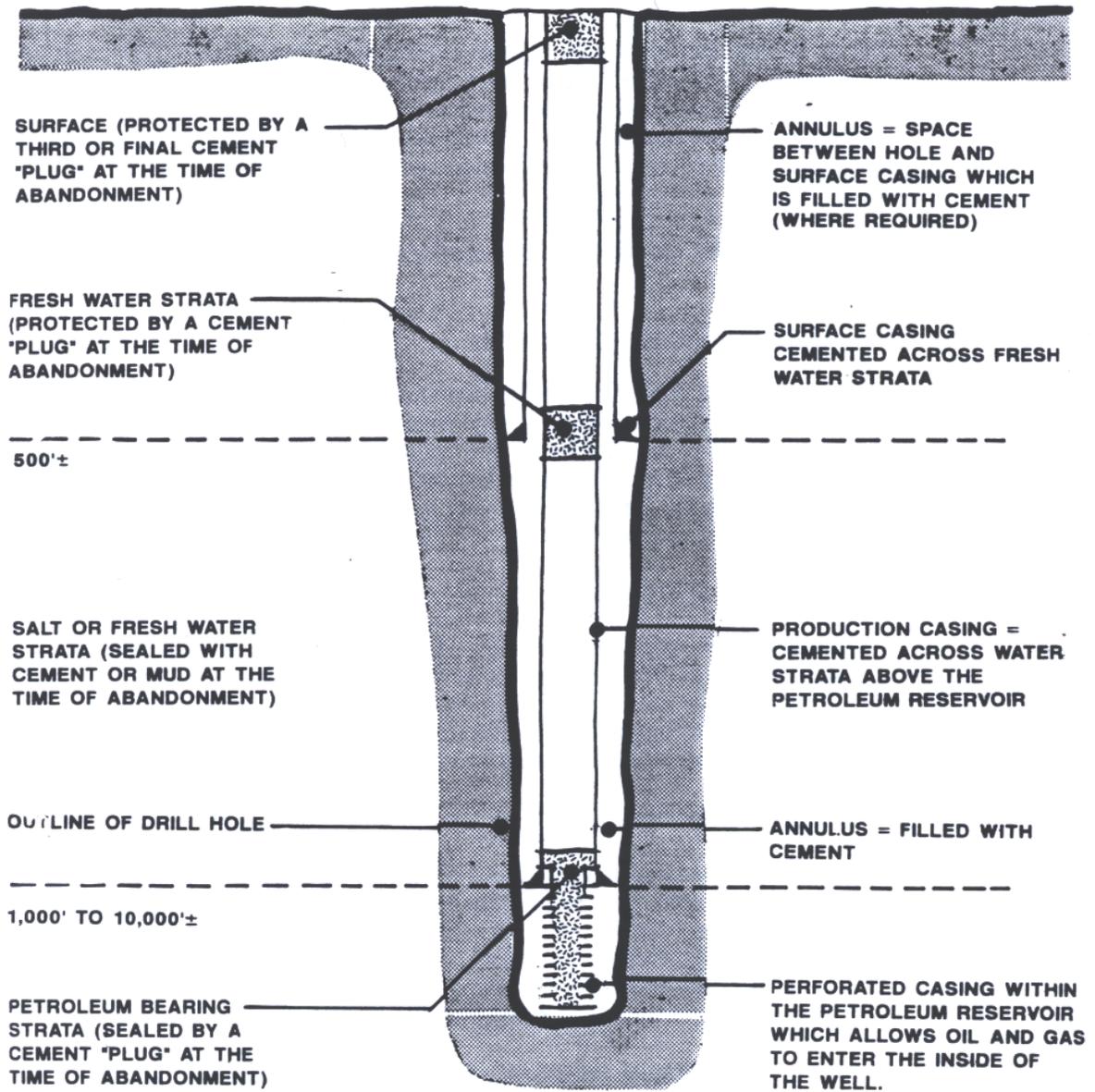
Oil wells not retained in production shall be abandoned pursuant to CDOG standards and requirements. Any residential structure constructed within ten (10) feet of an abandoned well shall receive special venting treatment pursuant to CDOG standards. Exhibit 8.2-4 provides a generalized cross-section as to the various steps taken to seal an oil/gas well as part of the abandonment process.

b. New Oil Well Prohibition

No new wells shall be drilled, nor shall existing wells be redrilled, within any Residential Planning Area after the City issues the first Certificate of Occupancy for a residential unit within that planning area. Any new wells or redrilling of any existing wells shall require a permit from the City of Brea, and shall comply with all provisions of this Section.

c. Residential, Community Facility and Open Space Planning Areas

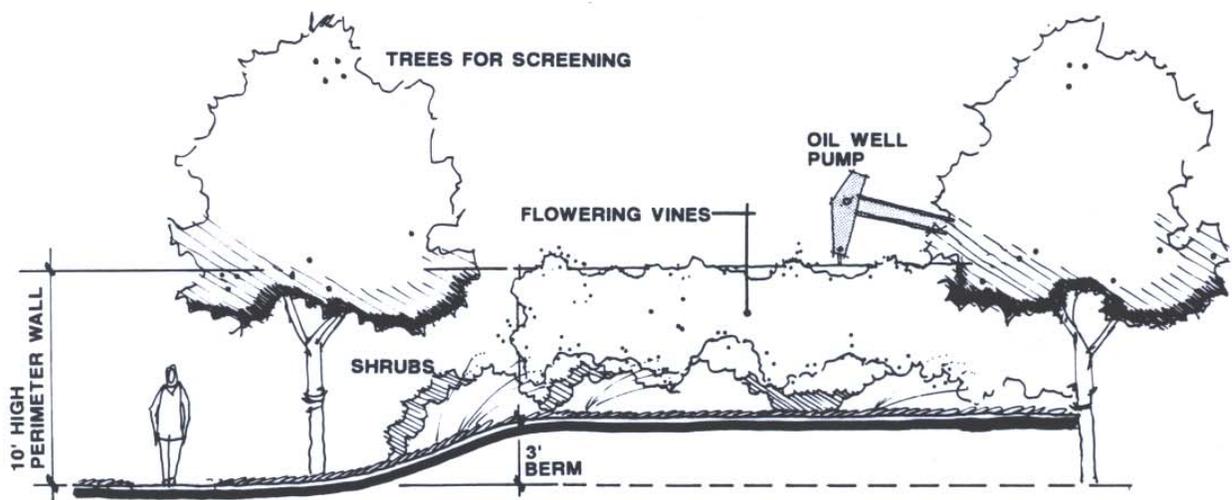
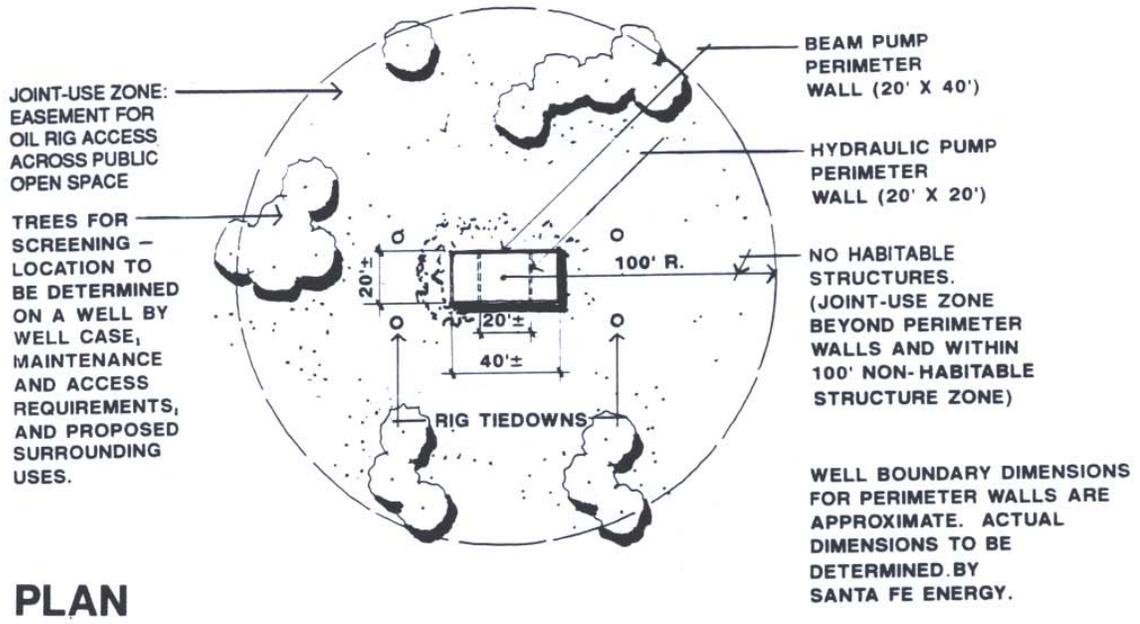
- 1) As illustrated in Exhibit 8.2-5, the remaining oil well sites within Residential, Community Facility and Open Space Planning Areas shall be screened by a ten (10) foot high block wall, with a three (3) foot high earthen berm backed up to the outside base of the wall. A visually-opaque access gate shall be provided. Landscape screening shall be provided as shown on Exhibit 8.2-5.
- 2) Any operating equipment visible above the screen wall will be cleaned and painted a color that is compatible with the surrounding neighborhood.
- 3) Tie downs for the vertical pulling rigs that are required to service and monitor the remaining wells shall be provided. Pulling rigs shall only operate weekdays between the hours of 7:00 a.m. and 5:00 p.m., unless an emergency situation exists.



SOURCE: TERMO COMPANY AND PIC ENVIRONMENTAL

Exhibit 8.2-4
**Oil/Gas Well
Abandonment Cross Section**

OLINDA HEIGHTS



NOTE: GRAPHICS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND DO NOT REFLECT THE SIZE OF LANDSCAPING AT THE TIME OF INSTALLATION.

Exhibit 8.2-5

OLINDA HEIGHTS

Oil Well Screening Concept

d. Setbacks Required

All habitable structures shall be located at least one hundred (100) feet from any operating well head, pursuant to Orange County Fire Department requirements.

e. Underground Flow Lines/Seismic Sensing Devices Required

All oil and gas flow lines shall be installed in underground trenches, separate from other utilities. These flow lines shall be directed to the perimeter streets where underground gathering lines will transport the material to the central facility. Seismic joints and flexible couplings shall be installed in all cases where flow lines cross known or suspected fault lines. Seismic sensing devices shall be installed to allow for the shutdown of the field in the event of a significant seismic event.

f. Pressure-Sensing Devices Required

Pressure-sensing devices shall be installed in the underground natural gas gathering lines that connect the well head pump with the central storage facility. These devices shall allow a shutdown of a pump in the event of a sudden loss of pressure in the line.

g. Access Roadway Design

All internal roads providing access to well sites shall be designed to support an 80,000-pound vehicle.

h. Electric Pumps Required

All pumping units shall be operated by electrical motors, and balanced and maintained to assure minimum noise levels, consistent with the City's noise ordinance.

8.2.4 Requirements for Oil Wells within Open Space Planning Areas

a. Security-Fencing Required

Oil wells within Open Space Planning Areas will contain security fencing that meets or exceeds the standards and requirements of the CDOG.

b. High-Visibility Wells

Wells otherwise visible from future residential units, the community park, and/or the Carbon Canyon Road trail network, shall be screened and

landscaped pursuant to preceding Subsection 8.2.3, Requirements for Oil Wells in Residential and Community Facility Planning Areas.

8.3 DEFINITIONS

- 8.3.1 Affordable (Inclusionary) Housing --** For-sale and/or rental housing units that meet the definitions and standards for affordability as set forth in the City of Brea's Affordable Housing Guidelines and Ordinance No. 934.
- 8.3.2 Alquist-Priolo Special Studies Zone --** Shall mean those areas as defined by the Alquist-Priolo Special Studies Zones Act, which prohibits the location of most structures for human occupancy across the traces of active faults and to mitigate the hazard of fault-rupture.
- 8.3.3 Architectural Projections --** Shall mean mechanical space, chimneys and architectural treatments (intended to add interest and variation to roof design, yet not to exceed ten [10] percent of the roof area).
- 8.3.4 Arterial Roads --** Shall mean those roadways depicted on the City of Brea's Master Plan of Arterial Highways.
- 8.3.5 Blueline Streams --** Shall mean perennial and intermittent streams as depicted on United States Geological Survey (USGS) Maps.
- 8.3.6 Community Collector Road --** Shall mean the central internal roadway or "main street" for the Olinda Heights community, providing access to Carbon Canyon Road and Valencia Avenue.
- 8.3.7 Community Facility Planning Area --** Shall mean planning areas designated "CF" on the Master Development/Open Space Plan and containing public facilities which will serve both Olinda Heights residents and the larger Brea community.
- 8.3.8 Community Gardens --** Shall mean a communal garden where individuals may, subject to conditions, cultivate, plant, and harvest their own vegetables, flowers, and other plants on separate plots of land owned by a property owner, homeowners' association or public agency. Community gardens shall not be operated for commercial purposes.
- 8.3.9 Community Trail Corridor --** Shall mean a 29-foot trail easement along Carbon Canyon Road, containing a bicycle and an equestrian trail within Planning Areas 8, CF-2, CF-3 and CF-5.
- 8.3.10 Flood Plain --** A lowland or relatively flat area adjoining inland or coastal waters that is subject to a one-percent or greater chance of flooding in any given year (i.e., 100-year flood).

- 8.3.11 Grade** -- Shall mean the average of the finished ground level at the center of all walls of a building. In case walls are parallel to and within five (5) feet of a sidewalk, the above-ground level shall be measured at the sidewalk.
- 8.3.12 Gross Acre** -- Shall mean the entire land area within the boundary of a Planning Area including local road rights-of-way.
- 8.3.13 Multi-Family Housing** -- Shall mean multiple residential units in a single building and including apartments and stacked flats.
- 8.3.14 Oil Operations** -- Shall mean those oil operations permitted in the Olinda Heights Specific Plan Area, and shall include extraction of oil and natural gas, pumping, storage and separation of water from crude oil. Oil operations shall not include refining of crude oil.
- 8.3.15 Olinda Heights Specific Plan Area** -- Shall mean the those parcels under ownership of Santa Fe Energy Resources, Inc. and Shell Oil Company, as depicted on Exhibit 2.2-1 Vicinity Map, and legally described in Section 8.4.
- 8.3.16 Open Space Planning Area** -- Shall mean planning areas designated "OS" on the Master Development/Open Space Plan and which are proposed to remain primarily in a natural state, with provisions for limited recreation and oil operation use.
- 8.3.17 Pedestrian Link** -- Shall mean sidewalks and trails designed to promote pedestrian access, to Community Facilities, Residential Planning Areas, and Open Space Planning Areas.
- 8.3.18 Planning Area** -- Shall mean a geographic area within the Specific Plan Area, as depicted on Exhibit 3.2-1, Master Development/Open Space Plan, and referenced on Exhibit 3.2-2, Master Development/open Space Statistical Summary, that contains a land use designation and acreage.
- 8.3.19 Private Buffer** -- Shall mean a land use designed to provide for existing oil operations and heavy landscaping to buffer the adjacent residential uses, with limited public access. (Planning Area OS-3).
- 8.3.20 Public Wilderness Habitat** -- Shall mean a land use designed to be retained in an existing condition, provide wildland fire protection between residential development and natural open space, and permit continued operation of existing oil wells and facilities (Planning Areas OS-1 and OS-2).
- 8.3.21 Public Wilderness Park Corridor** -- Shall mean a land use designed to provide open space in a more natural, rustic setting, than those proposed in the Community Facilities Planning Areas, and permit continued operation of existing oil wells and facilities (Planning Area OS-2).

- 8.3.22 Residential Planning Area** -- Shall mean planning areas designated "PA" on the Master Development/Open Space Plan and which are proposed for residential development.
- 8.3.23 Santa Fe Historic Center** -- Shall mean a land use designed to preserve certain existing historical buildings and structures on-site that are a part of the original Olinda Township (Planning Area CF-4).
- 8.3.24 Setbacks** -- Shall mean the area between buildings and the facing property line, as described in Chapter 6, Development Regulations and Procedures.
- 8.3.25 Single-Family Detached Housing** -- Shall mean single-family detached residential units.

8.4 LEGAL DESCRIPTION

Note: The following legal descriptions for the two ownerships of the Olinda Heights Specific Plan area, were prepared by The Keith Companies and are dated June 9, 1993.

EXHIBIT "A"

BEING THAT PORTION OF FRACTIONAL SECTION 8 OF TOWNSHIP 3 SOUTH, RANGE 9 WEST OF THE SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA, LYING SOUTHWESTERLY OF THE LAND SHOWN ON RECORD OF SURVEY RECORDED JULY 8, 1958 IN BOOK 40, PAGE 30 OF RECORDS OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION LYING SOUTHERLY OF THE NORTHERLY LINE OF CARBON CANYON ROAD AS DESCRIBED IN A ROAD DEED TO THE COUNTY OF ORANGE RECORDED JULY 31, 1975 IN BOOK 11471, PAGE 246 OF OFFICIAL RECORDS.

ALL AS MORE PARTICULARLY SHOWN ON EXHIBIT "B" ATTACHED HERETO AND HEREBY MADE A PART HEREOF.

THIS DESCRIPTION IS PREPARED FROM RECORD DATA AND IS FOR AGREEMENT PURPOSES ONLY AND MAY NOT BE USED FOR OR IN DOCUMENTS FOR THE CONVEYANCE, FINANCING OR LEASING OF LAND.




MARILYN BROOKS, P.L.S. 5831

JUNE 9, 1993
17731.00 (153)

EXHIBIT "A"

BEING THOSE PORTIONS OF SECTIONS 5, 8 AND 9 OF TOWNSHIP 3 SOUTH, RANGE 9 WEST OF THE SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON THE RECORD OF SURVEY RECORDED JULY 8, 1958 IN BOOK 40, PAGE 30 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THOSE PORTIONS LYING SOUTHERLY OF THE CENTERLINE OF CARBON CANYON ROAD AS SHOWN ON THE DEPARTMENT OF TRANSPORTATION R/W MAP NO. 7329-1 AND 7329-2 AND AS DESCRIBED IN AN EASEMENT DEED TO THE STATE OF CALIFORNIA RECORDED DECEMBER 20, 1963 IN BOOK 6853, PAGE 373 OF OFFICIAL RECORDS.

ALL AS MORE PARTICULARLY SHOWN ON EXHIBIT "B" ATTACHED HERETO AND HEREBY MADE A PART HEREOF.

THIS DESCRIPTION IS PREPARED FROM RECORD DATA AND IS FOR AGREEMENT PURPOSES ONLY AND MAY NOT BE USED FOR OR IN DOCUMENTS FOR THE CONVEYANCE, FINANCING OR LEASING OF LAND.

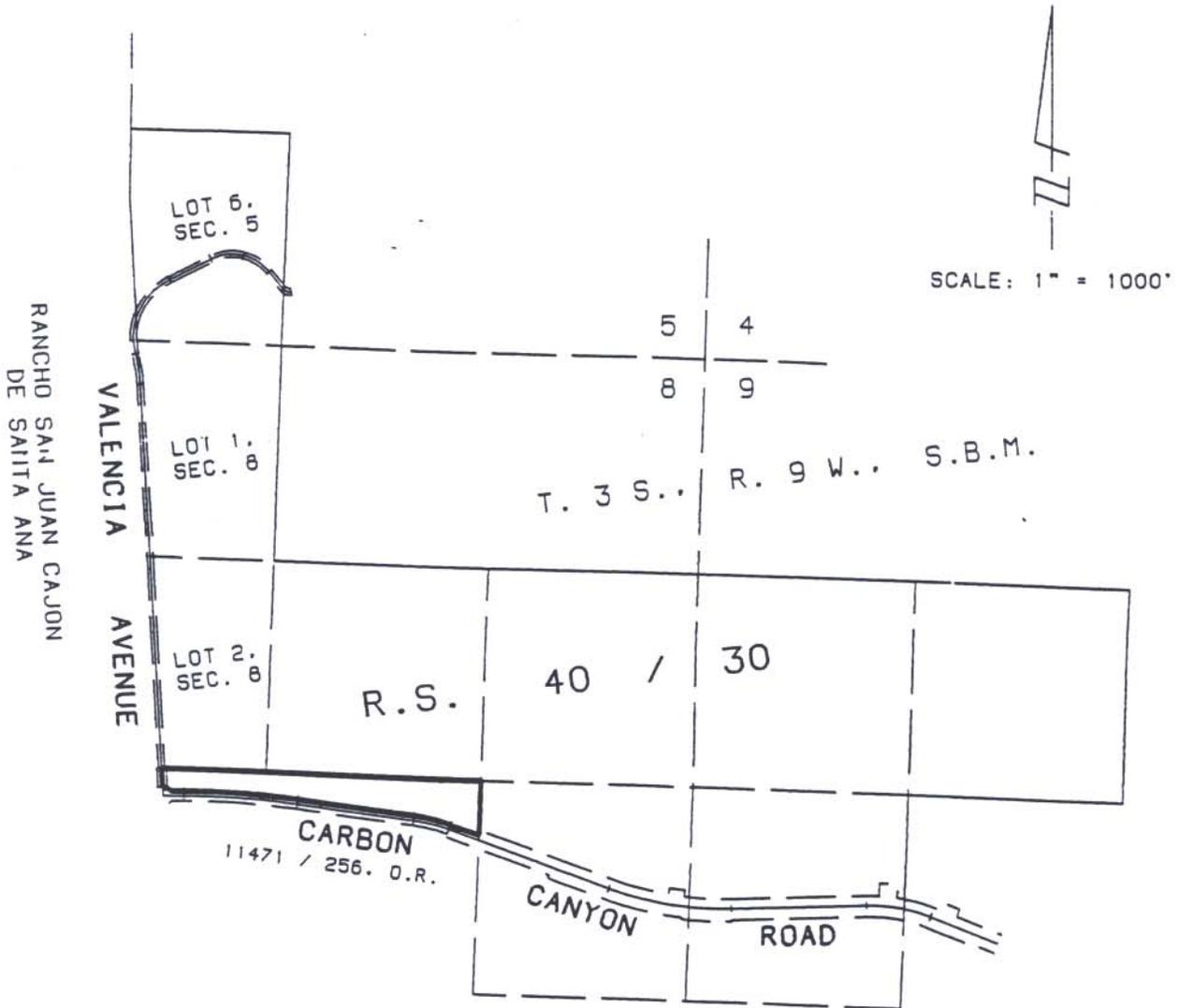



MARILYN BROOKS, P.L.S. 5831

JUNE 9, 1993
17731.00 (153)

EXHIBIT "B"

BEING A PORTION OF FRAC. SEC. 8, T. 3 S., R. 9 W., S.B.M.,
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE,
STATE OF CALIFORNIA
SHELL OIL PROPERTY



Marilyn Brooks
MARILYN BROOKS, L.S. 5831



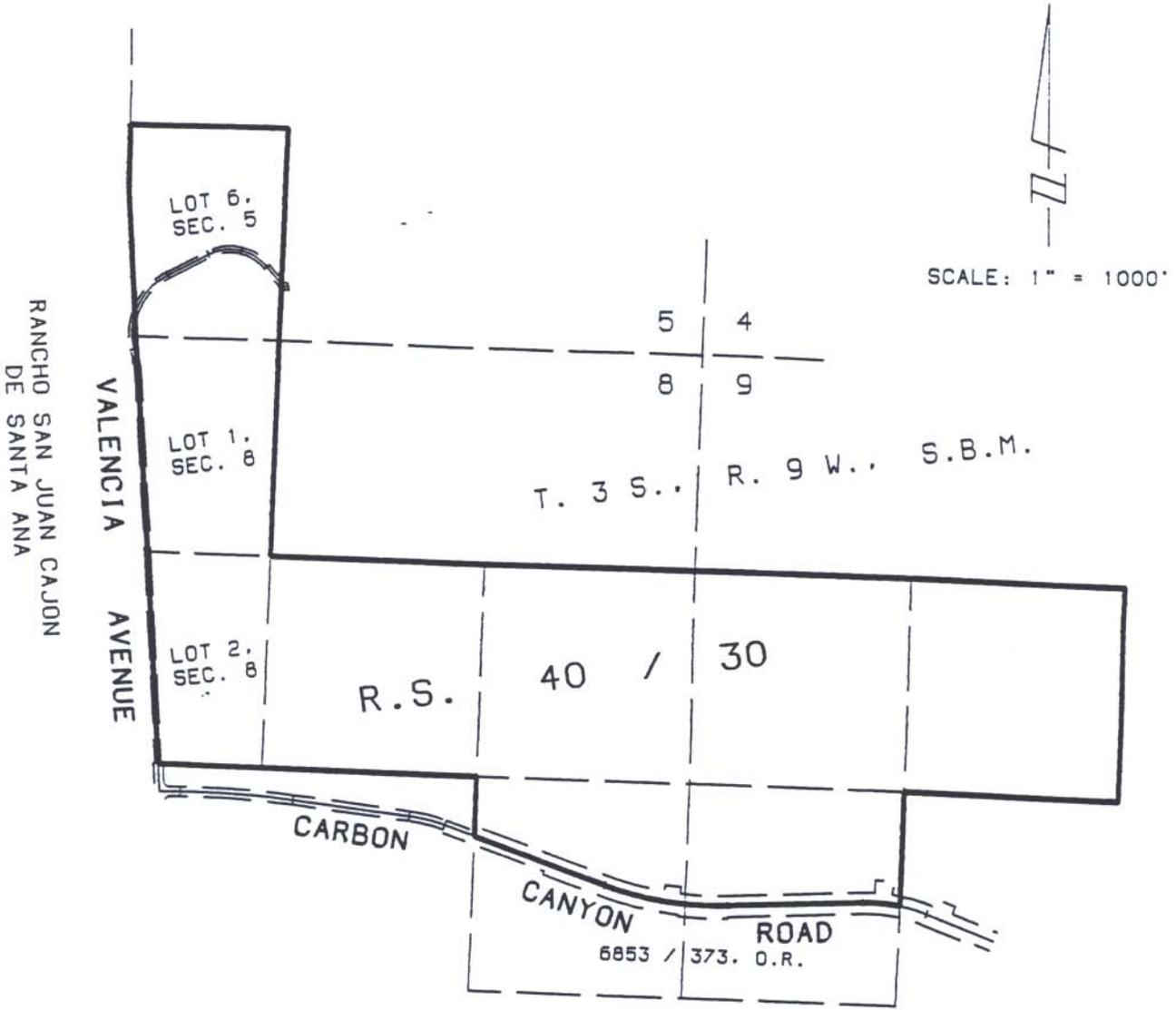
**THE
KEITH
COMPANIES**

2955 RED HILL AVE. COSTA MESA, CA. 92626
(714) 540-0800

DRAWN J.O.S. DATE 6/9/93 JOB NO. 11731.00

EXHIBIT "B"

BEING A PORTION OF R.S. 40 / 30,
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE,
STATE OF CALIFORNIA
OLINDA HEIGHTS



Marilyn Brooks
MARILYN BROOKS, L.S. 5831



**THE
KEITH
COMPANIES**

2955 RED HILL AVE. COSTA MESA, CA. 92626
(714) 540-0800

DRAWN J.O.S. | DATE 6/9/93 | JOB NO. 11731.00