
FINAL BIRCH HILLS SPECIFIC PLAN

**General Plan Amendment No. GPA 94-2
Specific Plan No. SP 94-1
Zone Change No. ZC 94-2**

Prepared For:

City of Brea
Development Services Department, Planning Division
Civic & Cultural Center
Number One Civic Center Circle
Brea, CA 92621-5758

Applicant:

Unocal Land and Development Company
3020 Saturn Street, Suite 203
Brea, CA 92621

Prepared By:

TEMPLETON PLANNING GROUP
4770 Campus Drive, Suite 240
Newport Beach, CA 92660
(714) 474-1660
William Halligan, Project Manager
Peter Templeton, Director-in-charge

Approved and Adopted:

September 19, 1995

RESOLUTION NO. PC 95-12

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BREA RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF THE BIRCH HILLS SPECIFIC PLAN

A. Recitals.

(i) On March 14, 1995 and April 11, 1995, the Planning Commission of the City of Brea conducted and concluded duly noticed public hearings, as required by law, on Birch Hills Specific Plan No. SP 94-1 (the "application" sometimes hereafter).

(ii) The subject specific plan covers property generally bounded on the north by Birch Street, on the east by Kraemer Boulevard, on the south by Imperial Highway, and on the west by a residential development and additional property generally bounded on the north by Imperial Highway, on the west by Castlegate Avenue, on the south by the Imperial Golf Course, and on the east by a commercial development and the Imperial Golf Course, and are legally described as lots 22, 24, 34, and 36 of Tract 541, and lots 2 through 13 of Tract 81, as shown in the latest records of the County of Orange in Book 336, page 54, and Book 320, page 8.

(iii) The true and correct copy of the Birch Hills Specific Plan is attached as Exhibit "A" to this Resolution.

(iv) The applicant for the project is Unocal Land & Development Company, 3020 Saturn Street, Suite 203, Brea, CA 92621.

(v) All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION. NOW, THEREFORE, IT IS FOUND, DETERMINED AND RESOLVED by the Planning Commission of the City of Brea, as follows:

1. In all respects as set forth in Recitals, Part A, of this Resolution.

RESOLUTION NO. PC 95-12

Page two

Applicant: Unocal Land & Development Co.

SP No. 94-1

2. The Planning Commission has reviewed and recommended to the City Council that it certify that Final Environmental Impact Report No. E.I.R. 94-1 has been completed in compliance with the California Environmental Quality Act of 1970, as amended, and the Guidelines promulgated thereunder, as set forth in the facts and findings included in that separate Planning Commission Resolution approved with this project.

3. The Planning Commission hereby finds as follows:

a. The application will encourage, preserve and improve the health, safety, and general welfare of the community.

b. The application will result in a land use designation which is compatible and in harmony with the goals, objectives, policies, and programs set forth in the General Plan of the City of Brea.

c. The application will not be detrimental to land use in adjacent areas.

4. The approval of the application is consistent with the General Plan only if General Plan Amendment No. GPA 94-2 is approved, therefore the approval of the application is contingent on approval of General Plan Amendment No. GPA 94-2.

5. Based on the foregoing findings, the Planning Commission recommends the City Council adopt an ordinance approving the application subject to the following conditions:

a. The Birch Hills Specific Plan dated December 1994 shall be amended as follows:

1) Page 1-2, second paragraph, third sentence shall be amended to read:

"The retail center may contain major box users, a skating rink facility, and small retail pad sites."

RESOLUTION NO. 95-12

Page three

Applicant: Unocal Land & Development Co.

SP 94-1

- 2) Any references to concurrent entitlements other than General Plan Amendment No. GPA 94-2, Specific Plan No. SP 94-1, Zone Change No. ZC 94-2, and Development Agreement No. DA 95-1 shall be deleted.
- 3) All references to a "gate-guarded entry" for Planning Area 2 shall be deleted.
- 4) The park plan in Planning Area 3C shall be subject to review and approval of the Planning Commission and the Park, Recreation, & Human Services Commission.
- 5) Page 3-21, fifth paragraph, second sentence shall be amended to read as follows: "Cul-de-sacs will have a 36-foot curb-to-curb paved cross-section within a 56-foot right-of-way."
- 6) Exhibit 3-19 shall be amended to read "Conceptual Fencing Plan".
- 7) The last paragraph after 5.3.1.C. shall be deleted in its entirety.
- 8) Exhibits 5-2 and 5-3 shall be deleted in their entirety.
- 9) Section 6.1.1. shall be added to read as follows:

"6.1.1. Relationship To The Zoning Code

This Specific Plan augments the development regulations and standards of the Brea Zoning Code. When an issue, condition or situation occurs which is not covered or provided for in this Specific Plan, the regulations of the Zoning Code that are most applicable to the issue, condition or situation shall apply. In the event that the provisions of the Specific Plan are in conflict with the Zoning Code, the provisions of the Specific Plan shall prevail."

RESOLUTION NO. PC 95-12

Page four

**Applicant: Unocal Land & Development Co.
SP 94-1**

10) Section 6.9.1 shall be amended to read as follows:

"6.9.1. Request for Affordable Unit Credits

The developer may request from the City under the terms of the Affordable Housing Guidelines an Affordable Unit Credit for each unit provided in excess of the required number under Section 408.300 of the Affordable Housing Ordinance."

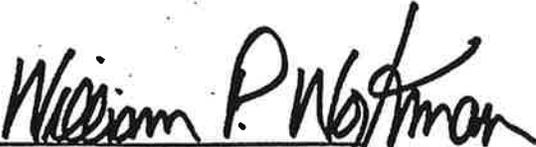
11) Tables 6-2 and 6-3 shall be deleted in their entirety.

12) Section 7.5 shall be deleted in its entirety.

b. All mitigation measures included in Environmental Impact Report No. EIR 94-1 for the Birch Hills Specific Plan shall be included in the Birch Hills Specific Plan by reference.

6. The Secretary of this Commission shall (a) certify to the adoption of this Resolution and (b) forthwith transmit a copy of this Resolution to the Council of the City of Brea.

APPROVED AND ADOPTED this 11th day of April, 1995.


Chairman, Planning Commission

RESOLUTION NO. 95-12

Page five

**Applicant: Unocal Land & Development Co.
SP 94-1**

I, Konradt Bartlam, Secretary to the Planning Commission of the City of Brea, hereby certify that the foregoing resolution was introduced at a regular meeting of the Planning Commission of the City of Brea, held on the 11th day of April 1995, and was finally passed at a regular meeting of the Planning Commission of the City of Brea, held on the 11th day of April 1995, by the following votes:

AYES: COMMISSIONERS: WORKMAN, CREAGH, DAVIS, TERRAZAS

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: WRIGHT

ABSTAIN: COMMISSIONERS: NONE

ATTEST:


Secretary, Planning Commission

Attachment: Exhibit A

ORDINANCE NO. 974

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BREA,
APPROVING SPECIFIC PLAN NO. 94-1, THE BIRCH HILLS SPECIFIC
PLAN, AND MAKING FINDINGS IN SUPPORT THEREOF.**

A. Recitals.

(i) On September 19, 1995, the City Council of the City of Brea conducted and concluded a duly noticed public hearing, as required by law, on the Birch Hills Specific Plan No. SP 94-1, hereinafter referred to as the "Plan".

(ii) On March 14, and April 11, 1995, the Planning Commission of the City of Brea conducted and concluded duly noticed public hearings concerning the Plan and recommended adoption of the same with conditions to the City Council in Planning Commission Resolution No. PC 95-12.

(iii) The Plan covers property generally bounded on the north by Birch Street, on the east by Kraemer Boulevard, on the south by Imperial Highway, and on the west by a residential development and additional property generally bounded on the north by Imperial Highway, on the west by Castlegate Avenue, on the south by the Imperial Golf Course, and on the east by a commercial development and the Imperial Golf Course, and are legally described as lots 22, 24, 34, and 36 of Tract 541, and lots 2 through 13 of Tract 81, as shown in the latest records of the County of Orange in Book 336, page 54, and Book 320, page 8.

(iv) The full, true, and correct copy of the Plan is on file in the City Clerk's office and is incorporated herein by this reference.

(v) The project proponent is Unocal Land and Development Company, 3020 Saturn Street, Suite 203, Brea, CA 92621.

ORDINANCE NO. 974

Page two

Applicant: Unocal Land & Development Co.

SP 94-1

(v) All legal prerequisites to the adoption of this Ordinance have occurred.

B. ORDINANCE. NOW, THEREFORE, IT IS FOUND, DETERMINED AND ORDAINED by the City Council of the City of Brea, as follows:

Section 1. In all respects as set forth in Recitals, Part A, of this Ordinance.

Section 2. Prior to the adoption of this Ordinance, this Council has reviewed and certified the Final Environmental Impact Report No. EIR 94-1 for the Plan, including the adoption of a Statement of Overriding Consideration, in compliance with the California Environmental Quality Act of 1970, as amended, and the Guidelines promulgated thereunder, as set forth in the facts and findings included in that separate City Council Resolution approved with this project.

Section 3. Prior to the adoption of this Ordinance, this Council has adopted General Plan Amendment No. 94-2.

Section 4. This Council hereby finds that the Plan has been drafted to include, in text and accompanying diagrams, all of the information as follows:

- a. The distribution, location, and extent of the land uses, including open space, within the area covered by the Plan; and
- b. The proposed distribution, location, extent, and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential infrastructure proposed to be located within the area of the Plan and needed to support the land uses described in the Plan; and

ORDINANCE NO. 974

Page three

Applicant: Unocal Land & Development Co.

SP 94-1

- c. The standards and criteria by which development will proceed for land uses within the Plan and standards for the conservation, development, within the area of the Plan; and
- d. A description of the implementation measures, including regulations, programs, public works projects, and financing measures necessary to carry out those provisions referenced in subparagraphs a, b, c above within the area of the Plan.

Section 5. This Council hereby adopts Birch Hills Specific Plan No. SP 94-1 with the conditions as stated in Planning Commission Resolution No. PC 95-12, on file in the City Clerk's office and incorporated herein by this reference, subject to the following conditions:

- a. Within 45 days of the City Council approval, a revised Plan text incorporating the changes required shall be submitted to the Development Services Director for review and approval. Upon acceptance by the Development Services Director, a total of 15 unbound, 3-hole punch, copies of this document shall be submitted for distribution to City staff. In addition, one unbound original copy on a 3.5 inch computer diskette in a format acceptable to the City shall be submitted.
- b. A copy of Planning Commission Resolution No PC 95-12 and this Ordinance shall be included within the Plan text after the title page.

ORDINANCE NO. 974

Page four

Applicant: Unocal Land & Development Co.

SP 94-1

- c. Condition number 5.a.2) in Planning Commission Resolution No. PC 95-12 shall be amended to read as follows: "Any references to concurrent entitlements other than General Plan Amendment No. GPA 94-2, Specific Plan No. SP 94-1, and Zone Change No. ZC 94-2 shall be deleted."
- d. Condition number 5.b. in Planning Commission Resolution No. PC 95-12 shall be amended to read as follows: "All mitigation measures included in Final Environmental Impact No. EIR 94-1 for the Birch Hills Project are hereby made specific conditions of approval to the Birch Hills Specific Plan."
- e. The Birch Hills Specific Plan dated December 1994 shall be amended as follows: Page 4-4, number 4.3 d 1) shall be amended to read as follows: "Accessory buildings and structures, including private garages."
- f. The Birch Hills Specific Plan dated December 1994 shall be amended as follows: Section 6.3.3 shall be deleted in its entirety.
- g. The Birch Hills Specific Plan dated December 1994 shall be amended to read in the following words and figures: 6.8 IMPROVEMENTS TO PARK. The landowner shall construct certain park improvements (the "Park Improvements") on the 7.5 acre park site within the Project in accordance with the phasing

ORDINANCE NO. 974

Page five

Applicant: Unocal Land & Development Co.

SP No. 94-1

schedule set forth in 6.8.1. The scope of the Park Improvements shall be determined by the City after consultations with the landowner and shall not exceed a cost of Two Hundred Twenty Five Thousand Dollars per acre (\$225,000/acre), except that said maximum per acre shall be adjusted to reflect changes in construction costs as follows: (1) at the time park improvement plans are completed, the City and Landowner shall determine the percentage increase or decrease in the Engineering News Record Construction Cost Index for the Southern California area (or a reasonably similar cost index if this index is no longer published) from December 31, 1995 to the date of completion of the park improvement plans; (2) the percentage increase or decrease calculated in (1) shall be added to or subtracted from, respectively, 100 percent; and (3) the percentage figure calculated in (2) shall be multiplied to the maximum per acre figure to arrive at an adjusted maximum per acre figure. The Park Improvements will benefit the community and may therefore be financed through a Financing District if one is established.

6.8.1. Phasing Schedule. An irrevocable offer of dedication of the park site shall be recorded and required Park Improvements shall be completed

ORDINANCE NO. 974

page six

Applicant: Unocal Land & Development Co.

Sp. 94-1

prior to issuance of the 150th certificate of occupancy within Phase 3 as shown on Exhibit 6-1 of the Specific Plan.

Section 6. Pursuant to the provisions of Section 753.5 (c) of Title 14 of the California Code of Regulations, the City Council finds as follows: in considering the record as a whole, the initial study and the Environmental Impact Report No. EIR 94-1 prepared for the project, there is no evidence before this Council that the proposed project will have potential for an adverse impact on wildlife resources or the habitat upon which wildlife depends. Further, based upon substantial evidence contained in the Environmental Impact Report No. EIR 94-1, the staff report and exhibits, and the information provided to the Council during the public hearing, this Council hereby rebuts the presumption of adverse effect as set forth in Section 753.5 (c-1-d) of title 14 of the California Code of Regulations.

Section 7. The Mayor shall sign and the City Clerk shall certify to the adoption of this Ordinance.

ADOPTED AND APPROVED this 3rd day of October, 1995.



Mayor

ORDINANCE NO. 974

Page seven

Applicant: Unocal Land & Development Co.

Sp. 94-1

I, Elaine Capps, City Clerk of the City of Brea, do hereby certify that the foregoing ordinance was introduced at a regular meeting of the City Council of the City of Brea, held on the 19 day of Sept., 1995, and was finally passed at a regular meeting of the City Council of the City of Brea on the ___ day of _____, 1995, by the following vote:

AYES: COUNCIL MEMBERS: Daucher, Parker, Wisser, Dunlap and Perry
NOES: COUNCIL MEMBERS: None
ABSENT: COUNCIL MEMBERS: None
ABSTAIN: COUNCIL MEMBERS: None

ATTEST: Elaine Capps
City Clerk of the City of Brea

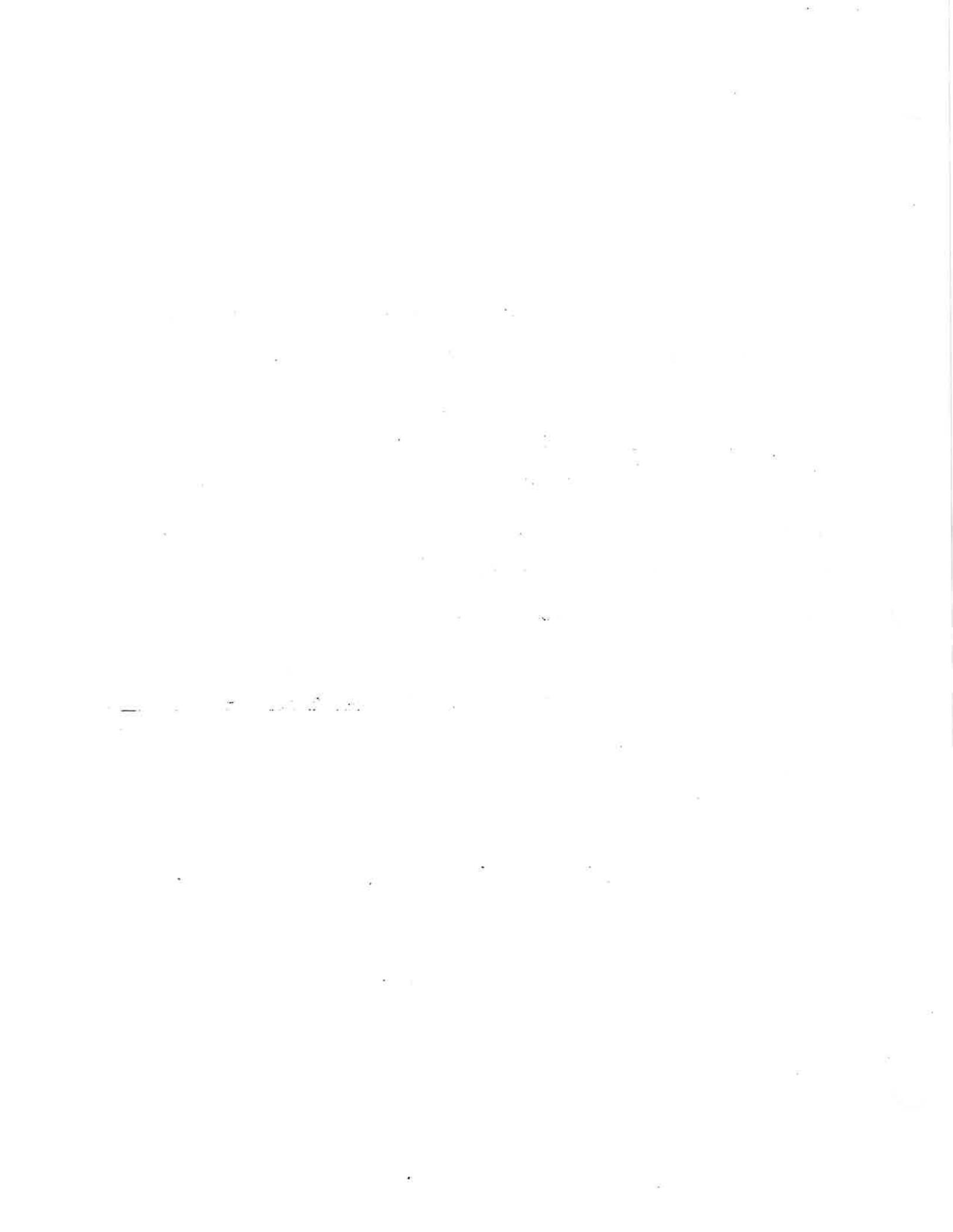


Exhibit C

BIRCH HILLS SPECIFIC PLAN EIR

MITIGATION MONITORING AND REPORTING CHECKLIST

Mit/Cond. No.	Mitigation Measure/Condition of Approval	Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring	Initials	Date	VERIFICATION OF COMPLIANCE
							Remarks
5.1-1	<p>AIR QUALITY</p> <p>Construction</p> <p>In order to reduce fugitive dust emissions, the following measures shall be implemented during project grading and/or construction to the satisfaction of the City Development Services Department.</p> <p>a. The project shall comply with State, City, and UBC dust control regulations, so as to prevent the soil from being eroded by wind, creating dust, or blowing onto a public road or roads or other public or private property.</p> <p>b. Adequate watering techniques shall be employed to partially mitigate the impact of construction-generated dust particulates. Portions of the project site that are undergoing earth moving operations shall be watered such that a crust will be formed on the ground surface and then watered again at the end of the day. Unpaved construction roads shall be watered at least three times a day.</p> <p>c. SCAQMD Rule 403, as amended, shall be adhered to, ensuring the clean up on the construction-related dirt on approach routes to the site, and the application of water and/or chemical dust retardants that solidify loose soils shall be implemented for construction vehicle access, as directed by the City Engineer. This shall include covering, watering or otherwise stabilizing all inactive soil piles (left more than 10 days) and inactive graded areas (left more than 10 days).</p> <p>d. Any vegetative ground cover to be utilized on-site shall be planted as soon as possible to reduce the amount of open space subject to wind erosion. Irrigation shall be installed as soon as possible to maintain the ground cover and minimize blowward.</p> <p>e. Grading activity shall be suspended when local winds exceed 30 miles per hour and during first and second stage among alerts.</p> <p>f. All trucks shall maintain a minimum of two feet of freeboard.</p> <p>g. All trucks hauling dirt, soil or other loose dirt material shall be covered.</p>	Periodic Site Inspection	During Construction	City Development Services Department, City Engineer			
5.1-2a	<p>Operation</p> <p>In order to reduce emissions from the power plant providing electricity to the site and from natural gas consumed by the project's users, on-site buildings shall, at a minimum, be constructed to comply with State Energy Efficiency Standards (Title 24).</p>	Design Plan Check	Prior to Issuance of Building Permits	City Engineer			
5.1-2b	<p>The City will include the commercial center traffic signal(s) in any existing or future signal synchronization for Imperial Highway.</p>	Synchronization	Ongoing	City Traffic Engineer, Caltrans District 12			

BIRCH HILLS SPECIFIC PLAN EIR

MITIGATION MONITORING AND REPORTING CHECKLIST

Mit/Concl. No.	Mitigation Measure/Condition of Approval	Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE	
					Initials	Date Remarks
5.1-2c	<p>The commercial center tenants will comply with the SCAQMD Regulation XV and the City's Transportation Demand Ordinance. The project shall, at a minimum, consider the following:</p> <ul style="list-style-type: none"> • Bicycle racks, lockers and secure storage areas for bicycles • Marked pedestrian lanes and driver warning signs • Transit access, including bus turnouts • Preferential parking zones, free parking and/or parking limits • Site access shall avoid queuing in driveways • Mulch, groundcover and native vegetation to reduce energy for pumping water 	Design Plan Check	Concurrent with Precise Development Plan Review	City Development Services Department		
5.1-3	None required.					
5.1-4	None required.					
5.1-5	None required. No additional project mitigation is required.					
5.2-1	GEOLOGY, SOILS AND SEISMICITY Refer to Mitigation Measure 5.2-2a.					
5.2-2a	<p>The project applicant shall comply with all recommendations identified within the Preliminary Geotechnical Investigation <u>Brea/Birch Hills Development</u>, dated August 19, 1993, prepared by Eberhart & Stone, Inc., including preparation of a detailed geotechnical study. All recommendations of the certified geologist's study and requirements of the City's grading ordinances shall be included in the final grading plan. Recommendations within the study regarding the following issue areas shall be approved by the City Engineer and incorporated into the final grading plan:</p> <ul style="list-style-type: none"> • Preparation of a detailed geotechnical investigation • Site Clearing and Preparation • Over-excavation, Recompaction and Fill Placement • Foundation Design • Canyon Subdrains • Slope Stability • Borrow Pit and Stock Piling 	Review and Approval of Final Geotechnical Study	Prior to Issuance of Grading Permits	City Engineer		
5.2-2b	<p>An Erosion Control Plan shall be reviewed and approved by the City of Brea prior to issuance of a grading permit. The erosion control plan shall outline methods that shall be implemented to control erosion from graded or cleared portions of the site. The erosion control measures may include one or more of the following:</p>	Review and Approval of Erosion Control Plan	Prior to Issuance of Grading Permits	City Engineer		

BIRCH HILLS SPECIFIC PLAN EIR
MITIGATION MONITORING AND REPORTING CHECKLIST

Mit/Cond. No.	Mitigation Measure/Condition of Approval	Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring	Initials	Date	VERIFICATION OF COMPLIANCE Remarks
5.2-3a	<ul style="list-style-type: none"> • Placing sandbags along the perimeter of the project site and other areas designated by the City for the protection of the City's storm drain system, prior to initial grading. • Minimizing the length of time that soils lie exposed. • Revegetating (landscaping, hydroseeding or any other method of providing vegetative cover) graded areas, in a manner approved by the City if determined to be required for erosion control in areas not planned for development until subsequent phases. Landscaping and hydroseeding should be under the direction of a licensed landscape architect and approved by the City. 	Design Plan Check	Prior to Issuance of Building Permits	Building Division			
5.2-3b	<p>Due to the potential for groundshaking in a seismic event, the applicant shall comply with the standards set forth in the Uniform Building Code (most recently adopted) to assure seismic safety to the satisfaction of the City of Brea.</p> <p>Prior to issuance of building permits, the Building Division shall review and approve all building plans to assure compliance with the latest State of California Building Code as adopted by the City of Brea.</p> <p>HYDROLOGY AND DRAINAGE</p> <p><i>Short-term Construction</i></p> <p><i>Drainage</i></p>	Design Plan Check	Prior to Issuance of Building Permits	Building Division			
5.3-1	See Measure 5.2-2b.	Design Plan Check	Prior to Issuance of Building Permits	City Engineer; Orange County Flood Control District			
5.3-2a	All required drainage improvements, including the Loftus Diversion Channel alignment and design project catch basins, shall be designed and constructed in accordance with the City of Brea and Orange County Flood Control District standards and shall be reviewed and approved by both the City and Orange County Flood Control District, prior to issuance of building permits.	Design Plan Check	Prior to Issuance of Grading Permits	Environmental Management Agency/Flood Program Division			
5.3-2b	Loftus Diversion Channel, an Orange County Flood Control District Facility (OCFCD), will be impacted by the proposed development. The facility shall be designed and constructed to agency standards to safely convey Environmental Management Agency (EMA) approved 100 year discharges. Notwithstanding the discharge mentioned in the Draft EIR, the project proponent/applicant shall submit and receive approval of hydrologic computations and the design discharge from EMA/Flood Program Division.	Agreement Approval	Prior to Issuance of Grading Permits	Orange County Flood Control District			
5.3-2c	An agreement with OCFCD may be necessary if right-of-way exchanges are involved because of channel realignment. The agreement may be used as the vehicle for dealing with plan check and construction inspection fees and other related issues.						

BIRCH HILLS SPECIFIC PLAN EIR

MITIGATION MONITORING AND REPORTING CHECKLIST

Mit/Cond. No.	Mitigation Measure/Condition of Approval	Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring	Initials	Date	VERIFICATION OF COMPLIANCE Remarks
5.3-2d	Storm drains are to be designed for a 25-year storm frequency for purposes of street flow and a 100-year frequency for protection to structures (homes, etc.) Plans shall be reviewed and approved by the City Engineer and Orange County Flood Control District prior to issuance of building permits.	Design Plan Check	Prior to Issuance of Building Permits	City Engineer; Orange County Flood Control District			
5.3-2e	Prior to final storm drain plan approvals, the applicant must receive a letter of acceptance from the City of Fullerton to allow project runoff to enter the City's storm drain system.	Receipt of Letter of Acceptance	Prior to Issuance of Grading Permits	City of Fullerton City Engineer			
5.3-2f	Prior to final drainage plan approval, a construction phasing plan shall be submitted to and approved by the City of Brea and County of Orange.	Phasing Plan Review	Prior to Final Design Plan Approval	City Engineer; Orange County Flood Control District			
5.3-3a	Water Quality The project is required to meet Stormwater Management regulations. The project applicant/owner shall file for a National Pollutant Discharge Elimination System (NPDES) permit with the California State Water Resources Control Board and abide by the conditions of the permit as issued. A copy of the NOI (filed with the State Water Resources Control Board), Stormwater Prevention Plan (State requirement), Best Management Plan (BMP) (City of Brea requirement consistent with the Countywide Drainage Area Management Plan Appendix G), and Monitoring Plan shall be submitted to the City Development Services Department a minimum of thirty (30) days prior to commencing grading operations.	Review of NOI, SWPP, BMP, Monitoring Plan	30 Days Prior to Grading	City Development Services Department			
5.3-3b	The project is required to abide by the conditions of Best Management Practices (BMPs), both structural and non-structural. The applicant shall submit a Water Quality Management Plan (WQMP), identifying all appropriate routine and minimum structural and non-structural BMPs found in the County's Drainage Area Management Plan (DAMP) Appendix G. The WQMP shall be prepared prior to recordation of a map or issuance of grading or building permit, whichever comes first.	Review and Approval of Water Quality Management Plan	Prior to Issuance of Grading Permits or Map Recordation	City Engineer			
5.3-3c	The Applicant shall obtain permits from the State for construction site runoff, industrial site runoff and other development runoff. NOISE Short-Term Construction	Design Plan Check	Prior to Issuance of Grading Permits	RWQCB			
5.4-1a	Construction activities shall comply with Brea Municipal Code relating to construction noise. If problems arise from construction noise, enforcement of the City's Municipal Code relating to construction-related noise discernible at residential boundaries will help minimize any potential noise impacts. Such noise is prohibited between the hours of 7:00 p.m. to 7:00 a.m. Monday through Saturday, or at any time on Sunday or a Federal holiday.	Periodic Site Inspection	During Construction; Ongoing	City Development Services Department; Construction Manager			

BIRCH HILLS SPECIFIC PLAN EIR
MITIGATION MONITORING AND REPORTING CHECKLIST

Mitig. Cond. No.	Mitigation Measure/Condition of Approval	Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE	
					Initials	Date Remarks
5.4-1b	All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers, to the satisfaction of the City Engineer.	Periodic Site Inspection	During Construction; Ongoing	City Building Inspector		
5.4-1c	Stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers, to the satisfaction of the City Engineer.	Periodic Site Inspection	Ongoing; During Construction	City Building Inspector		
5.4-1d	Stockpiling and vehicle staging areas shall be located as far as practical from noise sensitive receptors during construction activities, to the satisfaction of the City Engineer.	Periodic Site Inspection	Ongoing; During Construction	City Building Inspector		
5.4-2a	Long-Term Stationary Sources The project applicant shall submit detailed design plans for the proposed commercial recreation use, as part of the Precise Development Plan review process. Said plans shall be accompanied by an acoustical study prepared by a City-approved acoustical expert, to the satisfaction of the Planning Division. The study shall demonstrate that all feasible sound attenuation has been incorporated into project design, such as restricted delivery hours, mechanical equipment enclosure, noise walls and other noise barriers, relocation further east on the parcel, or other appropriate measures.	Review and Approval of Detailed Acoustical Study	Concurrent with Precise Development Plan Review	Planning Division		
5.4-2b	The mechanical equipment shall be located and designed so that it will not be audible at the residential land uses. This includes specifications for quiet equipment, and orienting the equipment away from the homes so that it is shielded by the building from the homes. It is recommended that any mechanical equipment be located on the side of the building furthest from the residential areas or constructed with a parapet around the equipment so that it is shielded.	Design Plan Check	Prior to Precise Development Plan Review	Planning Division		
5.4-2c	The following measures will minimize the noise impacts from activities within the parking areas, to the satisfaction of the City Development Services Department, through the Precise Development Plan review process: <ul style="list-style-type: none"> Maximize the use of berms and landscaping to help shield and attenuate the noise from cars within the parking lots. Loading dock areas should include screening, enclosure, orientation away from adjacent residential areas and/or have restricted delivery hours. Project Noise - Vehicular	Design Plan Check	Prior to Precise Development Plan Review	City Development Services Department		
5.4-3	In the event that adequate sound walls adjacent to the Glenbrook and Gingswood tracts along Imperial Highway are not provided by the Smart Street Program, prior to the issuance of building permits for Planning Area 1B, the applicant shall pay a pro rata share of the cost to construct the necessary sound walls (based on the percentage of total post-2010 traffic on the affected road segment estimated to be generated by the project), as determined by the City Development Services Department. Payment of fees shall be at the time of building permit issuance, subject to a cumulative impact fee program adopted by the City by that time.	Payment of Fees	Prior to Issuance of Building Permits	City Development Services Department		

BIRCH HILLS SPECIFIC PLAN EIR
MITIGATION MONITORING AND REPORTING CHECKLIST

Mit/Conc. No.	Mitigation Measure/Condition of Approval	VERIFICATION OF COMPLIANCE				
		Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring		
				Initials	Date	Remarks
5.4-4	<p>Prior to issuance of building permits, the applicant shall submit a detailed acoustical study demonstrating that all project structures will meet applicable City interior noise levels, in accordance with applicable noise standards and zoning regulations. The study shall be prepared by a City-approved acoustical expert, to the satisfaction of the Development Services Director. The study shall document projected ultimate noise exposure for interior non-residential space and exterior residential areas, and shall demonstrate that the project design plans have incorporated adequate sound attenuation measures to achieve the applicable noise standards.</p>	Review and Approval of Detailed Acoustical Study	Prior to Issuance of Building Permits	Director of Development Services		
5.4-5	<p>Cumulative Noise</p> <p>The project applicant shall participate in a cumulative impact fee program for Birch Street, from SR-57 to Kraemer Boulevard, at the time of building permit issuance, provided that such a plan is in place. The applicant shall pay a pro rata share of the cost to provide the necessary sound attenuation (based on the percentage of total post-2010 traffic on the affected road segment estimated to be generated by the project), as determined by the City Development Services Department.</p>	Payment of Fees, if applicable	Prior to Issuance of Building Permits	City Development Services Department		
5.5-1	<p>LAND USE</p> <p>Construction</p> <p>See sections 5.1, AIR QUALITY; 5.4, NOISE; 5.6, TRANSPORTATION/CIRCULATION; 5.8, HUMAN HEALTH/RISK OF UPSET; and 5.10, AESTHETICS/VISUAL/ GLARE.</p>					
5.5-2	None necessary.	Design Plan Check	Prior to Precise Development Plan Approval	City Development Services Department		
5.5-3a	Precise plans for the proposed project shall demonstrate that the site plan has incorporated appropriate design standards such as buffers (i.e. landscaping and trails), setbacks between proposed general commercial uses, and orientation/design of residential units and commercial/retail facilities.	Design Plan Check	Prior to Precise Development Plan Approval	City Development Services Department		
5.5-3b	The applicant shall demonstrate that additional buffer techniques have been provided for PA.3B where it abuts PA 1, such as a higher privacy wall and/or taller landscaping along the privacy wall, to the satisfaction of the Development Services Director, prior to Precise Development Plan review.	Design Plan Check	Prior to Issuance of Building Permits	City Engineer		
5.5-3c	Prior to receiving building permits, the applicant shall remove or place underground all existing pipelines other than water lines, particularly the high pressure gas lines in the greenbelt buffer.	Written Approval by the Public Utilities Commission and Southern Pacific Railroad	Prior to Issuance of Grading Permits in Planning Area 3	City Development Services Department		
5.5-3d	The applicant must receive approval from the Public Utilities Commission and Southern Pacific Railroad for the proposed rail crossings by "A" Street, prior to approval of grading permits.					

BIRCH HILLS SPECIFIC PLAN EIR
MITIGATION MONITORING AND REPORTING CHECKLIST

Mit/Contd. No.	Mitigation Measure/Condition of Approval	Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring	Initials	Date	VERIFICATION OF COMPLIANCE Remarks
5.5-4/5	See Sections 5.4, NOISE, and 5.10, AESTHETICS/VISUAL/GLARE.						
5.6-1a	<p>TRANSPORTATION/CIRCULATION</p> <p>Interim (Year 2000)</p> <p>The project applicant shall make the following improvements and receive fee credit from the City of Brea. A construction phasing plan shall be approved by the Development Services Department prior to receiving building permits.</p> <ul style="list-style-type: none"> Associated Road/Imperial Highway - Add 2nd northbound left lane and 2nd southbound left lane. <p>All road improvements associated with Imperial Highway shall be consistent with the Imperial Highway Smart Street Project, to the satisfaction of Caltrans District 12.</p> <p>Long-Term (Post 2010)</p> <p>The project applicant shall participate in the following intersection improvements in the City of Placentia. Participation shall occur on a fair-share basis as negotiated by the applicant with the City of Placentia. Evidence of such agreement shall be provided to the City of Brea Development Services Department prior to issuance of building permits.</p> <ul style="list-style-type: none"> Kraemer Boulevard/Batanchury - Add 2nd northbound left turn lane Kraemer Boulevard/Yorba Linda - Add eastbound right turn lane, 2nd northbound left turn lane, and 2nd southbound left turn lane. Rose/Imperial Highway - Add 3rd eastbound through lane and westbound right turn lane. <p>The project applicant shall participate in the City's Traffic Impact Fee Program as required.</p> <p>Access</p> <p>The applicant shall construct a traffic signal at Kraemer/PA 1A Driveway and PA 1A Driveway/Imperial Highway. In addition, modifications to the existing signals at Shopping Center Way/Imperial Highway and Associated (East)/Birch Street will be necessary when the project legs are built.</p> <p>The applicant shall widen streets adjacent to the property in order to conform with the City of Brea MPAR standards.</p>	<p>Review and Approval of Construction Phasing Plan</p> <p>Design Plan Check</p> <p>Receipt of Memorandum of Understanding from the City of Placentia</p>	<p>Prior to Issuance of Building Permits</p> <p>Prior to Issuance of Occupancy Permits</p> <p>Prior to Issuance of Building Permits</p>	<p>City Development Services Department</p> <p>Caltrans District 12; City Traffic Engineer</p> <p>City Development Services Department</p>			
5.6-2b		Payment of Fees	Prior to Issuance of Building Permits	City Development Services Department			
5.6-3a		Design Plan Check	Prior to Issuance of Occupancy Permits	City Traffic Engineer			
5.6-3b		Design Plan Check	Prior to Issuance of Occupancy Permits in Adjacent Phase	City Traffic Engineer			

BIRCH HILLS SPECIFIC PLAN EIR

MITIGATION MONITORING AND REPORTING CHECKLIST

Mit/Cond. No.	Mitigation Measure/Condition of Approval	Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring	Initials	Date	VERIFICATION OF COMPLIANCE Remarks
PUBLIC SERVICES AND UTILITIES							
5.7-1	<p>Police Services</p> <p>None required.</p>						
5.7-2a	<p>Fire Service</p> <p>Prior to issuing building permits, the applicant shall pay an equitable share of the cost of providing fire fighting services within a designated service area should such a formula be devised by the City and applied to all new developments within the identified service area.</p>	<p>Payment of Fees, if applicable</p>	<p>Prior to Issuance of Building Permits</p>	<p>City Fire Department</p>			
5.7-2b	<p>The project applicant shall comply with all applicable codes and ordinances regarding construction, access, water mains, fire flows, and fire hydrants. The applicant shall provide adequate final fire flow, as determined by the City Fire Department, based on building size, relationship to other structures and property lines, and the type of construction proposed.</p>	<p>Design Plan Check</p>	<p>Prior to Issuance of Occupancy Permits</p>	<p>City Fire Department</p>			
5.7-2c	<p>Prior to the recordation of a final tract/parcel map (except for a conveyance map), water improvement plans shall be submitted to and approved by the Fire Chief for adequate fire protection and financial security posted for the installation. The adequacy and reliability of water system design, location of valves, and the distribution of fire hydrants will be evaluated and approved by the Fire Chief.</p>	<p>Review and Approval of Water Improvement Plans</p>	<p>Prior to Final Map Recordation</p>	<p>City Fire Department</p>			
5.7-2d	<p>Prior to the issuance of any building permits, a construction phasing plan shall be submitted to and approved by the Fire Chief. The purpose of this review is to evaluate the adequacy of emergency vehicle access for the type of land use served.</p>	<p>Review and Approval of Construction Phasing Plan</p>	<p>Prior to Issuance of Building Permits</p>	<p>City Fire Department</p>			
5.7-2e	<p>Prior to the issuance of any certificates of use and occupancy, all fire hydrants shall have a "Blue Reflective Pavement Marker" indicating its location on the street or drive per Orange County Fire Department Standard. On private streets these markers shall be maintained in good condition by the property owner.</p>	<p>Site Inspection</p>	<p>Prior to the Issuance of Certificates of Occupancy</p>	<p>City Fire Department</p>			

BIRCH HILLS SPECIFIC PLAN EIR
MITIGATION MONITORING AND REPORTING CHECKLIST

Mit/Cond. No.	Mitigation Measure/Condition of Approval	Monitoring and Reporting Process		Party Responsible for Monitoring	Initials	Date	Verification of Compliance Remarks
		Monitoring and Reporting Process	Monitoring Milestone				
5.7-3	<p>Schools</p> <p>The Applicant will pay applicable school impact fees at the time of building permit issuance, which are \$10,615.00 per dwelling unit. The payments remaining unpaid shall be adjusted, as of January 1 of each year commencing on January 1, 1997 (each on "Adjustment Date"), by multiplying the amount in effect on such Adjustment Date by the percentage increase or decrease in the Index from the later of January 1, 1996 or the date of Index data used in the last adjustment, to date of the Index data most recently available prior to the Adjustment Date. "Index" means the State School Construction Cost Index provided by the Office of Public School Construction or in the absence of such School Construction Cost Index, the Engineering News Record, Construction Cost Index (Los Angeles Area) published by McGraw-Hill, Inc. Should UNOCAL Land & Development Company or their designated representative reach an agreement with the Brea Olinda Unified School District which differs from the per unit fee, the agreement will supersede the fee owing and satisfy the school mitigation measure.</p>	Payment of Fees	Issuance of Building Permits	City Development Services Department			
5.7-4a	<p>Electricity</p> <p>All final development plans shall be conditioned to require that all services and facilities will be built in accordance with the Southern California Edison Company's policies and extension rules on file with the California Public Utilities Commission.</p>	Design Plan Check	Prior to Issuance of Building Permits	City Engineer			
5.7-4b	<p>All building plans shall comply with the Energy Conservation Standards set forth in Title 24 of the California Administrative Code and local building and safety codes.</p>	Design Plan Check	Prior to Issuance of Building Permits	City Engineer			
5.7-4c	<p>The developer shall consult with SCE regarding participation in programs designed to increase the efficiency of operation and decrease energy costs. These programs may include new construction programs and off-peak cooling/thermal storage. Design criteria shall include the utilization of energy-efficient architectural and landscaping design concepts that will contribute to a reduction in the demand for energy. These concepts may include natural heating and/or cooling through sun and wind exposure and solar energy collection systems.</p>	Consultation with SCE	Prior to Issuance of Building Permits	City Development Services Department			
	<p>Gas</p> <p>No mitigation measures are required as significant impacts would not occur.</p>						
	<p>Telephone</p> <p>No mitigation measures are required as significant impacts have not been identified.</p>						

BIRCH HILLS SPECIFIC PLAN EIR

MITIGATION MONITORING AND REPORTING CHECKLIST

Miti/Cond. No.	Mitigation Measure/Condition of Approval	Monitoring and Reporting Process			VERIFICATION OF COMPLIANCE		
		Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring	Initials	Date	Remarks
5.7-7a	<p>Water</p> <p>Water system design and all public water mains, meters, and appurtenances will be installed and constructed in compliance with the applicable standards, specifications, policies, and regulations of the City of Brea and construction phasing plan shall be approved, prior to project final/for occupancy permits.</p> <p>All water mains will be sized to convey peak hour demands or maximum day demands with fire flows, prior to occupancy permits. All public streets and easements must be capable of containing and conveying the design fire flow capacity, as determined by the City Fire Department.</p> <p>Prior to the issuance of building permits, the developer shall demonstrate use of low water use fixtures, plumbing fixtures and appliances, to the satisfaction of the City Building Inspector.</p>	Design Plan Check; Site Inspection	Prior to Issuance of Occupancy Permits	City Building Inspector			
5.7-7b	<p>Interior:</p> <ul style="list-style-type: none"> ● Supply line pressure: Reduce water pressure greater than 50 psi to 50 psi or less by means of a pressure-reducing valve. ● Drinking fountains: Equip drinking fountains with self-closing valves. ● Ultra-low flush toilets: Install 1.6 gallon per flush toilets in all new construction. 	Design Plan Check; Site Inspection	Prior to Issuance of Occupancy Permits	City Fire Department			
5.7-7c	<p>Exterior:</p> <ul style="list-style-type: none"> ● Landscape with low water-consuming plants wherever feasible. ● Minimize use of lawn by limiting it to lawn-dependent uses. ● Group plants of similar water use to reduce over irrigation of low-water-using plants. ● Use mulch extensively in all landscaped areas. Mulch applied on top of soil will improve the water-holding capacity of the soil by reducing evaporation and soil compaction. ● Preserve and protect existing trees and shrubs. Established plants are often adapted to low-water-using conditions and their use saves water needed to establish replacement vegetation. ● Install efficient irrigation systems which minimize runoff and evaporation and maximize the water which will reach the plant roots. Drip irrigation, soil moisture sensors, and automatic irrigation systems are a few methods to consider in increasing irrigation efficiency and may be feasible for the project. ● Use pervious paving material whenever feasible to reduce surface water runoff. ● Investigate the feasibility of utilizing reclaimed wastewater, stored rain water, or gray water for irrigation. 	Site Inspection	Prior to the Issuance of Building Permits	City Building Inspector			

BIRCH HILLS SPECIFIC PLAN EIR
MITIGATION MONITORING AND REPORTING CHECKLIST

Mit/Contd. No.	Mitigation Measure/Condition of Approval	Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE	
					Initials	Date Remarks
5.7-8a	Sewer The applicant shall incorporate all practical and mandated water conservation measures, to the satisfaction of the Development Services Director, prior to occupancy permits. The applicant shall use ultra-low flow water fixtures to reduce the volume of sewage to the system, prior to occupancy permits.	Design Plan Check	Prior to Issuance of Occupancy Permits	Development Services Director		
5.7-8b	The applicant shall use ultra-low flow water fixtures to reduce the volume of sewage to the system, prior to occupancy permits.	Design Plan Check	Prior to Issuance of Occupancy Permits	Development Services Director		
5.7-8c	Prior to the recordation of a final tract/parcel map (except for a conveyance map), sewer lines, connections, and structures shall be of the type installed in the location as specified in the "Guidelines Requiring Separation Between Water Mains and Sanitary Sewers, Orange County Health Department, 1980," in a manner meeting the approval of the Manager, Environmental Health, Orange County HCA.	Design Plan Check	Prior to Recordation of Final Tract/Parcel Map	Manager, Environmental Health, County of Orange HCA		
5.7-8d	The applicant must receive an acceptance letter from the Orange County Sanitation District to receive sewage generated by the project, prior to final design plan approval.	Letter from Orange County Sanitation District	Prior to Final Design Plan Approval	City Development Services Department		
5.7-8e	The applicant shall submit a construction phasing plan for review and approval by the City prior to final design plan approval.	Review and Approval of Construction Phasing Plan	Prior to Final Design Plan Approval	City Development Services Department		
5.7-9a	Solid Waste Prior to issuance of occupancy permits, the project applicant shall provide the City and County with evidence of compliance with guidelines set forth by the State of California in accordance with the California Integrated Waste Management Act of 1989 (AB 939) which requires jurisdictions to divert 25 percent of solid waste from landfills by the year 1995 and 50 percent by the year 2000. This shall include consideration for reforesting mature trees, and offering marketable materials to recyclers such as concrete, asphalt and steel.	Review and Approval of a Recycling Plan	Prior to Issuance of Occupancy Permits	City Development Services Department, Orange County Environmental Health		
5.7-9b	Prior to the issuance of any building permits, a site plan delineating the capacity, number, and location of all proposed solid waste and recyclable collection areas shall be submitted to Orange County Environmental Health for review and acceptance and shall be approved by the City of Brea. Further, each location shall be verified by the City of Brea Development Services Department, prior to the issuance of any certificates of use and occupancy.	Site Plan Check	Prior to Issuance of Occupancy Permits	City Development Services Department, Orange County Environmental Health		
5.7-9c	The proposed project shall follow the current practice of the City of Brea for curbside collection and recycling programs in the residential areas of the City, including mixed waste processing and recovery in both residential and commercial areas, as specified by the Source Reduction and Recycling Element (SRRE) for the City of Brea.	Review and Approval of a Recycling Program	Prior to Issuance of Occupancy Permits	City Development Services Department		

BIRCH HILLS SPECIFIC PLAN EIR

MITIGATION MONITORING AND REPORTING CHECKLIST

Mitigation Measure/Condition of Approval	Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring	Initials	Date	Verification of Compliance Remarks
<p>5.7-9d The applicant shall utilize special landscape treatments to minimize the amount of yard trimmings and waste from the proposed project area, to the satisfaction of the City Development Services Department, as part of Precise Development Plan review and approval.</p> <p>HUMAN HEALTH/RISK OF UPSET</p> <p>No mitigation required.</p> <p>(Betterment) Daily perimeter air monitoring shall be performed during excavation activities. If and when petroleum hydrocarbon odor is noticed that could potentially migrate off-site and cause a public nuisance condition, the situation shall be mitigated immediately. Voluntary shut down of operation may be implemented prior to the control of volatile organic emissions until odor control can be achieved.</p> <p>Prior to rough grading, the applicant shall conduct Environmental Site Assessments in accordance with the ASTM standards for the portions of Birch Hills and Imperial Golf Courses to be developed. Particular attention shall be paid to any underground storage tanks and maintenance, repair or storage areas. Subsequent characterization and remediation (if necessary) shall be in accordance with appropriate agency requirements.</p> <p>Prior to excavation of the contaminated and other areas for rough grading, the project site shall be cleared of all excess vegetation, surface trash, piping, debris and other deleterious materials. These materials shall be removed and disposed of properly.</p> <p>The project applicant shall post signs prior to commencing remediation, alerting the public to the site cleanup operations in progress. The size, wording and placement of these signs shall be reviewed and approved by the City Planning Division.</p> <p>Prior to issuance of any preliminary grading permits, the Orange County/Environmental Health Manager shall be requested to initiate the survey process of the tract site to determine if vector control measures are necessary. If warranted, such measures shall be conducted by the developer in a manner meeting the approval of the Orange County/Environmental Health Manager.</p> <p>Construction specifications shall address the potential for ammonia gas to be released from on-site soils and redevelopment contractors involved in earthwork shall prepare and submit plans detailing the steps to be taken to monitor and mitigate potential releases (including monitoring of excavations and stockpiling). The plans should consider the development of a permanent gas control system (if required based on further evaluations). The plan shall be submitted to the City Development Services Department, Orange County HCA and other appropriate agencies, prior to issuance of grading permits.</p>	<p>Review and Approval of Landscaping Plan</p> <p>Daily Monitoring; Periodic Site Inspection</p> <p>Review and Approval of Environmental Site Assessments</p> <p>Site Inspection</p> <p>Review and Approval of Signage Plan</p> <p>Site Inspection</p> <p>Review and Approval of Monitoring and Mitigation Plan</p>	<p>Prior to Precise Development Plan Approval</p> <p>Ongoing</p> <p>Prior to Issuance of Grading Permits</p> <p>Prior to Issuance of Grading Permits</p> <p>Prior to Site Remediation</p> <p>Prior to Issuance of Grading Permits</p> <p>Prior to Issuance of Grading Permits</p>	<p>City Development Services Department</p> <p>City Building Inspector</p> <p>City Development Services Department</p> <p>City Building Inspector</p> <p>City Planning Division</p> <p>Orange County Environmental Health Manager</p> <p>City Development Services Department, Orange County HCA</p>			
<p>5.8-1</p> <p>5.8-2</p> <p>5.8-3a</p> <p>5.8-3b</p> <p>5.8-3c</p> <p>5.8-3d</p> <p>5.8-4</p>						

BIRCH HILLS SPECIFIC PLAN EIR

MITIGATION MONITORING AND REPORTING CHECKLIST

Mit/Cond. No.	Mitigation Measure/Condition of Approval	Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE	
					Initials	Date Remarks
5.8-5a	<p>Prior to site development (issuance of grading permits) excavation of significant surface contamination in the areas of the former Urea Plant, the new and original Nitric Acid Plant, and the original Ammonium Nitrate Plant shall occur. The extent of the excavation shall be limited to "hot-spots" which will be determined by on-site sampling and analysis.</p> <p>An excavation plan and its design shall be submitted by the Contractor to the City Engineer for approval prior to grading permit issuance. Excavation walls shall be sloped back to the appropriate angle to meet Cal-OSHA requirements. No person shall be allowed to enter an excavation without wearing the proper personnel protective equipment as per the site Health and Safety Plan. Daily inspections shall be made of the excavations for tension cracks, bulging or other indication of cave-ins or slides. In the event that excavation walls appear to be unstable, the excavation/mediation work shall cease until the necessary measures have been taken to safeguard all persons and property.</p> <p>Unless underground utility locations are well documented, as determined by the City of Brea Development Services Department, the project applicant shall perform geophysical surveys prior to excavations to identify subsurface utilities and structures. Pipelines or conduits which may be encountered within the excavation and graded areas shall either be relocated or be cut and plugged according to the applicable code requirements.</p> <p>Proper excavation procedures shall be followed to comply with OSHA's Safety and Health Standards (20 CFR Section 1926).</p>	On-Site Sampling; Site Inspection	Prior to Issuance of Grading Permits	City Development Services Department		
5.8-5b	<p>An excavation plan and its design shall be submitted by the Contractor to the City Engineer for approval prior to grading permit issuance. Excavation walls shall be sloped back to the appropriate angle to meet Cal-OSHA requirements. No person shall be allowed to enter an excavation without wearing the proper personnel protective equipment as per the site Health and Safety Plan. Daily inspections shall be made of the excavations for tension cracks, bulging or other indication of cave-ins or slides. In the event that excavation walls appear to be unstable, the excavation/mediation work shall cease until the necessary measures have been taken to safeguard all persons and property.</p>	Review and Approval of Excavation Plan	Prior to Issuance of Grading Permits	City Engineer		
5.8-5c	<p>Unless underground utility locations are well documented, as determined by the City of Brea Development Services Department, the project applicant shall perform geophysical surveys prior to excavations to identify subsurface utilities and structures. Pipelines or conduits which may be encountered within the excavation and graded areas shall either be relocated or be cut and plugged according to the applicable code requirements.</p>	Geophysical Surveys; Site Inspection	Prior to Issuance of Grading Permits	City Development Services Department		
5.8-5d	<p>Proper excavation procedures shall be followed to comply with OSHA's Safety and Health Standards (20 CFR Section 1926).</p>	Periodic Site Inspection	During Excavation Activities	City Development Services Department		
5.8-5e	<p>During excavation activities, diversion ditches and/or temporary provisions (berms) shall be employed, as necessary, to limit surface water from entering the excavation areas and to provide drainage of adjacent areas. Adequate pumps and sumps shall be made available on the construction site to handle flows into the excavation areas and shall be approved by the City Engineer.</p>	Periodic Site Inspection	During Excavation Activities	City Engineer		
5.8-5f	<p>Dust and volatile organic emissions from excavation activities shall be controlled through water spray or by employing other approved vapor suppressants including hydromulch spray in accordance with Regional Water Quality Control Board (RWQCB) Waste Discharge Requirements and the South Coast Air Quality Management District (SCAQMD) permit conditions.</p>	Periodic Site Inspection	During Excavation Activities	City Engineer		
5.8-5g	<p>During excavation, monitoring shall be conducted to measure the volatile organics at a distance no more than 3 inches above the freshly excavated soil by using flame ionization detectors (FID). If the 50 ppm value as specified by SCAQMD Rule 1166 is exceeded, mitigation actions such as voluntary shut down of the operation shall be implemented. Written records of measurements and FID (or equivalent) calibrations shall be made and kept on file.</p>	Periodic Site Inspection	During Excavation Activities	City Engineer		

BIRCH HILLS SPECIFIC PLAN EIR

MITIGATION MONITORING AND REPORTING CHECKLIST

Mitigation Measure/Condition of Approval	Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring	Initials	Date	Verification of Compliance Remarks
<p>Excavated nitrogen compound contaminated soils shall be blended during mass grading operations associated with site development and placed in areas which will be capped with asphalt or concrete.</p> <p>Following excavation activities, any remaining contaminated soils shall be covered with an impervious cap. Cap materials could be natural such as bentonite, or an artificial liner such as high density polyethylene (HDPE). The impervious liner should then be covered with top soil capable of sustaining vegetation. In the proposed golf course area, subsurface drains above the liner may be required to collect and divert rain water and irrigation water. The depth of excavation will depend on the future land use. In areas where the golf course is to be constructed, excavation to a depth of approximately 15 feet below finished grade will be required to allow sufficient vertical distance for clean fill and topsoil in consideration of anticipated root penetration depths.</p> <p>Evaluation of groundwater containment and remediation should be conducted to determine well requirements (on and off-site), pumping rates and volumes. Based on the results, treatment, disposal and/or reuse alternatives of extracted groundwater shall be considered and the selected method submitted to the appropriate agencies for review. Well monitoring systems shall also utilize designs that minimize attractive nuisance features and impacts to adjacent uses through appropriate placement and screening.</p> <p>Pavement design should consider prevention of the infiltration of rainwater, etc. This can be accomplished by proper drainage controls and design and specification of relatively impervious paving materials. Selected controls and design shall be reviewed and approved by the City Engineer.</p>	<p>Periodic Site Inspection</p> <p>Design Plan Check; Periodic Site Inspection</p>	<p>During Excavation Activities</p> <p>Prior to Issuance of Grading Permits; Ongoing</p>	<p>City Engineer</p> <p>City Engineer</p>			
<p>5.8-5h</p>						
<p>5.8-5i</p>						
<p>5.8-6a</p>	<p>Review and Approval of Monitoring Plan</p>	<p>Prior to Issuance of Grading Permits</p>	<p>City Engineer</p>			
<p>5.8-6h</p>	<p>Design Plan Check</p>	<p>Prior to Issuance of Building Permits</p>	<p>City Engineer</p>			
<p>5.9-1a</p>	<p>Proof of Dedication</p>	<p>Prior to Issuance of Grading Permits</p>	<p>City Development Services Department</p>			
<p>5.9-1b</p>	<p>Review and Approval of Trail Plan</p>	<p>Prior to Issuance of Grading Permits</p>	<p>EMA/Program Planning Division</p>			
<p>5.9-1c</p>	<p>Review and Approval of Trail Plan</p>	<p>Prior to Recording of a Final Tract/Parcel Map</p>	<p>EMA/Program Planning Division</p>			

BIRCH HILLS SPECIFIC PLAN EIR

MITIGATION MONITORING AND REPORTING CHECKLIST

Mit/Cond. No.	Mitigation Measure/Condition of Approval			Monitoring and Reporting Process		Monitoring Milestone	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE	
								Initials	Date
5.9-1d		Prior to the recordation of applicable final tract map, the subdivider shall irrevocably offer a 16-foot wide recreation easement for the Fullerton Regional Riding and Hiking Trail in a location and in a manner meeting the approval of the County of Orange, EMA/HB&P/Program Planning Division Manager. The subdivider shall not grant any easement(s) over the property subject to the recreation easement unless such easements are first reviewed and approved by the County of Orange, EMA/HB&P/Program Planning Division Manager. Until such time as the easement is accepted by the County, maintenance and upkeep of the easement area and improvements shall be the responsibility of the subdivider or assigned successor.	Design Plan Check	Prior to the Recordation of Applicable Final Tract Map	County of Orange, EMA/HB&P/Program Planning Division				
5.9-1e		Prior to the recordation of an applicable final tract map, the subdivider shall design the necessary improvements for the trail, including, but not limited to grading, erosion control, signage, fencing and a grade-separated crossing, in a manner meeting the approval of the County of Orange, EMA/HB&P/Program Planning Division Manager in consultation with the County of Orange, EMA/Regulation/Development Services Division Manager. Further, the subdivider shall enter into an agreement, accompanied by financial security, with the County of Orange, to insure the installation of the necessary improvements.	Design Plan Check	Prior to the Recordation of Applicable Final Tract Map	County of Orange, EMA/HB&P/Program Planning Division				
5.9-1f		In the event an application for grading permits is submitted prior to the recordation of the applicable final tract map, prior to the issuance of the grading permit, the grading plans shall be reviewed by the County of Orange, EMA/HB&P/Program Planning Division Manager, to assure that the proposed grading provides for, will not interfere with, or preclude the installation of the recreational riding and hiking trail purposes in a location and in a manner meeting the approval of the County of Orange, EMA/HB&P/Program Planning Division Manager.	Review and Approval of Grading Permits	Prior to Issuance of Grading Permits	County of Orange, EMA/HB&P/Program Planning Division				
5.9-1g		Prior to the issuance of final certificates of use and occupancy and the release of financial security guaranteeing the riding and hiking trail improvements, the riding and hiking trails improvements shall be installed in a manner meeting the approval of the County of Orange, EMA/HB&P/Program Planning Division Manager, in consultation with the County of Orange, EMA/Regulation/Development Services Division Manager.	Site Inspection	Prior to Issuance of Occupancy Permits	County of Orange, EMA/HB&P/Program Planning Division				
5.9-1h		Prior to the issuance of any certificates of use and occupancy, the applicant shall furnish to the County of Orange, EMA/Regulation/Building Inspection Manager, a written copy of the EMA/HB&P/Program Planning Division approval of the improvements installed.	Submission of Written Copy of Approval	Prior to Issuance of Occupancy Permits	County of Orange, EMA/Regulatory Building Inspector				
5.9-2		The applicant shall, prior to demolition of Birch Hills Golf Course, have operational a new public 18-hole golf course in the project vicinity within the City of Brea or its sphere of influence. If a golf course is constructed in the sphere of influence, it shall be annexed to the City of Brea at the earliest feasible time.	Proof of Operation of New 18-Hole Golf Course	Prior to Demolition of Birch Hills Golf Course	City Development Services Department				
5.9-3		Recreation Plans None required.							

BIRCH HILLS SPECIFIC PLAN EIR

MITIGATION MONITORING AND REPORTING CHECKLIST

Mit/Contd. No.	Mitigation Measure/Condition of Approval	Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring	Initials	Date	Verification of Compliance Remarks
	AESTHETICS/VISUAL/GLARE						
	Aesthetics						
5.10-1	None are necessary.						
5.10-2	During construction, a security fence, the height of which shall be determined by the City of Brea Building and Safety Division, shall be maintained around the perimeter of the site. The construction site shall be kept clear of all trash, weeds, etc.	Site Inspection	During Construction	Building and Safety Division			
5.10-3	Refuse areas, storage areas and mechanical equipment shall be screened in accordance with the City of Brea's Development Standards. Refuse areas shall be of a size adequate to meet on-site need, including recycling. The Development Services Department, in its review, shall pay particular attention to the screening of such areas and equipment. Any roof-top mechanical equipment shall be minimized in height and area, and shall be located in such a way as to minimize noise and visual impacts to surrounding properties. Unless otherwise approved by the Development Services Department, rooftop mechanical equipment shall be located at least five feet from the edge of the roof.	Site Inspection	Prior to Issuance of Occupancy Permits	City Development Services Department			
5.10-4	The Development Services Department shall review and approve the project's landscape plans, prior to building permit issuance. Landscaping plans shall comply with the City of Brea's Development Standards.	Review and Approval of Landscaping Plans	Prior to Issuance of Building Permits	City Development Services Department			
5.10-5a	Light/Glare Adequate external lighting (to be determined by the City Engineer) shall be provided for security purposes. The lighting shall be stationary, directed away from adjacent properties and public rights-of-way, and of an intensity compatible with the neighborhood.	Design Plan Check; Site Inspection	Prior to Issuance of Occupancy Permits	City Engineer			
5.10-5b	A lighting plan for the neighborhood park shall be submitted for review and approval by the Development Services Department, concurrent with site plan submittal.	Review and Approval of Lighting Plan	Prior to Park Site Plan Approval	City Development Services Department			
	BIOLOGICAL RESOURCES						
5.11-1	None required.						
5.11-2a	The project design includes preservation of the double windrow of large trees bounding the west side of the Birch Hills Golf Course.	Review and Approval of Landscape Plan	Prior to Issuance of Grading Permits	City Development Services Department			
5.11-2b	(Betterment) To the extent possible, landscaping for the proposed project shall consist primarily (i.e., more than 80%) of non-invasive native plants endemic to the Southwestern California South Coast subregion as defined by the Jepson Manual (Hickman, 1993).	Review and Approval of Landscape Plan	Prior to Issuance of Grading Permits	City Development Services Department			
5.11-3	None required.						

BIRCH HILLS SPECIFIC PLAN EIR
MITIGATION MONITORING AND REPORTING CHECKLIST

Mit/ Cond. No.	Midgation Measure/Condition of Approval	Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring	Initials	Date	VERIFICATION OF COMPLIANCE Remarks
5.11-4	(Betterment) Prior to implementation of the proposed plan to locate Loftus Channel underground beneath "A" Street, the project proponent must notify appropriate agencies in order to determine if they must obtain streambed alteration approvals from the California Department of Fish and Game (1603 Agreement), a State Water Resources Department 401 permit or waiver, and/or an Army Corps of Engineers 404 Permit.	Proof of Notification	Prior to Issuance of Grading Permits	California Department of Fish and Game; State Water Resources Department; U.S. Army Corps of Engineers			
	CULTURAL RESOURCES						
	Paleontology						
5.12-1a	Prior to the issuance of a grading permit, the project applicant shall direct an Orange County Certified Vertebrate Paleontologist to provide written evidence (letter of verification) to the City Planner, indicating that an Orange County Certified Vertebrate Paleontologist has been retained to observe (monitor) grading activities and salvage and catalogue fossils as necessary.	Letter of Verification	Prior to Issuance of Grading Permits	City Planner			
5.12-1b	A paleontological resource monitoring plan should be developed by an Orange County Certified Vertebrate Paleontologist. This plan should include a schedule for grading monitoring to be maintained while grading is conducted within fossiliferous geologic units, in order to further evaluate on-site fossil resources.	Submittal of Paleontology Monitoring Plan	Prior to Issuance of Grading Permits	City Development Services Department			
5.12-1c	The Orange County Certified Vertebrate Paleontologist shall be present at the pre-grading conference, shall establish procedures for paleontological resource surveillance and shall establish, in cooperation with the project developer, procedures for temporarily halting or redirecting work to permit sampling, identification and evaluation of the fossils. If major paleontological resources are discovered, which require long-term halting or redirecting of grading, the paleontologist shall report such findings to the project developer and to the City.	Pre-Grading Conference Attendance	Prior to Issuance of Grading Permits	City Development Services Department			
5.12-1d	Salvage operations should be initiated and coordinated with the project proponent if significant concentrations of fossils are encountered during grading.	Site Inspection	During Grading	City Development Services Department			
5.12-1e	Paleontological field monitors (staff paleontologists) will be equipped to salvage fossils as they are unearthed to avoid construction delays and remove samples of sediments which are likely to contain the remains of small fossil vertebrates. Monitors must be empowered to temporarily halt or divert grading equipment to allow the removal of large fossil specimens.	Site Inspection	During Grading	City Development Services Department Staff Paleontologist			
	If cutting is going on in more than one area, more than 1/8 mile apart and a monitor cannot reasonably get between both areas, then more than one monitor should be required. Arrangements should be made to allow excavation of specimens, plaster jacketing and screen washing where deemed necessary by the paleontological consultants.						

BIRCH HILLS SPECIFIC PLAN EIR

MITIGATION MONITORING AND REPORTING CHECKLIST

Mit/Cond. No.	Mitigation Measure/Condition of Approval	Monitoring and Reporting Process			VERIFICATION OF COMPLIANCE		
		Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring	Initials	Date	Remarks
5.12-1f	During grading, the Orange County Certified Vertebrate Paleontologist shall determine appropriate actions, in cooperation with the project developer, which ensure proper exploration and/or salvage of encountered paleontologic resources (fossils). Excavated significant fossil finds shall be offered to the City or its designee, on a first-refusal basis. The project developer may retain said fossil finds if written assurance is provided that they will be properly preserved, unless said finds are of special significance, or the City indicates a desire to study and/or display them, in which case the fossils shall be immediately accessioned to the City, or designee. These actions, as well as final mitigation and disposition of the resources, shall be subject to City guidelines and regulations. Prior to the issuance of a precise (fine) grading permit, the paleontologist shall submit a Final report for approval by the City Planner, the period of time (dates) during which grading was monitored, a catalogue and analysis of the fossils found, curation of collected fossils to the point of identification and accessioning of the fossils to the City, or designee.	Site Inspection	During Grading	Staff Paleontologist			
5.12-1g	Paleontologic grading observation, supplemented by weekly periodic in-grading supervisory inspections by the Orange County Certified Vertebrate Paleontologist, should be maintained when grading in all on-site geologic units. This will enable further evaluation, protection and salvaging of any significant paleontological resources encountered on-site. Monitoring on a full-time basis is required as significant concentrations of fossils are anticipated within geologic units to be exposed during grading of the site. monitoring schedules (levels) can only be altered during the project by the Orange County Certified Vertebrate Paleontologist.	Periodic Site Inspection	During Grading	Staff Paleontologist			
5.12-1h	If significant concentrations of fossils are encountered which cannot be collected during normal monitoring time, salvage operations must be initiated and completed as quickly as feasible at the direction of the Orange County Certified Vertebrate Paleontologist and coordinated with the on-site grading foreman. The City, or its designee, and the property developer will be notified regarding any paleontologic salvage operation as soon as possible.	Periodic Site Inspection	During Grading	Staff Paleontologist; Grading Foremen			
5.12-1i	If any fossil microfossils are encountered in on-site sediments (specifically small fossil invertebrates or vertebrates) the City requires that 6,000 pounds of representative sediment samples be screen-washed and "picked" for recovery of small or micro-paleontologic resources.	Site Inspection	During Grading	City Development Services Department			
5.12-1j	A Final Paleontological Report will be prepared for submission, review and approval by the City. The report shall include grading dates, methodologies, an itemized inventory of specimens and analysis of the significance of encountered fossils, curation of collected fossils to the point of identification, accession of the fossils to the City or a museum repository with a retrievable storage system. The Final Report and inventory, when submitted to the City of Brea, signifies completion of the program to mitigate impacts to paleontologic resources.	Review and Approval of Final Paleontological Report	Prior to issuance of Grading Permits	City Development Services Department			

BIRCH HILLS SPECIFIC PLAN EIR
MITIGATION MONITORING AND REPORTING CHECKLIST

Mit/Cond. No.	Mitigation Measure/Condition of Approval	Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring	Initials	Date	VERIFICATION OF COMPLIANCE Remarks
5.12-2a	<p>Archaeology</p> <p>No further archaeological investigations are required or recommended prior to initiation of project implementation.</p> <p>Prior to issuance of grading permits, the project applicant shall provide written evidence to the City Planner, that a County-certified archaeologist has been retained, on an on-call basis, to conduct salvage excavation of the archaeological resources in the permit area if resources are encountered during project excavations.</p>	Written Letter	Prior to Issuance of Grading Permits	City Planner			
5.12-2b	<p>The project's County-certified project archaeologist shall be present at the pre-grading conference to establish, in cooperation with the project developer, procedures for temporarily halting or redirecting work to permit the sampling, identification and evaluation of all archaeological resources (sites, features and/or artifacts) encountered during project excavations.</p>	Pre-Grade Meeting Attendance	During Grading	County-Certified Archaeologist			
5.12-2c	<p>No mitigation monitoring of construction activities is recommended. However, the project developer and the on-site construction excavation crews must call the project archaeologist to the site to assess all encountered resources and determine if they are significant and require mitigation or if they must be tested for significance.</p>	Periodic Site Monitoring	During Grading; Ongoing	Site Manager			
5.12-2d	<p>If archaeological resources are encountered during project excavations, the applicant must contract with the project's County-certified archaeologist to perform a subsurface test-level investigation and surface collection as appropriate. The test-level report evaluating the site shall include discussion of significance (depth, nature, condition and extent of the resources), final mitigation recommendations and cost estimates. Final mitigation shall be carried out based upon the test-level report recommendations and a determination as to the site's disposition by the City Planner. Possible determinations include, but are not limited to, preservations, salvage, partial salvage or no mitigation necessary.</p>	Review and Approval of Subsurface Test-Level Results	During Grading	City Planner			
5.12-2e	<p>If it is determined that the encountered resources are significant, the project's County-certified archaeologist shall be contracted, by the project developer, to record the site and develop and implement a mitigation recovery plan to mitigate project impacts to the resources. Recovered resources must be curated and documented in accordance with City and professional archaeological practices, guidelines and standards. A final report of the recovery (salvage) operation shall be submitted and approved by the City Planner, prior to resumption of any grading within the mitigated archaeological site.</p>	Mitigation Recovery Plan Check	During Grading	City Planner			
5.12-2f	<p>Prior to issuance of a precise grading permit, the archaeologist shall submit a final project report of findings to the City Planner, which shall include documentation of all recovery operations, an analysis of any artifacts found and the present repository of the artifacts.</p>	Review and Approval of Final Project Report	Prior to Issuance of Grading Permits	City Planner			

BIRCH HILLS SPECIFIC PLAN EIR

MITIGATION MONITORING AND REPORTING CHECKLIST

Mit/Contd. No.	Mitigation Measure/Condition of Approval	Monitoring and Reporting Process		Party Responsible for Monitoring	Initials	Date	Verification of Compliance Remarks
		Monitoring Milestone	Process				
5.12-2g	Excavated finds shall be offered to City, or designee, on a first refusal basis. Applicant may retain said finds if written assurance is provided that they will be properly preserved in Orange County, unless said finds are of special significance, or a museum in Orange County indicates desire to study and/or display them at this time, in which case items shall be donated to City, or designee.	Ongoing	Review and Approval of Final Project Report	Staff Archaeologist			
5.12-2h	If additional archaeological resources are discovered, the archaeologist shall determine appropriate actions, in cooperation with the project developer, for exploration and/or salvage.	During Grading	Review and Approval of Final Project Report	Staff Archaeologist			

**FINAL
BIRCH HILLS SPECIFIC PLAN**

**General Plan Amendment No. GPA 94-2
Specific Plan No. SP 94-1
Zone Change No. ZC 94-2**

Prepared For:

City of Brea
Development Services Department, Planning Division
Civic & Cultural Center
Number One Civic Center Circle
Brea, CA 92621-5758

Applicant:

Unocal Land and Development Company
3020 Saturn Street, Suite 203
Brea, CA 92621

Prepared By:

TEMPLETON PLANNING GROUP
4770 Campus Drive, Suite 240
Newport Beach, CA 92660
(714) 474-1660
William Halligan, Project Manager
Peter Templeton, Director-in-charge

Approved and Adopted:

September 19, 1995

<u>Section</u>	<u>Page</u>
1.0 INTRODUCTION AND SUMMARY	1-1
2.0 PROJECT LOCATION AND DESCRIPTION	2-1
2.1 PURPOSE AND INTENT	2-1
2.2 PROJECT LOCATION AND SETTING	2-1
2.3 PROJECT OBJECTIVES	2-6
2.4 AUTHORITY AND REQUIREMENTS	2-7
2.5 RELATIONSHIP TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT	2-8
3.0 DEVELOPMENT PLAN	3-1
3.1 PURPOSE AND INTENT	3-1
3.2 LAND USE PLAN	3-1
3.3 GRADING PLAN	3-11
3.4 CIRCULATION PLAN	3-16
3.5 PUBLIC UTILITY PLAN	3-22
3.6 STORM DRAIN PLAN	3-28
3.7 RECREATION/OPEN SPACE PLAN	3-31
3.8 WALLS AND FENCES	3-34
4.0 DEVELOPMENT REGULATIONS AND PROCEDURES	4-1
4.1 PURPOSE AND INTENT	4-1
4.2 GENERAL REGULATIONS	4-2
4.3 RESIDENTIAL PLANNING AREA USES AND STANDARDS	4-4
4.4 GENERAL COMMERCIAL PLANNING AREAS	4-11
4.5 PARK PLANNING AREAS	4-18
4.6 SIGN REGULATIONS	4-20
4.7 TEMPORARY PERMITTED USES	4-21

<u>Section</u>	<u>Page</u>
5.0 DESIGN GUIDELINES	5-1
5.1 PURPOSE AND INTENT	5-1
5.2 PROJECT-WIDE PUBLIC IMPROVEMENTS	5-2
5.3 ARCHITECTURAL GUIDELINES	5-4
5.4 CONCEPTUAL LANDSCAPE PLAN	5-14
6.0 SPECIFIC PLAN IMPLEMENTATION	6-1
6.1 PURPOSE AND INTENT	6-1
6.2 PHASING PLAN	6-1
6.3 SPECIFIC PLAN PRECISE DEVELOPMENT PLAN REVIEW ...	6-6
6.4 GENERAL ADMINISTRATION	6-10
6.5 SUBDIVISION	6-10
6.6 AMENDMENT PROCEDURES	6-10
6.7 SPECIFIC PLAN PROGRAMS/COMPREHENSIVE FUNDING PLAN	6-11
6.8 IMPROVEMENTS TO PARK	6-15
6.9 AFFORDABLE HOUSING	6-15
7.0 APPENDIX	7-1
7.1 GENERAL PLAN CONSISTENCY	7-1
7.2 FINDINGS	7-40
7.3 DEFINITIONS	7-41
7.4 LEGAL DESCRIPTION	7-42

<u>Exhibit</u>	<u>Page</u>
2-1 REGIONAL LOCATION MAP	2-2
2-2 VICINITY MAP	2-3
2-3 AERIAL PHOTOGRAPH/SURROUNDING LAND USES	2-4
3-1 CONCEPTUAL LAND USE PLAN	3-2
3-2 PLANNING AREAS	3-4
3-3 CONCEPTUAL SITE PLAN - PLANNING AREA 1A	3-6
3-4 CONCEPTUAL DESIGN FEATURES - PLANNING AREA 1A	3-7
3-5 CONCEPTUAL SITE PLAN - PLANNING AREA 2	3-9
3-6 CONCEPTUAL GRADING PLAN/PLANNING AREAS 1 AND 3	3-12
3-7 CONCEPTUAL GRADING PLAN/PLANNING AREA 2	3-13
3-8 CONCEPTUAL CUT AND FILL MAP	3-14
3-9 CONCEPTUAL CIRCULATION PLAN	3-17
3-10 STREET SECTIONS	3-18
3-10A CONCEPTUAL STRIPING PLAN	3-19
3-11 STREET SECTIONS	3-20
3-12 CONCEPTUAL SEWER PLAN/PLANNING AREAS 1 AND 3	3-23
3-13 CONCEPTUAL SEWER PLAN/PLANNING AREA 2	3-24
3-14 CONCEPTUAL WATER PLAN/PLANNING AREAS 1 AND 3	3-26
3-15 CONCEPTUAL WATER PLAN/PLANNING AREA 2	3-27
3-16 STORM DRAIN PLAN/PLANNING AREAS 1 AND 3	3-29
3-17 STORM DRAIN PLAN/PLANNING AREA 2	3-30
3-18 RECREATION/OPEN SPACE CONCEPT	3-32
3-19 FENCING PLAN	3-35
4-1 CONCEPTUAL LOT LAYOUT/PLANNING AREA 2	4-7

<u>Exhibit</u>	<u>Page</u>
5-1 RESIDENTIAL ARCHITECTURAL ELEVATIONS	5-5
5-2 CHARACTER SKETCHES	5-7
5-3 CHARACTER SKETCHES	5-8
5-4 CHARACTER SKETCHES	5-9
5-5 CHARACTER SKETCHES	5-10
5-6 COMMERCIAL ARCHITECTURAL ELEVATIONS	5-11
5-7 COMMERCIAL ARCHITECTURAL ELEVATIONS	5-12
5-8 COMMERCIAL ARCHITECTURAL ELEVATIONS	5-13
5-9 LANDSCAPE CONCEPT PLAN	5-15
5-10 KEY TO DETAILS AND CROSS-SECTIONS	5-19
6-1 PHASING PLAN	6-2
6-2 EXISTING GOLF COURSE	6-4
6-3 PROPOSED GOLF COURSE REROUTING	6-5
6-4 IMPLEMENTATION PROCESS	6-7

<u>Table</u>		<u>Page</u>
3-1	LAND USE PLAN SUMMARY	3-3
6-1	PHASING PLAN	6-3

The Birch Hills Specific Plan provides the City of Brea with a set of plans, development regulations and policies for guiding the orderly development of 166.3 acres located within the City of Brea, Orange County, California. The Birch Hills Specific Plan provides for a multi-use development of residential, general commercial and recreational land uses. The multi-use development shall replace the existing Birch Hills Golf Course, the former Collier Chemical Plant, which ceased operation in December, 1991, and a portion of Imperial Golf Course. The Birch Hills Specific Plan will establish the development regulations, policies and site development standards to implement the Land Use Plan as ultimately approved by the Brea City Council. The Land Use Plan defines a change in the current General Plan and Zoning and as such, the Specific Plan will be implemented with the appropriate General Plan and Zoning Ordinance Amendments, and Subdivision Maps. This Specific Plan is regulatory, adopted by ordinance, and upon adoption will be consistent with the City of Brea General Plan.

The project site is located in the southeast section of the City of Brea, approximately one mile east of the SR-57 Freeway. With the exception of a 14.5 acre parcel located south of Imperial Highway, the 166.3-acre site is generally bounded by Imperial Highway on the south, Kraemer Boulevard on the east, Birch Street on the north, and a single-family residential tract on the west. The site is located within an urbanized area of northeast Orange County. The site is surrounded by residential development to the north and west, an industrial park to the east, and a commercial retail center and approved residential specific plan to the south.

The Birch Hills Specific Plan provides for a multi-use development under the Specific Plan designation contained in the adopted City of Brea General Plan. The Specific Plan contains development controls to provide the City of Brea with assurances that the site area will be built out as planned. To ensure that the design criteria are adhered to, a set of detailed designs with notes are included within this document. These detailed designs with descriptions take the place of traditional design guidelines. These designs encompass project planning design, landscaping, architecture, signage, lighting and community character. Future phases of commercial and residential will reflect the same theme and design styles established in these detailed designs.

The proposed project consists of a multi-use specific plan which includes both retail commercial, residential, and park uses. A maximum of 363 low-density residential units, 112 medium-density units, 570,000 square feet of commercial and a 7.5 acre park are proposed. A portion of the project site (14.5 acres) is located south of Imperial Highway. This parcel is designated by the specific plan for small lot single-family residential uses totalling 112 units. These units will consist of an affordable product intended to satisfy a portion of the City's "fair-share" housing needs. In accordance with the City's Affordable Housing Ordinance, ten percent of the total number of units within the Specific Plan area (48 units) will have explicit resale controls. All 48 units will be located within Planning Area 2. Access to the 14.5 acre parcel will be provided by Placentia Avenue from Imperial Highway.

The commercial uses consist of a maximum of 570,000 square feet on 60 acres. The commercial land use theme is anticipated to be recreational/entertainment/retail oriented. The retail center may contain major box users, a skating rink facility, and small retail pad sites. Access to the commercial site will be provided by two signalized access points off of Imperial Highway and three additional right in/out only access points. Access from Kraemer Boulevard will be provided by one signalized access and two right in/out only, access points.

The low-density residential area and neighborhood park is located on the northern 91.8 acres. These uses will consist of single-family detached homes on minimum 5,000 square foot lots. Access will be provided off of Birch Avenue. The low-density parcel is traversed by a railroad spur which used approximately once a month by a single box car and engine. An existing drainage channel also traverses this area and is proposed to be located underground beneath "A" Street. Recreational uses within the entire Specific Plan area include a 7.5 acre neighborhood park, 11.5 acres of landscape setbacks, pedestrian/bicycle trails, and greenbelts, and a .33 acre private recreational facility included within Planning Area 2.

Phase 1 and Phase 2 Environmental Assessments have been performed for the project site and a Remedial Action Plan is currently being prepared. The demolition of the Collier Chemical Plant to its foundations is expected to be complete by December 1, 1994. Soil remediation is estimated to be complete by June 1, 1995.

The authority for preparation of specific plans is found in the California Government Code, Section 65450, et seq. The law allows preparation of specific plans based on the General Plan, as may be required for the systematic execution of the General Plan and further allows for their review and adoption.

2.1 PURPOSE AND INTENT

The purpose of the Birch Hills Specific Plan is to allow for the development of a maximum of 363 low-density residential units, 112 medium-density units, a 570,000 square feet of commercial, and a 7.5-acre neighborhood park within the city limits of Brea. The planned development will replace the Birch Hills Golf Course, the former Collier Chemical Plant, and a portion of the Imperial Golf Course by means of a General Plan Amendment to be implemented in conjunction with this Specific Plan.

Specific Plan documents implement a City's General Plan through the provision of a more detailed version of the General Plan for a specified area. The Specific Plan articulates planning considerations and imposes regulations and/or controls for the project area. Responsible planning is ensured through the adoption of a development control mechanism that reflects thorough land use planning. A suitable development control mechanism is the Specific Plan, which when adopted by the City of Brea serves both a planning function and a regulatory function.

The adoption of the Birch Hills Specific Plan will establish the type, location, intensity and character of development and the required infrastructure in order for development to occur. The Specific Plan will also guide development in order to respond to the physical constraints and environmental sensitivities of the site, coordinate the mix of land uses and provide plans for grading, circulation, drainage and recreation. To ensure that the design criteria are adhered to, detailed designs are incorporated herein.

2.2 PROJECT LOCATION AND SETTING

The City of Brea is situated in North Orange County, California, adjacent to both San Bernardino and Los Angeles Counties. Brea is approximately 30 miles southeast of downtown Los Angeles by freeway as shown on Exhibit 2-1. The Birch Hills Specific Plan area is located in the southeast section of the City, approximately one mile east of Interstate 57. The 166.3-acre site is currently occupied by the Birch Hills Golf Course, the former Collier Chemical Plant, which ceased operation in December, 1991, and a portion of the Imperial Golf Course. Since the plant's closure, UNOCAL has maintained an operations office and has conducted demolition activities including cooling tower and asbestos removal. As shown on Exhibit 2-2, the 166.3-acre site is generally bounded by Imperial Highway on the south, Kraemer Boulevard on the east, Birch Street on the north, and a large scale residential tract on the west. Also included within the Specific Plan are is a 14.5 acre parcel located south of Imperial Highway. As shown on Exhibit 2-3, the site is surrounded by residential development to north and west, an industrial park to the east, and a commercial retail center and approved residential specific plan to the south.



REGIONAL LOCATION MAP

BIRCH HILLS SPECIFIC PLAN

UNOCAL LAND & DEVELOPMENT COMPANY

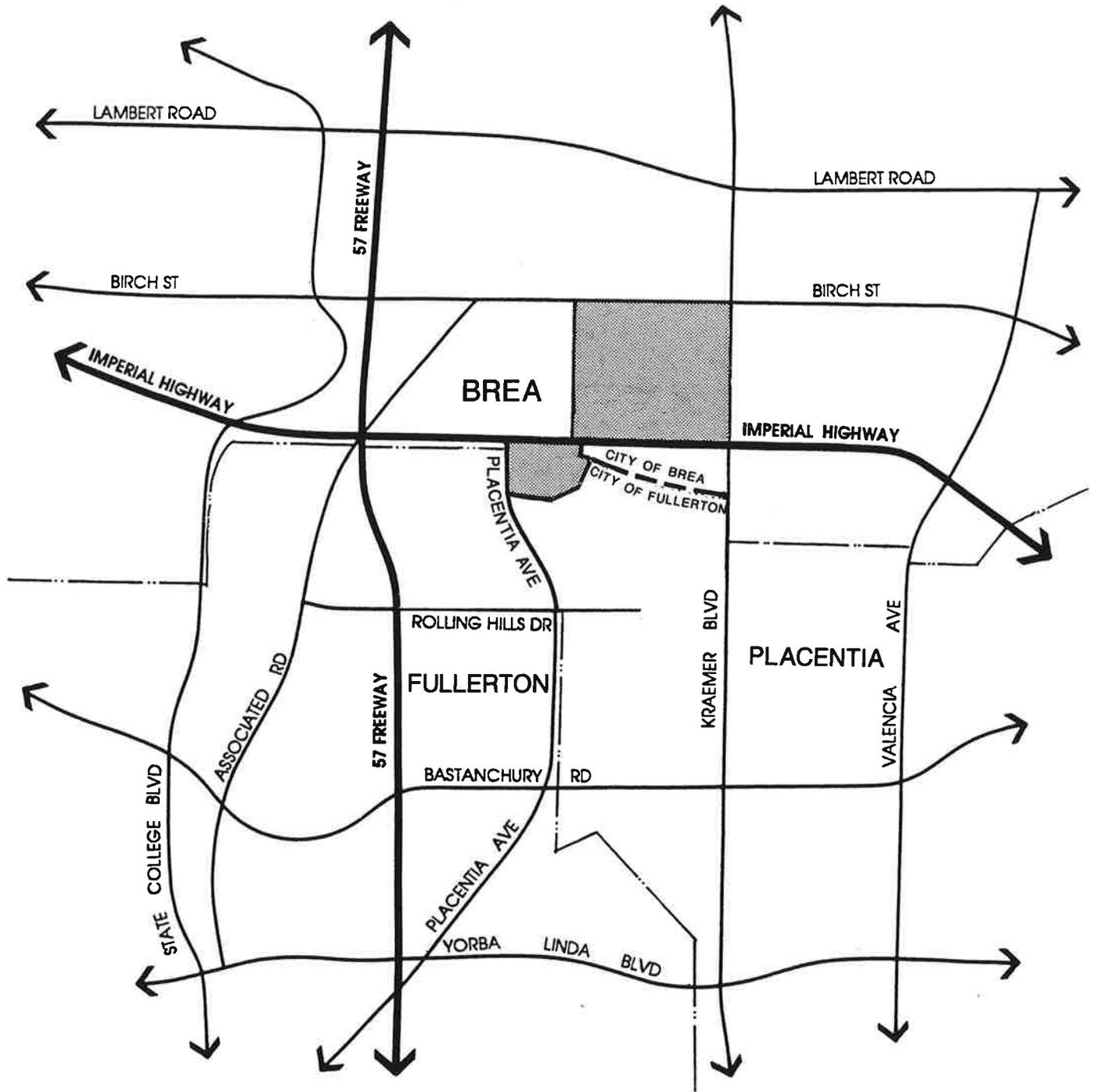
City of Brea, California



TEMPLETON PLANNING GROUP
 Design • Planning • Environmental

4770 Campus Drive, Suite 240, Newport Beach, CA 92660 (714) 474-1660





BIRCH HILLS SPECIFIC PLAN

VICINITY MAP

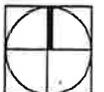
UNOCAL LAND & DEVELOPMENT COMPANY

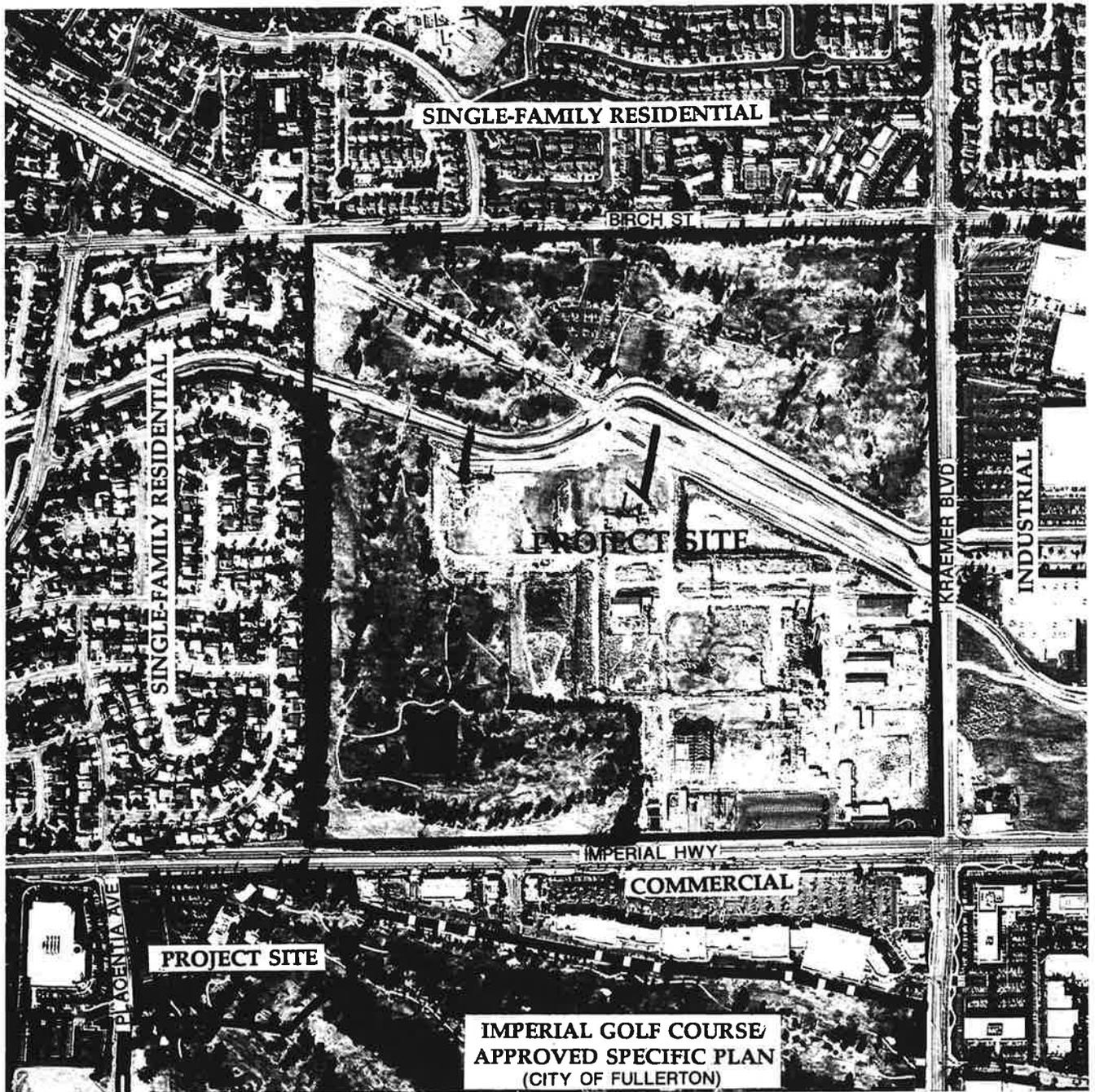
City of Brea, California



TEMPLETON PLANNING GROUP
 Design • Planning • Environmental

4770 Campus Drive, Suite 240, Newport Beach, CA 92660 (714) 474-1660





*AERIAL PHOTOGRAPH/
SURROUNDING LAND USES*

BIRCH HILLS SPECIFIC PLAN

76 UNOCAL LAND & DEVELOPMENT COMPANY

City of Brea, California



TEMPLETON PLANNING GROUP
Design • Planning • Environmental

4770 Campus Drive, Suite 240, Newport Beach, CA 92660 (714) 474-1660



2.2.1 Site History

Collier Chemical Plant was constructed in the early 1950s with some units added in the mid-1960s, and was operated until December 1991 when the last operating units at the plant were shut down. During this period, the plant produced nitric acid, carbon dioxide, ammonia, ammonium nitrate, and urea fertilizer products in both solid and liquid form. Primary raw materials included pipeline natural gas, water, and ambient air. Outgoing shipments of fertilizer products and certain incoming fertilizer materials were transported by both rail car and truck.

Prior to the plant's construction, the site property and adjacent properties were primarily undeveloped land. The site is situated between two major oil fields (Brea-Olinda and East Coyote), although records indicate that no oil production activities were conducted on-site. However, historical maps indicate that several oil company pipelines transected the property which have been removed or will be removed as part of site remediation activities.

2.2.2 Environmental Setting

The Specific Plan area is of general low relief and lies at a surface elevation of approximately 360 to 380 feet above mean sea level. The nearest drainage feature is the west and south flowing Loftus Diversion Channel, which traverses the northern portion of the site. Carbon Canyon Creek is located approximately one mile east of the site and drains runoff from the nearby Chino Hills.

Stream terrace deposits, consisting of combinations of sand and silt, and minor clay fractions underlie the site to depths greater than 110 feet below the surface. Reportedly, the La Habra Formation (Pleistocene) underlies the alluvial sequence and consists of siltstones, claystones and unconsolidated sand, silts, and clay. The La Habra Formation is about 900 feet thick and is underlain by thick sections of the Fernando, Puente, and older formations. At greater depth beneath the project site lies the west trending and west plunging La Habra syncline.

Groundwater was found to occur in two distinct zones on the site. The upper zone occurs at a depth of approximately 34 to 69 feet below ground surface. The deeper zone starts at a depth of approximately 95 to 105 feet. The base of the saturated zones is at an elevation of approximately 750 feet below mean sea level, or 1,100 feet below ground surface.

The Whittier fault zone, located approximately 1.5 miles north of the project site, is the southern boundary of the structurally elevated block of the Chino and Puente Hills. Evidence of on-site faults was not encountered during the course of soil investigations at the project site. Review of the available geologic maps of the area did not indicate the presence of faults in the immediate site vicinity (closest trace is the Whittier fault zone, approximately 1.5 miles to the north of the site).

2.3 PROJECT OBJECTIVES

The 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 Specific Plan area;
- Promote development consisting of the highest and best use of the site subsequent to demolition and remediation of the Collier Chemical Plant.
- Provide additional recreational opportunities through the inclusion of a ± 7.5 -acre neighborhood park, ± 11.5 acres of landscape setbacks, pedestrian/bicycle trails, and greenbelts, and a $\pm .33$ acre private recreational facility included within Planning Area 2;
- Increase the availability of goods and services to Brea area residents.
- Provide a major commercial recreation sports/entertainment facility of approximately 110,000 square feet in the City of Brea;
- Provide for the inclusion of Affordable Housing within the community, consistent with the ordinances and guidelines of the City of Brea;
- Provide for the aesthetic restoration/enhancement of the project site through demolition and remediation of facilities associated with the former Collier Chemical Plant while allowing the project proponent to redevelop the site with a more appropriate land use consistent with the surrounding uses. Aesthetic improvements will consist of the provision of a 7.5 acre neighborhood park, landscaped greenbelts, and recreational trails to be implemented in accordance with the Conceptual Landscape Program contained within the Specific Plan;
- Provide for general commercial uses to improve the tax base of the City of Brea;
- Establish design guidelines and development regulations and procedures to control future project improvements and provide appropriate architectural themes for the Birch Hills area.

2.4. AUTHORITY AND REQUIREMENTS

2.4.1 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. The City of Brea will adopt the Birch Hills Specific Plan by Ordinance.

2.4.2 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.

The Specific Plan is a regulatory plan which will serve as the zoning for the subject property. Proposed development plans or agreements, tentative tracts or parcel maps, and any other development approval must be consistent with the Specific Plan. Projects which are found consistent with the Specific Plan will be deemed consistent with the City's General Plan.

2.5 RELATIONSHIP TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Pursuant to the CEQA Guidelines, the City of Brea prepared an "Initial Study" which determined that the Birch Hills Specific Plan may result in significant environmental impacts and therefore required preparation of an Environmental Impact Report (EIR). Pursuant to the findings of the City's Initial Study, Program Environmental Impact Report No. EIR 94-1 (SCH 94081034) was prepared for the proposed project which covered the following discretionary approvals: General Plan Amendment No. GPA 94-2, Specific Plan No. SP 94-1, and Zone Change No. ZC 94-2. Environmental Impact Report No. EIR 94-1 comprehensively analyzed the potential environmental impacts of the project as determined by the Initial Study, and identified mitigation measures for each significant impact. All mitigation measures included in the Final Environmental Impact Report No. EIR 94-1 are hereby made specific conditions of approval to the Birch Hills Specific Plan.

Final Environmental Impact Report No. EIR 94-1 serves as the EIR 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 with the Specific Plan and EIR to determine whether additional environmental documentation must be prepared pursuant to Section 15162, 15168, and 15182 of the CEQA Guidelines.

3.1 PURPOSE AND INTENT

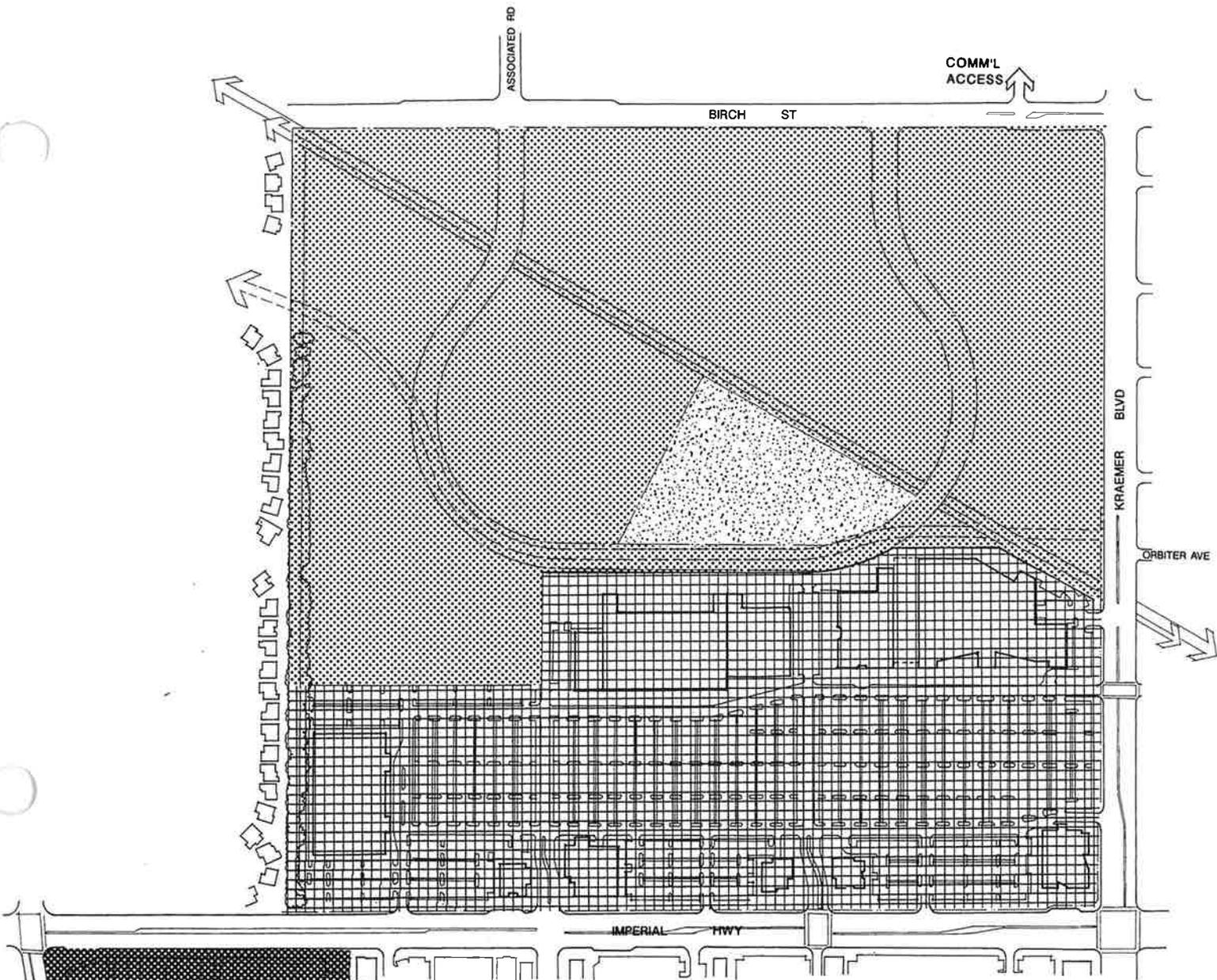
The purpose of the Birch Hills Specific Plan is to assure quality residential and commercial construction through the development regulations and design guidelines contained herein. The intent of the specific plan and its regulations is to provide development criteria to guide the developer(s) and the City of Brea in the design of new residential neighborhoods and a commercial retail center. This section contains a description of the goals, objectives and policies for the Birch Hills Specific Plan combined with various plan components. These components provide the rationale for the development regulations found in Section 4.0, Development Regulations.

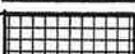
The development plan has been derived from several project alternatives and input from studies prepared by the applicant's civil engineer, traffic engineer, land planners, architects and involvement by the City of Brea Development Services Department. As a result, the plan addresses development-related issues in the form of proposed physical improvements, guidelines for future development, technical data, implementation procedures and regulations.

3.2 LAND USE PLAN

The Birch Hills Specific Plan proposes a mix of land uses to ultimately replace the existing Birch Hills Golf Course, former Collier Chemical Plant facility and a portion of Imperial Golf Course. These uses include single-family residential, general commercial and park uses. The plan also provides for the rerouting of several holes and the interim use of the Birch Hills Golf Course. As depicted in the Land Use Plan, Exhibit 3-1, and summarized in Table 3-1 below, the land use categories identified for the Birch Hills Specific Plan include:

- Low Density Residential (1.0-6.0 DU/Ac) allows for a maximum of six (6) dwelling units per acre. A maximum of 363 single-family units on 84.3 acres (4.3 DU/Ac) are proposed within this designation.
- Medium Density Residential (6.1 to 12.0 DU/Ac) allows for a maximum of twelve (12) dwelling units per acre. A maximum of 112 single-family units on 14.5 acres (7.7 DU/Acre) are proposed within this designation.



USE	ACRES	UNITS (MAXIMUM)	DENSITY
 LOW DENSITY RESIDENTIAL	84.3	363	4.3
 MEDIUM DENSITY RESIDENTIAL	14.5	112	7.7
 PARK	7.5	-	-
 GENERAL COMMERCIAL	60.0	-	-
TOTAL	166.3	475	4.8 (AVG.)

CONCEPTUAL LAND USE PLAN

BIRCH HILLS SPECIFIC PLAN

76 UNOCAL LAND & DEVELOPMENT COMPANY

City of Brea, California



TEMPLETON PLANNING GROUP

Design • Planning • Environmental

4770 Campus Drive, Suite 240, Newport Beach, CA 92660 (714) 474-1660



- General Commercial is the broadest range of commercial uses permitting retail sales, offices, service and repair establishments and highway oriented uses. A maximum of 570,000 square feet of retail space is proposed on approximately 60 acres.
- Parks This designation category is applied to appropriate locations for public neighborhood, community, regional and State parks; public golf courses; open space areas; greenbelts; and similar uses. A 7.5 acre neighborhood park is proposed within this designation.

In order to allow the continued short-term operation of the Birch Hills Golf Course and to perform on-site chemical plant demolition and remediation, the project has been divided into three development phases with subphases, as shown on Exhibit 3-2. The Planning Area designations (1 through 3) generally correspond to the development phases, although implementation of one phase is not dependent on the completion of the prior phase. With the exception of Planning Area 2, each phase is anticipated to have various sub-phases depending upon market demand at the time of construction. Actual phasing implementation may vary depending on the relocation of the Birch Hills Golf Course and market conditions.

TABLE 3-1

LAND USE PLAN SUMMARY

PLANNING AREA/PHASE	SPECIFIC PLAN DESIGNATION	NET ACRES ¹	DENSITY (DU/Ac)	DWELLING UNITS/ SIZE
1A	General Commercial	24.0	N/A	246,000 s.f.
1B	General Commercial	36.0	N/A	324,000 s.f.
	Subtotal:	60.0	N/A	±570,000 s.f.
2	Medium Density Residential	14.5	7.7	112 units
	Subtotal:	14.5	7.7	112 units
3A	Low Density Residential	45.3	4.6	208 units
3B	Low Density Residential	39.0	4.0	155 units
3C	Park	7.5	N/A	N/A
	Subtotal:	91.8	4.3 ²	363 units
	TOTAL:	166.3		±570,000 s.f. commercial 475 residential units 7.5 acre park

¹ Net acreage was calculated to the right-of-way lines of the perimeter streets including Imperial Highway, Kraemer Boulevard, Birch Street, and Placentia Avenue.

² The proposed 7.5 acre neighborhood park was not included in calculating the density for Planning Area 3.

The proposed Specific Plan consists of a multi-use development which includes both residential, general commercial and park uses. The Birch Hills Specific Plan places an emphasis on high-quality commercial and residential uses. The interior circulation system serves as an internal loop road offering a widened greenbelt area linking pedestrian walkways and recreational trails with the proposed neighborhood park as well as linking the proposed project with the regional recreational trail system. The plan contains a ± 7.5 acre neighborhood park, ± 11.5 acres of landscape setbacks, pedestrian/bicycle trails, and greenbelts, and a $\pm .33$ acre private recreational facility included within Planning Area 2.

The total project is designed to provide a range of single-family housing opportunities including affordable units. The general commercial land uses will provide a variety of goods and services for local residents, as well as other nearby inhabitants. The development standards and design guidelines work to create a functional and visually pleasing community. The project is designed as a planned community with the all the land uses integrated with the proper circulatory infrastructure, aesthetics, development standards, and design guidelines. The housing types have been designed to provide a single-family development environment that integrates with the surrounding community.

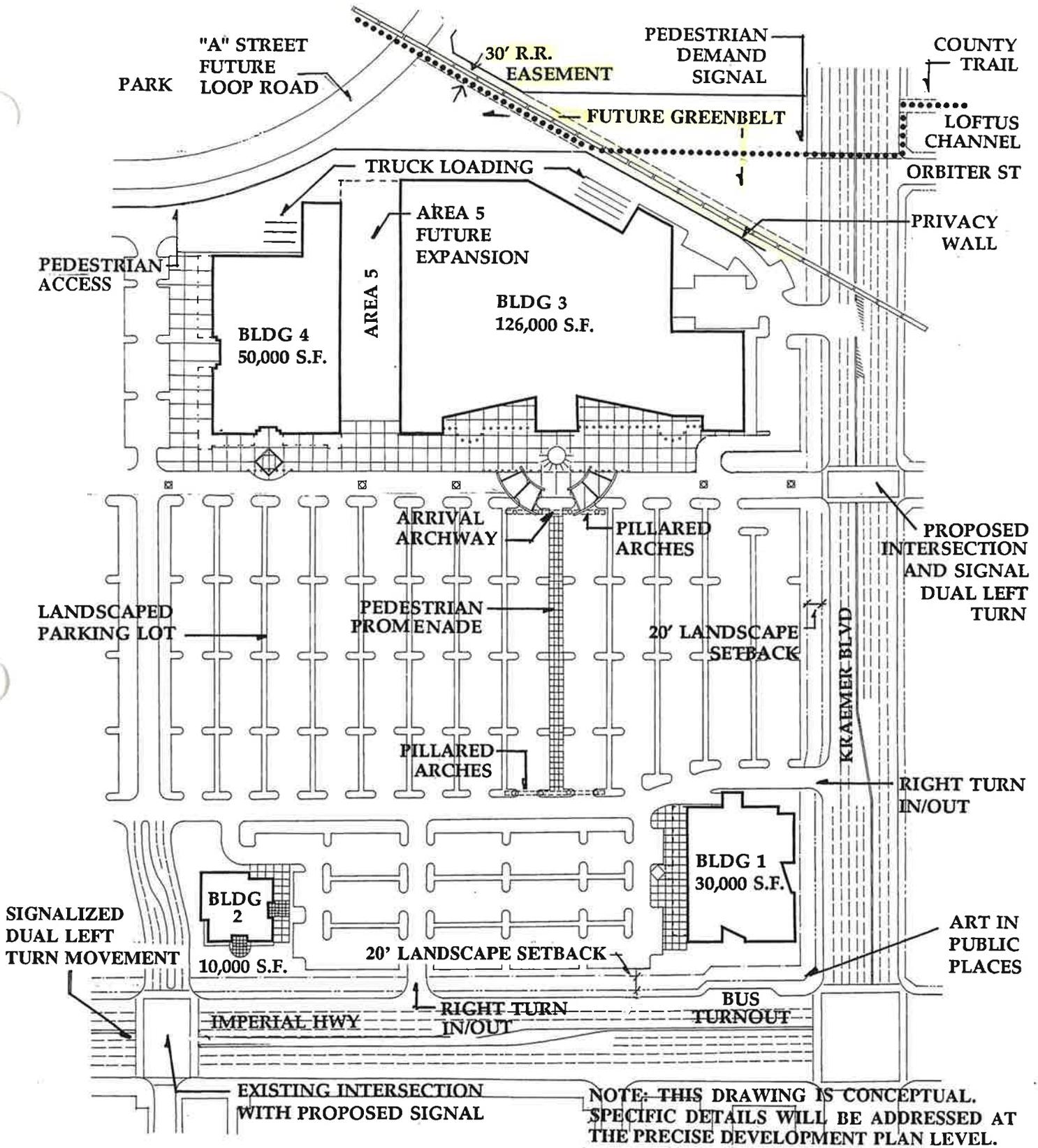
3.2.1 General Commercial Planning Areas

Planning Area 1A is located on the corner of Imperial Highway and Kraemer Boulevard, and is designated General Commercial. Planning Area 1A provides a maximum of 246,000 square feet of commercial retail space including pad sites for three major retail users and a smaller ancillary (10,000 square feet) retail use. Access to Planning Area 1A will be provided by one signalized full access and two right turn in/outs on Kraemer Boulevard, a full signalized access on Imperial Highway, and one additional right in/out only access on Imperial Highway. Although actual design features for Planning Area 1A will be determined by the Precise Development Plan, conceptual site plans for Planning Area 1A are shown on Exhibits 3-3 and 3-4.

Planning Area 1B is located directly west of Planning Area 1A, and is also designated General Commercial. Planning Area 1B provides a maximum of 324,000 square feet of commercial retail space including a 110,000 square foot sports/entertainment facility, three pad sites for major box users and three additional pad sites for smaller ancillary uses. Access to Planning Area 1B will be provided by one signalized full access and two right in/out only access points on Imperial Highway.

3.2.2 Medium Density Residential Planning Areas

Planning Area 2 is located on the southeast corner of Imperial Highway and Placentia Avenue, across from the majority of the Specific Plan area. A total of 112 dwelling units are proposed with a gross density of 7.7 units per acre. Access to Planning Area 2 will be from Placentia Avenue to the west, with internal access to be provided by a loop road with a system of residential lanes.



CONCEPTUAL SITE PLAN - PLANNING AREA 1A BIRCH HILLS SPECIFIC PLAN

UNOCAL LAND & DEVELOPMENT COMPANY

City of Brea, California



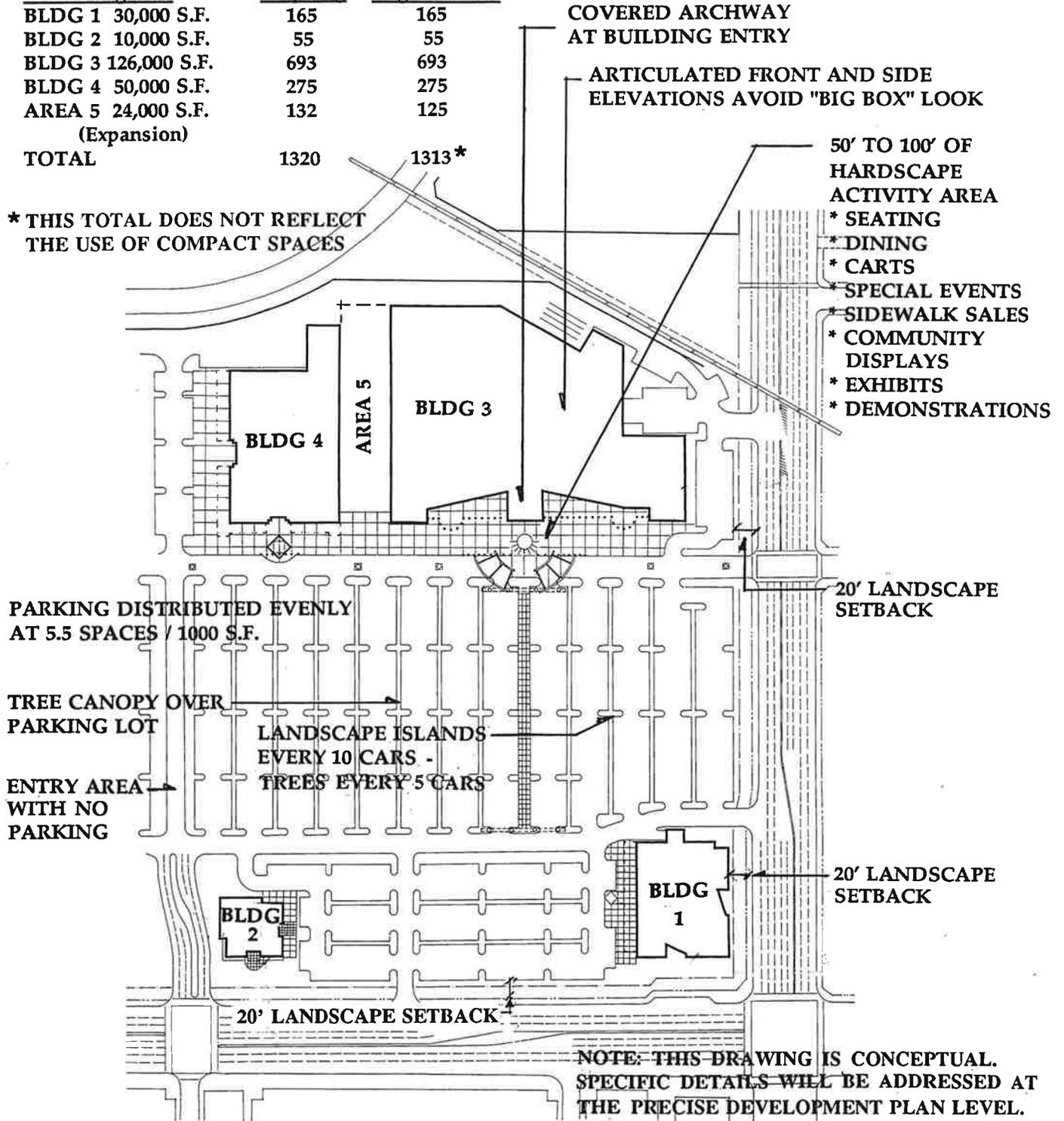
TEMPLETON PLANNING GROUP
Design • Planning • Environmental
4770 Campus Drive, Suite 240, Newport Beach, CA 92660 (714) 474-1660



PARKING STATISTICS

Building area	Req. Pkg	Pkg Provided
BLDG 1 30,000 S.F.	165	165
BLDG 2 10,000 S.F.	55	55
BLDG 3 126,000 S.F.	693	693
BLDG 4 50,000 S.F.	275	275
AREA 5 24,000 S.F. (Expansion)	132	125
TOTAL	1320	1313*

* THIS TOTAL DOES NOT REFLECT THE USE OF COMPACT SPACES



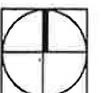
**CONCEPTUAL DESIGN FEATURES - PLANNING AREA 1A
BIRCH HILLS SPECIFIC PLAN**

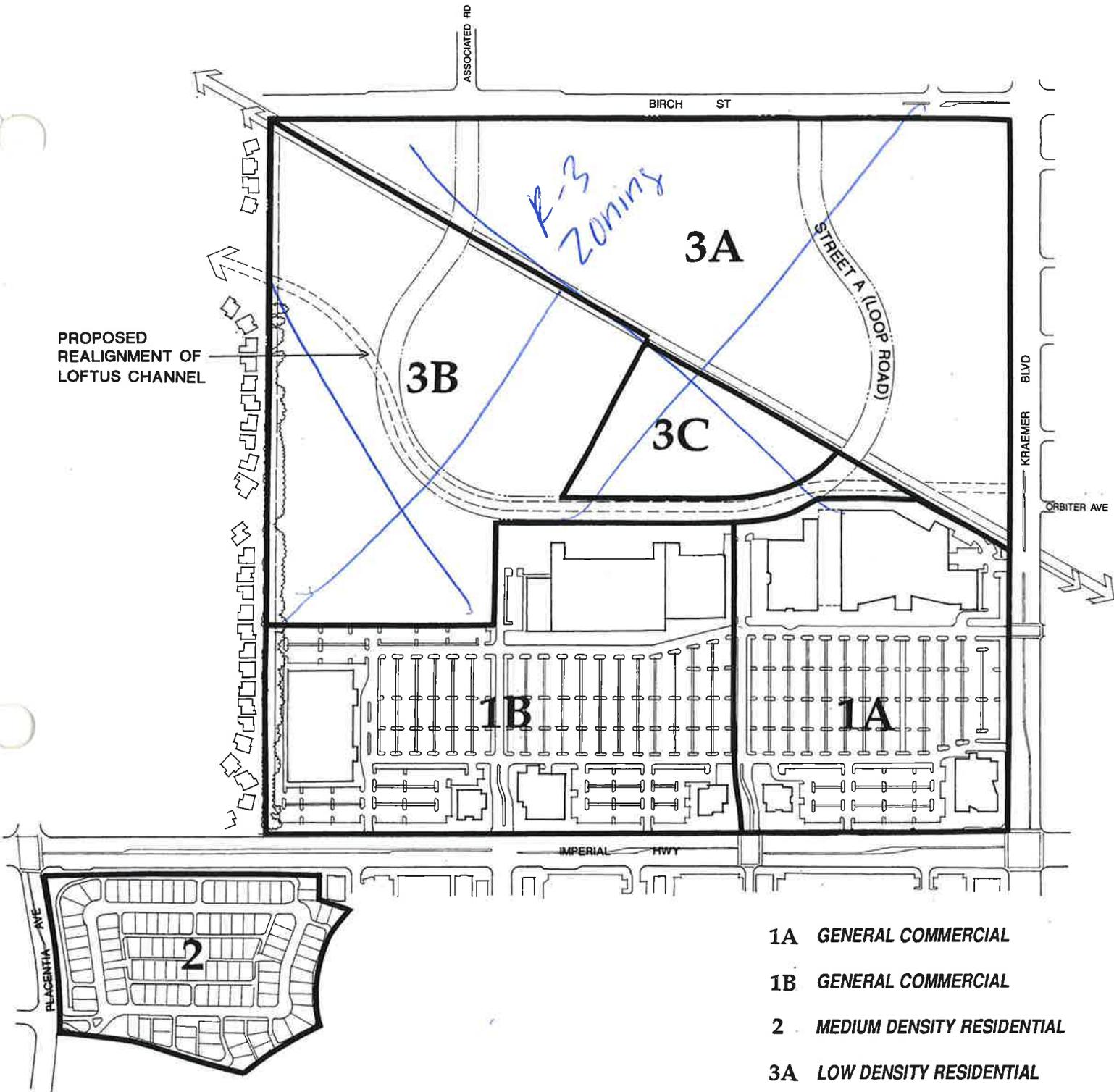
UNOCAL LAND & DEVELOPMENT COMPANY

City of Brea, California



TEMPLETON PLANNING GROUP
Design • Planning • Environmental
4770 Campus Drive, Suite 240, Newport Beach, CA 92660 (714) 474-1660





- 1A GENERAL COMMERCIAL
- 1B GENERAL COMMERCIAL
- 2 MEDIUM DENSITY RESIDENTIAL
- 3A LOW DENSITY RESIDENTIAL
- 3B LOW DENSITY RESIDENTIAL
- 3C PARK

PLANNING AREAS

BIRCH HILLS SPECIFIC PLAN

UNOCAL LAND & DEVELOPMENT COMPANY

City of Brea, California

TEMPLETON PLANNING GROUP
 Design • Planning • Environmental
 4770 Campus Drive, Suite 240, Newport Beach, CA 92660 (714) 474-1660



Small-lot single-family detached dwelling units are the anticipated product. As shown on Exhibit 3-5, the conceptual site plan includes minimum 2,800 square foot (40'x70') lot sizes with homes ranging between 1,528 and 1,850 square feet. The conceptual floor plans vary from two (2) bedrooms to four (4) bedrooms, with a majority of the homes consisting of three (3) bedrooms. A private recreation area is also proposed within this Planning Area providing a pool, spa, clubhouse with restroom facilities, and sand volleyball court. Two tot lots are also included within Planning Area 2. The units proposed within Planning Area 2 will be affordable to moderate income homebuyers and 48 of the units will contain explicit resale controls in accordance with the City's Affordable Housing Ordinance.

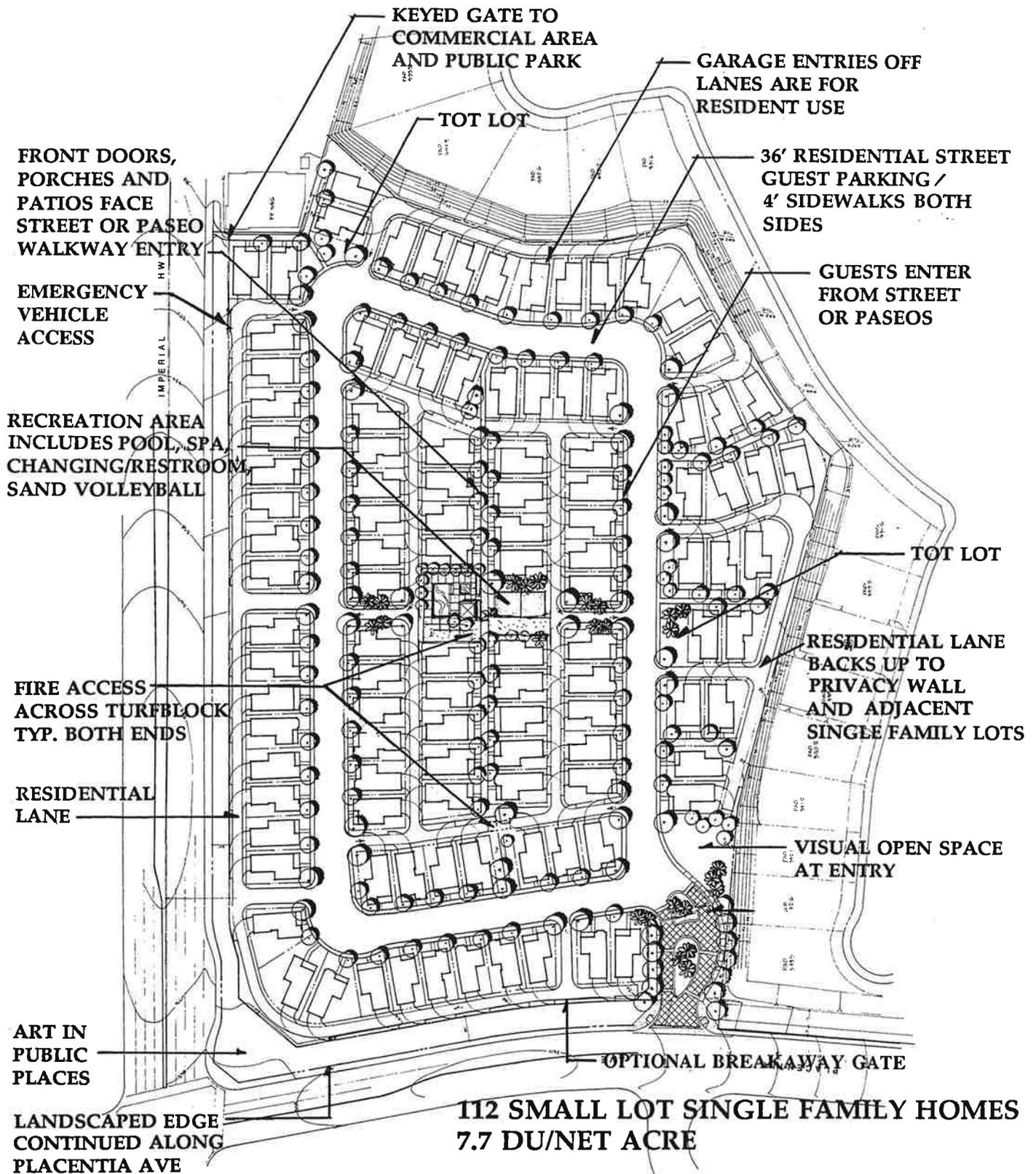
As shown on Exhibit 3-5, the conceptual design of Planning Area 2 can be described as a "neo-traditional" concept consisting of small lots. Homes will front the internal loop road or a greenbelt with access to garages provided by residential access lanes located to the rear of the homes. A porch and/or patio will be constructed at the front of each home which will overlook a small front yard with picket fence or hedge and the internal loop road or a greenbelt.

3.2.3 Low Density Residential Planning Areas

Interim Golf Course Use Although Planning Area 3 is designated for low-density residential uses, the interim use will consist of the existing Birch Hills Golf Course. However, some existing holes will be relocated from the Planning Area 1B commercial area to Planning Area 3 (refer to Section 6.2.1 for a complete discussion of the golf course rerouting). After construction of a replacement course within the City of Brea or its sphere of influence, implementation of the Planning Area 3 development will commence.

Planning Area 3A is located on the southwest corner of Kraemer Boulevard and Birch Street and includes 208 dwelling units at a density of 4.6 units per net acre. Access to Planning Area 3A will be from Birch Street to the north with internal access to be provided by a loop road and a series of cul-de-sacs. Lot sizes will be a minimum of 5,000 square foot (50'x100') with single-family detached homes ranging between 1,800 and 2,200 square feet.

Planning Area 3B is located adjacent to Planning Area 3A south of the railroad spur and includes 155 dwelling units at a density of 4.0 units per net acre. Access to Planning Area 3B will be from Birch Street to the north with internal access to be provided by a loop road and a series of cul-de-sacs. Lot sizes will be a minimum of 6,050 square foot (55'x110') with single-family detached homes ranging between 2,000 and 3,000 square feet.



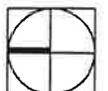
CONCEPTUAL SITE PLAN - PLANNING AREA 2

BIRCH HILLS SPECIFIC PLAN

UNOCAL LAND & DEVELOPMENT COMPANY

City of Brea, California

TEMPLETON PLANNING GROUP
Design • Planning • Environmental
4770 Campus Drive, Suite 240, Newport Beach, CA 92660 (714) 474-1660



3.2.4 Park Planning Areas

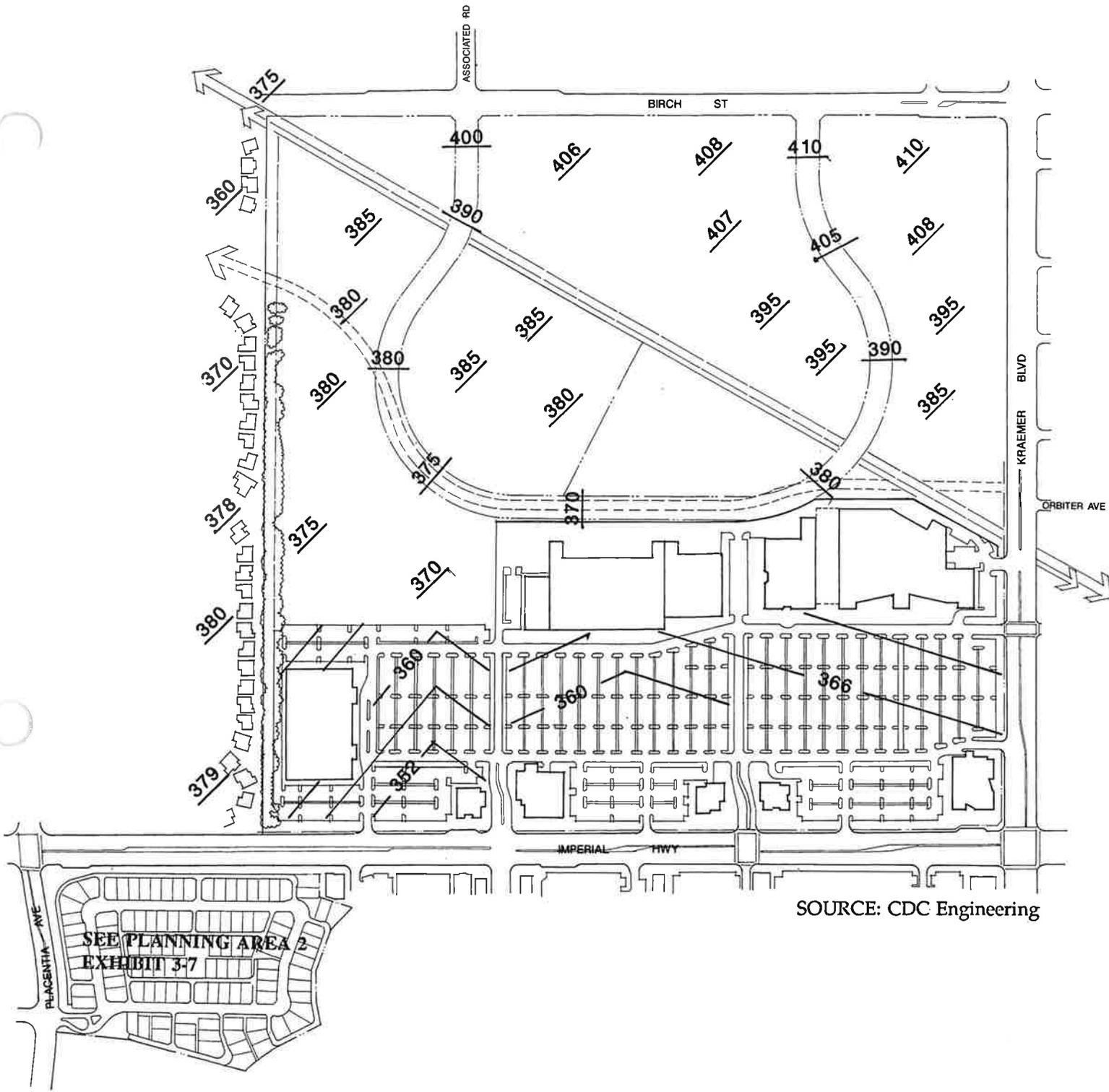
Planning Area 3C is the 7.5 acre park site located adjacent to Planning Areas 3A and 3B. Vehicular access to the park will be from the internal loop road serving Planning Areas 3A and 3B. The site, which provides a number of active recreational opportunities including two ball fields with dugouts and bleachers, two soccer fields, open play areas, a tot lot, concession stand, restrooms, and a maintenance building/field office, will be offered for dedication to the City of Brea. The park plan includes off-street parking for 25 vehicles. On-street parking for approximately 75 vehicles can be accommodated on "A" Street. To protect the safety of park uses and pedestrians, no parking will be allowed on the inside curb per site distance requirements to be determined at the time of Precise Development Plan review. The Park Development Plan will also be reviewed by the Parks, Recreation and Human Services Commission.

3.3 GRADING PLAN

Exhibit 3-6 shows the overall grading concept for the portion of the Birch Hills Specific Plan area located north of Imperial Highway. Exhibit 3-7 shows the proposed grading for Planning Area 2 located south of Imperial Highway. The Specific Plan area is relatively flat and will not require a significant amount of grading. However, remediation activities associated with site cleanup will require cut and fill activities to be balanced on-site, as shown on Exhibit 3-8. Grading activities associated with chemical plant remediation will only affect Planning Areas 1A, 1B, 3B, and 3C. Grading quantities will total approximately 230,000 cubic yards to be balanced on-site. Approximate depth of cut for soil remediation will be 15 feet. Maximum cut and fill depths for project development will be approximately 21 feet and 15 feet, respectively. Maximum cut and fill activities will occur in Planning Area 1B near the existing pond associated with the golf course. Other minor cut and fill activities will be required for project implementation. The intent of the Grading Plan is to produce buildable parcels by a cutting of the higher areas to fill in the lower areas and achieve generally flat development pads for development. Slope stabilization that takes place within the development plan will conform to the City of Brea grading ordinance and recommendations of a soils engineer.

The goals of the Conceptual Grading Plan are to mitigate flood hazards of the site, provide stable areas for housing and commercial uses, and maintain current sedimentation rates. To satisfy these goals, the grading concept in conjunction with the Drainage Plan, has been established and must be implemented so that the following occurs:

1. All work shall be in accordance with the City of Brea Grading Ordinance and any special requirements of the grading permit.
2. The Santa Ana Regional Water Quality Control Board (RWQCB) will be the lead agency for implementation of the Remedial Action Plan (RAP).
3. Conformance with the design standards of the Orange County Flood Control District on the undergrounding of the Loftus Channel.
4. The RWQCB will be the lead agency for remediation and will oversee remediation of the nitrates and ammonia in the soils. The RWQCB will insure that there is no contamination of groundwater occurring on site.
5. All graded slopes shall be planted with trees, shrubs and groundcovers as listed on the Plant Palette contained in Section 5.0.
6. Subdrain installation shall be approved by the City of Brea and the project geologist and civil engineer. All subdrains will be maintained by the Homeowners Association or commercial parcel owner.



SOURCE: CDC Engineering

CONCEPTUAL GRADING PLAN
Planning Areas 1 and 3

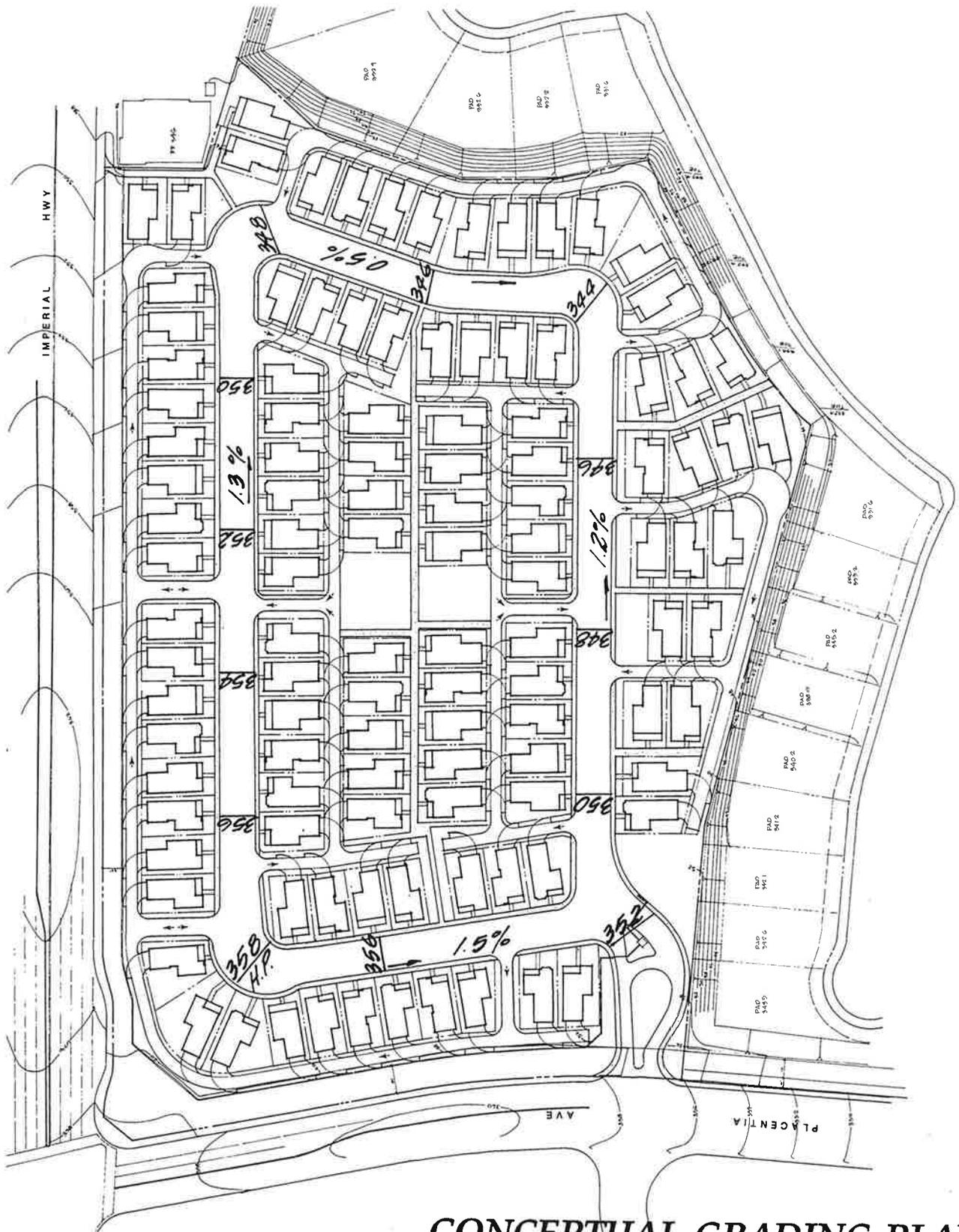
BIRCH HILLS SPECIFIC PLAN

76 UNOCAL LAND & DEVELOPMENT COMPANY

City of Brea, California

TEMPLETON PLANNING GROUP
 Design • Planning • Environmental
 4770 Campus Drive, Suite 240, Newport Beach, CA 92660 (714) 474-1660





CONCEPTUAL GRADING PLAN
Planning Area 2

SOURCE: CDC Engineering

BIRCH HILLS SPECIFIC PLAN

UNOCAL LAND & DEVELOPMENT COMPANY

City of Brea, California

TEMPLETON PLANNING GROUP
 Design • Planning • Environmental
 4770 Campus Drive, Suite 240, Newport Beach, CA 92660 (714) 474-1660

NOT TO SCALE



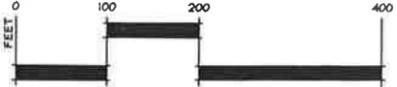
CONCEPTUAL WALL AND FENCE PLAN



 Project Theme Wall

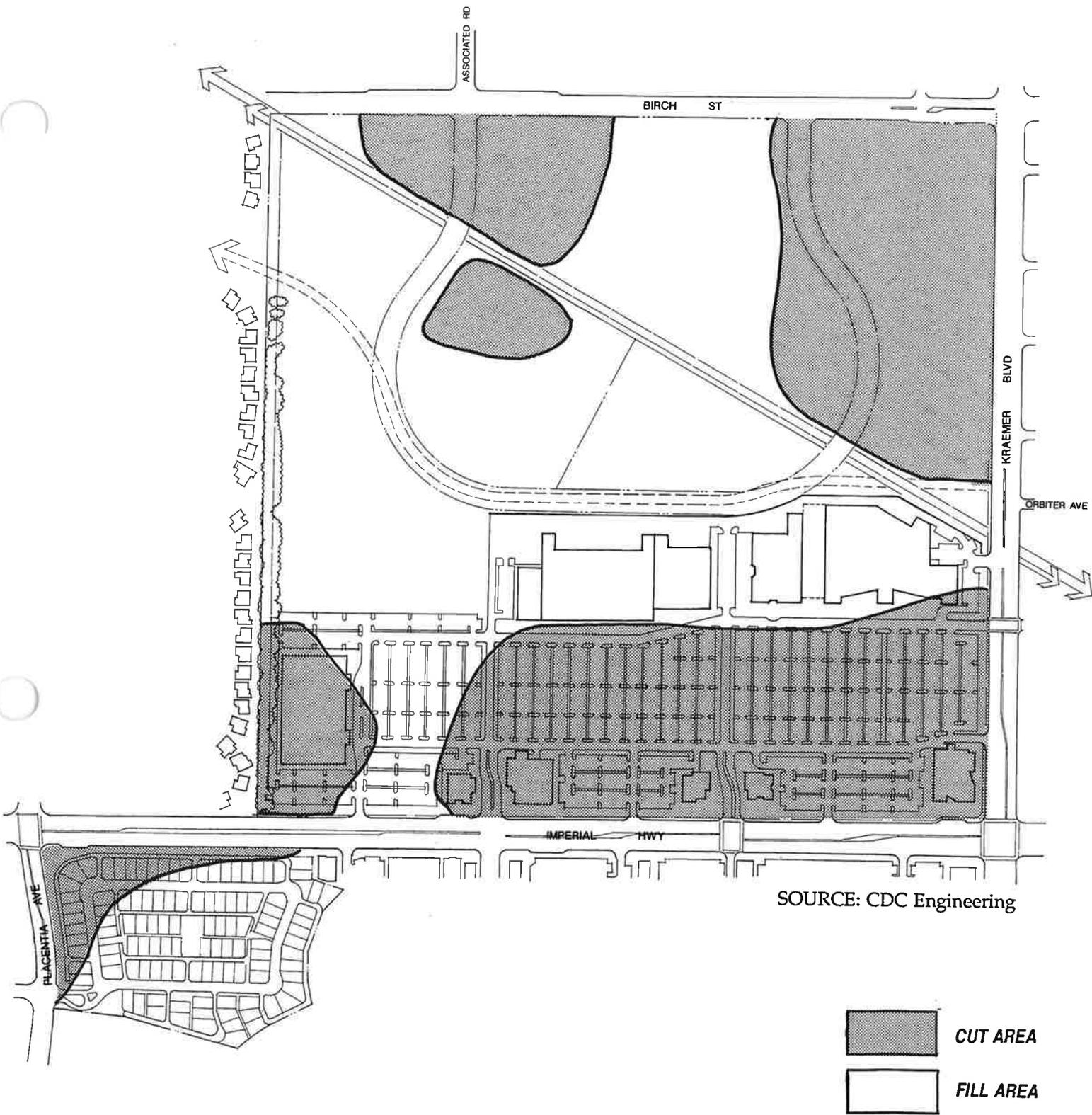
BREA INDUSTRIAL SPECIFIC PLAN

FIGURE 3-7

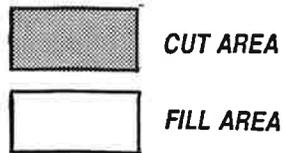


 The Keith Companies
Inland Empire Division

N:\31384.000\DWG\SP1\FIG3-7.DWG JULY 1998



SOURCE: CDC Engineering



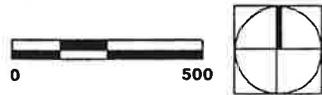
CONCEPTUAL CUT & FILL MAP

BIRCH HILLS SPECIFIC PLAN

UNOCAL LAND & DEVELOPMENT COMPANY

City of Brea, California

TEMPLETON PLANNING GROUP
Design • Planning • Environmental
 4770 Campus Drive, Suite 240, Newport Beach, CA 92660 (714) 474-1660



7. All proposed drainage shall comply with the drainage standards administered by the City of Brea and OCFCD.
8. Landscaping shall consist of fire retardant and low fuel combustible plants approved by the City of Brea Fire Department.

Erosion and drainage maintenance during grading and construction shall be conducted in accordance with the National Pollutant Discharge Elimination System (NPDES) including:

1. Stockpiling of excess material shall be approved by the City Engineer prior to excavation.
2. All existing drainage courses through the Specific Plan area shall remain open until facilities to handle stormwater are approved and functional.
3. Approved protective measures and temporary drainage provisions shall be used to protect adjoining properties during grading.
4. Approved dust control measures must be used.
5. Equipment and workers for emergency work shall be made available at all times during the rainy season. Necessary materials shall be made available on-site and stockpiled at convenient locations to facilitate rapid construction of temporary devices when rain is eminent.
6. Erosion control devices shall not be moved or modified without the approval of the City Engineer.
7. All erosion protective devices shall be in place at the end of each working day
8. After a rainstorm, all silt and debris shall be removed from streets. Berms and basins shall be checked and pumped dry.
9. Graded areas on the permitted area perimeter must drain away from the face of slopes at the conclusion of each working day. Drainage shall be directed toward de-silting facilities.
10. The permittee shall be responsible for, and shall take necessary precautions to, prevent public trespass onto areas where impounded water creates a hazardous condition.
11. The project applicant shall prepare and file an NOI and NPDES permit containing a Best Management Practices Plan and Storm Water Pollution Prevention Plan with the County of Orange Environmental Management Agency.

3.4 CIRCULATION PLAN

The Birch Hills Specific Plan establishes the layout of a circulation system and design standards for vehicular and pedestrian movement which is integrated with off-site arterials. The Circulation Plan responds to the needs of the development and takes into consideration drainage patterns and adjacent development. As shown on Exhibit 3-9, the proposed circulation network consists of an internal loop system for residential Planning Areas with direct access to the commercial Planning Areas provided by Imperial Highway and Kraemer Boulevard.

The land use patterns are conveniently laid out to best utilize the external arterials and internalize the residential collectors. The proposed internal loop roads and improvements to existing streets shall adopt a "friendly" street theme made possible by the use of 20-foot landscaped setbacks, meandering walkways, and landscaped medians. The street theme will be constructed along existing arterials located adjacent to the proposed project including Imperial Highway, Kraemer Boulevard, and Birch Avenue (see Exhibits 3-10 and 3-11, Street Sections and 3-10A, Conceptual Striping Plan).

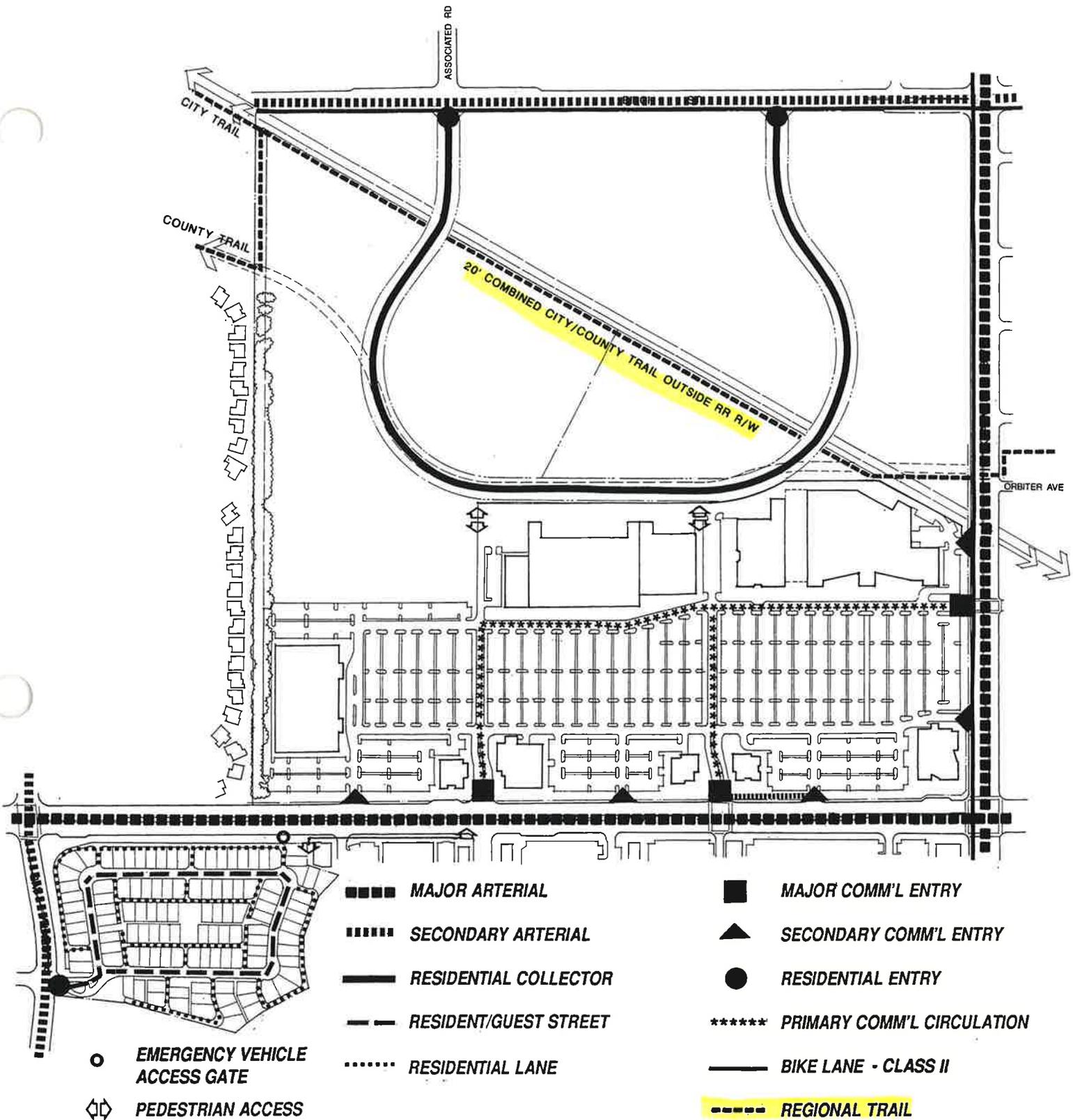
3.4.1 Planning Areas 1A and 1B

Existing access to the former Collier Chemical Plant will be utilized to the maximum extent feasible for future access to the Planning Area 1A and 1B commercial areas. The existing access points include two "T" intersections with full ingress and egress to the site and one right in/out, left out access. In addition, Planning Area 1B will utilize an existing signalized intersection at Imperial Highway and Shopping Center Way.

Planning Area 1A and 1B will be accessed by Imperial Highway and Kraemer Boulevard located adjacent to the project site. Access to Planning Area 1A will be from one signalized full access and two additional right in/out only access points off of Kraemer Boulevard. Additional access to Planning Area 1A will be provided by one signalized full access point and one additional right in/out only access off of Imperial Highway. Primary access to Planning Area 1B will be provided by the existing signalized intersection at Imperial Highway and Shopping Center Way. Additional access will be provided by two right in/out only access points off of Imperial Highway.

3.4.2 Planning Area 2

The internal circulation for Planning Area 2 consists of an entry leading to an internal loop road and a system of residential lanes. The internal loop road will contain a 36-foot curb-to-curb paved section with 4-foot sidewalks on each side. Access to Planning Area 2 will be from Placentia Avenue to the west with internal access to be provided by a loop road with a system of residential lanes.



CONCEPTUAL CIRCULATION PLAN BIRCH HILLS SPECIFIC PLAN

76 UNOCAL LAND & DEVELOPMENT COMPANY

City of Brea, California



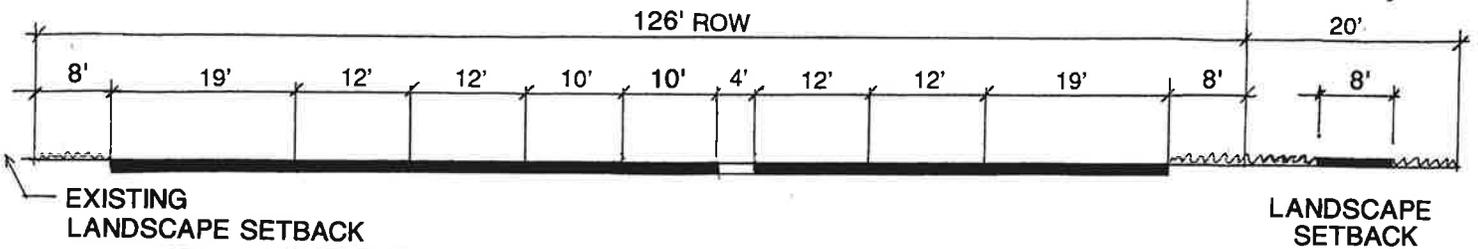
TEMPLETON PLANNING GROUP
Design • Planning • Environmental

4770 Campus Drive, Suite 240, Newport Beach, CA 92660 (714) 474-1660



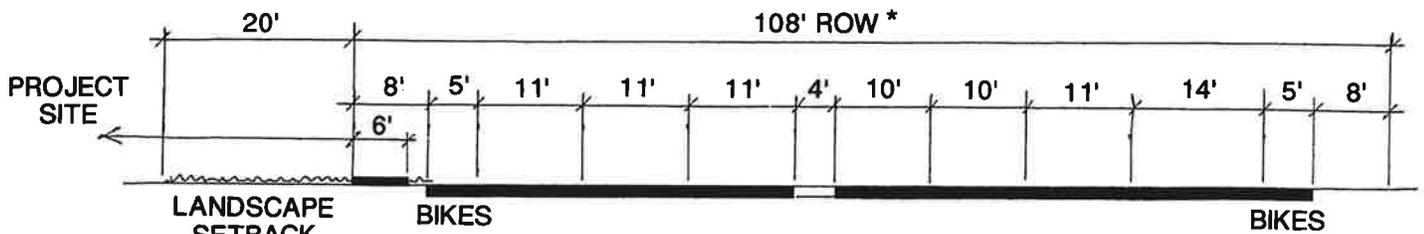
MAJOR ARTERIAL

Imperial Hwy (SECTION TAKEN AT LEFT TURN POCKET)



MAJOR ARTERIAL

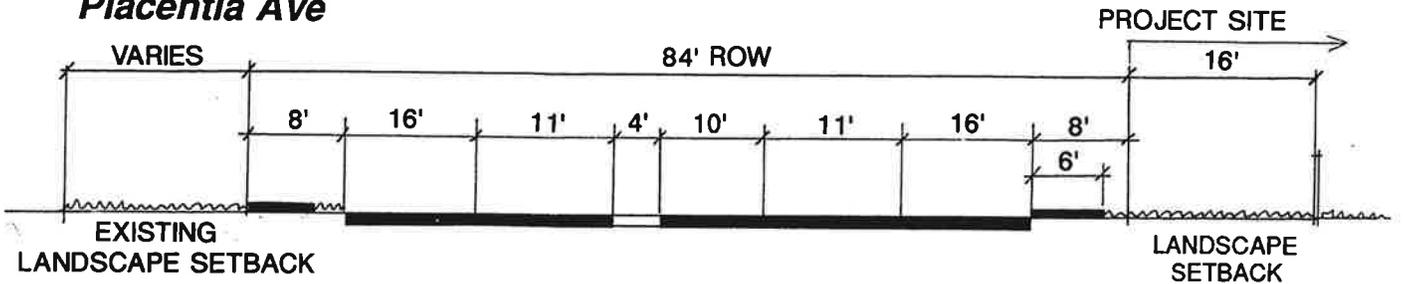
Kraemer Blvd (SECTION TAKEN APPROX 500' NORTH OF IMPERIAL)



*ROW VARIES. SEE STRIPING PLAN, EXHIBIT 3-10A, FOR OTHER SECTIONS ON KRAEMER.

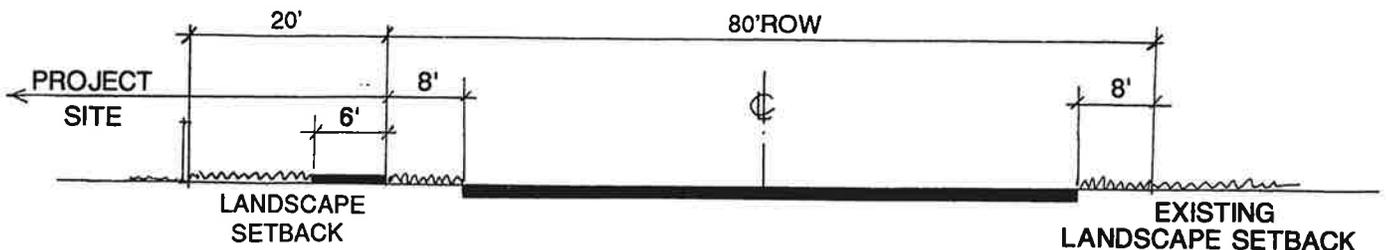
SECONDARY ARTERIAL

Placentia Ave



SECONDARY ARTERIAL

Birch St



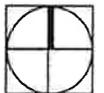
STREET SECTIONS

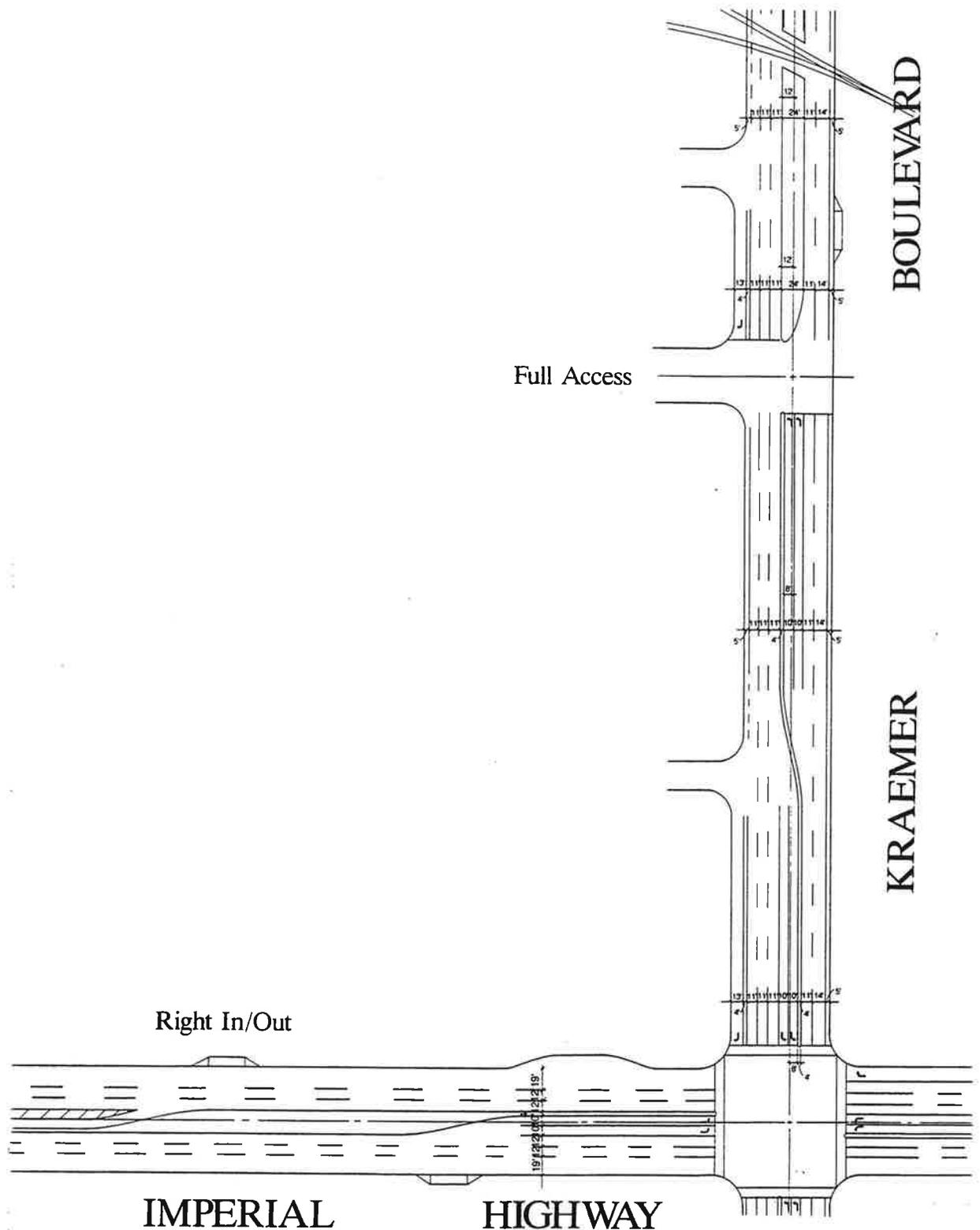
BIRCH HILLS SPECIFIC PLAN

UNOCAL LAND & DEVELOPMENT COMPANY

City of Brea, California

TEMPLETON PLANNING GROUP
Design • Planning • Environmental
4770 Campus Drive, Suite 240, Newport Beach, CA 92660 (714) 474-1660





SOURCE: LSA

CONCEPTUAL STRIPING PLAN BIRCH HILLS SPECIFIC PLAN

UNOCAL LAND & DEVELOPMENT COMPANY

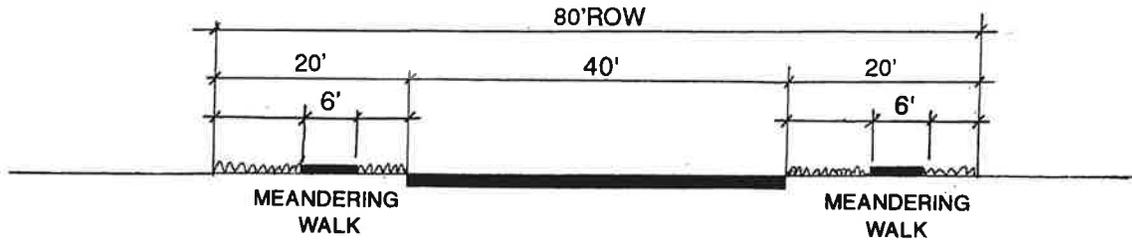
City of Brea, California

TEMPLETON PLANNING GROUP
Design • Planning • Environmental
 4770 Campus Drive, Suite 240, Newport Beach, CA 92660 (714) 474-1660

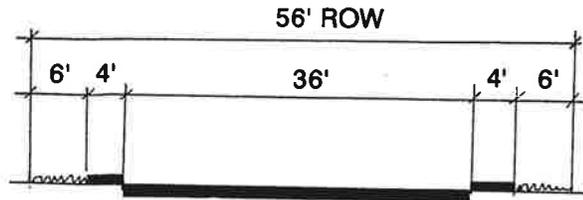


EXHIBIT 3-10A

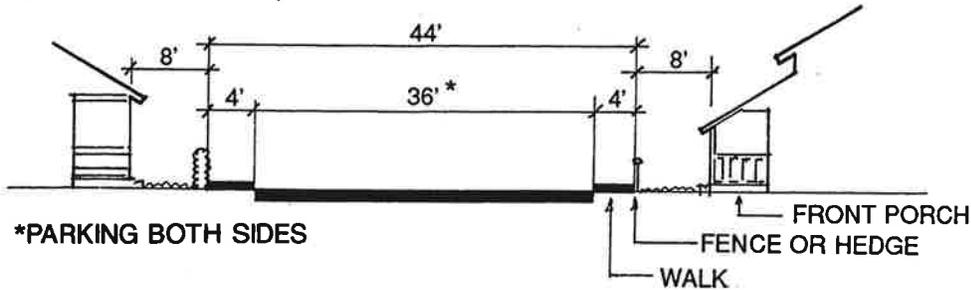
**RESIDENTIAL COLLECTOR
Street A**



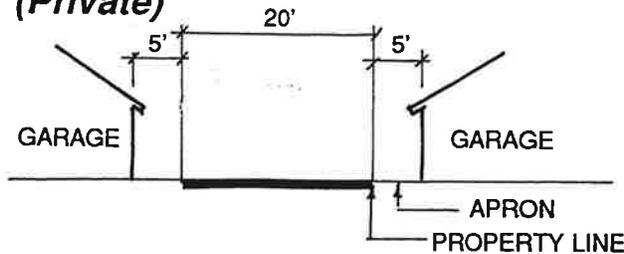
**NEIGHBORHOOD STREET - Future Residential
Cul-de-Sac**



**RESIDENT/GUEST STREET - Planning Area 2
(Private Street)**



**RESIDENTIAL LANE - Planning Area 2
(Private)**



STREET SECTIONS

BIRCH HILLS SPECIFIC PLAN

UNOCAL LAND & DEVELOPMENT COMPANY

City of Brea, California



TEMPLETON PLANNING GROUP

Design • Planning • Environmental

4770 Campus Drive, Suite 240, Newport Beach, CA 92660 (714) 474-1660



Garages will be accessed by a system of residential lanes which are located to the rear of lots. Residential lanes will have a minimum paving of 20 feet. The minimum distance from the face of garage to the opposing face of garage across a residential lane is 30 feet. The minimum back up space from a garage is 25 feet of paving with an additional 5 feet clear of structures or landscaping over 12 feet high. Fire access ways of turf block connect opposing residential lanes to provide circulation for large truck traffic.

The circulation network within Planning Area 2 will consist of private drives. As a result, on-going surface maintenance will be the responsibility of the Homeowners Association. Easements will be required by the City for water and sewer improvements and utility, maintenance and City protection services.

3.4.3 Planning Area 3A, 3B, and 3C

The internal circulation for Planning Areas 3A, 3B, and 3C consists of an interior loop system connecting with Birch Avenue at two locations. The westerly connection will be located at the existing intersection of Associated Road and Birch Street. The interior loop road will contain a 40-foot curb-to-curb paved section within an 80-foot right-of-way. The interior loop road will be enhanced by a 20-foot greenbelt system on both sides. The greenbelt will also serve as a non-vehicle circulation system for pedestrians, joggers, and bicycles with connections to the regional trail system, the proposed 7.5 acre public park and the commercial area to the south.

The circulation network within Planning Area 3A, 3B, and 3C will consist of public streets which will be dedicated to the City of Brea upon construction. On-going surface maintenance of the paved areas shall be the responsibility of the City of Brea, however, landscaped areas and greenbelts will be maintained by the Homeowners Association.

Multiple cul-de-sacs and greenbelts extend from the interior loop road. Cul-de-sacs will have a 36-foot curb-to-curb paved cross-section within a 56-foot right-of-way. Each side will have a 4-foot sidewalk within the right-of-way. The cul-de-sacs shall have a minimum right-of-way curve radius of 45 feet, and a maximum allowable length of 600 feet. Greenbelt areas connect neighborhood clusters to the recreational areas, expanded parkways and surrounding land uses, having been designed to maximize convenience and public safety. Access to the regional trail system will be enhanced by incorporation of a 20 foot wide trail located adjacent to the railroad right-of-way which traverses Planning Area 3.

3.5 PUBLIC UTILITY PLAN

This section will describe the concept for the collection and disposal of project wastewater and for the distribution of water supplies to service each phase of development. The distribution of dry utilities, including gas, electrical and telephone services are also described. All utilities, wet and dry, will be underground. All off-site utility improvements shall be constructed per City of Brea standards and as approved by the City Engineer.

3.5.1 Sewer Plan

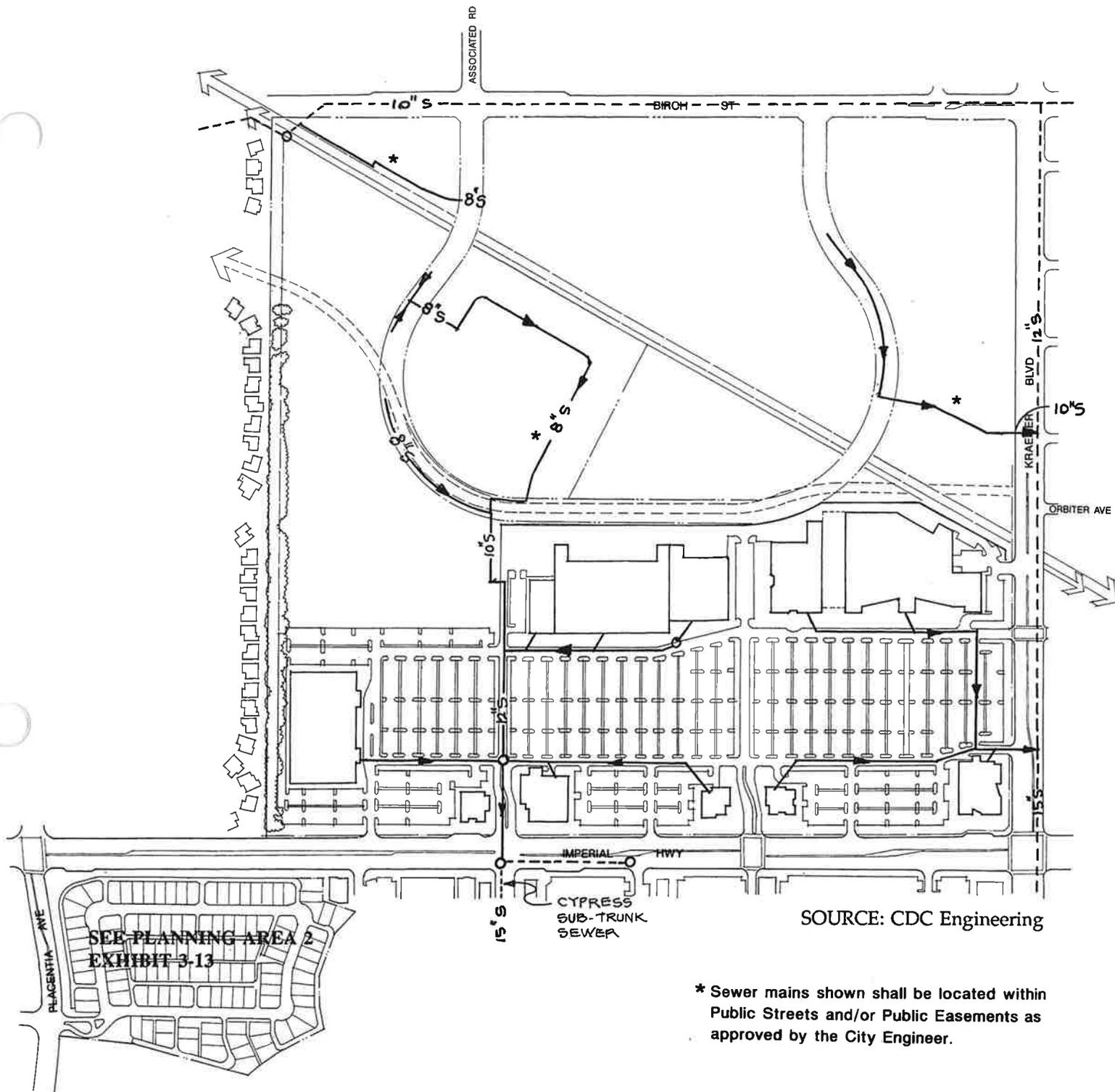
Presently, there are two Orange County Sanitation District (OCSD) trunk lines available to serve the site: the Cypress sub-trunk to the west and the Kraemer interceptor located under Kraemer Boulevard to the east. In addition, the site could be served by a City of Brea sewer line located in Birch Street. The following Conceptual Sewer Plan has been designed in general conformance with the City of Brea Sewer Master Plan.

The Cypress sub-trunk is a 15-inch Vitrified Clay Pipe (VCP) which traverses the westerly portion of the existing Imperial Golf Course within a meandering alignment between Rolling Hills Drive and the project site at Imperial Highway. The Cypress sub-trunk sewer services the southwesterly portion of the project including Planning Areas 1B, 2, and 3B, as shown on Exhibits 3-12 and 3-13. The applicant has requested that on-site sewer system for Planning Area 2 be public.

The Kraemer Interceptor Facility is a 15-inch VCP which reduces to a 12-inch VCP north of the Loftus Diversion Channel crossing. At the intersection of Imperial Highway and Kraemer Boulevard, this OCSD trunk is located at the centerline of Kraemer Boulevard and flows southerly at a depth of approximately 20 feet. The Kraemer Interceptor Facility services the eastern portion of the Specific Plan area including Planning Area 1A and the easterly portion of Planning Area 3A, as shown on Exhibit 3-12.

The City's 10-inch sewer facility flows westerly within Birch Street on the north side of the street and crosses the street to the southerly side at the railroad crossing where the proposed project will connect with the sewer line. The westerly portion of Planning Area 3A will be served by the Birch Street sewer line.

The sewer tributary areas and flows associated with the Birch Hills Specific Plan are in general conformance with the City of Brea Sewer Master Plan, however, a detailed analysis will be required prior to recordation of each Final Map to verify flows and capacity of the affected tributary area. At this time, no off-site improvements are anticipated to be necessary in order to accommodate the proposed project.



CONCEPTUAL SEWER PLAN
Planning Areas 1 & 3

BIRCH HILLS SPECIFIC PLAN

76 UNOCAL LAND & DEVELOPMENT COMPANY

City of Brea, California

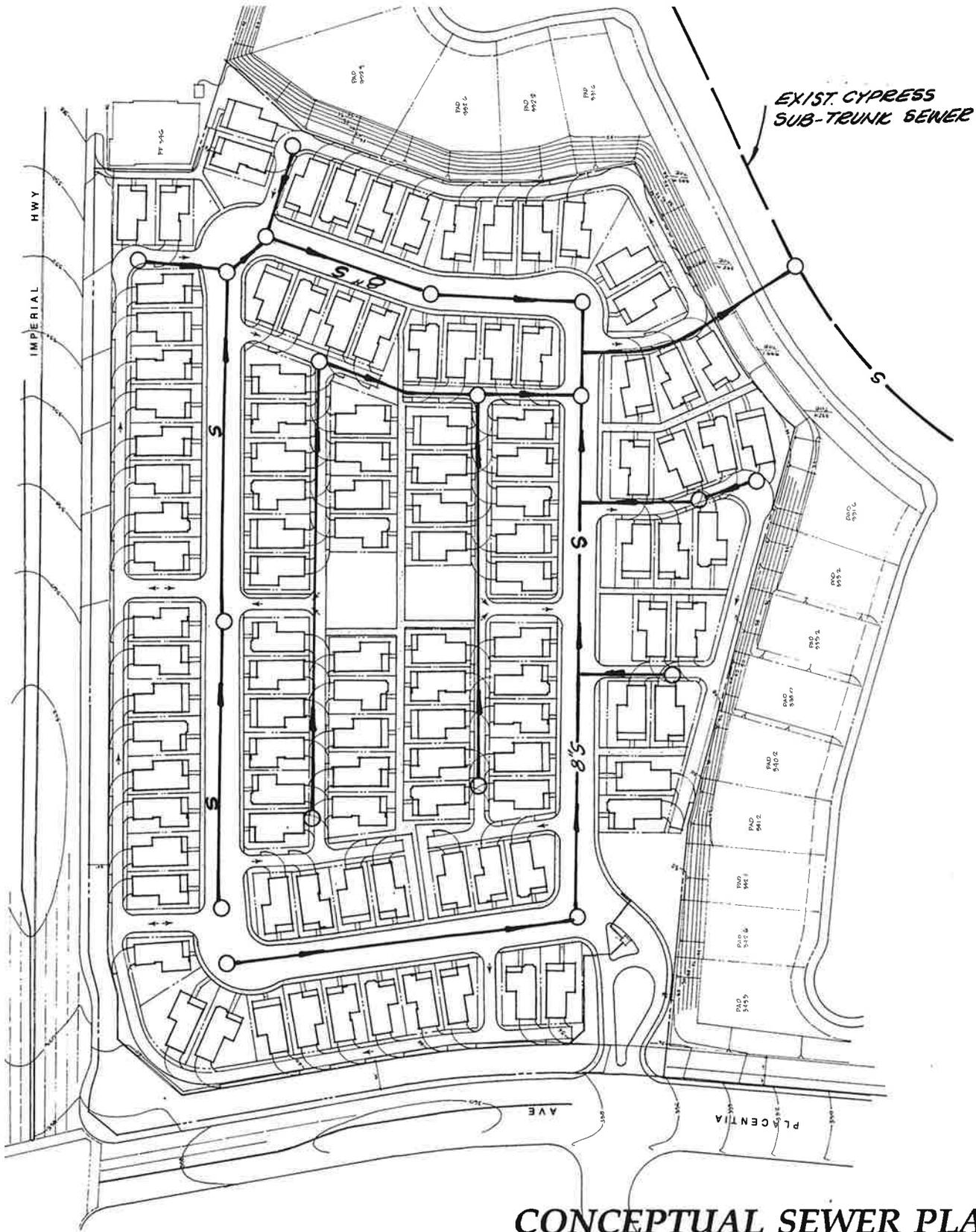


TEMPLETON PLANNING GROUP
 Design • Planning • Environmental

4770 Campus Drive, Suite 240, Newport Beach, CA 92660 (714) 474-1660



EXHIBIT 3-12



SOURCE: CDC Engineering

CONCEPTUAL SEWER PLAN
Planning Area 2

BIRCH HILLS SPECIFIC PLAN

UNOCAL LAND & DEVELOPMENT COMPANY

City of Brea, California

TEMPLETON PLANNING GROUP
 Design • Planning • Environmental
 4770 Campus Drive, Suite 240, Newport Beach, CA 92660 (714) 474-1660



3.5.2 Water Plan

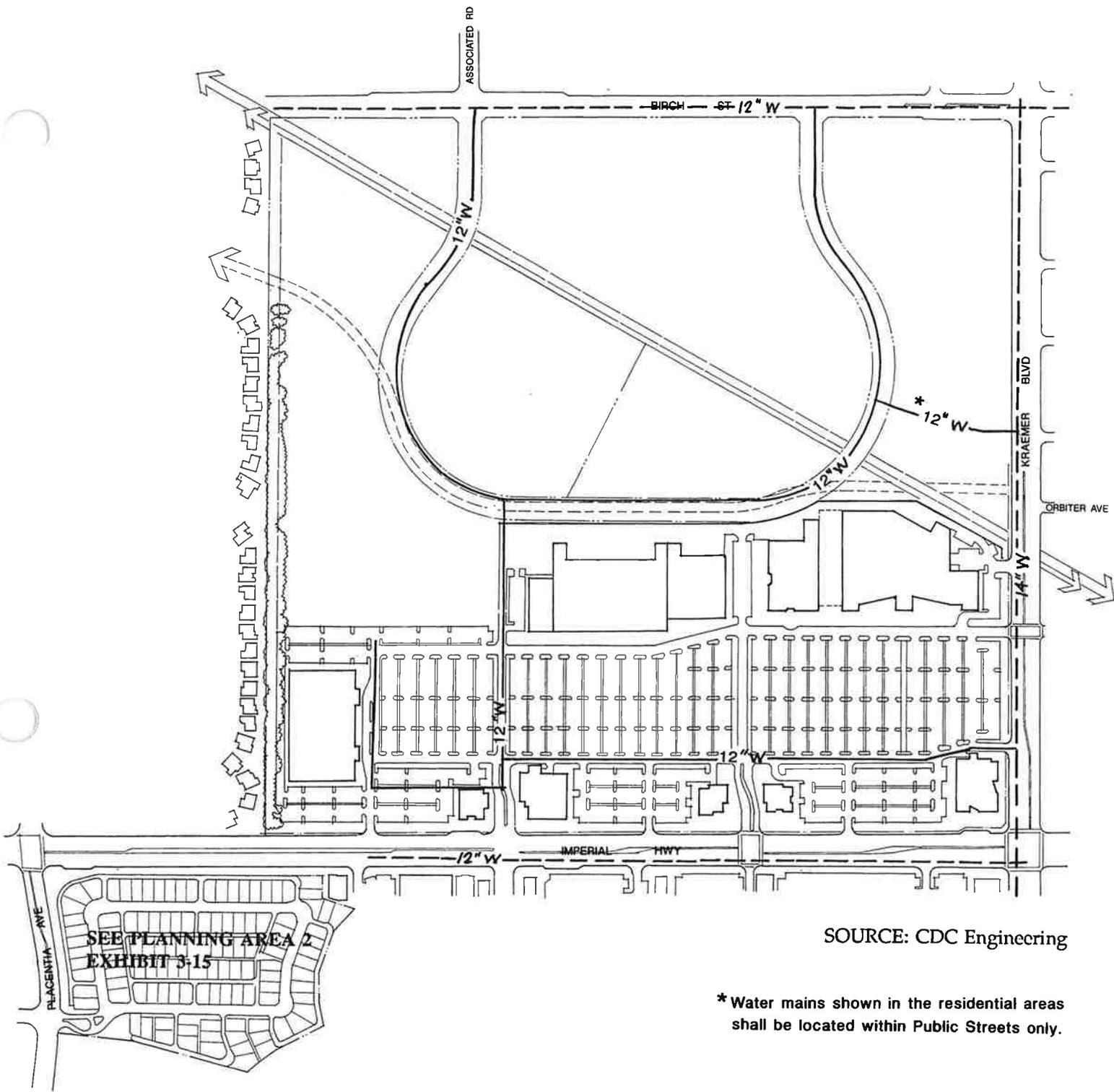
The City of Brea has four water line zones within the area surrounding the project site. The proposed project would be best served by the 605 pressure zone. Therefore, the most appropriate water connection to serve Planning Areas 1A, 1B, 3A, 3B, and 3C will occur on Kraemer Boulevard and Birch Street and be looped through the development as shown on Exhibit 3-14. Planning Area 2 will be served by existing lines in Imperial Highway and Placentia Avenue as shown on Exhibit 3-15. Planning Area 2 will utilize a public water system to be maintained by the City of Brea through public access easements within private streets. The off-site reservoir and water mains are sufficient to accommodate the proposed project, therefore, no off-site improvements are considered necessary at this time.

The estimated domestic water consumption for this project is approximately 300,000 gallons per day and approximately 15,000 gallons per day for irrigation. Sewer treatment demand is expected to be approximately 275,000 gallons per day. Water conservation measures will be implemented through the installation of low volume toilets, water saver showers and energy conservation fixtures. Drought tolerant trees and shrubs and low water requirement lawns shall be installed.

3.5.3 Dry Utilities Plan

Southern California Gas Company and Southern California Edison Company shall satisfy the gas and electrical requirements of the project site, respectively. Pacific Bell shall provide telephone service. Presently, there are underground electrical, telephone, cable TV, and gas facilities available to serve the site along Imperial Highway, Kraemer Boulevard, Birch Street, and Placentia Avenue. Upon construction, all parcels will be provided with underground connections to electrical, telephone and cable television and gas services by the developer.

The two aerial pole lines along the northern portion of Imperial Highway and the western portion of Kraemer Boulevard will be relocated behind the curb pursuant to the development of the individual street section.



SOURCE: CDC Engineering

* Water mains shown in the residential areas shall be located within Public Streets only.

CONCEPTUAL WATER PLAN
Planning Areas 1 and 3

BIRCH HILLS SPECIFIC PLAN

76 UNOCAL LAND & DEVELOPMENT COMPANY

City of Brea, California

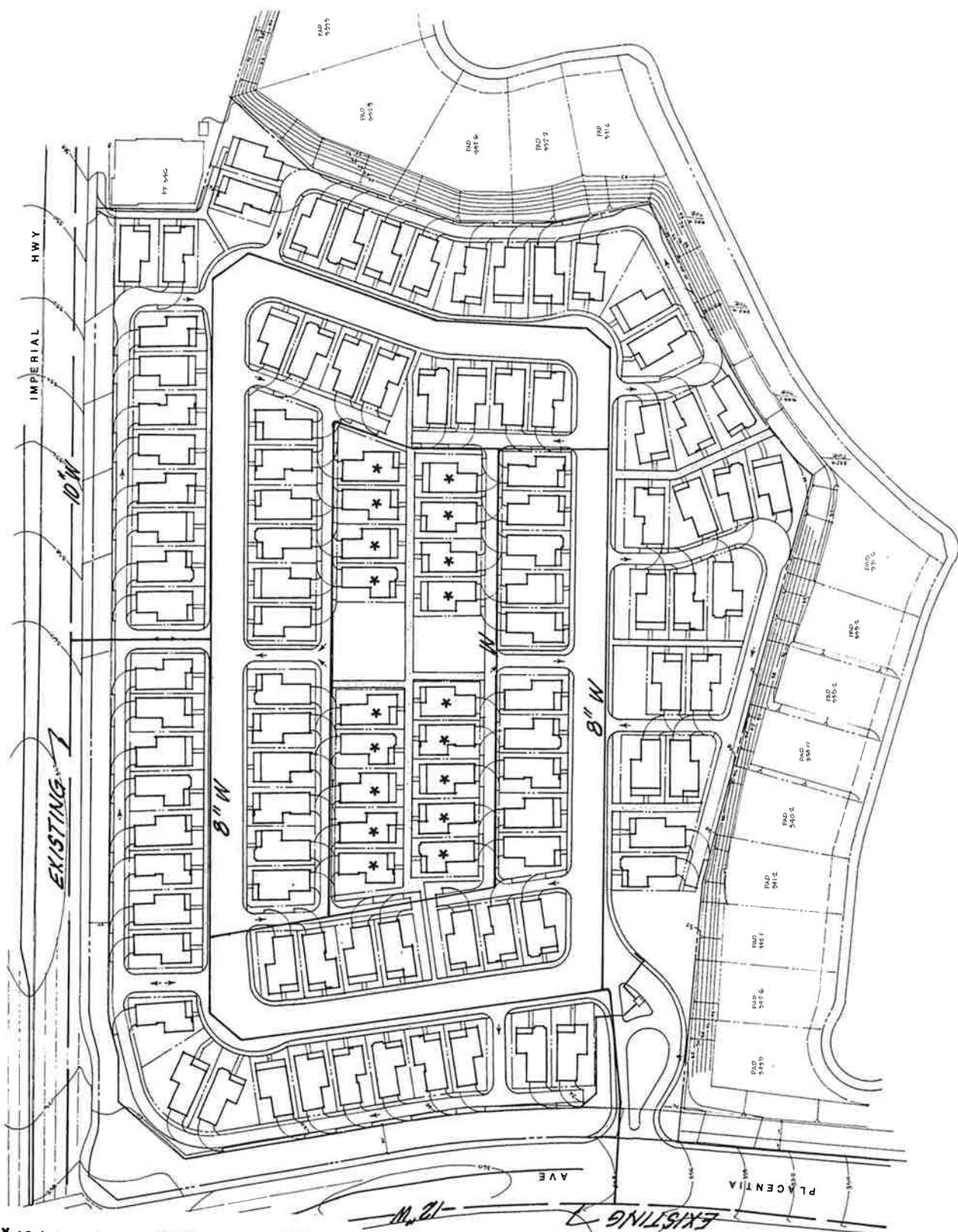


TEMPLETON PLANNING GROUP
Design • Planning • Environmental

4770 Campus Drive, Suite 240, Newport Beach, CA 92660 (714) 474-1660



EXHIBIT 3-14



* 18 Internal Units shall be fire sprinklered.
 Details of the system shall be refined
 with final engineering drawings.

SOURCE: CDC Engineering

BIRCH HILLS SPECIFIC PLAN

76 UNOCAL LAND & DEVELOPMENT COMPANY

CONCEPTUAL WATER PLAN Planning Area 2

City of Brea, California

TEMPLETON PLANNING GROUP
 Design • Planning • Environmental
 4770 Campus Drive, Suite 240, Newport Beach, CA 92660 (714) 474-1660

NOT TO SCALE

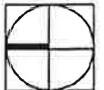


EXHIBIT 3-15

3.6 STORM DRAIN PLAN

This section describes the overall Storm Drain Plan that will be implemented during development of the Birch Hills Specific Plan. The conceptual Storm Drain Plan is shown on Exhibit 3-16. Final design shall be in accordance with City drainage standards and shall be approved by the Engineering Department of the City of Brea and Orange County Flood Control District (OCFCD).

The implementation of the drainage plan will require storm drain improvements. Storm drains are to be designed for a 25-year storm frequency for purposes of street flow and a 100-year frequency for protection to structures (homes, etc.). The main storm drain line within the public streets and commercial development will be dedicated to the City of Brea.

3.6.1 Off-Site Flows

The project site has two off-site tributary flow areas. The primary drainage flow onto and through the site is the Loftus Diversion Channel. The secondary drain flow into the property is via a 48-inch storm drain pipe flowing under Birch Street and into the Loftus Channel via a 51-inch storm drain pipe as shown on Exhibit 3-16. Planning Area 2 will be served by a 24-inch storm drain proposed as part of the approved Imperial Specific Plan located south of the site, as shown on Exhibit 3-17.

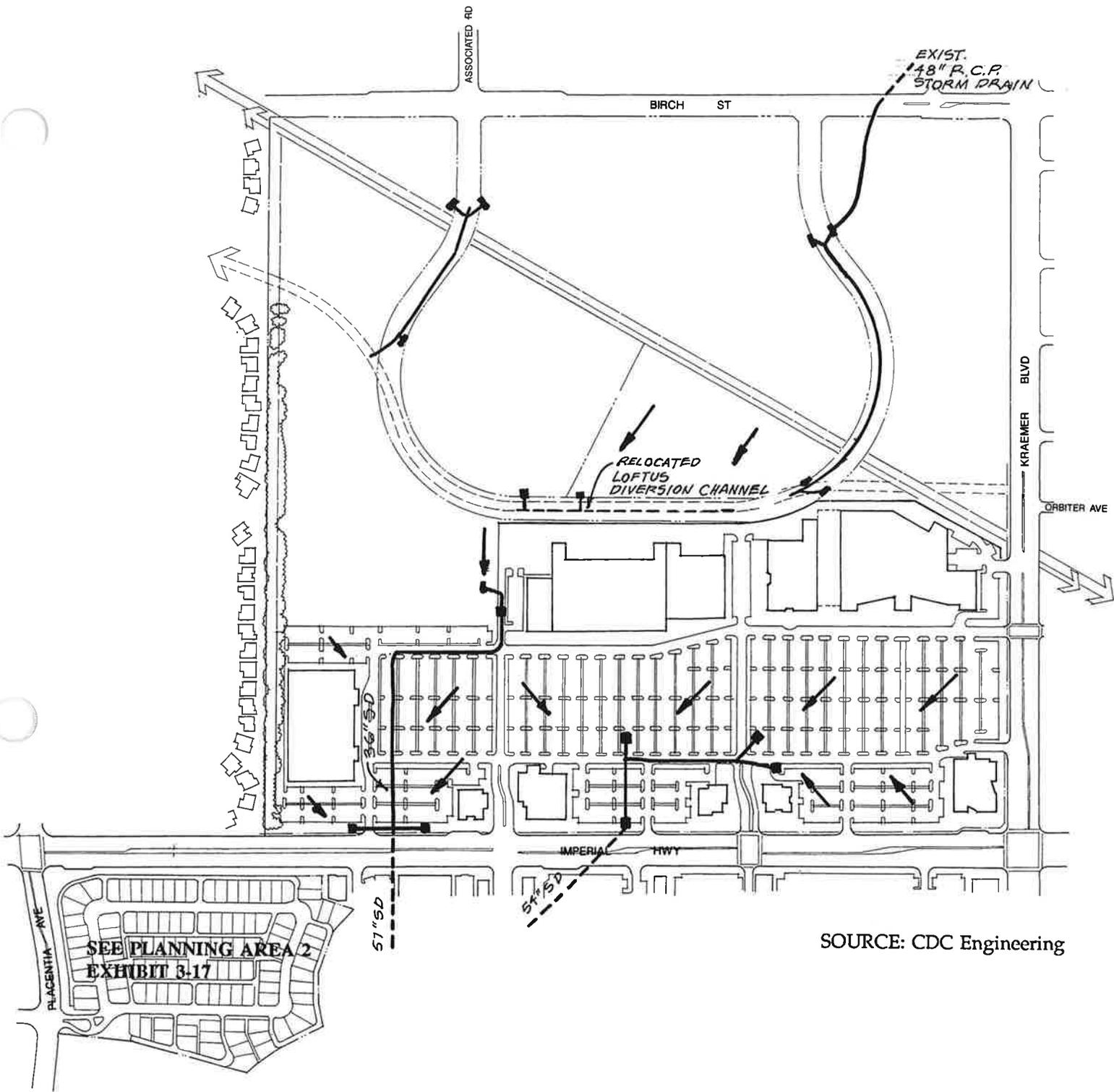
3.6.2 On-Site Flows

The on-site flow direction is primarily from the north to south. The drainage is intercepted at various proposed catch basins located throughout the site. The on-site catch basins are designed and located to minimize street flooding and provide the most efficient storm drain collection system.

The on-site flow direction in the vicinity of Planning Area 2 is primarily from the northwest to the southeast. The drainage is intercepted by various catch basins proposed throughout the site. The on-site system will be privately maintained and drain through the site to the proposed lateral to be constructed as part of the Imperial Specific Plan within the City of Fullerton.

3.6.3 Loftus Diversion Channel Relocation

The Loftus Diversion Channel, which traverses the Planning Area 3 development area, is an existing earthen open channel with a concrete lined channel section at the western end of the project site. The channel will be relocated and undergrounded to a double barrel box culvert as shown on Exhibit 3-16, as required by OCFCD.



SOURCE: CDC Engineering

STORM DRAIN PLAN
Planning Areas 1 and 3

BIRCH HILLS SPECIFIC PLAN

76 UNOCAL LAND & DEVELOPMENT COMPANY

City of Brea, California

TEMPLETON PLANNING GROUP
Design • Planning • Environmental
 4770 Campus Drive, Suite 240, Newport Beach, CA 92660 (714) 474-1660

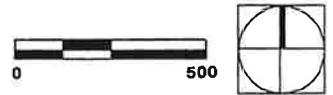
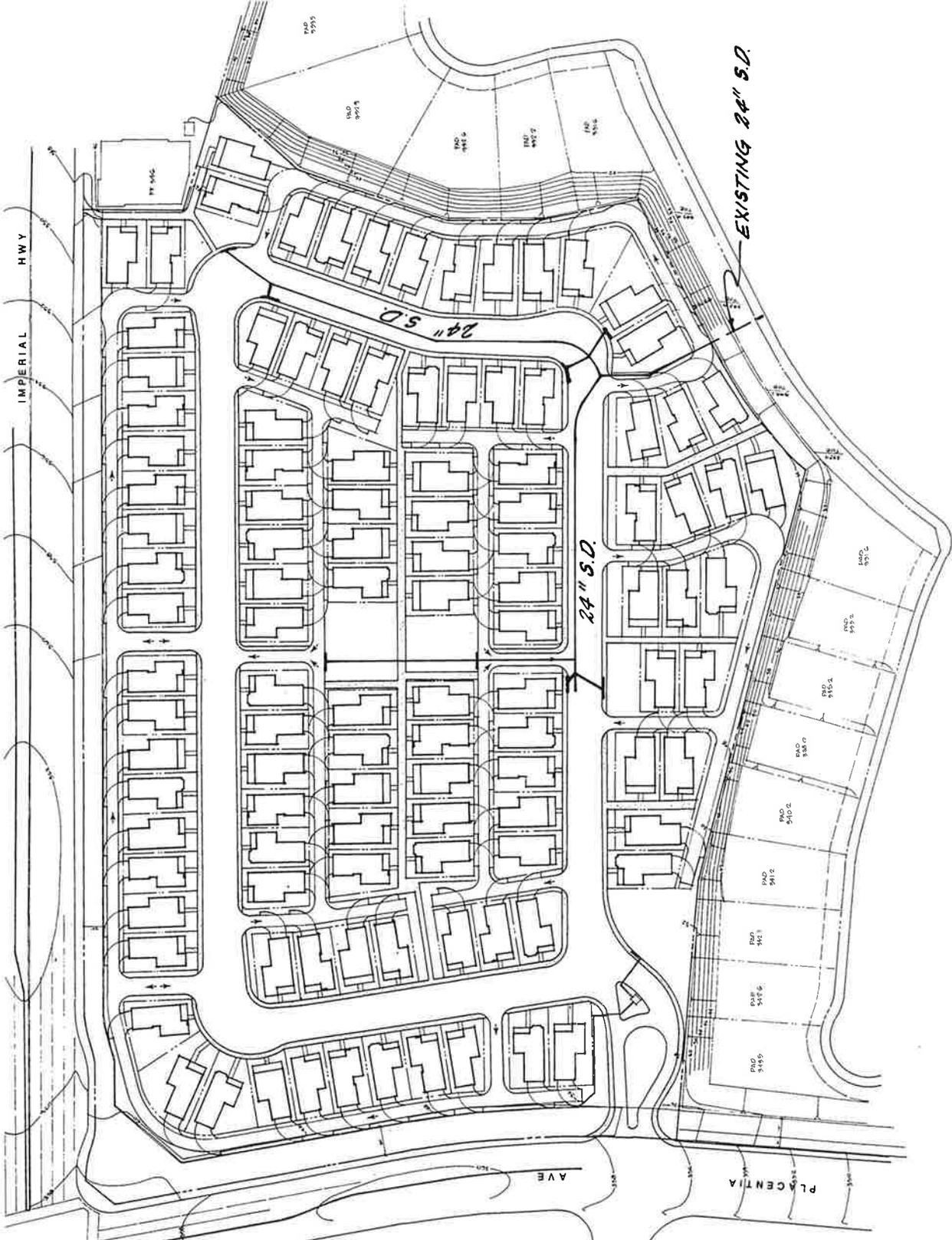


EXHIBIT 3-16



SOURCE: CDC Engineering

STORM DRAIN PLAN
Planning Area 2

BIRCH HILLS SPECIFIC PLAN

UNOCAL LAND & DEVELOPMENT COMPANY

City of Brea, California

TEMPLETON PLANNING GROUP
Design • Planning • Environmental

4770 Campus Drive, Suite 240, Newport Beach, CA 92660 (714) 474-1660



3.7 RECREATION/OPEN SPACE PLAN

The intent of the recreation plan is to establish provisions for man-made open space and recreation features in the design of the Birch Hills Specific Plan area. Pedestrian walkways and a centralized public park are integrated into the community to provide recreational amenities and visual relief throughout the development. The Recreation/Open Space Plan is shown on Exhibit 3-18.

The Specific Plan is integrated with the surrounding area by a system of greenbelts, trails, and park uses. Planning Area 3C consists of a 7.5 acre park which could provide a number of active recreational opportunities including a ball field with dugouts and bleachers, two soccer fields, open play areas, a tot lot, concession stand, restrooms, and a maintenance building/field office. The 7.5 acre park will be connected to other Planning Areas within the community as well as the surrounding areas through a system of greenbelts and recreational trails, as shown on Exhibit 3-18. Off-street parking for up to 25 vehicles will be accommodated on-site.

A private recreation area is proposed within Planning Area 2. Amenities could include a pool, spa, clubhouse with restrooms and shower facilities, and a sand volleyball court. In addition, two tot lots could be included within the Planning Area 2 development area in two locations separate from the recreation area.

In addition to the recreational uses associated with the residential Planning Areas, a maximum of 110,000 square feet of commercial recreational uses are proposed within the Planning Area 1B commercial area. This facility is currently planned as a sports/entertainment facility providing indoor recreational activities potentially including bowling, skating (ice and in-line), virtual reality facilities, and/or sports clubs.

The Birch Hills recreation/open space plan provides an additional ± 11.5 acres of internal open space in the form of landscaped setbacks, pedestrian/bicycle trails, and greenbelts. The greenbelt system was designed to enhance a typical single-family site plan by placing the smaller lot sizes in close proximity to the internal open space. The greenbelt areas will primarily serve as pedestrian and bicycle passageways along landscaped corridors, connecting open space areas to the residential areas within the project and providing access to the regional trail system. The overall recreation plan is designed to accommodate both active and sport-minded residents as well as passive areas for children and adults alike. Points of entry to the greenbelts from the interior loop road will receive special landscape treatment to further enhance the aesthetic image of the community and encourage resident usage.

Maintenance of the internal greenbelts, expanded parkways, landscaped medians at the project entrances, shall be provided by each respective Homeowners Association. The private recreation area included within Planning Area 2 will also be the responsibility of the Homeowners's Association. The 7.5 acre park included within Planning Area 3C is expected to be dedicated to the City as a neighborhood park.

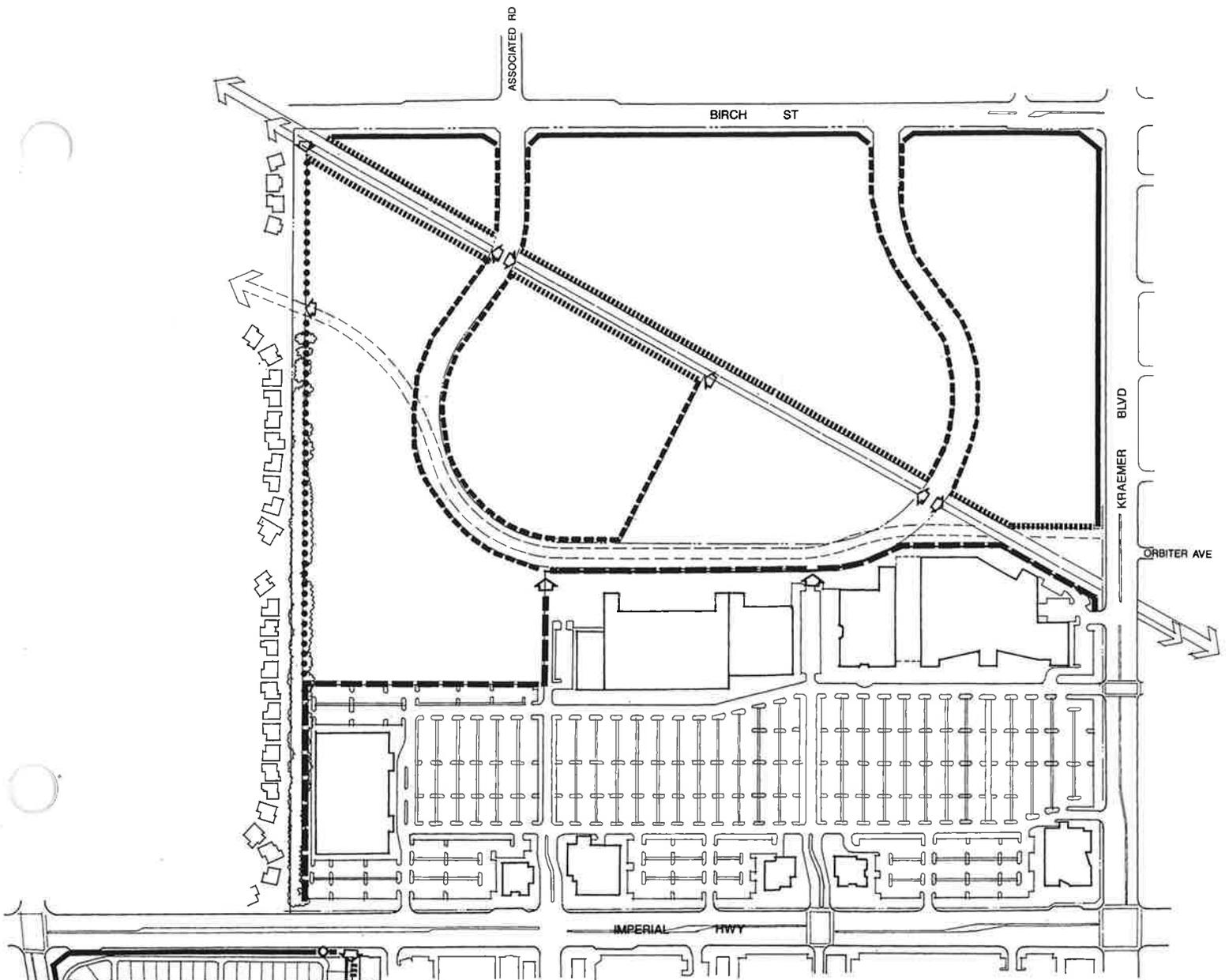
Per Section 850 of the Brea Subdivision, Ordinance No. 569 (amended by Ordinance 861), land dedication for park or recreational purposes "shall be in the amount of five (5) acres of park are per 1,000 persons residing within the subdivision." Population density shall be determined in accordance with the latest Census of Population on Housing, as required by Section 855 of the Brea Subdivision Ordinance No. 569 (amended by Ordinance 861). Using the latest City of Brea Department of Finance figures, the project is expected to generate 3.16 persons per single-family unit for a total of 1,501 additional residents. Therefore, the park acreage requirement for the proposed Specific Plan is 7.5 acres. The Birch Hills Specific Plan includes a 7.5 acre neighborhood park, a 0.33-acre private recreational facility, and 11.5 acres of landscaped setbacks, pedestrian/bicycle trails, and greenbelts. Using this figure, the proposed project exceeds the City's parkland requirements as defined by the Ordinance.

3.8 WALL AND FENCE PLAN

The purpose of the wall and fence plan is to establish a cohesive neighborhood environment that compliments the architectural character of the development. The project perimeter and property walls are designed to alleviate noise from street traffic and adjacent land uses. A dense buffer area of trees and shrubs will be planted in conjunction with walls to provide additional screening at sensitive areas. In addition, the existing landscaped buffer area located along the western boundary of the site will be retained. Refer to Section 5.4.5 for details and cross sections of the proposed landscape plan. The Fencing Plan for the proposed project is shown on Exhibit 3-19.

Both project perimeter and interior perimeter walls will be slumpstone or split-face block with graffiti resistant finish and plant-on pilasters at 50 feet (50') on center maximum. The height range for project perimeter walls shall be determined by the noise consultant. Residential privacy walls will be a maximum of six feet (6') high. Residential privacy walls provide privacy and enclosure for individual lots and alleviate noise from interior streets. View fencing is proposed for lots located adjacent to greenbelts. The following guidelines apply:

- a. All fencing and walls are to be provided by the builder of each Planning Area at the time of development and as approved by the City at time of submittal.
- b. All perimeter project walls are to be built during the first phase of development.
- c. All walls and fences used within the Birch Hills Specific Plan area shall be of a material and color that is compatible with the architectural design of the structures.
- d. To buffer the differing land uses from each other and from arterials, solid theme walls and landscaping are required for privacy and sound attenuation.
- e. Chain-link fencing is prohibited except for tennis courts and other similar recreational uses.
- f. Equestrian fencing shall be constructed where necessary for safety purposes in accordance with City and County standards.



- COMMERCIAL SCREEN WALL
-** RESIDENTIAL PRIVACY WALL
- COMMUNITY PERIMETER WALL
- NEIGHBORHOOD PRIVACY WALL
-** OPEN FENCE AT GREENBELT
- LOW WALL, FENCE OR HEDGE
Front Yard at Street or Paseo
- ⌞** PEDESTRIAN ACCESS
- FIRE ACCESS

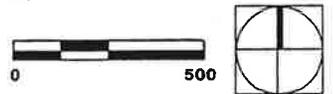
CONCEPTUAL FENCING PLAN

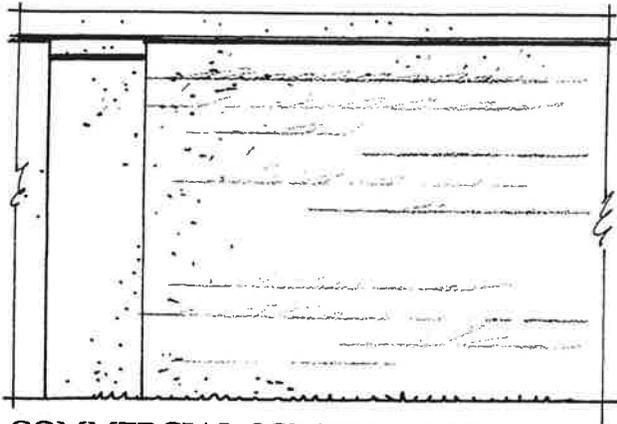
BIRCH HILLS SPECIFIC PLAN

76 UNOCAL LAND & DEVELOPMENT COMPANY

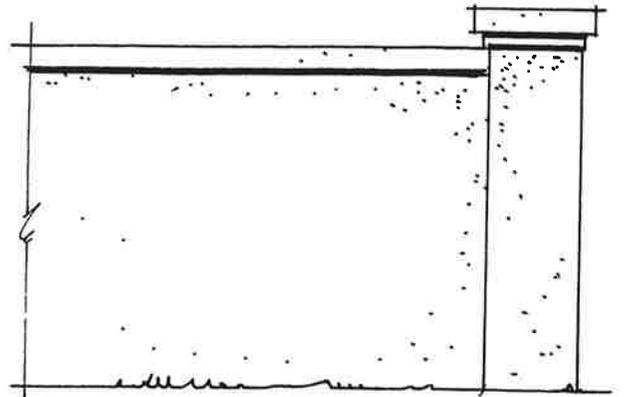
City of Brea, California

TEMPLETON PLANNING GROUP
Design • Planning • Environmental
 4770 Campus Drive, Suite 240, Newport Beach, CA 92660 (714) 474-1660

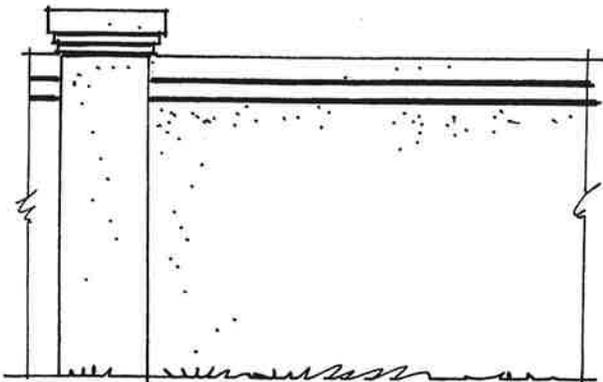




COMMERCIAL SCREEN WALL
Slumpstone or split face block with graffiti resistant coating.



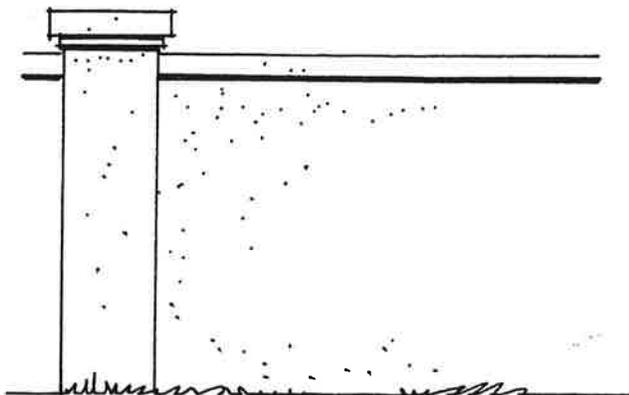
COMMUNITY PERIMETER WALL
Slumpstone or split face block with graffiti resistant coating.



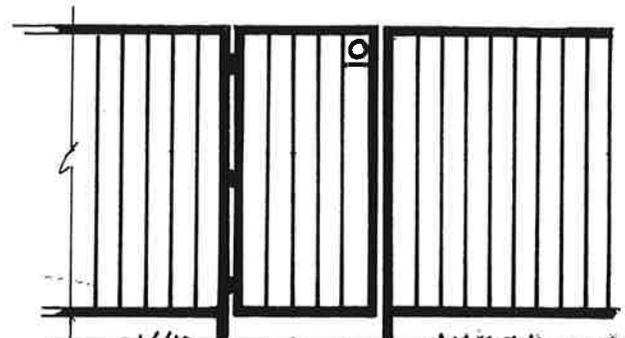
NEIGHBORHOOD PRIVACY WALL
Smooth stucco finish with double cap



OPEN FENCE
Wrought iron between masonry pilasters

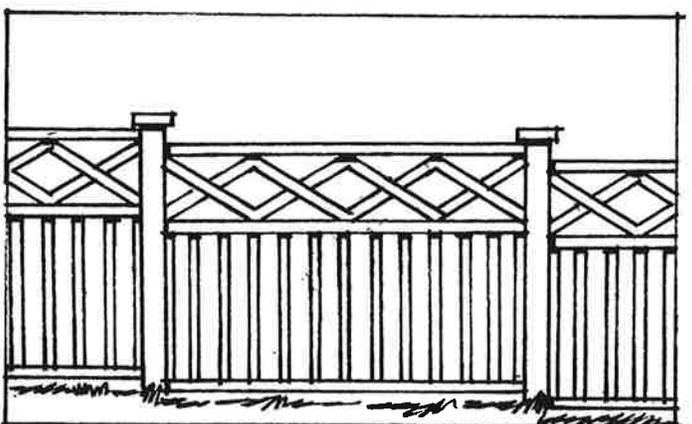
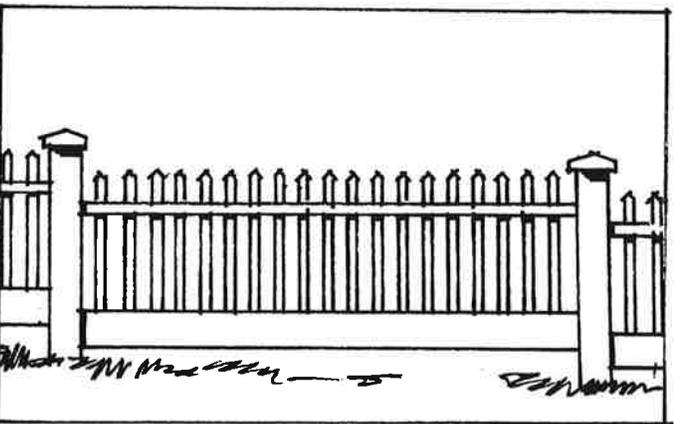
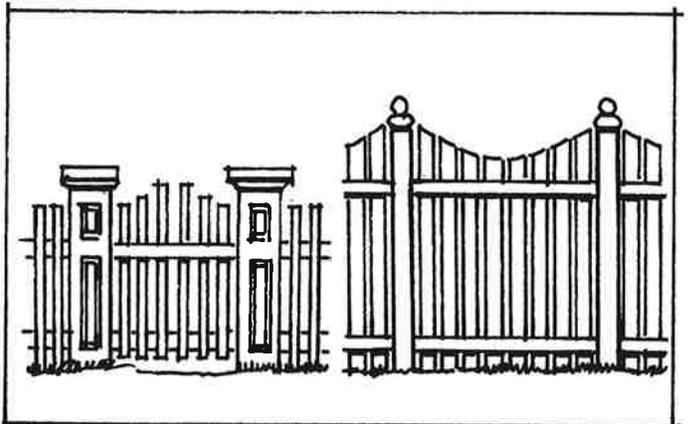
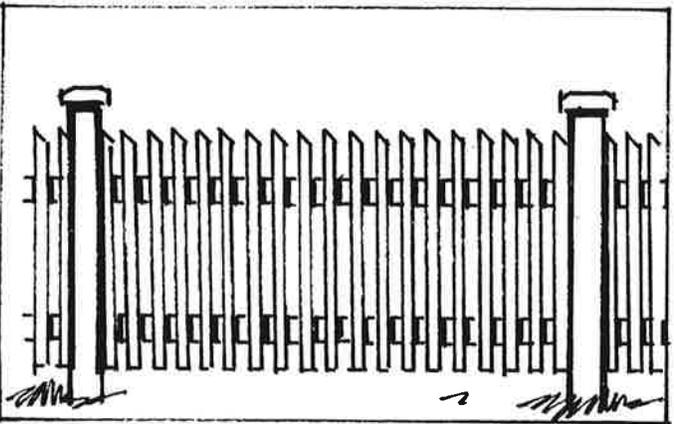
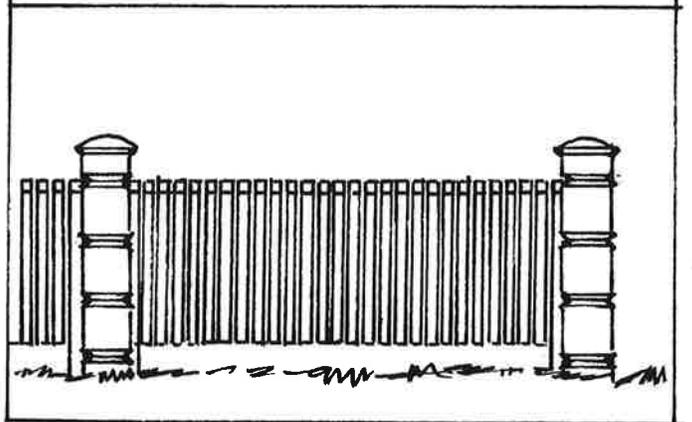
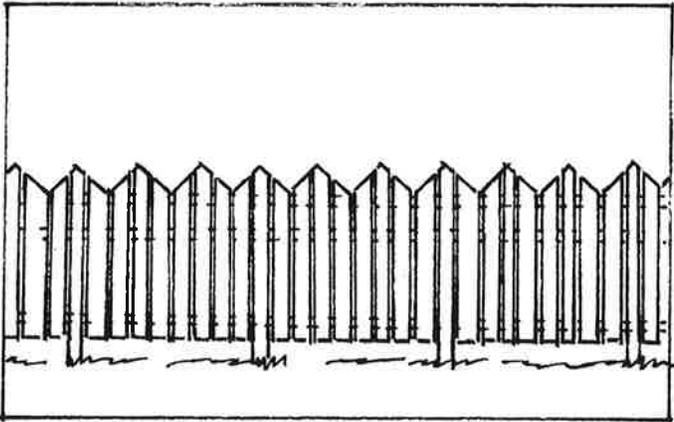
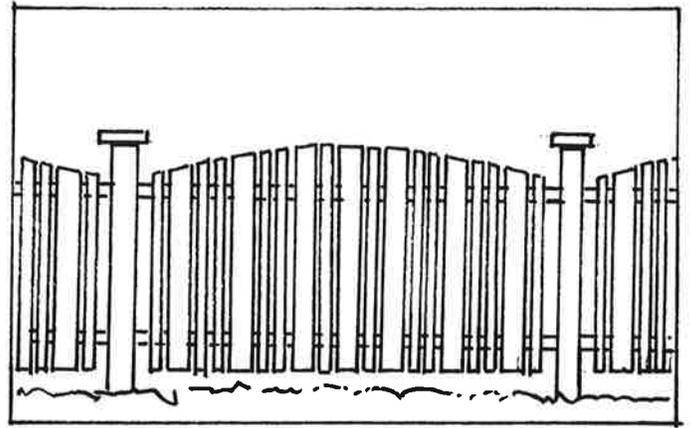
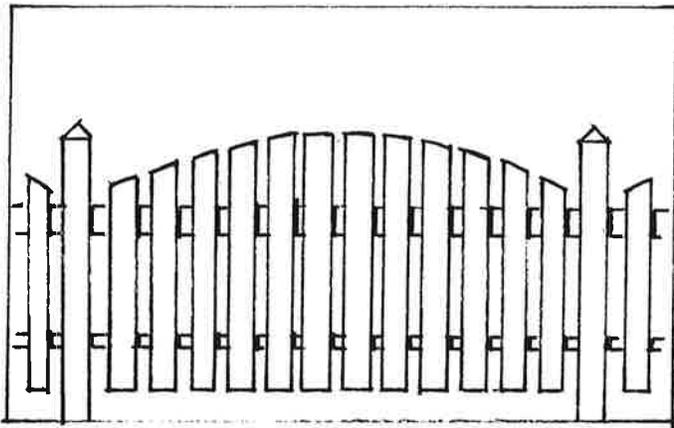


RESIDENTIAL PRIVACY WALL
Smooth stucco finish with cap



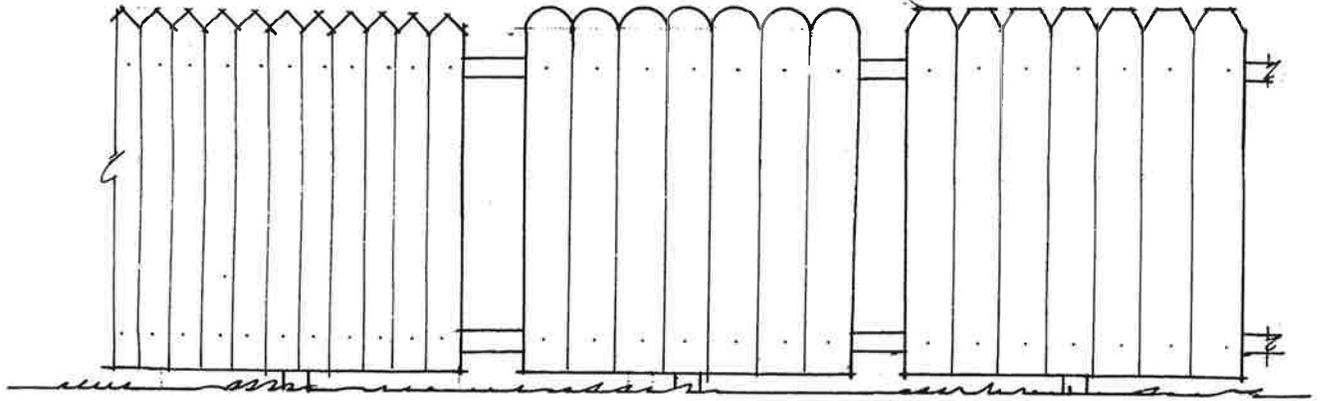
PEDESTRIAN GATE
At open fence or stucco wall

FENCING DETAILS
Community Wide Fencing

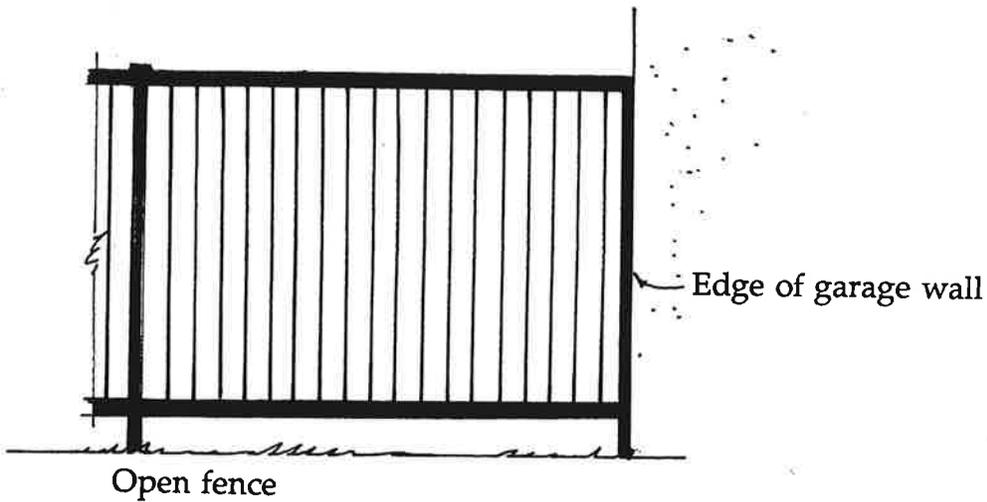


LOW FENCING AT FRONT YARDS -

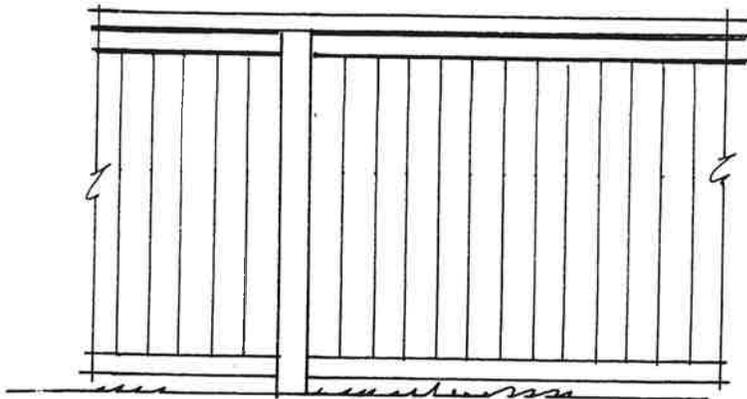
FENCING DETAILS
Planning Area 2



FENCING AT RESIDENTIAL LANES
Types of picket fencing



Open fence



FENCING BETWEEN LOTS
Wood fence, same both sides, wood trim cap
or block wall as alternate.

4.1 PURPOSE AND INTENT

The Birch Hills Specific Plan is designed to promote a quality development through innovative designs and specific attention to quality details. The purpose and intent of these development regulations is to provide development criteria to guide the developer(s) and the City of Brea in the design of new residential uses and general commercial uses.

These regulations will serve as the primary mechanism for implementation of these land uses. The regulations contained herein provide an appropriate amount of flexibility to anticipate future needs and to achieve compatibility between land uses. Principal land use designations for the Specific Plan shall be as follows:

- Low Density Residential (LDR)
- Medium Density Residential (MDR)
- General Commercial (C-G)
- Parks (P)

For reference, the locations of these land use designations are shown in Exhibit 3-1, Section 3.0.

4.2 GENERAL REGULATIONS

4.2.1 Definitions 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 7.3, Definitions).

4.2.2 General Plan Consistency

The Birch Hills Specific Plan is consistent with all elements of the City of Brea General Plan, as amended. Please refer to the Appendix for a complete discussion of General Plan consistency.

4.2.3 Zoning Code Consistency

This Specific Plan regulates all development within Birch Hills 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.

4.2.4 Building and Construction Codes Consistency

All construction and development within the Specific Plan 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. In case of a conflict between the specific provisions of the codes identified above and the provisions of these regulations, the provisions of those Codes shall prevail.

4.2.5 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.

4.2.6 Maximum Dwelling Units

Including the Affordable housing Program, a maximum of 475 dwelling units are permitted within the Birch Hills Specific Plan area.

No Planning Area which allows for residential uses shall exceed the maximum number of dwelling units indicated on Table 3-1, Land Use Plan Summary.

4.2.7 Planning Area Density

- a. The maximum dwelling unit density permitted in any residential Planning Area, as designated on Exhibit 3-1, Land Use Plan, shall apply to the overall Planning Area, not to any particular division of that area.
- b. Computation of Planning Area Density shall be based on net acreages, which is computed to the right-of-way of the perimeter streets (i.e., Imperial Highway, Kraemer Boulevard, Placentia Avenue and Birch Street).

4.2.8 Planning Area Boundaries

Planning Area boundaries and acreages contained in this Specific Plan are approximate and based upon current information and a generalized level of mapping. Final Planning Area boundaries shall be established by the Site Plan and/or Tentative/Final Tract Map approval. Revisions to Planning Area Boundaries shall not increase maximum dwelling unit densities as designated on Table 3-1.

4.2.9 Grading

Grading plans for all projects in the Birch Hills Specific Plan area shall be consistent with 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 park 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 park Planning Areas outside of an area of immediate development to address geotechnical factors or soils engineering requirements.

4.2.10 Public Utilities

Public utility buildings, structures, and facilities including, but not limited to, electrical, water, sewage, telephone and television, and their storage, distribution, treatment and/or production required to carry out development are permitted in all Planning Areas.

4.3 RESIDENTIAL PLANNING AREA USES AND STANDARDS

The following Sections 4.3.1 through 4.3.3 detail the permitted land uses and development standards for individual Residential Planning Areas within the Birch Hills Specific Plan area.

4.3.1 Low Density Residential (Planning Area 3)**a. Purpose and Intent**

The Low Density Residential Planning Areas (1.0-6.0 DU/Ac) provide for single-family detached housing. Community facilities 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 pursuant to Section 274 of the Brea Zoning Ordinance:

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

c. Uses Permitted Subject to a Conditional Use Permit pursuant to Section 504 of the Brea Zoning Ordinance:

- 1) Churches, synagogues, and other places of worship.
- 2) Nursery schools.
- 3) Community facilities associated with residential development.
- 4) Additional uses that the Planning Commission determines to be consistent with the purpose and intent of this Section.

d. Accessory Permitted Uses Subject to Plan Review pursuant to Section 503 of the Brea Zoning Ordinance:

- 1) Accessory buildings and structures, including private garages.
- 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) Front or rear yard covered patios, decks and porches.
- 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 Specific Plan Section 4.6, Sign Regulations.
- 9) Noncommercial keeping of pets and animals per Ordinance 920 of the Brea Municipal Code.
- 10) Home occupations per Sections 406 and 407 of the Brea Zoning Ordinance.
- 11) Accessory uses and structures which the Development Services Director finds to be consistent with the purpose and intent of this Low-Density Residential category.

e. Site Development Standards (P.A. 3):

1) Minimum Lot Area:

- a) Single-Family Detached -- Five thousand (5,000) square feet.

2) Minimum Lot Width:

- a) Single-Family Detached -- Fifty (50) feet. Minimum lot width at cul-de-sacs shall be measured at the front building setback line.

3) Minimum Lot Depth:

- a) Single-Family Detached -- One hundred (100) feet.

4) Dwelling Unit Density:

The dwelling unit density for each Planning Area shall not exceed the maximum defined on Table 3-1, Land Use Plan Summary.

5) 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.

6) Minimum Yards -- Single-Family Detached:

- a) Front yard -- The minimum front yard shall be twenty (20) feet.
- 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 as measured from wall. Zero (0) side yards are permitted on only one (1) side.
 - d) Side yard street setbacks -- The minimum side yard adjacent to all street rights-of-way shall be a minimum of ten (10) feet.
 - e) Eaves, porches or uncovered patios, 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.
- 7) Maximum Building coverage -- Building coverage shall not exceed fifty (50) percent, including enclosed living space and garage, for single-family detached dwelling units.
- 8) 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 thirty (30) inches in height. Fencing on private lots will be privately maintained. Fencing of common areas will be maintained by the respective Homeowner's Association.
- 9) Garage/driveway setbacks -- A minimum garage/driveway setback shall be twenty (20) feet from the street right-of-way line.
- 10) Off-Street Parking -- Shall be provided as set forth in City of Brea Zoning Ordinance Section 304, Off-Street Parking and Loading, and summarized below:
- a) Single-Family detached -- Two (2) covered parking spaces for each unit in a garage.

4.3.2 Medium Density Residential (Planning Area 2)

a. Purpose and Intent

The Medium Density Residential Planning Areas (6.1 - 12.0 DU/Ac) provide for small-lot affordable housing. Community facilities and other uses and structures accessory to the principal permitted uses are also allowed. Typical lot sizes and setbacks for medium density residential uses are shown on Exhibit 4-1.

SECTION 4.0 DEVELOPMENT REGULATIONS AND PROCEDURES

- M P zone
2. Any conditional use permitted in § 20.248.020.B.2 of the City of Brea Zoning Ordinance, and subject to all the provisions therein, with the exception of Car Washes, Golf Courses, Motels and Billboards.
 3. Administrative and professional offices (any office in which chattels or goods, ware or merchandise are not sold or manufactured).
 4. Health clubs, studios or spas.
 5. Astrology, fortune-telling, etc.
 6. Retail outlets or showrooms.

4.3.2 Uses Expressly Prohibited

The following uses are expressly prohibited in the Light Industrial Zone:

- A. Residential uses, except caretakers quarters.

4.3.3 Property Development Standards

The following property development standards shall apply to all land and buildings in the Light Industrial Zone:

- A. *Lot Area:*

Each lot shall have a minimum area of six thousand (6,000) square feet.

- B. *Lot Dimensions:*

1. Width - Each lot shall have a minimum width of sixty (60) feet, except where adjacent to a residential zone, school or park, the width shall be not less than one hundred sixty (160) feet.
2. Depth - Each lot shall have a minimum depth of one hundred (100) feet, except where adjacent to a residential zone, school or park, in which case the minimum depth shall be two hundred (200) feet.

SECTION 4.0 DEVELOPMENT REGULATIONS AND PROCEDURES

B. Building Height:

1. Maximum Height Limit - Buildings and structures erected in the Light Industrial Zone shall have a height not greater than sixty (60) feet. Heights above the maximum may be permitted by conditional use permit, subject to the provisions of § 20.408.030 of the City of Brea Zoning Ordinance.
2. Structures Permitted Above Height Limit - Roof structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the buildings and fire or parapet walls, skylights, towers, steeples, smoke stacks, flagpoles, chimneys, wireless and television masts, water tanks, or similar structures may be erected above the maximum height permitted in each zone. No structure shall be allowed for purposes of providing additional floor space.

C. Yards:

1. Where the Light Industrial Zone fronts, sides, or rears on any arterial street, or a local street which is a boundary with a residential zone, there shall be a yard abutting said arterial street or local street of not less than fifty (50) feet. The twenty (20) feet nearest the street shall be landscaped and maintained. The remainder may be used for parking.
2. Where the Light Industrial Zone fronts, sides or rears on a local street which is not a boundary with a residential zone, there shall be a yard of not less than ten (10) feet abutting said street.
3. In all front yards, the equivalent of one (1) tree per thirty (30) lineal feet of interior property line shall be provided in all rear and side yards, visible from adjacent streets or residential neighborhoods, one (1) tree for each thirty (30) lineal feet of combined rear and side interior property lines shall be planted in either a lineal or grouped manner. In addition, a five (5) foot, net (clear of curb), interior property line landscaped strip shall be provided. This landscaping shall be continuous along all interior property lines. Landscaping shall be held back from the property line or intersection with driveways or streets so as not to hinder traffic visibility.
4. All yards between the public street curbing and the property line are to be landscaped and maintained with active ground cover, such as green grass, dichondra, ivy, shrubs and/or trees.
5. All unpaved or undeveloped areas of a site for which a development application has not been submitted, shall be planted with a ground cover and/or shrub material

- b. Principal Permitted Uses Subject to an Approved Precise Development Plan pursuant to Section 274 of the Brea Zoning Ordinance
- 1) Single-family detached residential dwellings.
 - 2) Other similar uses that the Development Services Director determines to be consistent with the Medium Density Residential land uses.
- c. Uses Permitted Subject to a Conditional Use Permit pursuant to Section 504 of the Brea Zoning Ordinance:
- 1) Churches, synagogues, and other places of worship.
 - 2) Nursery schools.
 - 3) Community facilities associated with residential development.
 - 4) Additional uses that the Planning Commission determines to be consistent with the purpose and intent of this Medium Density Residential land use category.
- d. Accessory Permitted Uses Subject to an Approved Site Plan pursuant to Section 503 of the Brea Zoning Ordinance:
- 1) Accessory building 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, and fruit trees.
 - 7) Tennis courts, parks, playgrounds, trails, greenbelt, and similar common landscape areas.
 - 8) Signs per Specific Plan Section 4.6, Sign Regulations.
 - 9) Noncommercial keeping of pets and animals per Ordinance 920 of the Brea Municipal Code.
 - 10) Home occupations per Sections 406 and 407 of the Brea Zoning Ordinance.
 - 11) Accessory uses and structures which the Development Services consistent with the purpose and intent of this Medium Density Residential land use category.
- e. Site Development Standards (P.A. 2):
- 1) Minimum Lot Area:
 - a) Single-Family detached -- Twenty-eight hundred (2,800) square feet.

- 2) Minimum Lot Width:
- a) Single-Family detached -- Forty (40) feet.

- 3) Minimum Lot Depth:
- a) Single-Family detached -- Seventy (70) feet.

- 4) Dwelling Unit Density:

The dwelling unit density for each Planning Area shall not exceed the maximum defined on Table 3-1, Land Use Plan Summary.

- 5) 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.
- 6) Minimum Yards -- Single-Family Detached:
- a) Front yard -- The minimum front yard shall be eight (8) feet.
- b) Rear yard -- The minimum rear yard at residential lanes shall be five (5) feet to access the garage door.
- 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.
- d) Side yard adjacent to street -- The minimum side yard adjacent to a street shall be ten (10) feet measured from the face of the structure to the face of curb.
- e) Eaves, porches, covered patios, 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, and two (2) feet into the side yard setback.
- 7) Maximum Building Coverage -- Building coverage shall not exceed sixty (60) percent for single-family detached lots.

- 8) 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 thirty (30) inches in height.
- 9) Off-Street Parking -- Shall be provided as set forth in City of Brea Zoning Ordinance Section 304, off-Street Parking and Loading, and summarized below:
 - a) Two (2) covered parking spaces for each unit.

f. 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 in a form approved by the Development Services Department.

4.4 GENERAL COMMERCIAL PLANNING AREAS**4.4.1 Uses Permitted**

The C-G (General Commercial Planning Area) is established to provide for the development of general commercial and highway related uses.

No building or structures or land shall be used and no building or structure shall be hereafter erected, structurally altered or enlarged, except for the following purposes:

4.4.2 Principal Permitted Uses

Any use permitted in the C-G Zone, Section 247

4.4.3 Uses Permitted Subject to Conditional Use Permit

The following uses are permitted subject to approval of a Conditional Use Permit Application in accordance with the Provision of Section 504:

1. Amusement Center
Animal hospitals and kennels
auditorium and conference rooms
Automobile car washes
Dance halls
Drive-in Restaurants
Drive-through Restaurants
Golf driving range
Golf, miniature courses
Parking structures, automobile
Parks and playgrounds, public & private
Private schools
Theaters, drive-in
Trampoline centers
Automobile sales, new and used (Outside use permitted)
2. Gasoline Service stations, subject to the provisions of Section 235-B-3 (CN Zone)

4.4.4 Uses Expressly Prohibited

The following uses are expressly prohibited in the C-G Planning Area:

Residential uses
Manufacturing uses

4.4.5 Property Development Standards

The following property development standards shall apply to all land and buildings in the C-G Planning Area:

1. Lot Area

No requirements.

2. Lot Dimensions

No requirements.

3. Building Height

- a. Buildings and structures erected in the C-G Planning Area shall have a height no greater than thirty-five (35) feet. Heights above the maximum may be permitted by conditional use subject to the provisions of Section 504.

Height shall be measured from adjacent finish grade.

b. Structures Permitted Above Height Limit

Roof structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the buildings and fire or parapet walls, sky-lights, towers, steeples, flagpoles, chimneys, wireless and television masts, water tanks, or similar structures may be erected above the maximum height permitted in each zone. No structure shall be allowed for purposes of providing additional floor space. All such structures six (6) feet above the maximum height shall be subject to staff review.

4. Yards and Setbacks

- a. Front Setback: Building and structures shall be located not less than twenty (20) feet from the property line abutting a street.

- b. **Side and Rear Setbacks:** Buildings and structures shall be located no less than forty (40) feet from any common property line adjacent to any residential zone. The intervening space may be used for parking, loading and access. A solid wall not less than six (6) feet nor more than seven (7) feet in height shall be erected on the zone boundary line, to within fifteen (15) feet of any street curb line.

5. **Walls and Fences**

a. **Required Walls**

- 1) Walls along common property lines shall be erected per the City of Brea Zoning Ordinance.
- 2) Walls or fences shall be in conformance with Section 3.8 of the Specific Plan. Chain-link fencing is specifically prohibited.

b. **Permitted Fences and Walls**

Fences and walls not to exceed seven (7) feet in height shall be permitted within any side or rear yard area or along any common property line provided, however, no walls greater than three and one-half (3½) feet shall be located within the setback area paralleling a street right-of-way.

- c. The height of walls and fences shall be measured from highest ground level immediately adjacent to the base of the wall.
- d. The provisions of this section shall not apply to a fence or wall height as required by any law or regulation of the State of California or agency thereof.

6. **Distance Between Buildings**

No requirements.

7. **Building Site Coverage**

- a. The maximum building site coverage shall be fifty percent (50%) of the net area of the site.

8. **Off-Street Parking and Loading**

The provisions of Section 304 of the Brea Zoning Ordinance shall apply.

9. Access

Access to all off-street parking and loading areas shall conform with requirements of the City Engineer, and shall be subject to modification by the Planning Commission upon review of the site plans.

10. Signs

The provisions of Section 4.6, Sign Regulations shall apply.

11. Storage and Refuse Collection Areas

- a. All storage areas, loading areas and refuse collection areas shall be screened from public view by a concrete block or masonry wall or in such a manner so that it is not visible from adjacent property and abutting public right-of-ways.
- b. All noise producing equipment shall be so housed and located in such a manner that sound does not create a nuisance beyond any common property line abutting a residential zone and shall be screened in such a manner so that it is not visible from adjacent property and abutting public right-of-ways.
- c. Outdoor storage shall include all company owned and operated motor vehicles, except for passenger vehicles.
- d. Storage or refuse collection shall not be permitted within front and side setback areas. Storage or refuse collection shall be permitted within the rear setback area.

12. Roof Mounted Equipment

All roof mounted mechanical equipment, tanks, ventilating fans or similar equipment shall be visually screened from view from adjacent property and abutting rights-of-way. Required screens shall be architecturally compatible with the building or structure on which they occur.

13. Landscaping

a. General

- 1) All improved building sites shall have a minimum landscaped coverage of fifteen (15) percent of the net site area. Landscaping shall consist of an effective combination of sculpturing, street trees, ground cover and shrubbery. All required boundary landscaping may be included within this requirement.
- 2) Required landscaping shall be provided with an irrigation system. Dry landscape materials may be used in side and rear setback areas only. All landscaping shall be in accordance with the City of Brea Water Conserving Landscape Ordinance.
- 3) All unpaved, non-work areas (including future pad areas) shall be landscaped.
- 4) Fifty (50) percent of all required trees shall have a trunk at least three (3) inches in diameter at a point two (2) feet above the ground.

b. Boundary Areas

- 1) Areas abutting adjacent streets shall be landscaped in accordance with Section 5.4.

c. Driveway and Parking Areas

- 1) Driveway and parking areas shall be separated from adjacent landscaping by a wall or curb at least four (4) inches high, but no more than three feet six inches (3'6") high.
- 2) Parking areas shall be screened so as to minimize the effect from all adjacent access streets, and other properties. Plant material used for screening shall consist of bermed, linear or grouped masses of shrubs and/or trees of a sufficient size and height to meet this requirement.

- 3) One (1) tree per each five (5) parking stalls, which may be clustered or grouped, shall be installed within the parking area. Boundary planting cannot be counted towards this requirement. Trees should be placed so as to give relief to the monotony of rows of parked vehicles.
- d. Undeveloped Areas
- 1) Landscaping plans shall incorporate provisions for erosion control on all grades sites which shall remain vacant prior to building construction.
 - 2) Undeveloped areas shall be maintained in a weed-free condition.
- e. Landscaping Maintenance
- 1) Prior to the installation of the landscaping in the public right-of-way the developer shall provide for continued maintenance by an agreement with the City of Brea.
 - 2) Lawn and ground cover shall be trimmed or mowed regularly. All planting areas shall be kept free of weeds and debris.
 - 3) All plantings shall be kept in a healthy and growing condition. Fertilization, cultivation, and tree pruning shall be a part of regular maintenance. Good horticultural practices shall be followed in all instances.
 - 4) Irrigation systems shall be kept in working condition. Adjustments, replacements, repairs and cleaning shall be a part of regular maintenance.
 - 5) Trees shall be staked and tied with lodge poles.
 - 6) Stakes and ties on trees shall be checked regularly for correct functions. Ties shall be adjusted to avoid creating abrasions or girdling on trunks or branches.

14. Loading Areas

Loading shall be allowed providing the loading dock is set back a minimum of seventy (70) feet from the street right-of-way line, and forty (40) feet from any residential property. Said loading areas shall be screened from view of adjacent streets. Loading dock access and location shall meet the requirements of Section 304 of the Brea Zoning Ordinance.

15. Telephone and Electrical Service Facilities

All "on-site" telephone and electrical lines of twelve (12) KV or less shall be placed underground. Transformer or terminal equipment shall be screened from view of adjacent streets and properties.

16. Maintenance

- a. All structures shall be maintained in a neat and orderly manner.
- b. All permitted signs shall be maintained in a neat and orderly manner.

17. Lighting

All lighting, including signs, shall be designed to confine all direct rays to the premises and so no direct rays or glare shall obstruct the vision of motorists either on the site or on adjacent roads.

18. Plan Review

The provisions of Section 274 of the Brea Zoning Ordinance shall apply.

4.5 PARK PLANNING AREA

4.5.1 Purpose and Intent

The Park Planning Area provides for active and passive park sites and recreational uses. Roads, utilities, grading, drainage, and other infrastructure improvements and facilities are permitted for the improvement of permitted park and recreational uses, and adjacent development Planning Areas. Potential uses to be included within the park are shown on Plan View "M" in Section 5.4.

4.5.2 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 where the land is owned and maintained by homeowners associations (not individual residents, public agencies, and/or districts).
- 5) Public utility lines and facilities.
- 6) Maintenance of public facilities, roads and infrastructure.
- 7) Drainage and water retention facilities.
- 8) Public works, roads, drainage improvements, and other infrastructure necessary for the permitted development of other Planning Areas.
- 9) 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 pursuant to Section 503 of the Brea Zoning Ordinance:

- 1) Picnic areas.
- 2) Athletic fields and related facilities (i.e., snack shops, restrooms, etc).

- 3) Open play areas.
 - 4) Tot lots.
- c. Uses Permitted Subject to a Conditional Use Permit pursuant to Section 504 of the Brea Zoning Ordinance:
- 1) Any other use which the Planning Commission finds consistent with the purpose and intent of this land use category.

4.5.3 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. 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.

4.6 SIGN REGULATIONS

Signs within the Birch Hills Specific Plan area shall be governed by individual sign programs for each Planning Area to be submitted to the Planning Commission for approval. "Sign Programs" for all or a portion of the Birch Hills Specific Plan area are permitted subject to a Conditional Use Permit pursuant to Section 504 and Section 404.500(4)(A) of the City of Brea Zoning Ordinance. A primary purpose of a program shall be to provide design standards and details for visually coordinated and aesthetically attractive signage that is consistent with Chapter 5, Design Guidelines, of the Specific Plan.

4.7 TEMPORARY PERMITTED USES

The following temporary uses shall be permitted within all residential planning areas of the Birch Hills 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 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. Flags.
5. Model Homes (Temporary Real Estate Offices) -- The subdivider may construct five (5) or fewer model homes per product type for the temporary 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 (hereinafter referred to as a "model home") 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 Birch Hills 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 Birch Hills Specific Plan.

5.1. PURPOSE AND INTENT

The Birch Hills Specific Plan Design Guidelines are statements which express the desired character of future development for the project area. They are the design criteria which will be adhered to with each development proposal within the Specific Plan area, and apply to three main topical areas: architecture, streetscape elements, and landscape design. The developer of each planning area and/or land use designation within the project will be able to draw from this and expand upon these concepts in order to maximize the success of development consistent with market needs, aesthetic satisfaction, and community goals.

The Design Guidelines are intended to be implemented on a project-wide level. General design statements and guidelines have been established which may be applied project-wide to achieve an overall consistency and quality for such features as landscaping treatment and community design guidelines. Included in this level are design standards for community landscape features and streetscapes, down to such details as appropriate building mass and scale. This level also sets forth parameters for architectural design of residential and commercial structures.

The purpose of the Design Guidelines are as follows:

1. To provide the City of Brea with the necessary assurance that the Specific Plan area will develop in accordance with the quality and character proposed herein; and
2. To provide guidance to City staff, Planning Commission and the City Council in the review of future development projects in the Specific Plan area.

The design guidelines which are contained in this document, have been developed as a method of controlling the overall design statement within the Birch Hills Specific Plan area. The guidelines seek to achieve a cohesive design fabric in those areas of the development where continuity is desirable.

5.2 PROJECT-WIDE IMPROVEMENTS

The following guidelines apply to specific public improvements designed to enhance the overall quality of the proposed multi-use development. For example, four peripheral streets will be improved in conjunction with the phased development. In accordance with Brea's Arts in Public Places Program, additional sculptures will be constructed on these peripheral streets to improve the visual aesthetics of the specific plan area and the City of Brea as a whole.

5.2.1 Street Improvements/Landscaping

a. Birch Street

From the northwest corner of the project at the railroad right-of-way east to Kraemer Boulevard, Birch Street shall adopt a "Craftsman" street theme. This theme will be realized through the use of a 20-foot landscaped setback. The landscaped setback shall embrace an "urban forest" feel through a heavy planting of a variety of trees and shrubs. Adjacent to a 4-foot parkway, 5-foot sidewalks shall meander throughout the setback area.

b. Kraemer Boulevard

From the northeast corner of the project at Birch Street south to the railroad crossing, Kraemer Boulevard will also adopt a "Craftsman" street theme through use of a 20-foot landscaped setback. The landscaped setback shall be similar to that proposed for Birch Street.

South of the railroad crossing, the landscaped setback shall continue adjacent to the Planning Area 1A commercial and consist of an "Italian Renaissance" theme featuring Pines as the dominant element with Liquidambar as a compliment.

c. Imperial Highway

A 20-foot landscaped setback is planned for Imperial Highway to commence at the southwest corner of the Planning Area 1B development area east to the edge of the planned commercial center at Kraemer Boulevard. The landscaped setback shall also consist of an "Italian Renaissance" theme and include a pedestrian/bicycle trail. A additional 20-foot landscaped setback will be provided on the south side of Imperial Highway between the east and western boundaries of Planning Area 2. The landscape theme will be "Craftsman" similar to Birch Street.

d. Placentia Avenue

Along the western perimeter of Planning Area 2, Placentia Avenue will also adopt a "Craftsman" street theme through use of a 19-foot landscaped setback consistent with the proposed landscaped setback within the Imperial Fullerton Specific Plan area. The landscape theme will be "Craftsman" similar to that proposed for Birch Street.

5.2.2 Art in Public Places

Public sculpture gives identity and dimension to a new community. The Birch Hills Specific Plan area shall participate in the City's Art in Public Places Program with the contribution of sculptures to Brea's outdoor gallery. The Landscape Concept Plan illustrates three proposed locations for art pieces, one for each component of the Land Use Plan; however, the actual contribution and locations are subject to the approval by Brea's Community Services Department. Landscaping and lighting shall be designed to maximize viewing and enhancement of the artwork.

5.3 ARCHITECTURAL GUIDELINES

The purpose of establishing Architectural Design Guidelines is to establish the development criteria at the project level to assure a unified environment with a master planned design. The intent is not to require rigid adherence to a particular architectural style on each and every structure or to limit the range of materials or colors used throughout. More correctly, these guidelines should be used to achieve continuity and establish a larger visual context. Architectural guidelines have been provided for each designated land use. The following is the architecture proposed for Planning Areas 1A, 1B, and 2. Designs for individual projects within Planning Area 3 will be submitted as part of the Precise Development Plan review procedures as set forth in Section 6.3 herein, although the architecture will be similar to Planning Area 2.

The selection of an architectural style is meant to fulfill two specific goals. The first goal is to establish a sense of place within the City of Brea. This can be accomplished by utilizing a singular and recognizable architectural style within which all structures, signage and lighting will be designed. Each element of the project will thus have an identifiable relationship with the total designed environment. The second goal is to respond to the orientation and the warm semi-arid nature of the area. Attractive, durable, high quality materials with sensible attention to maintenance will be used.

5.3.1 Low- and Medium Density Residential

In keeping with the general character of the early southern California region, all single-family residential design will reflect the historical precedents, traditions and climate of older California neighborhoods. The archetype that best meets the goals and needs of the Birch Hills Specific Plan area is a "Craftsman" style and its variants. The use of high quality natural materials and finishes is encouraged to distinguish this development from surrounding developments. The sensitive application of detailing to accent and enhance this style is also encouraged. As shown on Exhibit 5-1, the architectural style will be characterized by the following components:

A. Craftsman

Style: This was the dominant style for smaller houses built throughout the country during the period from about 1905 until the early 1920s. The Craftsman style originated in southern California and most landmark examples are concentrated here.

Identifying Features: Low-pitched, gabled roof (occasionally hipped) with wide, unenclosed eave overhang; roof rafters usually exposed; decorative (false) beams or braces commonly added under gables; porches, either full- or partial-width, with roof supported by tapered square columns; columns or pedestals frequently extend to ground level (without a break at level of porch floor).

THE MIXING OF CRAFTSMAN STYLE WITH SPANISH COLONIAL AND FRENCH INTRODUCES A RETURN TO THE PAST WITH THE LOOK OF A CUSTOM HOME NEIGHBORHOOD, RATHER THAN THE SEA OF "LOOK ALIKE" TRACT HOUSES

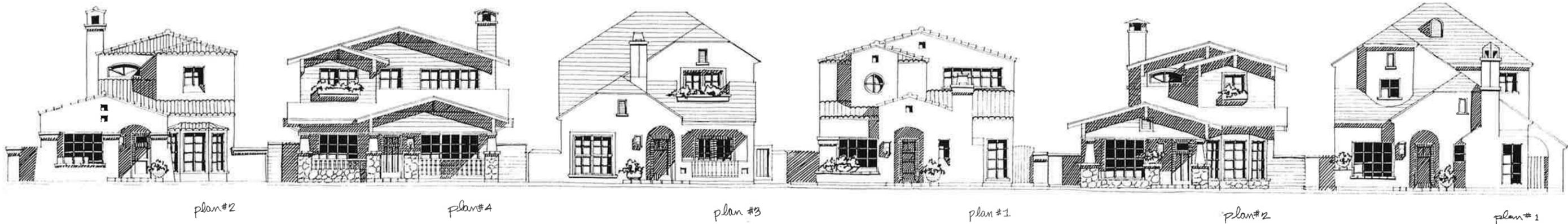
EACH HOME HAS A FRONT PORCH OR A COVERED ENTRY AND FRONT PATIO



A VARIETY OF LOW PROFILE PICKET FENCING WILL BE RANDOMLY PLACED THROUGHOUT THE NEIGHBORHOOD TO DEFINE THE FRONT YARD AREA

MANY HOMES WILL HAVE LOW HEDGES TO DEFINE THE EDGE OF THEIR YARDS, WHILE OTHERS WILL HAVE LOW ARCHITECTURAL WALLS

FRONT YARD AREAS MAY HAVE PATIOS EXTENDED TO THE PROPERTY LINE, TO ALLOW FOR MORE USEABLE PRIVATE SPACE AND NEIGHBORHOOD SOCIAL INTERACTION



SECOND STORIES ARE SET BACK TO RETAIN A LOW PROFILE AND "COTTAGE" ATMOSPHERE

THE ABSENCE OF THE GARAGE FROM THE FRONT ELEVATION IS A WELCOME CHANGE FROM THE TYPICAL SMALL LOT HOME

B. Spanish Colonial

Style: Spanish Eclectic is most common in the southwestern states, particularly California, Arizona, and Texas, and in Florida, all regions where original Spanish Colonial Building occurred and continued into the 19th century. During the 1920s, many new communities in Florida and southern California were planned in the Spanish Eclectic style, and older towns (such as Santa Barbara) sought to affect a Spanish Colonial image.

Identifying Features: Low-pitched roof, usually with little or no eave overhang; red tile roof covering; typically with one or more prominent arches placed above door or principal window, or beneath porch roof; wall surface usually stucco; facade normally asymmetrical.

C. French

Style: This relatively uncommon style is found throughout the country in suburbs of the 1920s and 30s. Out of fashion during the 1940s and 50s, a Neoclectic emphasis on French models has been gathering momentum since the 1960s.

Identifying Features: Tall, steeply pitched roof eaves commonly flared upward at roof-wall junction; brick, stone, or stucco wall cladding, sometimes with decorative half-timbering.

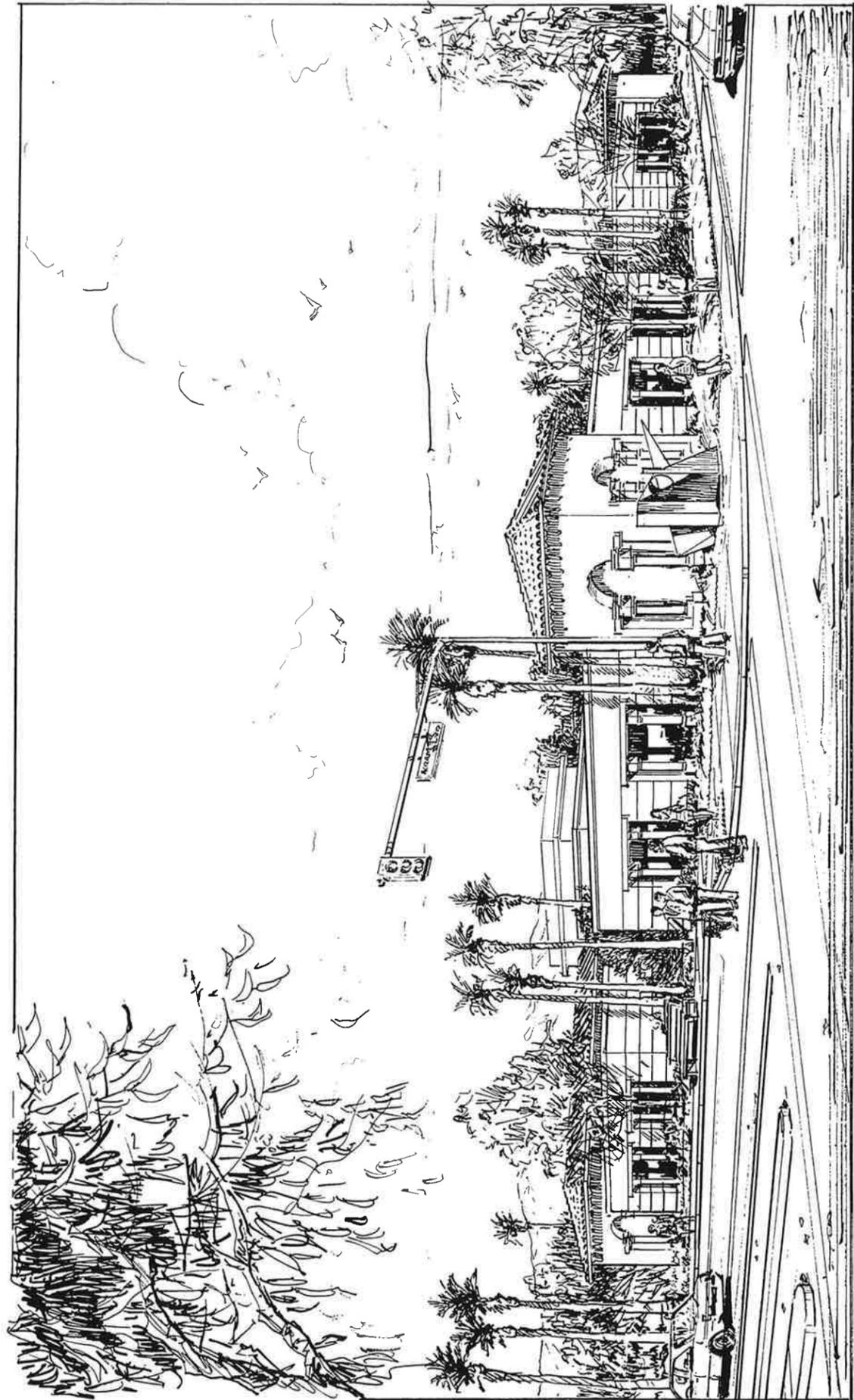
5.3.3 General Commercial (C-G)

The architectural theme and design of the retail stores and restaurants will represent "Italian Renaissance" style. Character sketches of the architectural theme are shown on Exhibits 5-2 through 5-5. As shown on Exhibit 5-6 through 5-8, the architectural style will be characterized by the following components:

A. Italian Renaissance

Style: The "Italian Renaissance" style contains principle elements consisting of a simple hipped roof, asymmetrical in proportion and flat roofs. The "Italian Renaissance" style creates a landmark within a metropolitan area while creating a unique identity.

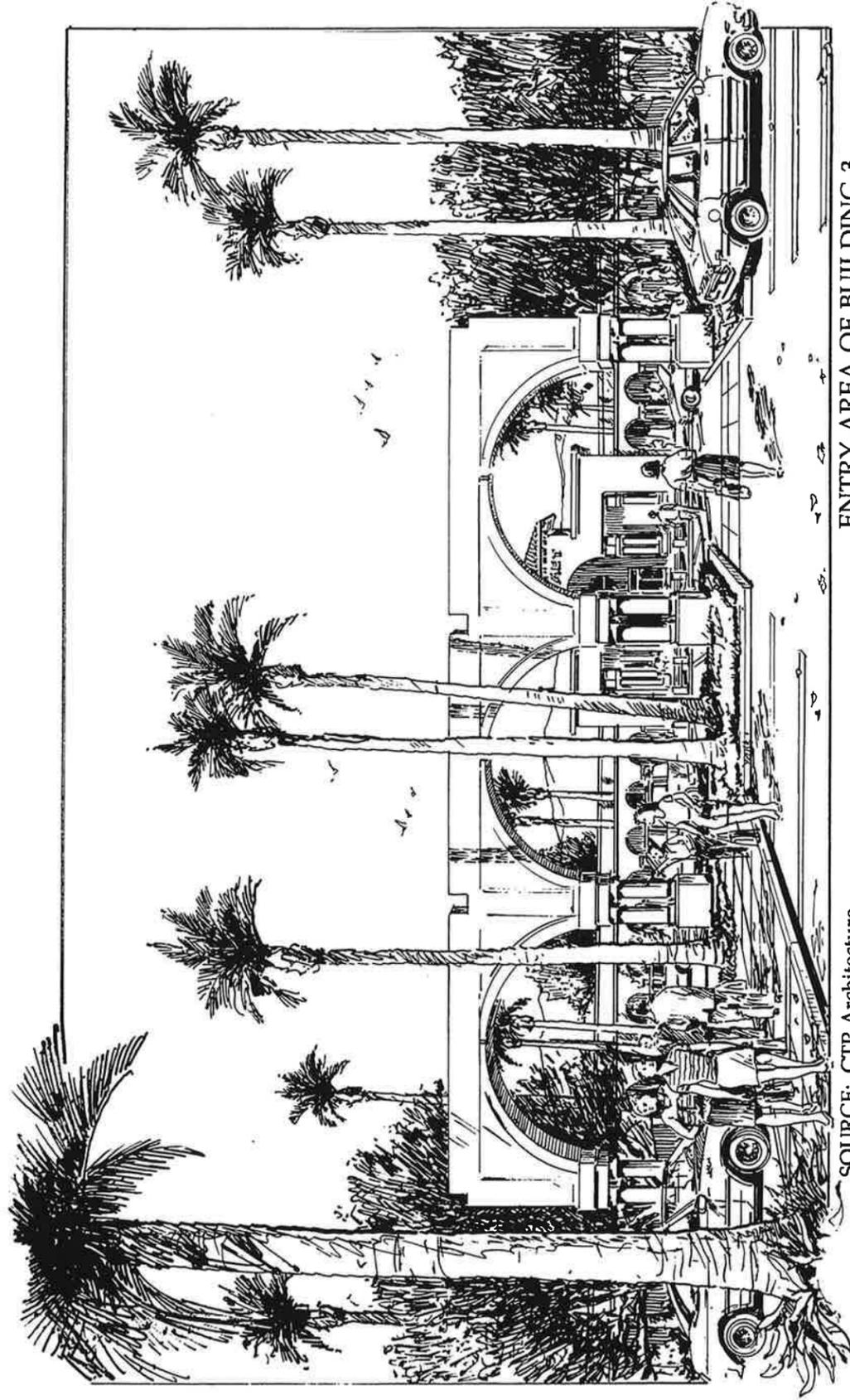
Identifying Features: Large overhang, decorative brackets, arch windows, classical doors, and most importantly; colonade arcades and plazas.



SOURCE: CTP Architecture

CORNER OF KRAEMER AND IMPERIAL

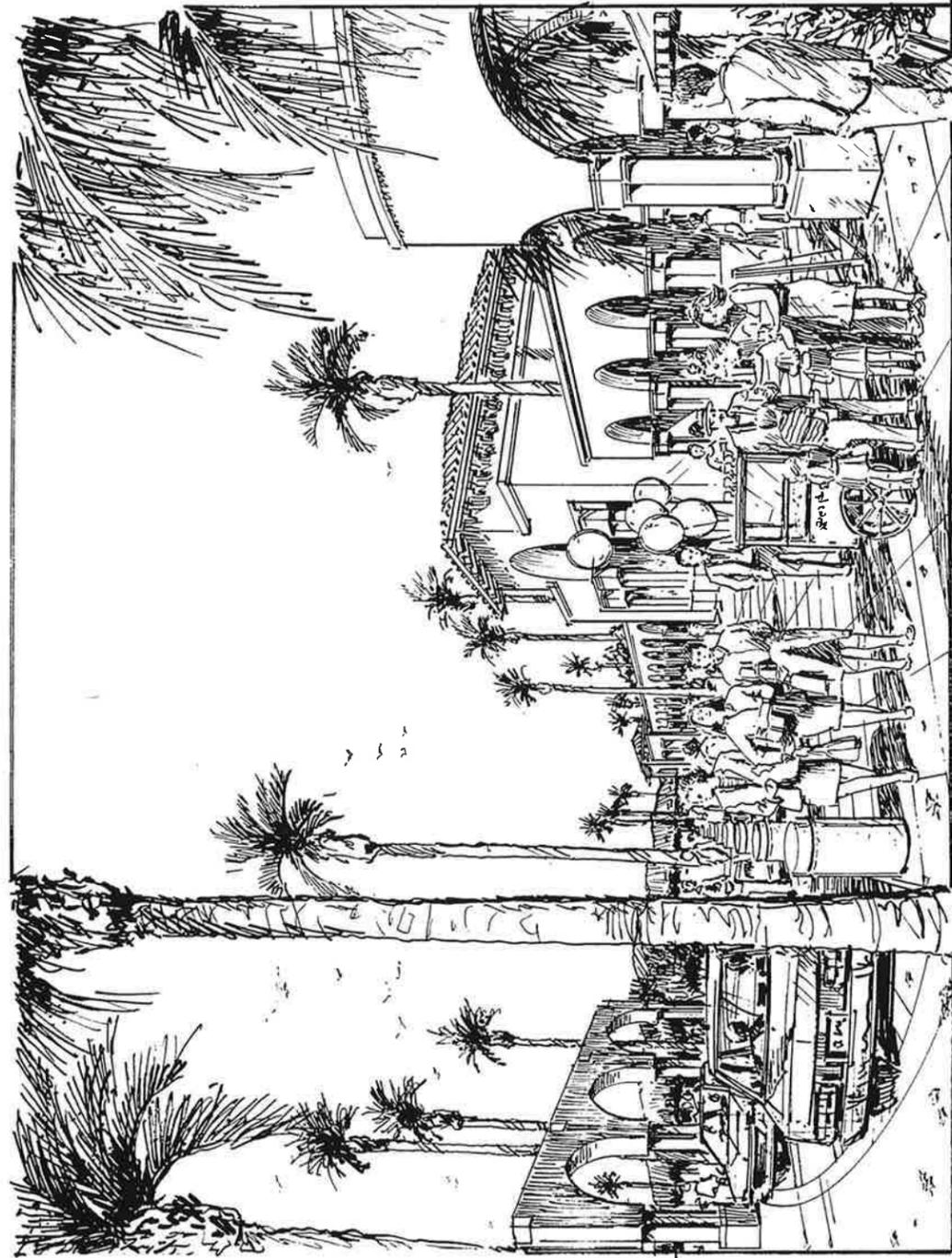
ARCHITECTURAL CHARACTER SKETCH
EXHIBIT 5-2



SOURCE: CTP Architecture

ENTRY AREA OF BUILDING 3
LOOKING NORTH FROM PARKING LOT

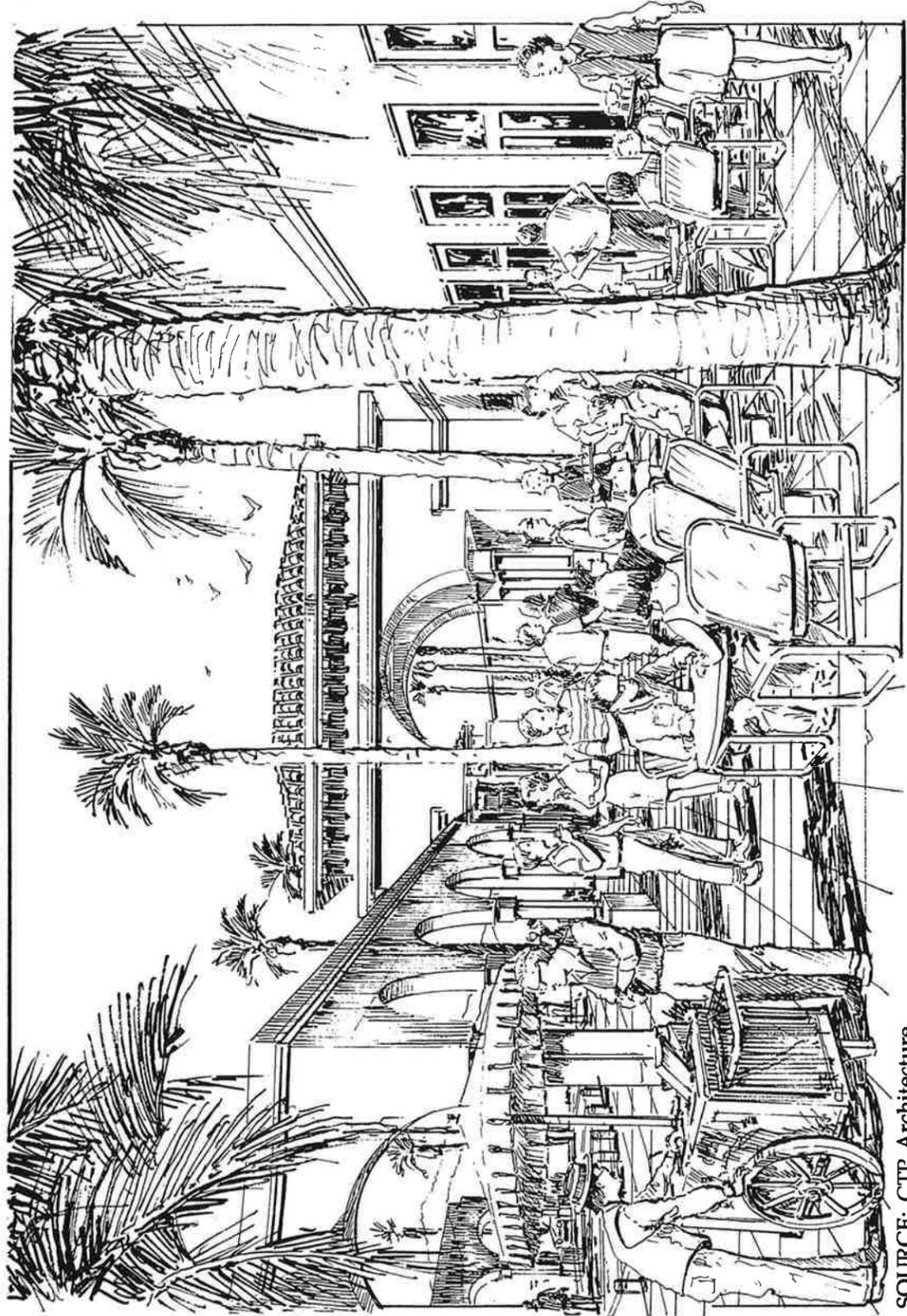
ARCHITECTURAL CHARACTER SKETCH
EXHIBIT 5-3



SOURCE: CTP Architecture

ENTRY AREA OF BUILDING 3 - LOOKING WEST

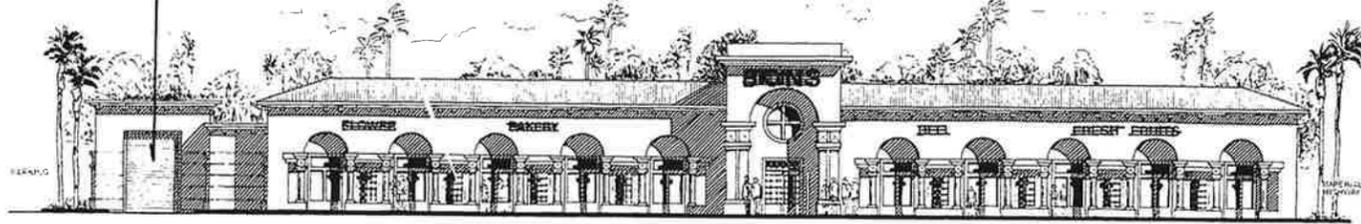
ARCHITECTURAL CHARACTER SKETCH
EXHIBIT 5-4



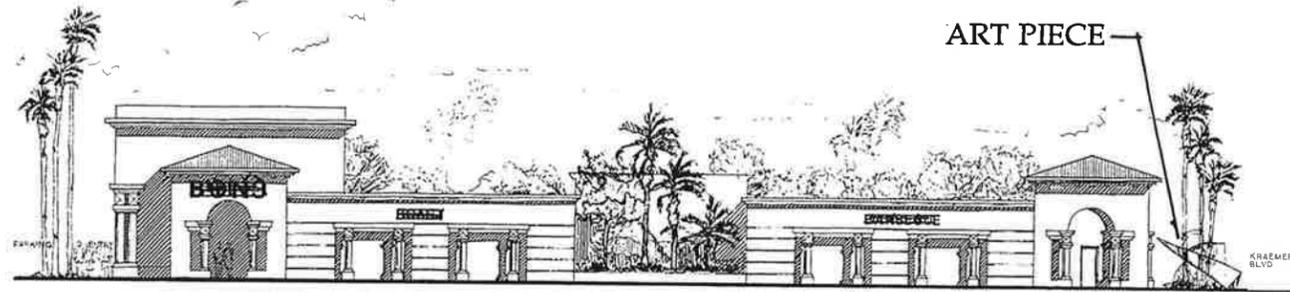
SOURCE: CTP Architecture

INTERIOR PLAZA WITH BUILDING 3 ENTRY BEYOND

TRUCK ACCESS AND LOADING

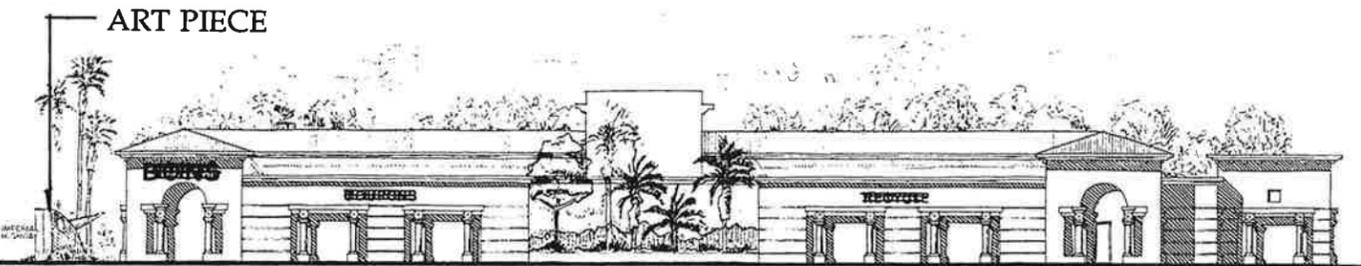


WEST SIDE
BUILDING 1 PARKING ELEVATION ENTRY



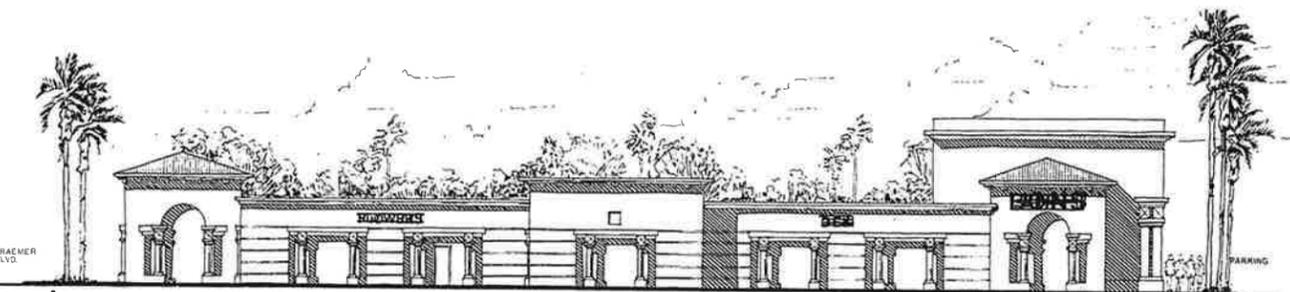
SOUTH SIDE
BUILDING 1 IMPERIAL HIGHWAY ELEVATION

SEE CHARACTER SKETCH FROM
CORNER OF IMPERIAL AND KRAEMER



EAST SIDE
BUILDING 1 KRAEMER BLVD. ELEVATION

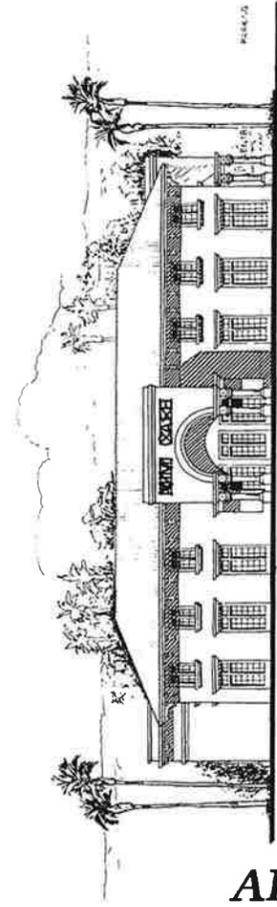
BUILDING SETBACK



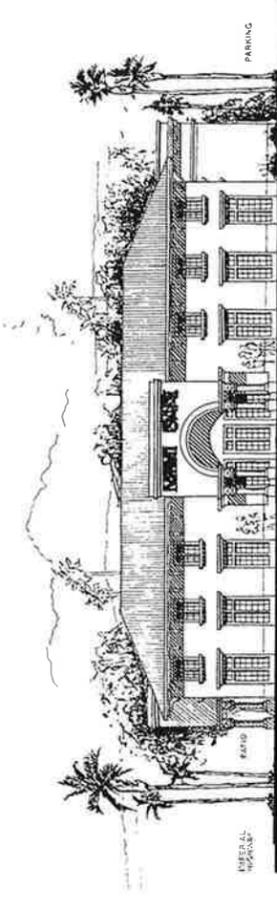
NORTH SIDE
BUILDING 1 PARKING ELEVATION

BUILDING SETBACK

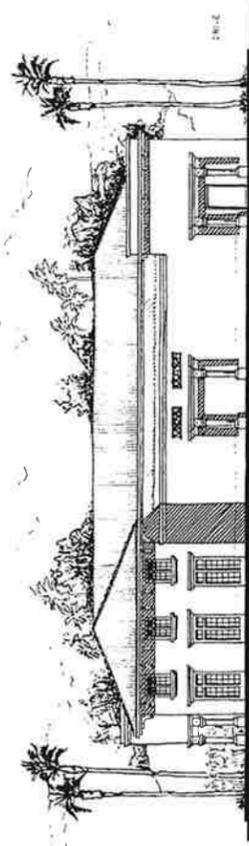
SOURCE: CTP Architecture



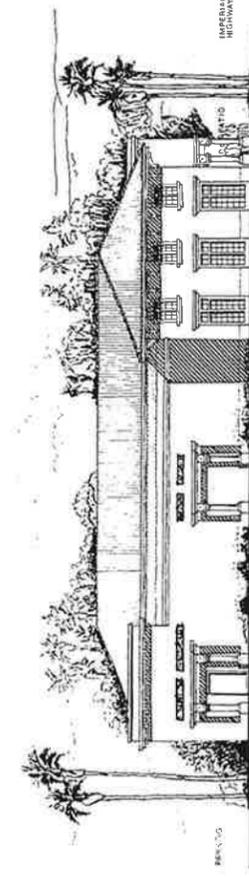
BUILDING 2 IMPERIAL HIGHWAY ELEVATION



BUILDING 2 PARKING ELEVATION ENTRY



BUILDING 2 PARKING ELEVATION SERVICE



BUILDING 2 DRIVE ELEVATION

SOURCE: CTP Architecture

VOLUME SPACES PROVIDE POTENTIAL FOR A
THEME RESTAURANT ON THE FREE STANDING PAD

5.4 CONCEPTUAL LANDSCAPE PLAN

The purpose of the landscape guidelines is to provide design criteria for the landscape treatment throughout the Birch Hills Specific Plan area as a whole, and to refine specific landscape zones within the project. The landscape is a crucial element in establishing a total theme while at the same time providing a pleasing and unified environment for the project site. Landscaping enhances the visual quality and unity of the differing building types. By planning the landscape, overall consistency can be obtained and a cohesive unified link throughout the development achieved.

The landscape guidelines shall be used by the City and developers as a means of achieving the following project goals:

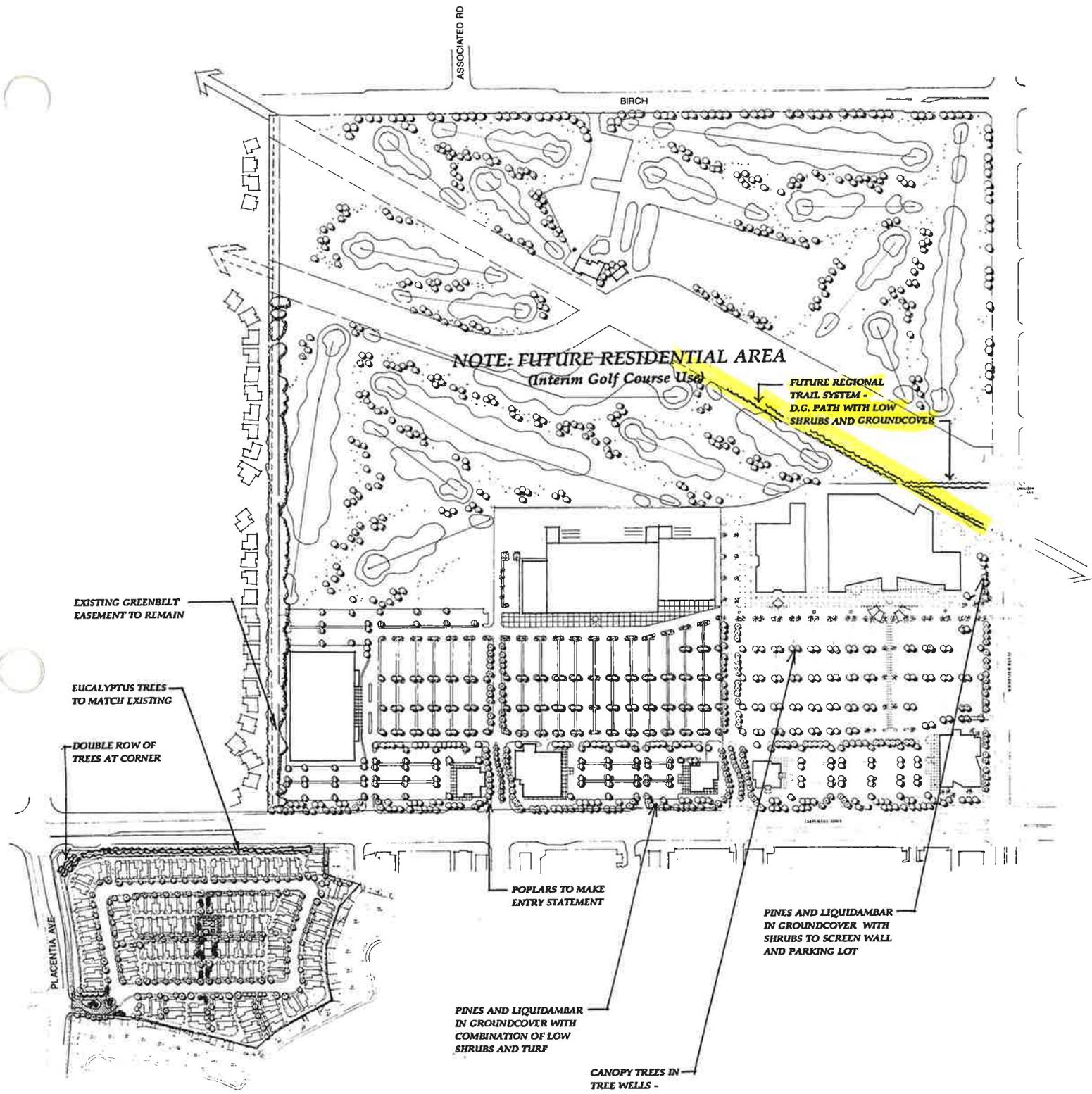
1. Ensure that landscape considerations include low water consumption and erosion control.
2. Define specific plant materials and groupings to achieve community identity.

To help achieve project distinction, a landscape plan has been prepared which reflects careful consideration of the need to conserve water. The use of grass has been limited to recreation areas and in parkways where it is necessary to remain consistent with existing adjacent landscape. Decomposed granite, drought-tolerant shrubs and groundcovers shall form the base of the landscape plan with heavy planting of trees, both young and mature, to provide a canopy of greenery accented by flowering shrubbery.

The Landscape Concept Plan consists of a description of the landscape concept and illustrations of its implementation as it relates to street treatments, greenbelts, expanded parkways, recreation areas and transition edges. A verbal description of the project-wide landscape plan coupled with summaries of the various plan components are detailed below.

5.4.1 Landscape Concept

The landscape theme for the Commercial center, Imperial Highway and Kraemer Boulevard shall represent an "Italian Renaissance" theme featuring Pines as the dominant element with Liquidambar as a complement. Mass shrub plantings, and open maintained areas of decomposed granite serve as a base for the pedestrian pathways through the greenbelt system. Poplar groves will be used at the primary entries of the commercial center to accent the entry space. The landscape theme for the Residential development is that of the "Craftsman" style. Plants reminiscent of older California neighborhoods will be utilized to create this effect. The landscape theme is intended to support the architectural guidelines by defining spaces, creating moods, providing screens and buffers, where needed, and views where opportunities exist, while interfacing the proposed projects with the adjacent land uses. It is vital that the landscape plan strives to emulate the design criteria set forth in these guidelines. The landscape concept is illustrated in the overall Landscape Concept Plan, Exhibit 5-9.



SOURCE: Forsum, Summers & Murphy

LANDSCAPE CONCEPT PLAN

BIRCH HILLS SPECIFIC PLAN

UNOCAL LAND & DEVELOPMENT COMPANY

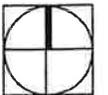
City of Brea, California



TEMPLETON PLANNING GROUP

Design • Planning • Environmental

4770 Campus Drive, Suite 240, Newport Beach, CA 92660 (714) 474-1660



The areas to be addressed in the Conceptual Landscape Plan include Imperial Highway, Kraemer Boulevard, Birch Street, Placentia Avenue, internal streets and cul-de-sacs, project entries, greenbelts, commercial center, expanded parkways and community recreation areas.

Another distinctive landscape component is the use of decomposed granite as a major element in the landscape. Along internal loop roads and throughout the greenbelts, decomposed granite shall be used in lieu of massive grass planting. Informal shrub plantings, header board and/or walk-on-bark mulch shall be used to define the meandering pathways during the initial stages of shrub growth. Advantages to this method of planting include: water savings due to elimination of large expanses of turf, the use of drip irrigation on shrubs and trees for additional water conservation, savings in on-going maintenance costs by eliminating extensive use of turf, and increased percolation into ground water due to permeable decomposed granite surfaces.

A palette of accent plantings has been included for use at residential and commercial entries, monumentation, and art piece locations. These plants provide a contrast in form, texture and color.

5.4.2 Street Treatments

The landscaping treatment of the peripheral and internal streets is a vital component to the overall Land Use Plan. The street treatment sections schematically illustrate the relationships of street elements such as landscaping, sidewalks and parkways. Any sculptural mounding within a parkway must be low enough to allow exit from vehicle. Mounding will not be permissible near intersections for visibility reasons. The mounding will increase safety along the pedestrian corridors, screen the parking lot of the commercial area as well as create a more aesthetically pleasing and enclosed walkway system.

Slow-growing, drought-tolerant shrubs will be planted in decomposed granite beneath the street trees in the parkway. The groundplane along Imperial Highway will consist of turf and groundcover to match the existing condition on the south side. Where a slope condition occurs, shrubs will be planted within a slope-stabilizing groundcover. Peripheral and collector streets will have regularly spaced street tree plantings set in decomposed granite in the parkway with informally spaced trees and shrubs with walk-on-bark beneath in the buffer areas. Refer to Commercial and Residential Development Streetscape and Entries Plant Palette.

5.4.3 Greenbelts, Expanded Parkways and Community Recreation Areas

The intent of the greenbelt sections is to schematically show the relationships of private lots to the greenbelt and trail system. Within the greenbelt and trail system, decomposed granite will be used with informal massing of shrubs to delineate the pathway. The Craftsman style planting theme will also be carried throughout the greenbelt with informal thickets of trees planted within the shrub masses.

The decomposed granite pathway shall connect points of access and recreational amenities within the greenbelt and community recreation areas. A collection of recreational amenities are proposed within the community recreation areas; shaded seating areas, lighted baseball and soccer fields, sand volleyball courts and areas of turf for recreational use. The conceptual relationship of these amenities to the greenbelt and trail system is included in the overall Landscape Plan.

The expanded parkway is also included as a part of the project greenbelt and trail system. This area will also be utilized for circulation and will include paths for walking and jogging/cycling. Refer to Community Parks and Recreation Plant Palette.

5.4.4 Trail System and Features

In accordance with the Riding and Hiking Trails Master Plan, which is a component of the Parks & Recreation Element of the Brea General Plan, and the Bikeway Master Plan, which is a component of the Circulation Element, the Birch Hills Specific Plan incorporates a Hiking and Riding Trail adjacent to the railroad easement, and bicycle trails along Kraemer Boulevard and Birch Street (refer to Exhibit 3-18). Both the Riding and Hiking Trails Master Plan and Bikeway Master Plan are updates of the trail system shown on the 1984-2000 Park & Recreation Facilities Map included in the Parks and Recreation Element of the General Plan adopted in June 1986. The purpose of these Master Plans is to establish general trail alignments, goals, policies, standards and implementation strategies to guide the development of Brea's trail system. The intent of the master plan is to guide the development of a quality trail system that meets the needs of Brea residents interested in hiking, bicycling, and horseback riding in a manner consistent with the goals and objectives of other elements of Brea's General Plan. The Hiking/Riding Trail along the railroad easement will be constructed to County standards for use by bicycle, pedestrian, and equestrian users. Trails along Kraemer Boulevard and Birch Street will consist of Class II (on-street) bike trails.

5.4.4 Project Entries and Monumentation

The landscape concept theme for the entries is designed to create a sense of arrival into the project at various locations. These entries will be differentiated by a variation in the size, scale and type of plant material selected for each.

The intent of the signage guidelines is to establish an identity for the project and to provide a coordinated graphic system which unifies the overall project identity. Detailing and style shall relate to the architectural character of the project. Monument walls are proposed for each side of the entry

drive at the primary commercial and residential project entries. No signage shall be allowed in the public right-of-way. Monument walls shall incorporate muted tones, with variations of white or earth tones. Bright colors shall be used sparingly for accentuation of lettering and trim pieces. All proposed color schemes shall be designed to relate to other signs, graphics, and color schemes in the vicinity.

Plant materials shall be designed to enhance and backdrop project signage. Primary and secondary entries will be differentiated by a variation in the number of accent trees used. Refer to Commercial and Residential Entries Plant Palette.

5.4.5 Planting Program

Decomposed granite pathways shall be wet rolled and water settled to provide compaction. Raking or low powered blowers shall be used once every two weeks to keep pathways clear of trash and leaf litter. At the same time, all trash and objects other than natural leaf or flower litter shall be removed from the mulched area. Pathway width may vary from an 8-foot minimum to a 10-foot maximum. In the initial stages, the pathway shall be defined by a walk-on-bark mulch in all areas outside the pathway. Eventually the shrub plantings will fill in to cover the bark mulch and define the pathway edge. Decomposed granite pathways are recommended throughout the greenbelt areas and trails.

Concrete sidewalks will be used along perimeter public streets. The concrete sidewalk may be set within a band of decomposed granite, which varies from one to five feet wide at the sidewalk edge and acts as an edging to the walkway. The sidewalk may alternatively be set within bark mulch groundcover without the use of decomposed granite.

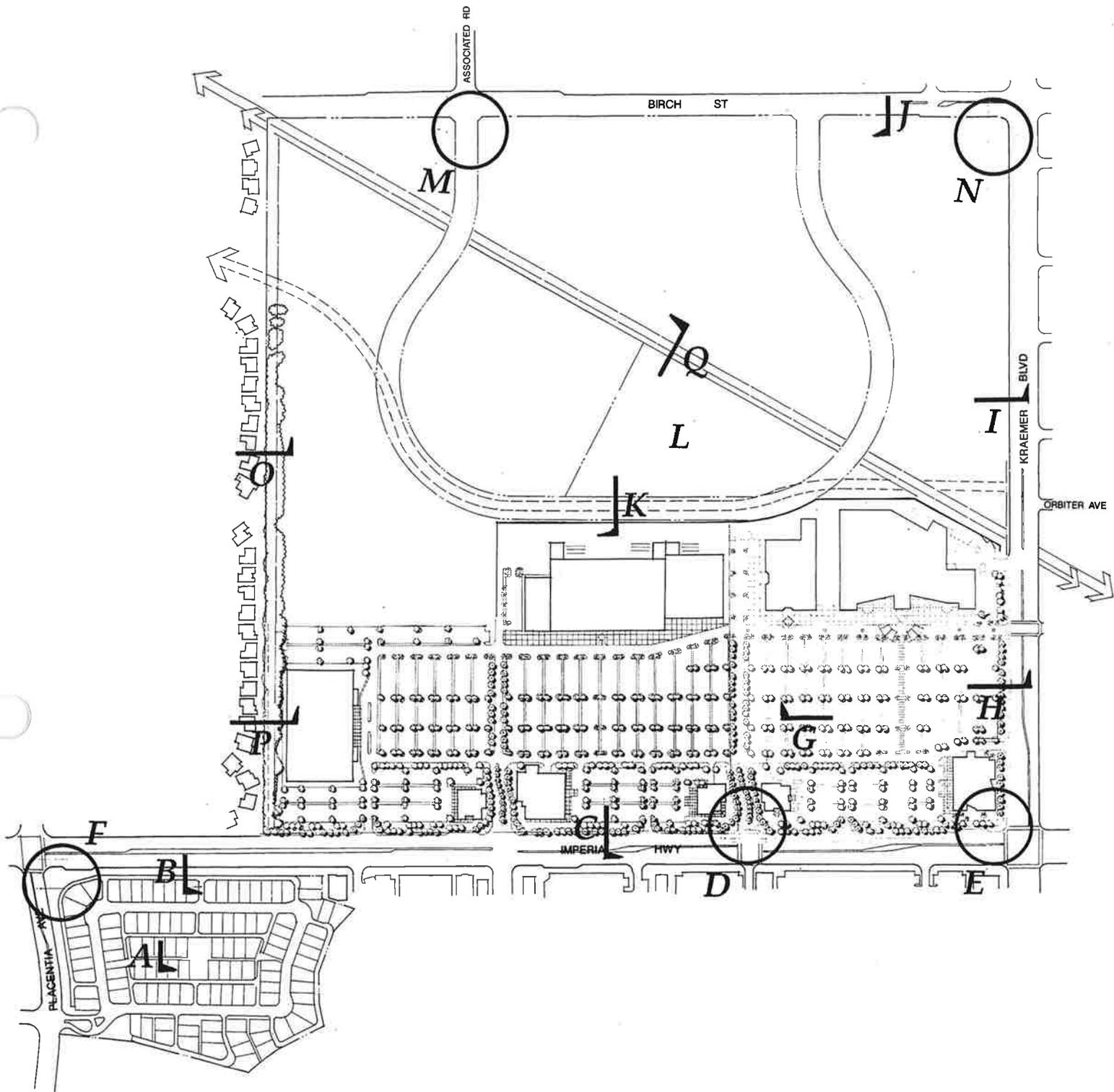
Walk-on-bark mulch shall be used as a groundcover throughout all planting areas where decomposed granite is not used. Natural leaf and flower litter shall remain to create a continual mulching process. All trash and objects other than natural litter shall be removed from the mulch once every two weeks as needed. Until the shrubs have matured to cover the bark mulch, additional applications of walk-on-bark mulch may be needed to maintain a minimum mulch depth of two inches.

Mounding and spreading shrubs shall be planted within the bark mulch and shall be watered by drip irrigation, bubbler or spray irrigation as appropriate. Refer to Shrub Palette for shrub species.

Trees shall be planted within the bark mulch and shall be watered by drip irrigation. Refer to Tree Palette for specific tree types. All trees planted within the public right-of-way and landscape setbacks shall have the approval of the City of Brea Maintenance Services Department.

5.4.6 Landscape Details and Cross Sections

Landscape details and cross sections have been prepared for various locations throughout the Specific Plan area, as shown on Exhibit 5-10. The landscape concept for each detail and cross section are located in alphabetical order following Exhibit 5-10.



SOURCE: Forsum, Summers & Murphy

LANDSCAPE CONCEPT PLAN
Key to Details and Sections

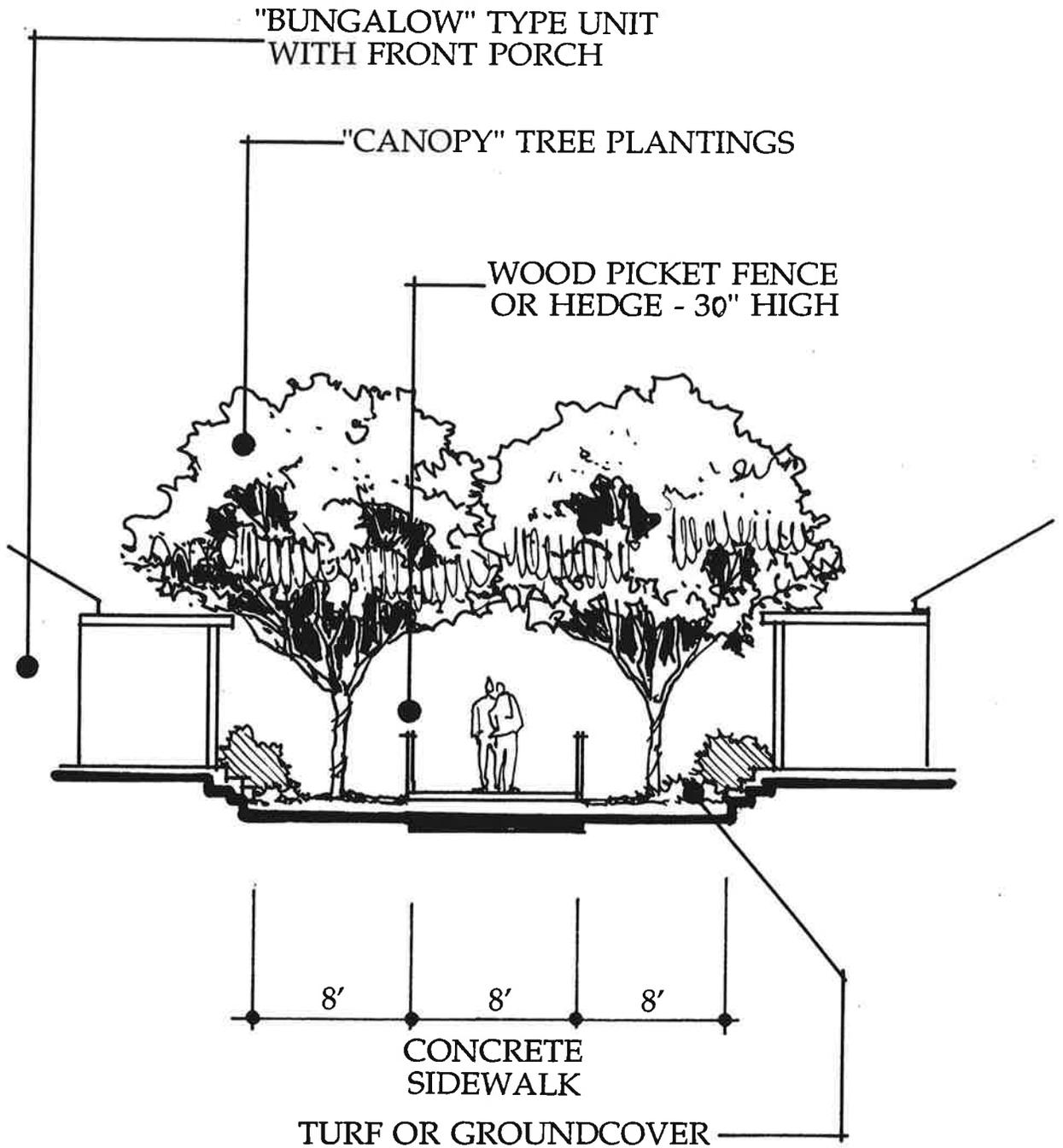
BIRCH HILLS SPECIFIC PLAN

UNOCAL LAND & DEVELOPMENT COMPANY

City of Brea, California

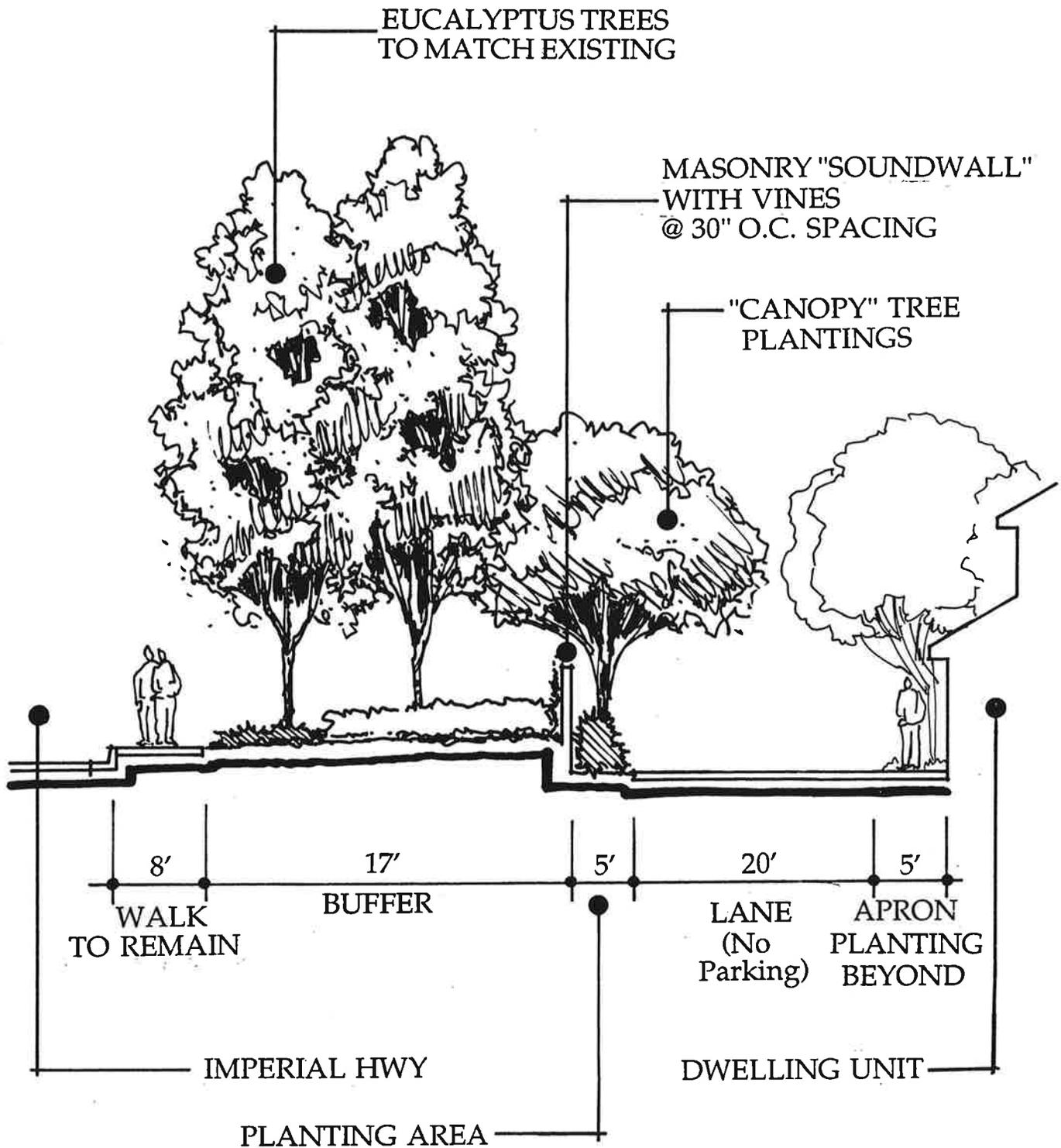
TEMPLETON PLANNING GROUP
Design • Planning • Environmental
 4770 Campus Drive, Suite 240, Newport Beach, CA 92660 (714) 474-1660





CROSS SECTION "A"
RESIDENTIAL PASEO AT PLANNING AREA 2

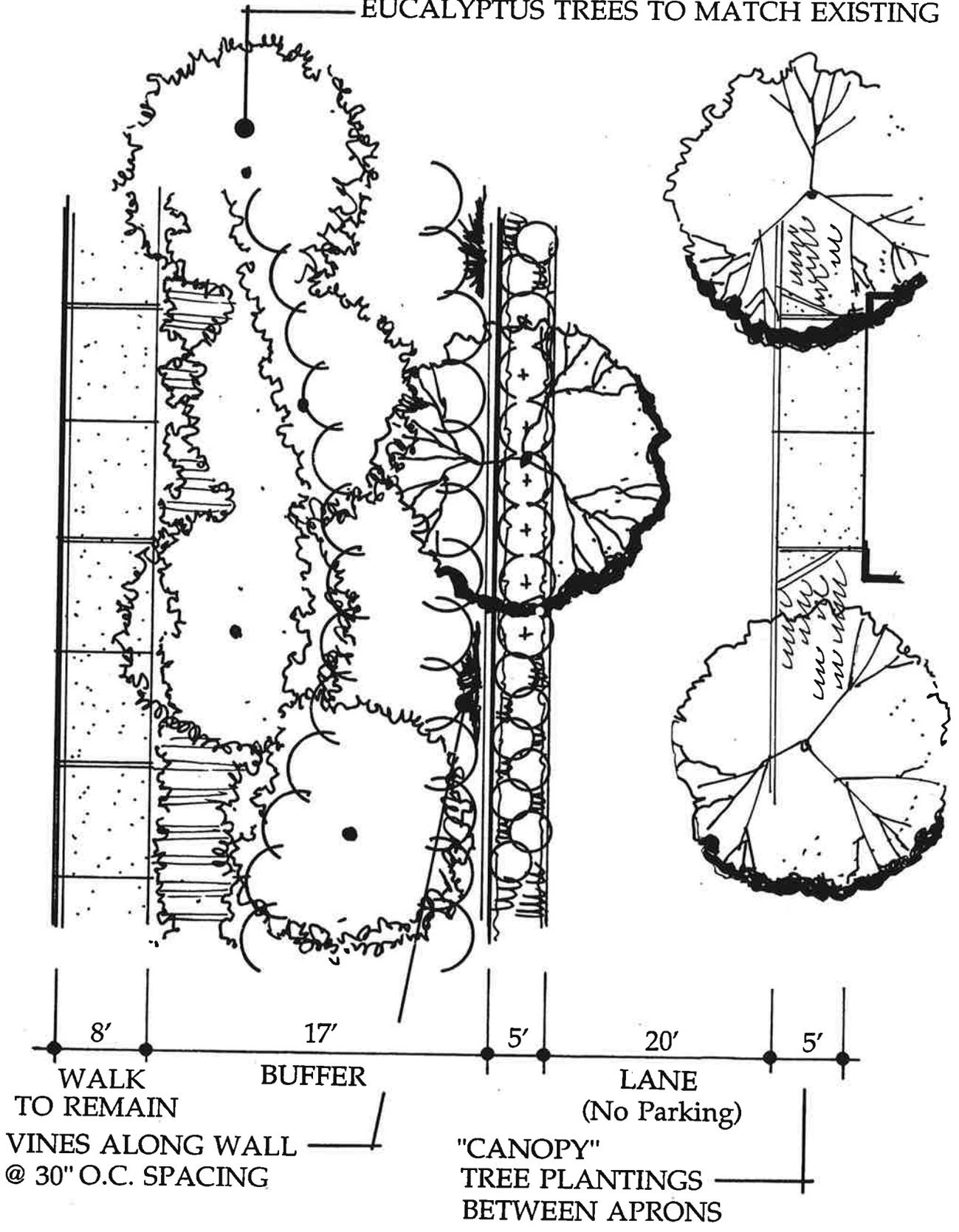
SOURCE: Forsum, Summers & Murphy



CROSS SECTION "B"
SOUTH SIDE IMPERIAL HWY AT RESIDENTIAL EDGE

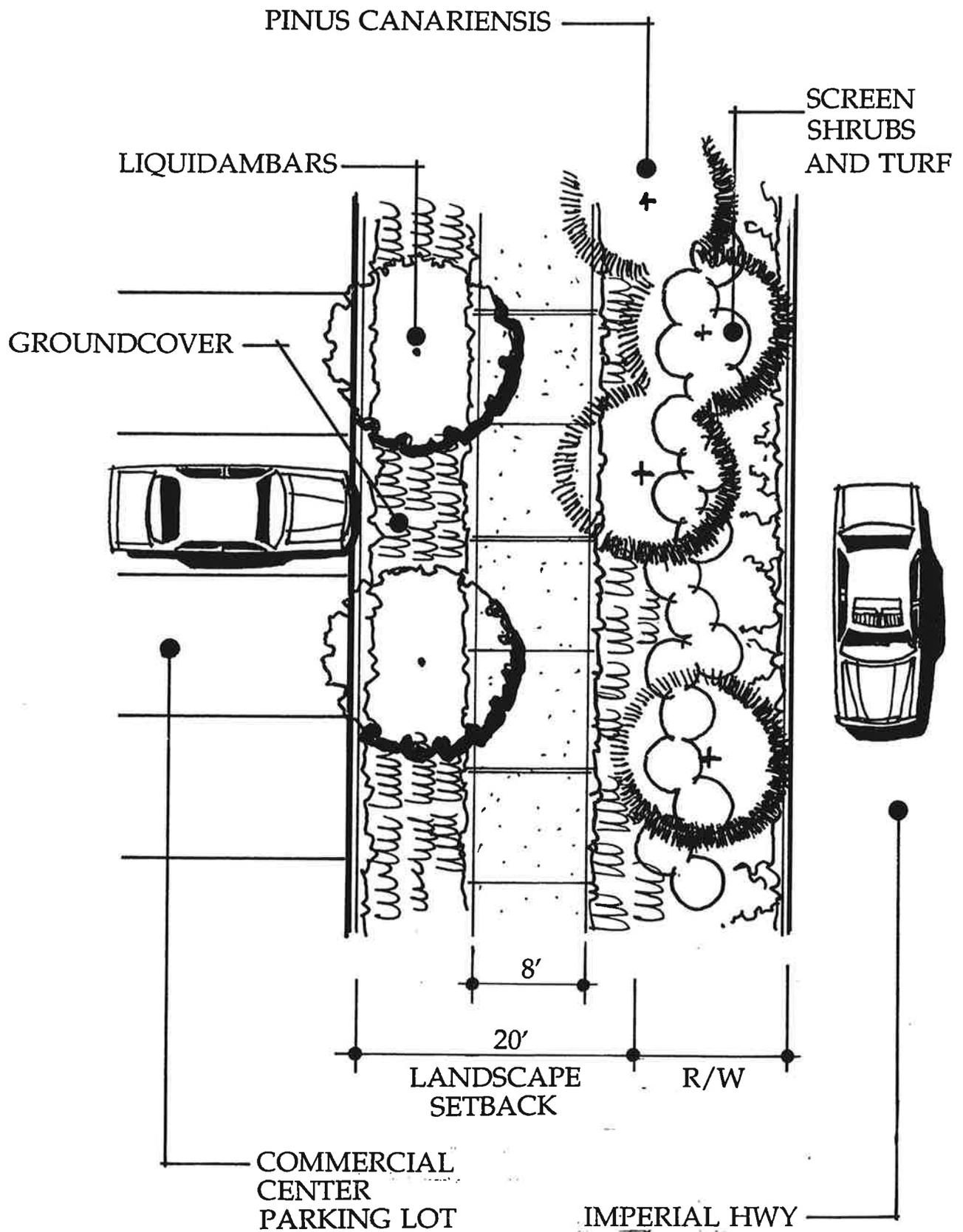
SOURCE: Forsum, Summers & Murphy

EUCALYPTUS TREES TO MATCH EXISTING



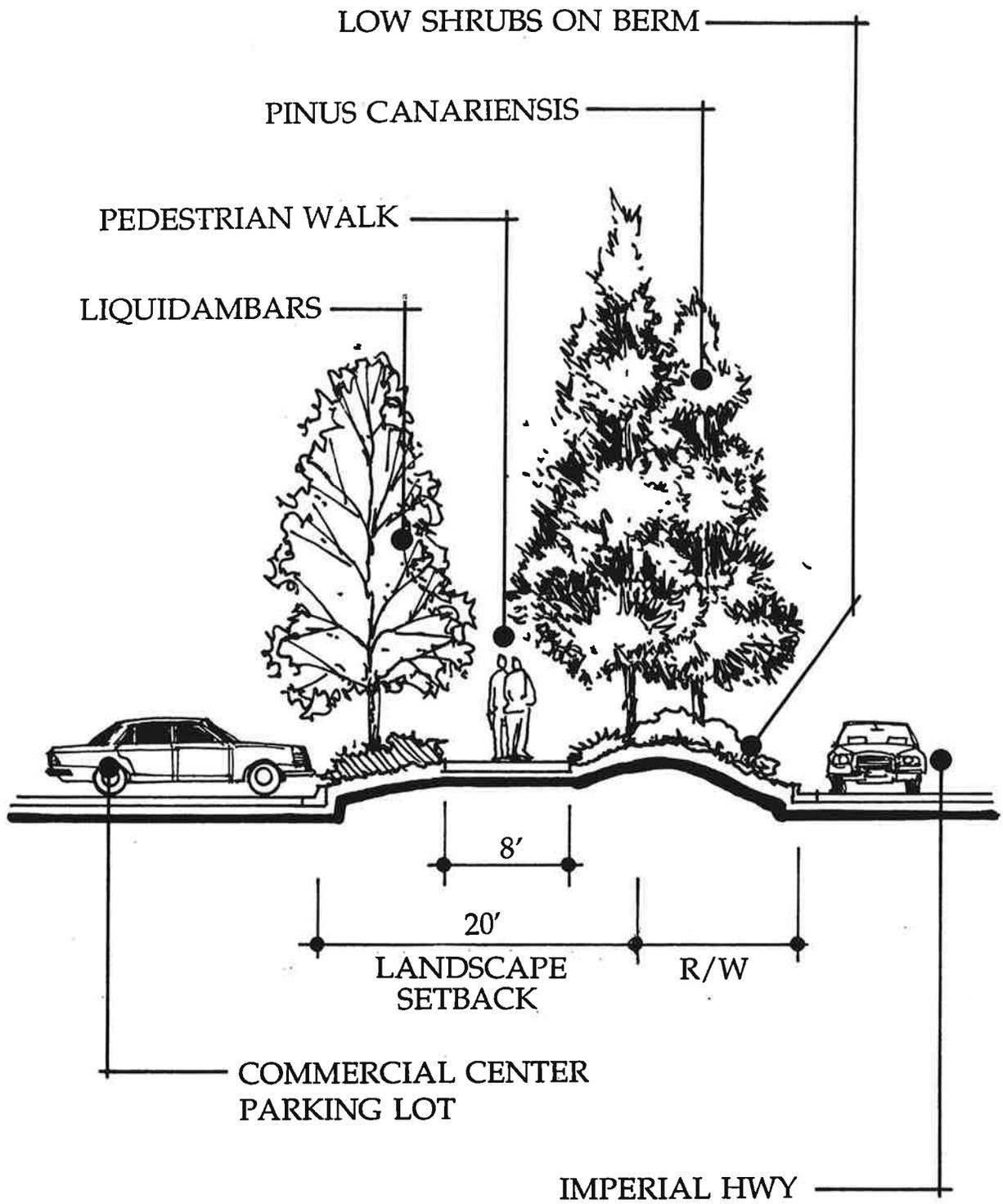
PLAN VIEW "B"
SOUTH SIDE IMPERIAL HWY AT RESIDENTIAL EDGE

SOURCE: Summers & Murphy



PLAN VIEW "C"
IMPERIAL HWY AT COMMERCIAL EDGE

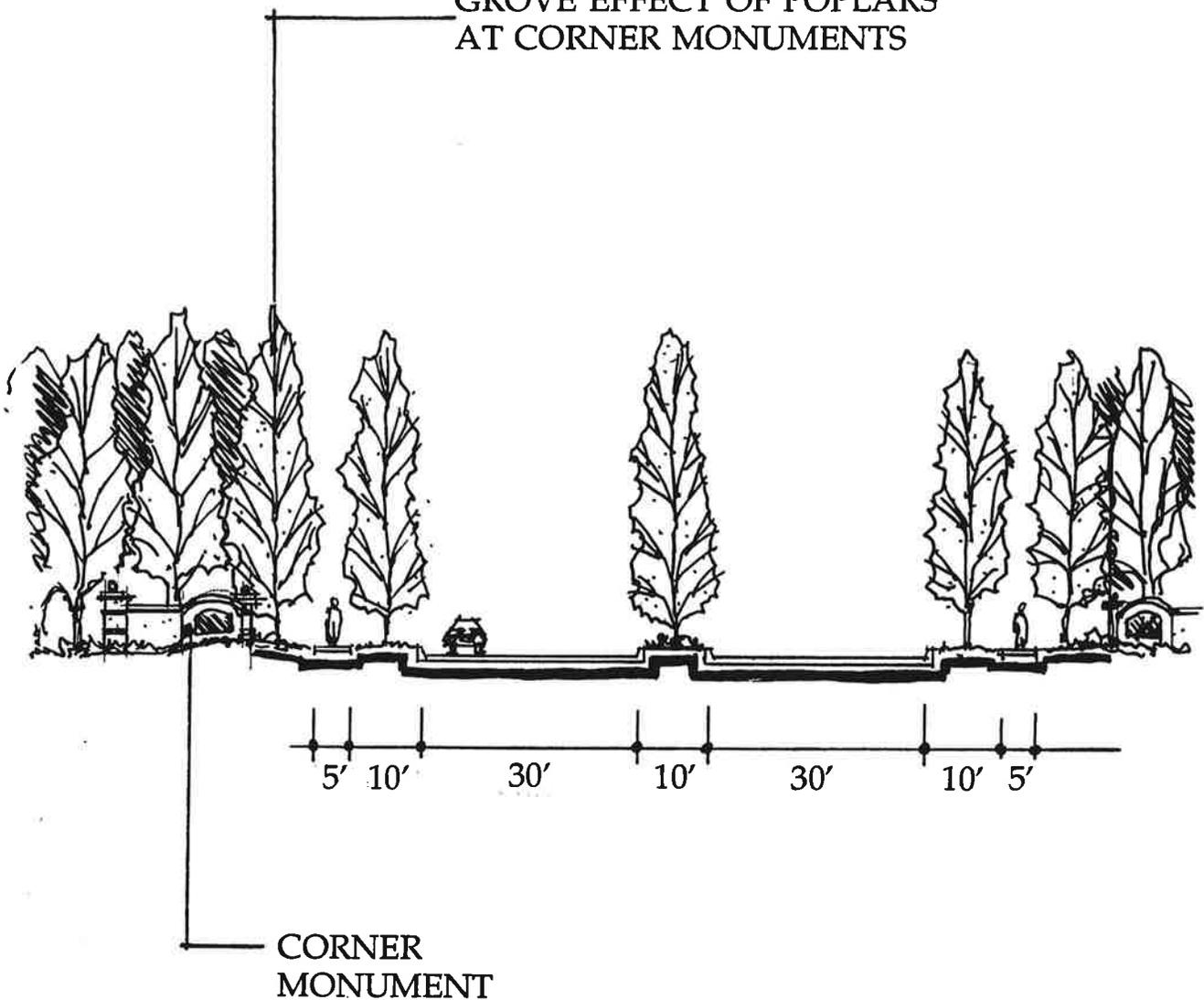
SOURCE: Forsum, Summers & Murphy



CROSS SECTION "C"
IMPERIAL HWY AT COMMERCIAL EDGE

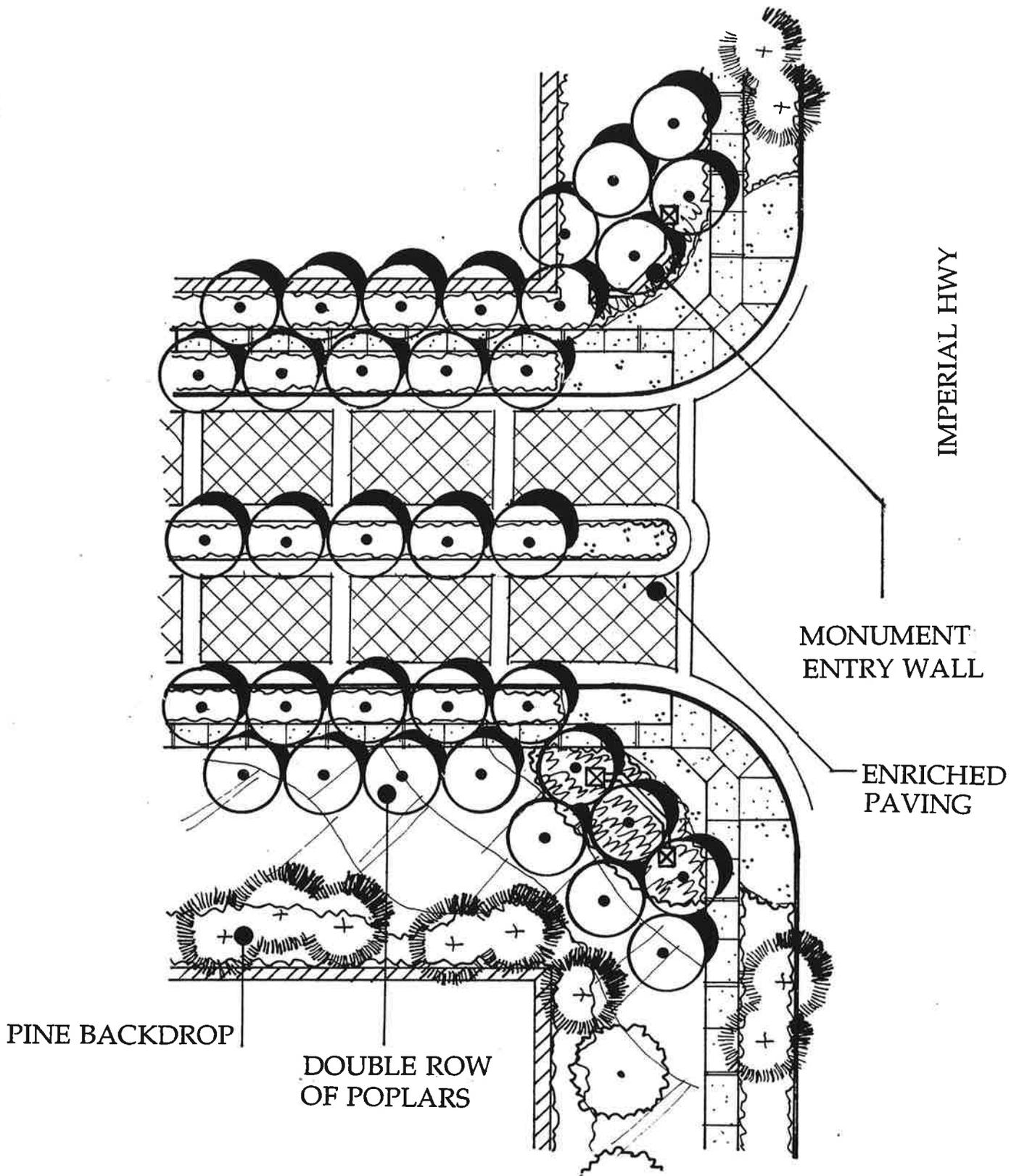
SOURCE: Forsum, Summers & Murphy

GROVE EFFECT OF POPLARS
AT CORNER MONUMENTS



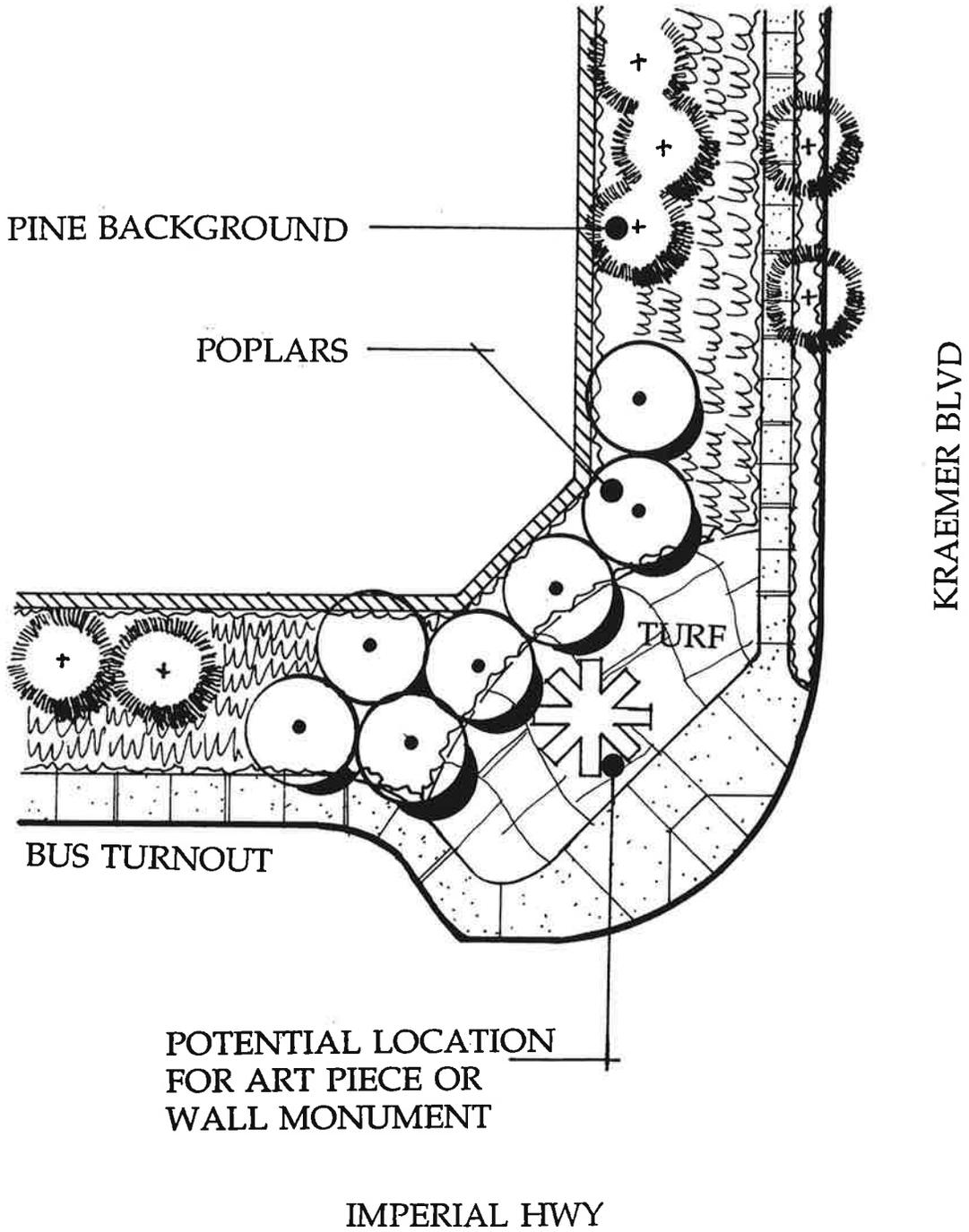
CROSS SECTION "D"
COMMERCIAL ENTRY AT IMPERIAL HWY

SOURCE: Forsum, Summers & Murphy



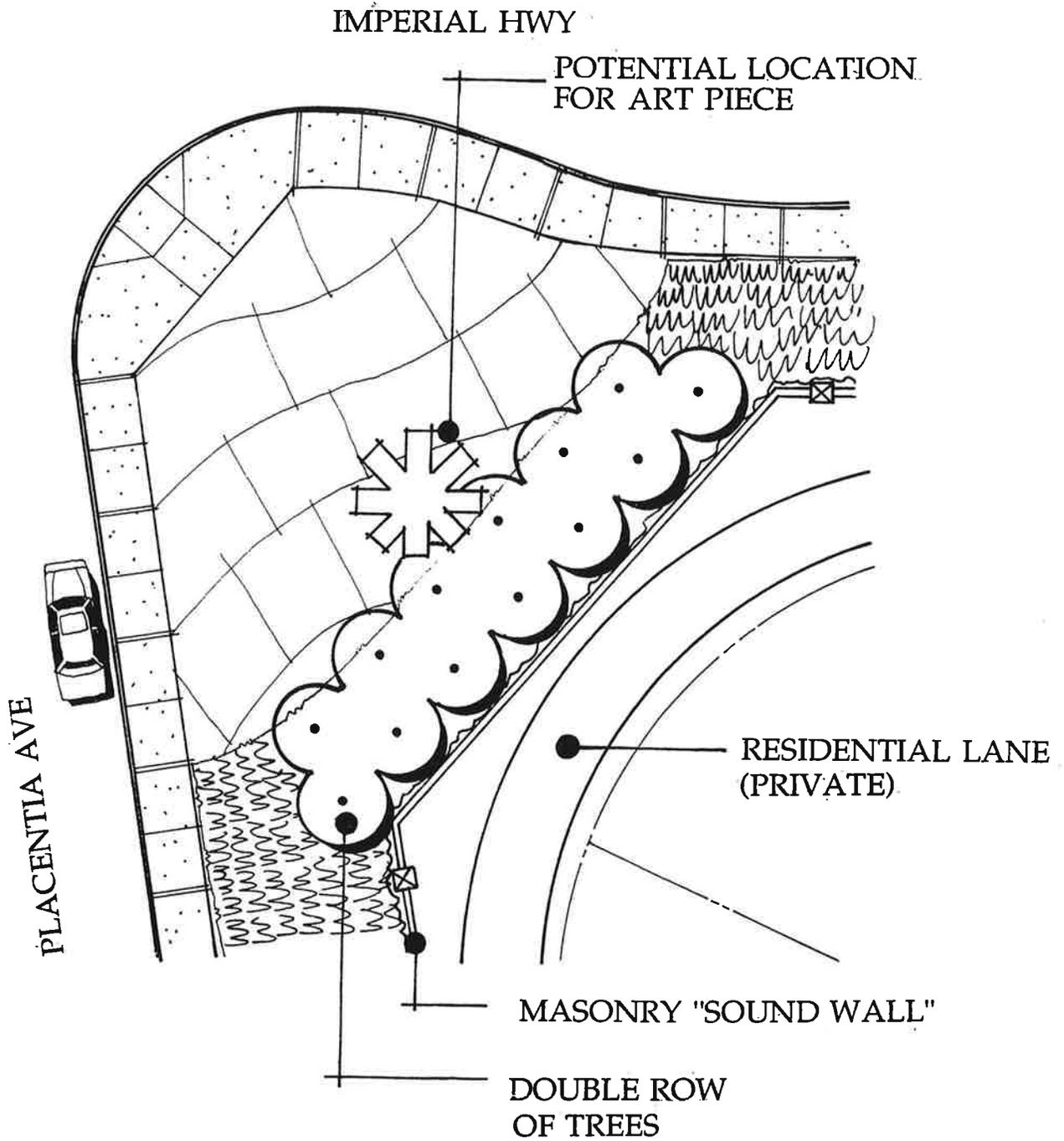
PLAN VIEW "D"
COMMERCIAL ENTRY AT IMPERIAL HWY

SOURCE: Forsum, Summers & Murphy



PLAN VIEW "E"
COMMERCIAL CORNER AT IMPERIAL AND KRAEMER

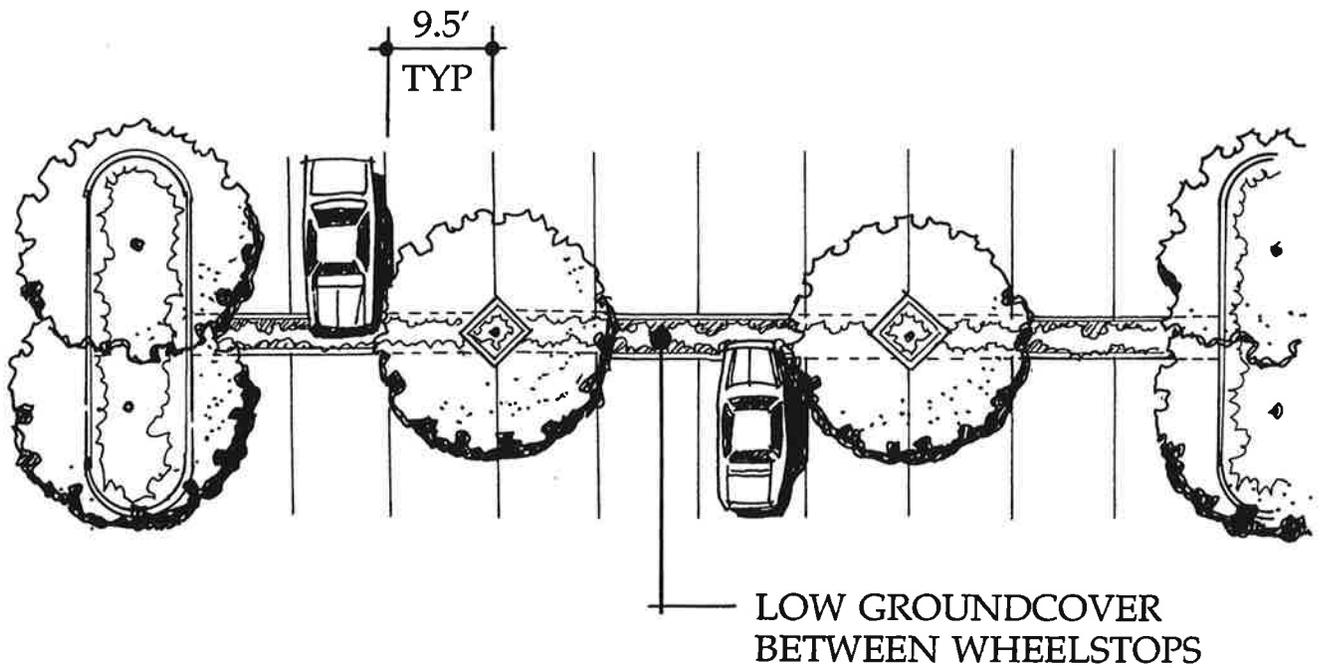
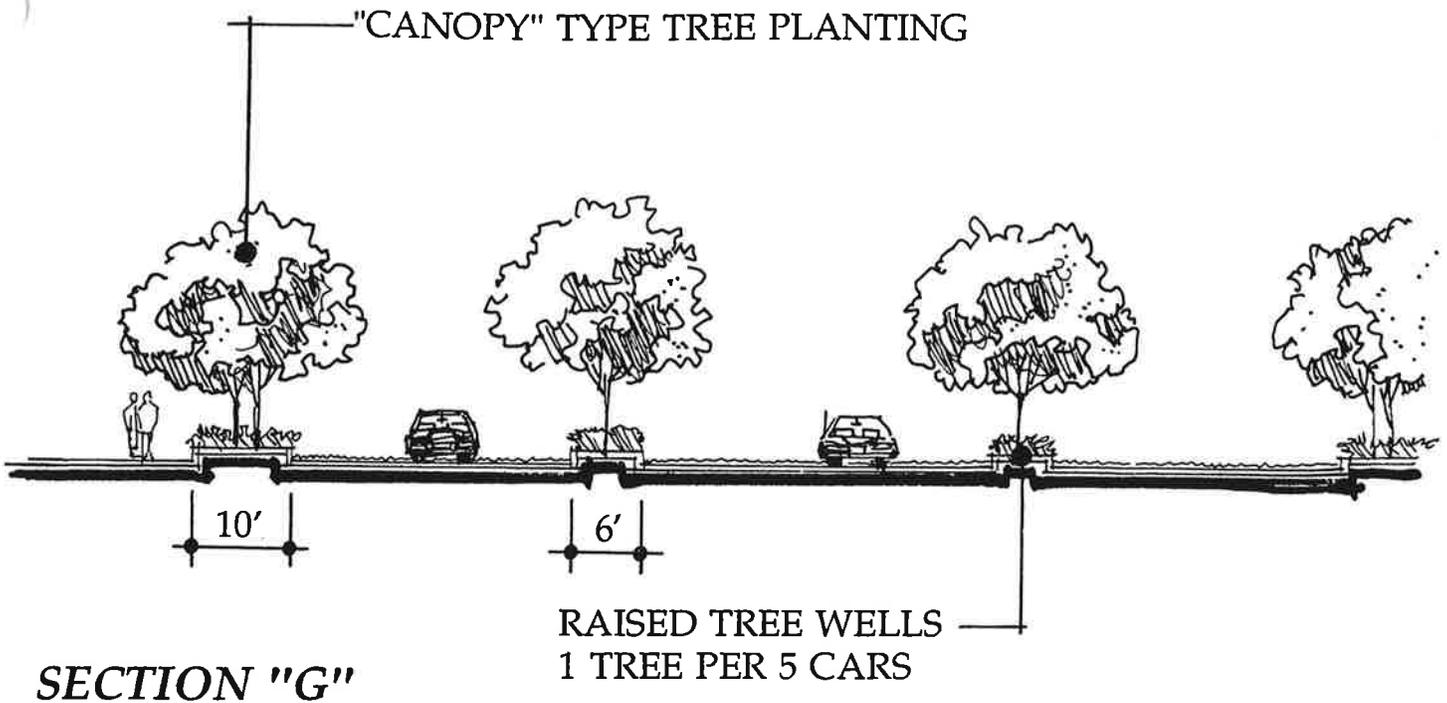
SOURCE: Forsum, Summers & Murphy



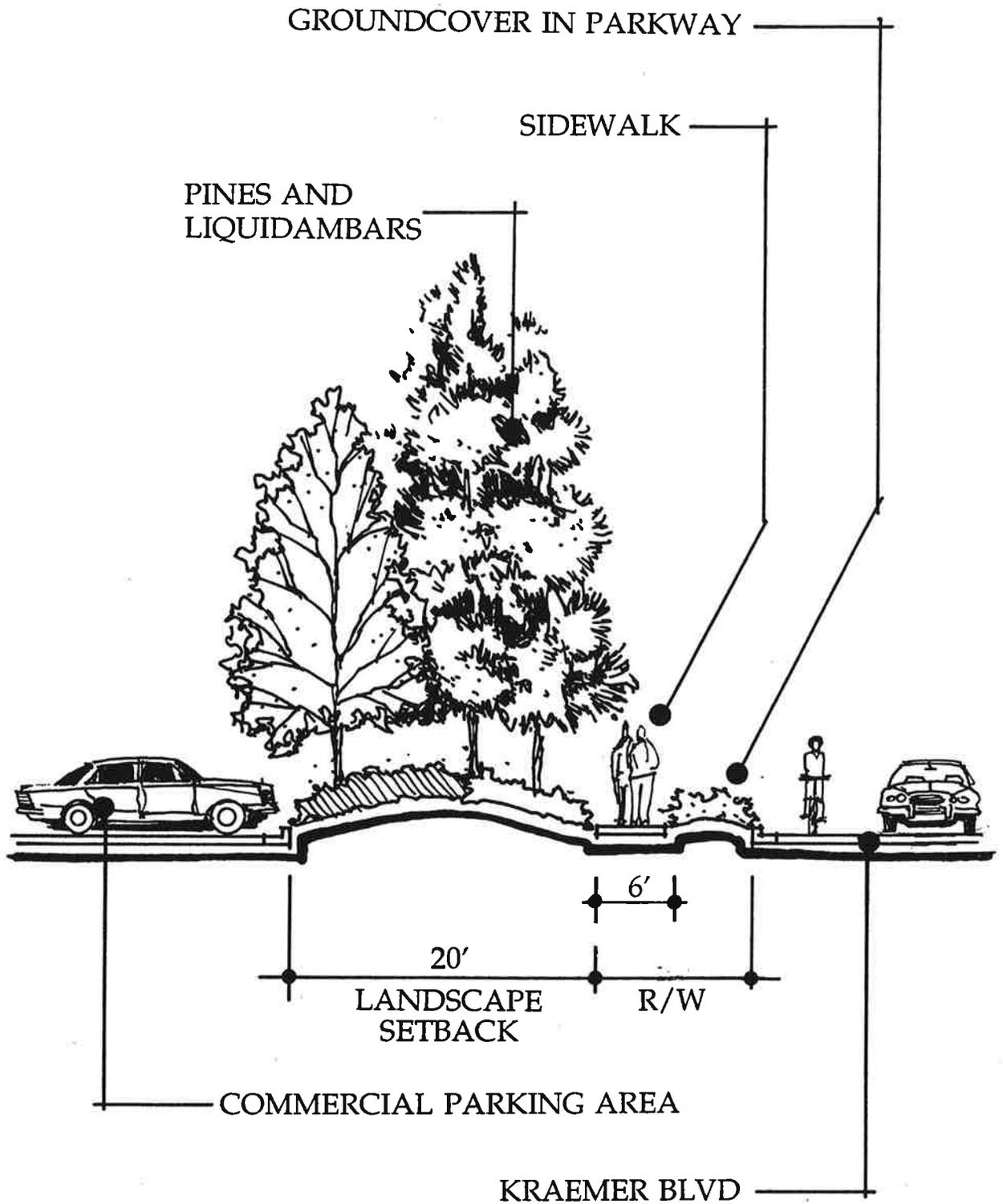
PLAN VIEW "F"

CORNER OF IMPERIAL HWY AND PLACENTIA AVE

SOURCE: Forsum, Summers & Murphy

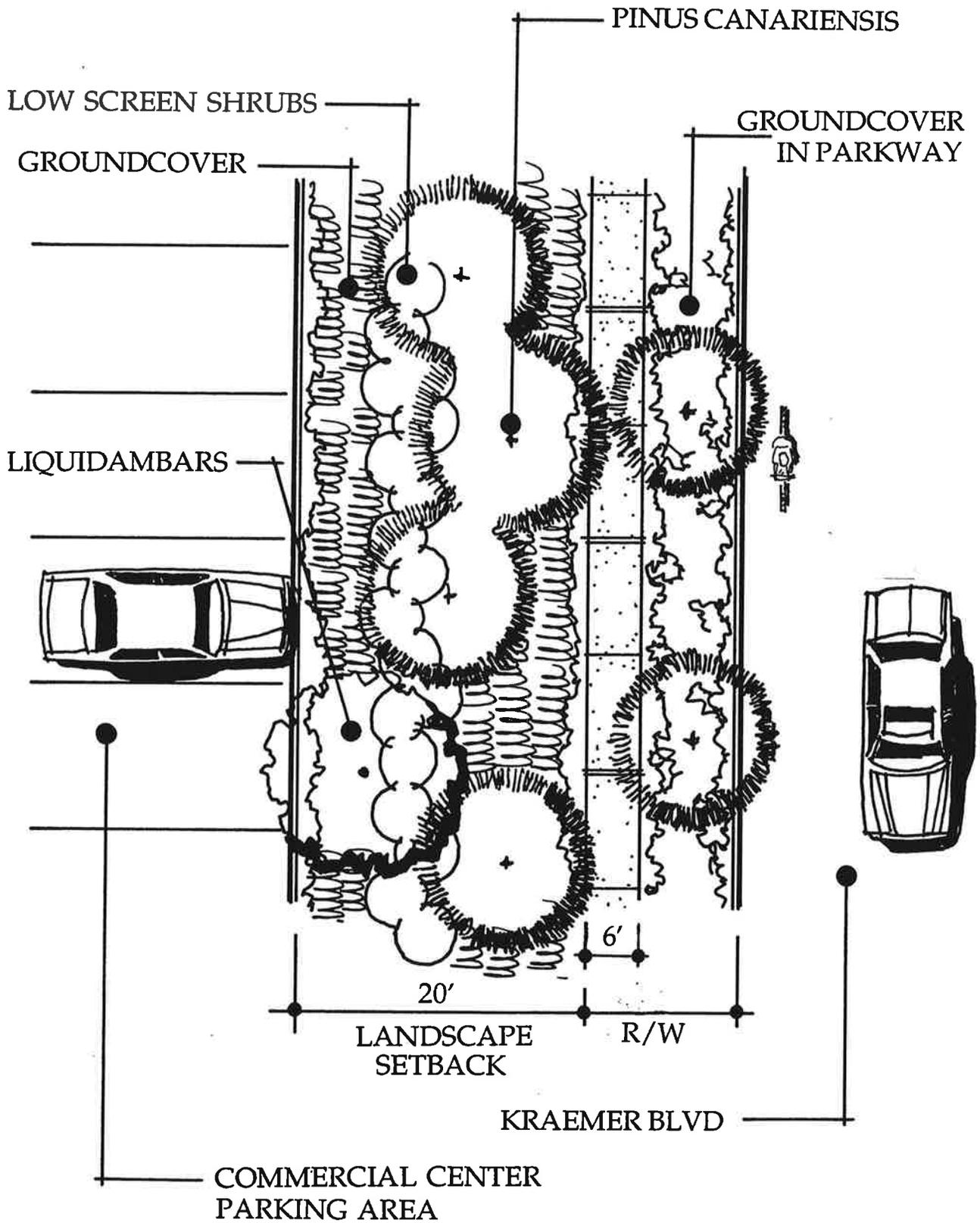


SOURCE: Forsum, Summers & Murphy



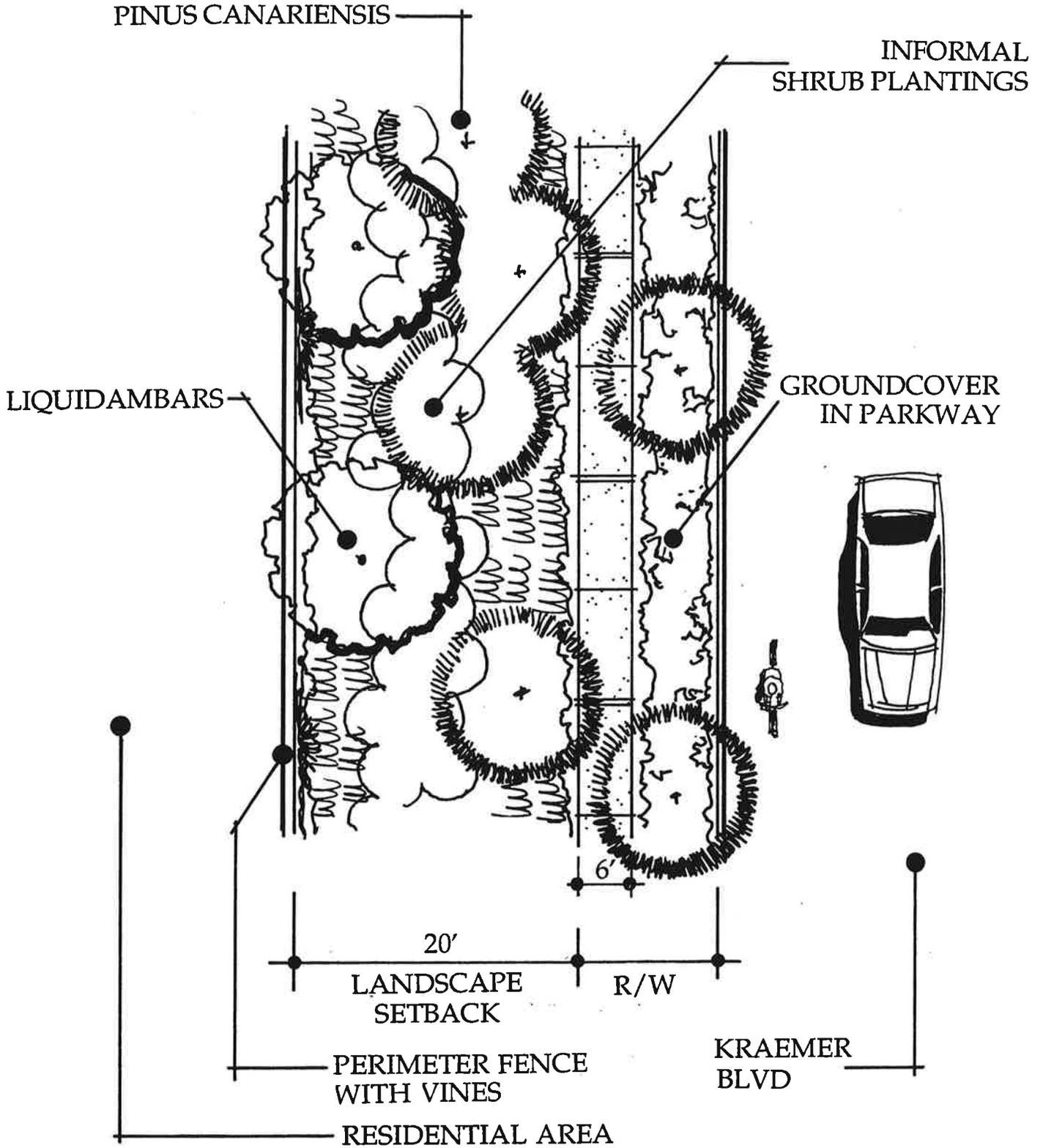
CROSS SECTION "H"
KRAEMER BLVD AT COMMERCIAL EDGE

SOURCE: Forsum, Summers & Murphy

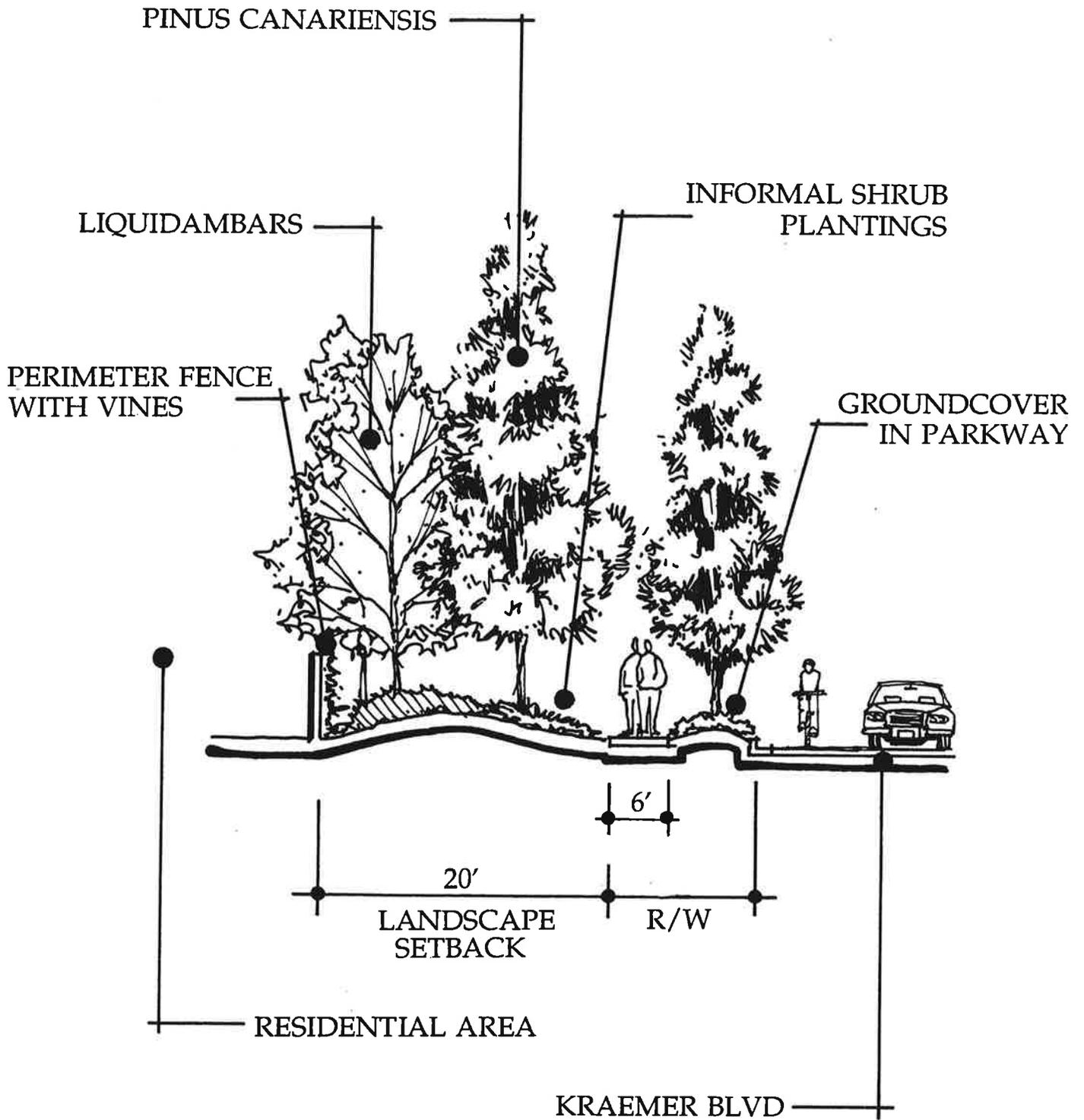


PLAN VIEW "H"
KRAEMER BLVD AT COMMERCIAL EDGE

SOURCE: Forsum, Summers & Murphy

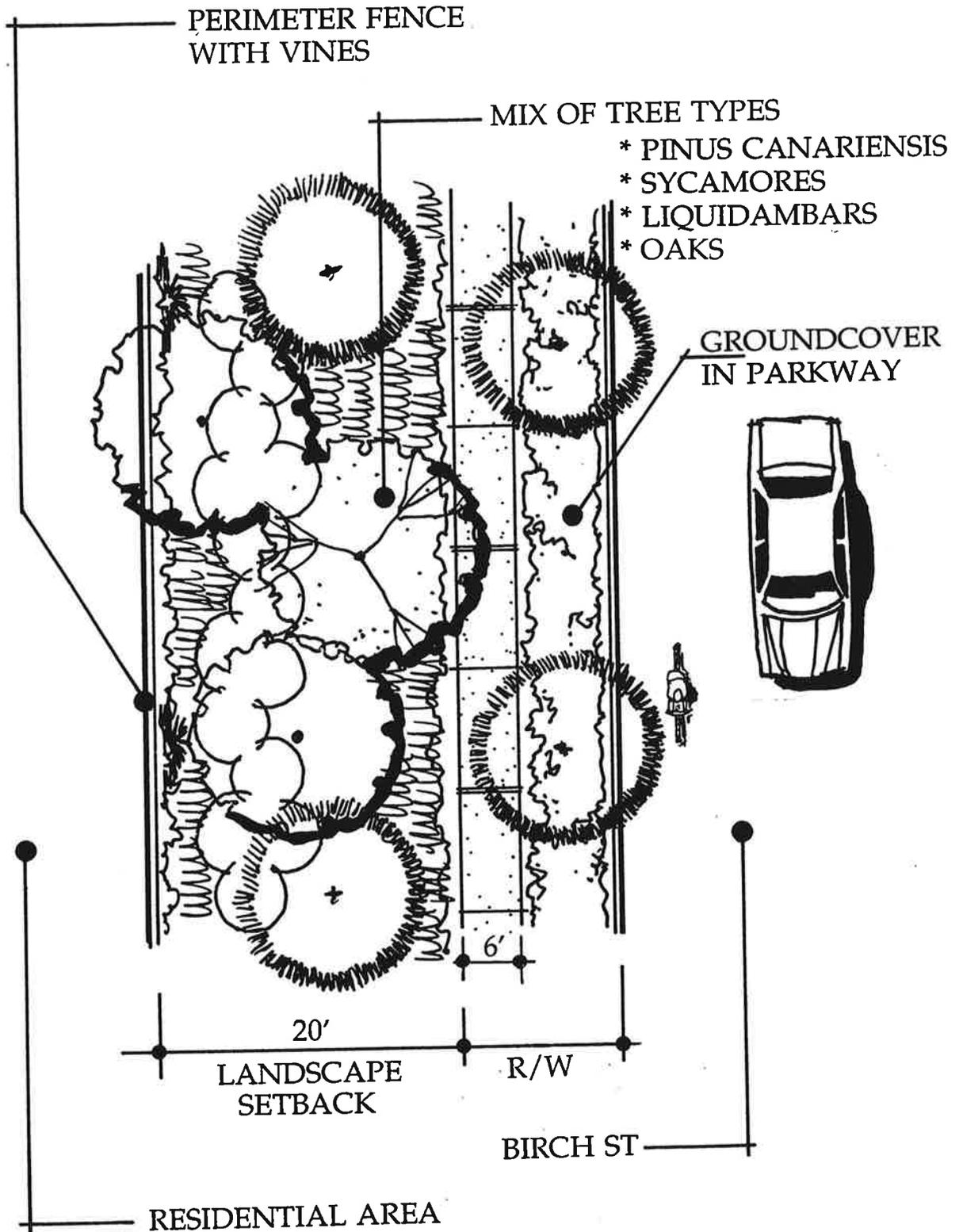


PLAN VIEW "I"
KRAEMER BLVD AT RESIDENTIAL EDGE

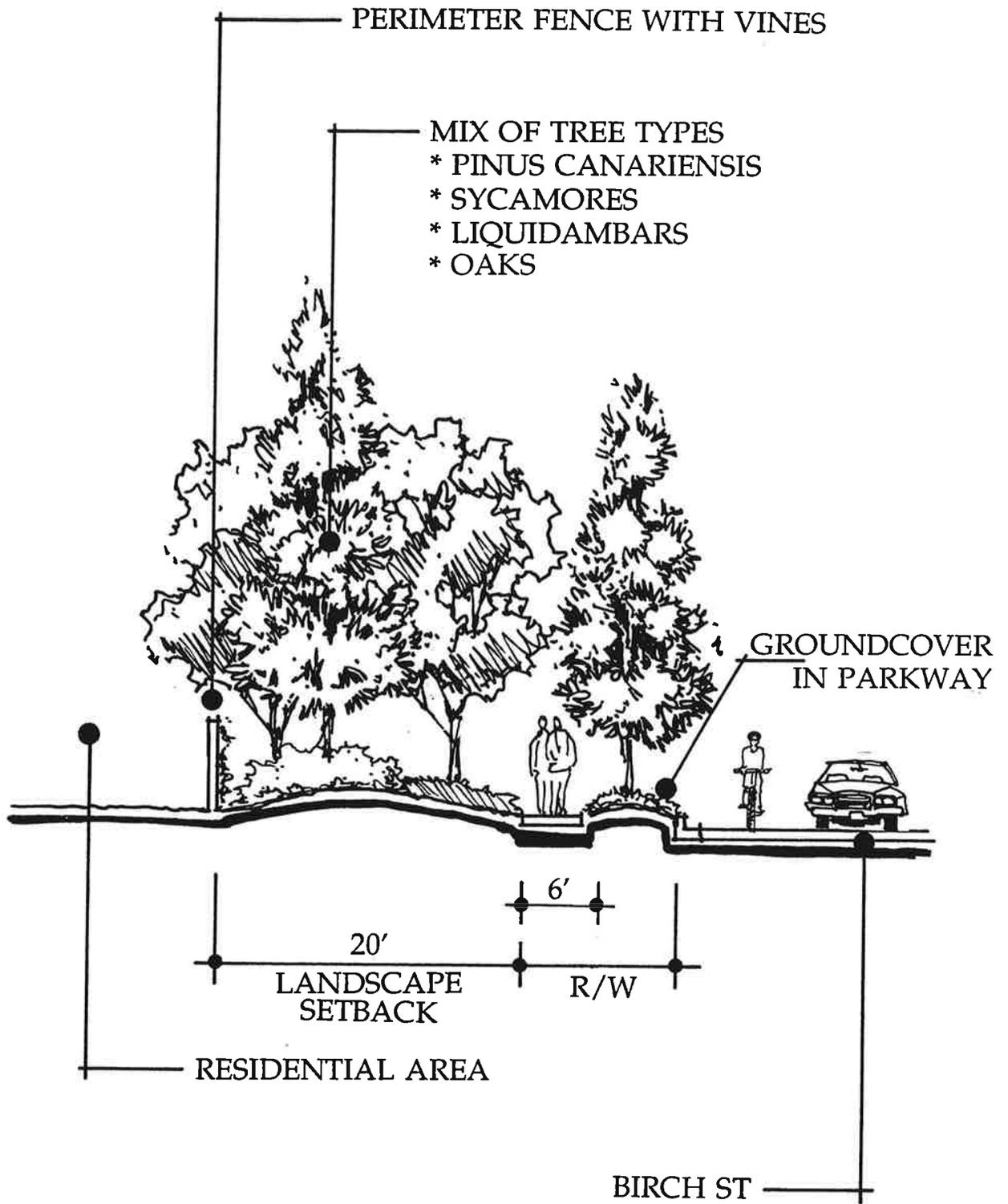


CROSS SECTION "I"
KRAEMER BLVD AT RESIDENTIAL EDGE

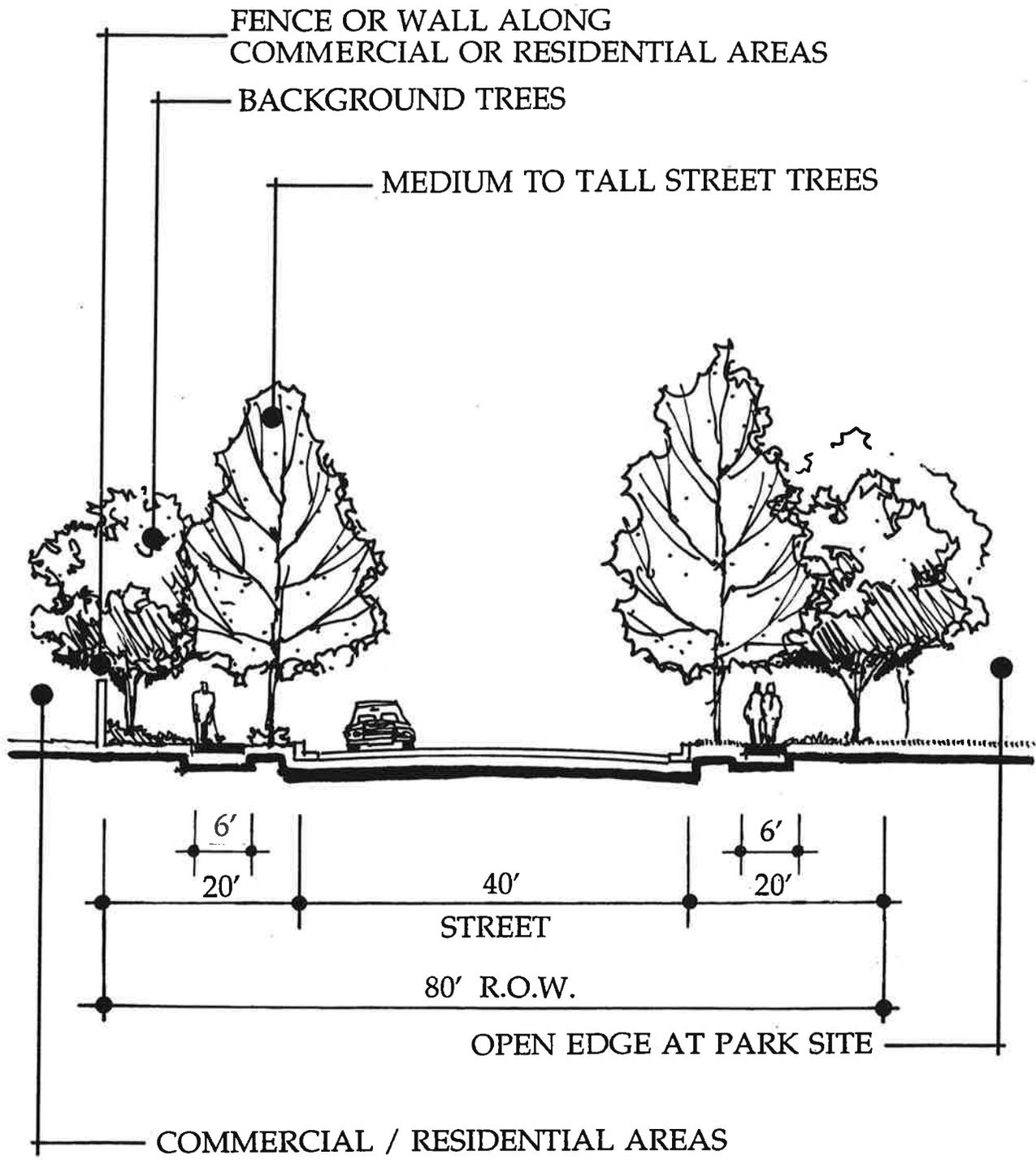
SOURCE: Forsum, Summers & Murphy



PLAN VIEW "J"
BIRCH STREET AT RESIDENTIAL EDGE

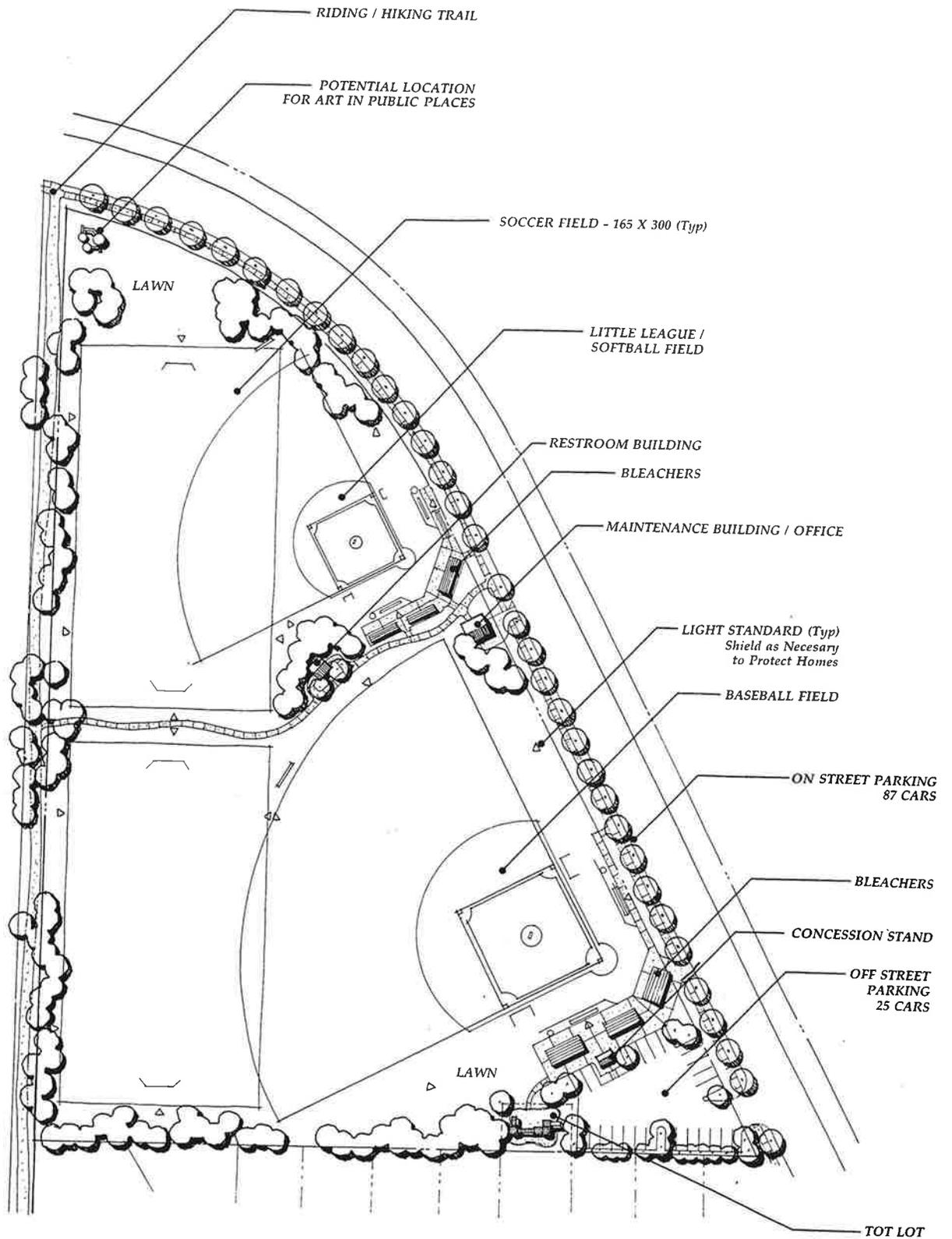


**CROSS SECTION "J"
 BIRCH ST AT RESIDENTIAL EDGE**



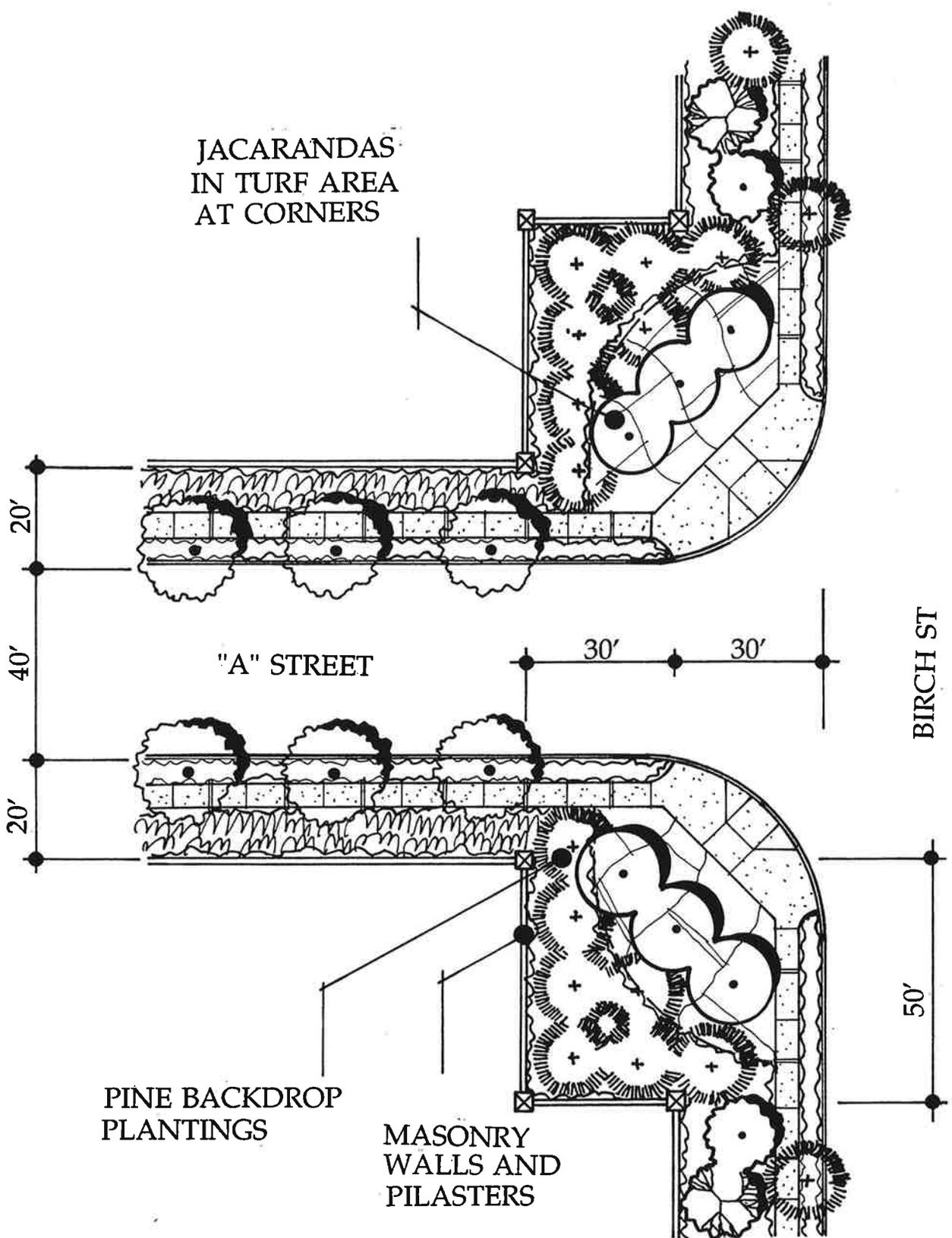
**CROSS SECTION "K"
SECTION AT "A" STREET**

SOURCE: Forsum, Summers & Murphy



**CONCEPTUAL
PLAN VIEW "L"
7.5 ACRE PARK PLAN**

SOURCE: Forsum, Summers & Murphy



PLAN VIEW "M"
RESIDENTIAL ENTRY AT "A" STREET

SOURCE: Forsum, Summers & Murphy

MASONRY WALLS
AND PILASTERS

PINE BACKDROP
PLANTINGS

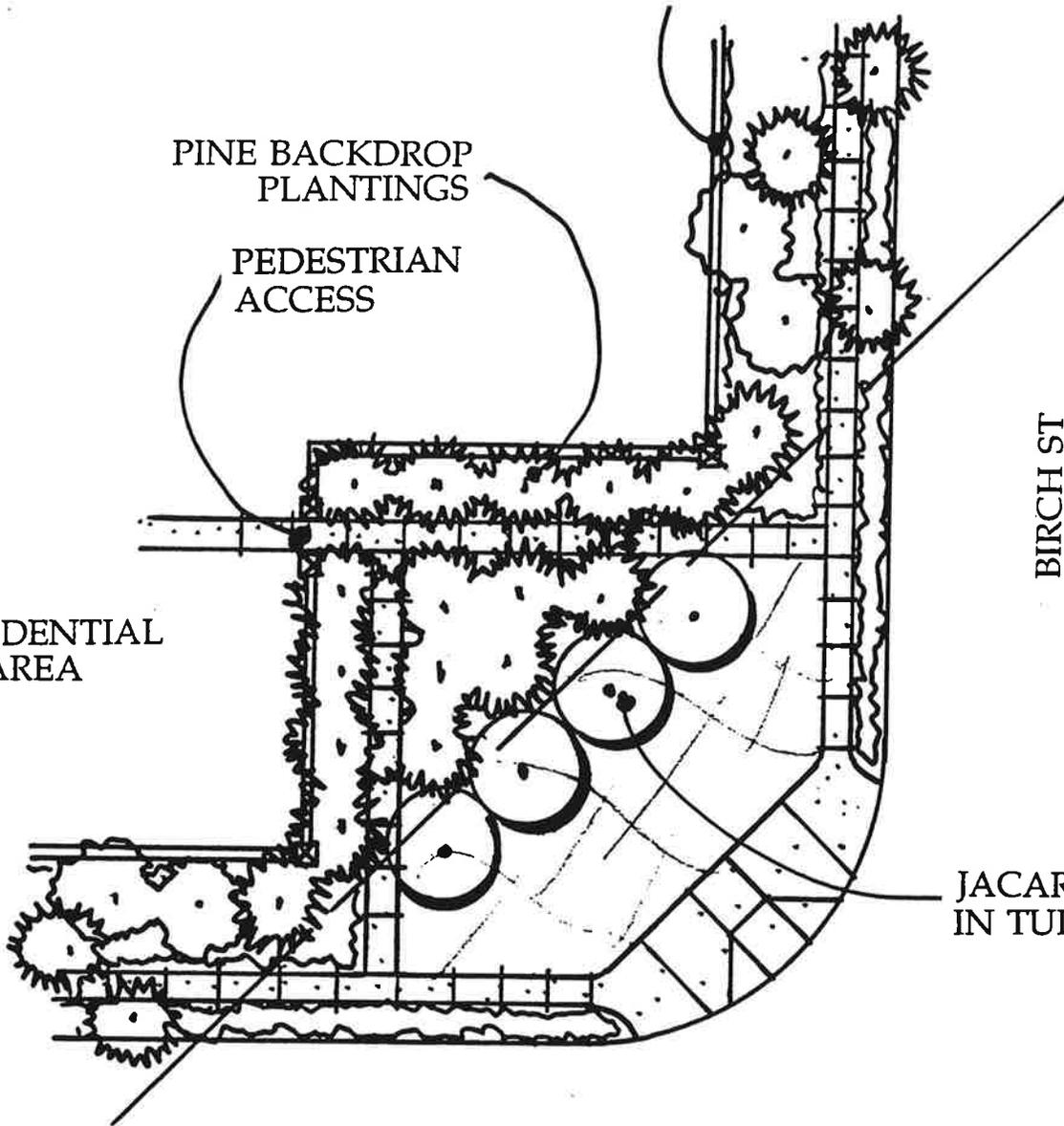
PEDESTRIAN
ACCESS

RESIDENTIAL
AREA

BIRCH ST

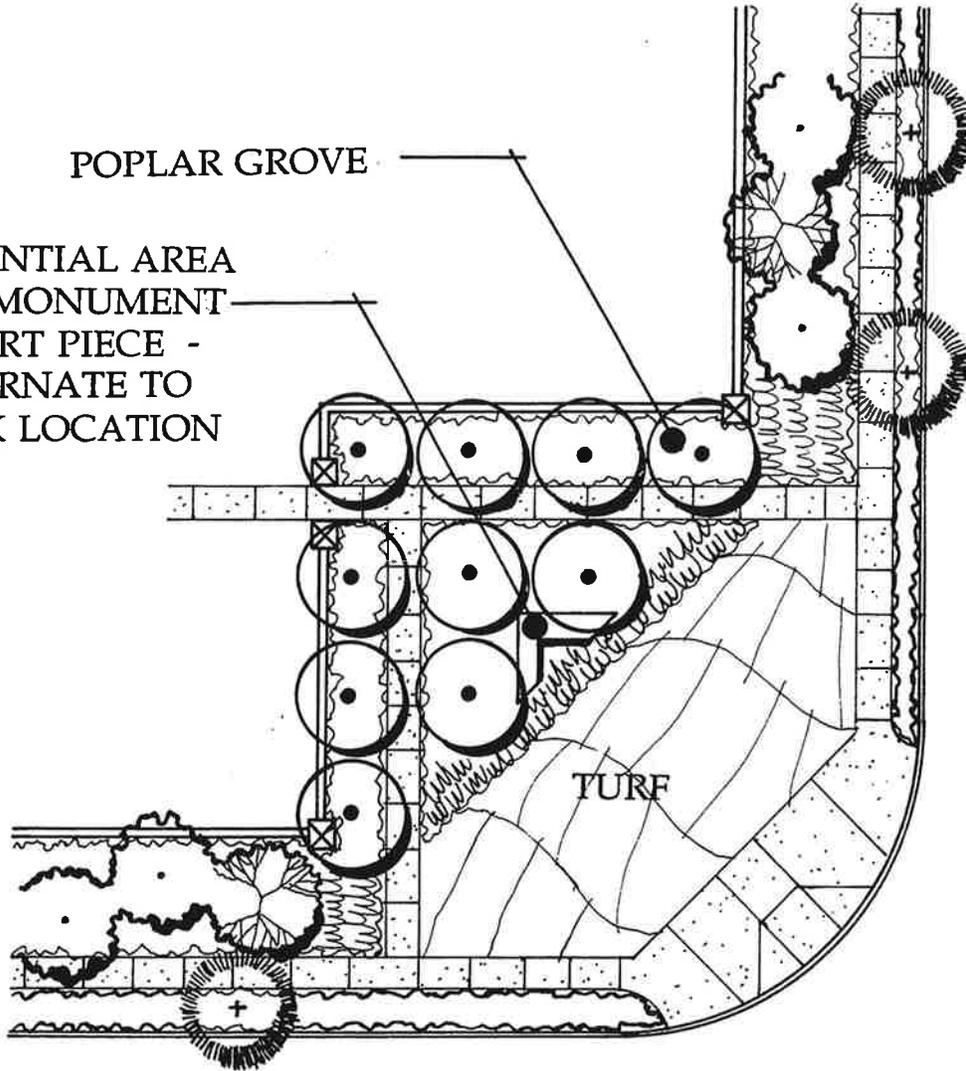
JACARANDAS
IN TURF AREA

KRAEMER BLVD



PLAN VIEW "N"
RESIDENTIAL CORNER

POPLAR GROVE
POTENTIAL AREA
FOR MONUMENT
OR ART PIECE -
ALTERNATE TO
PARK LOCATION

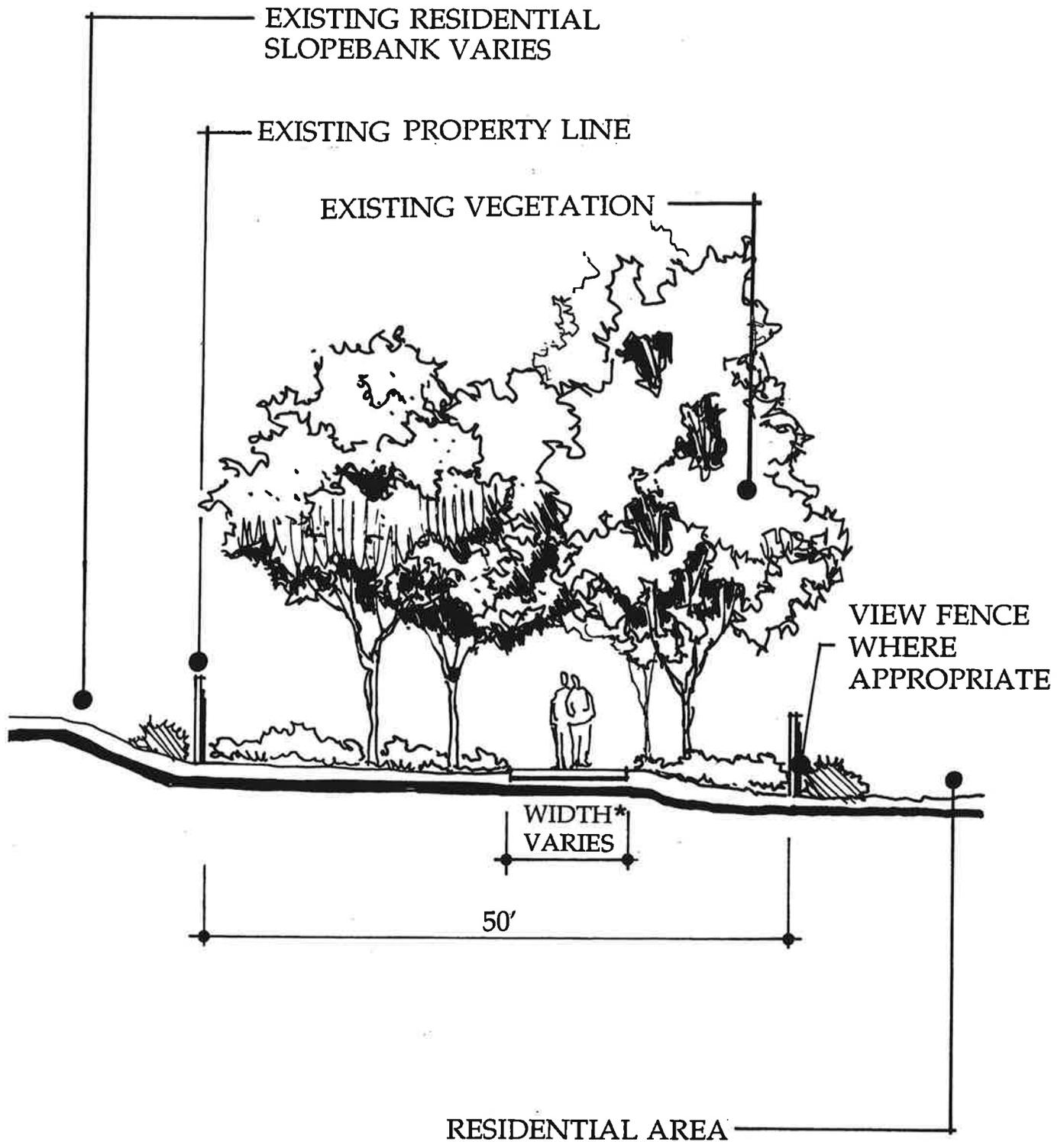


BIRCH ST

KRAEMER BLVD

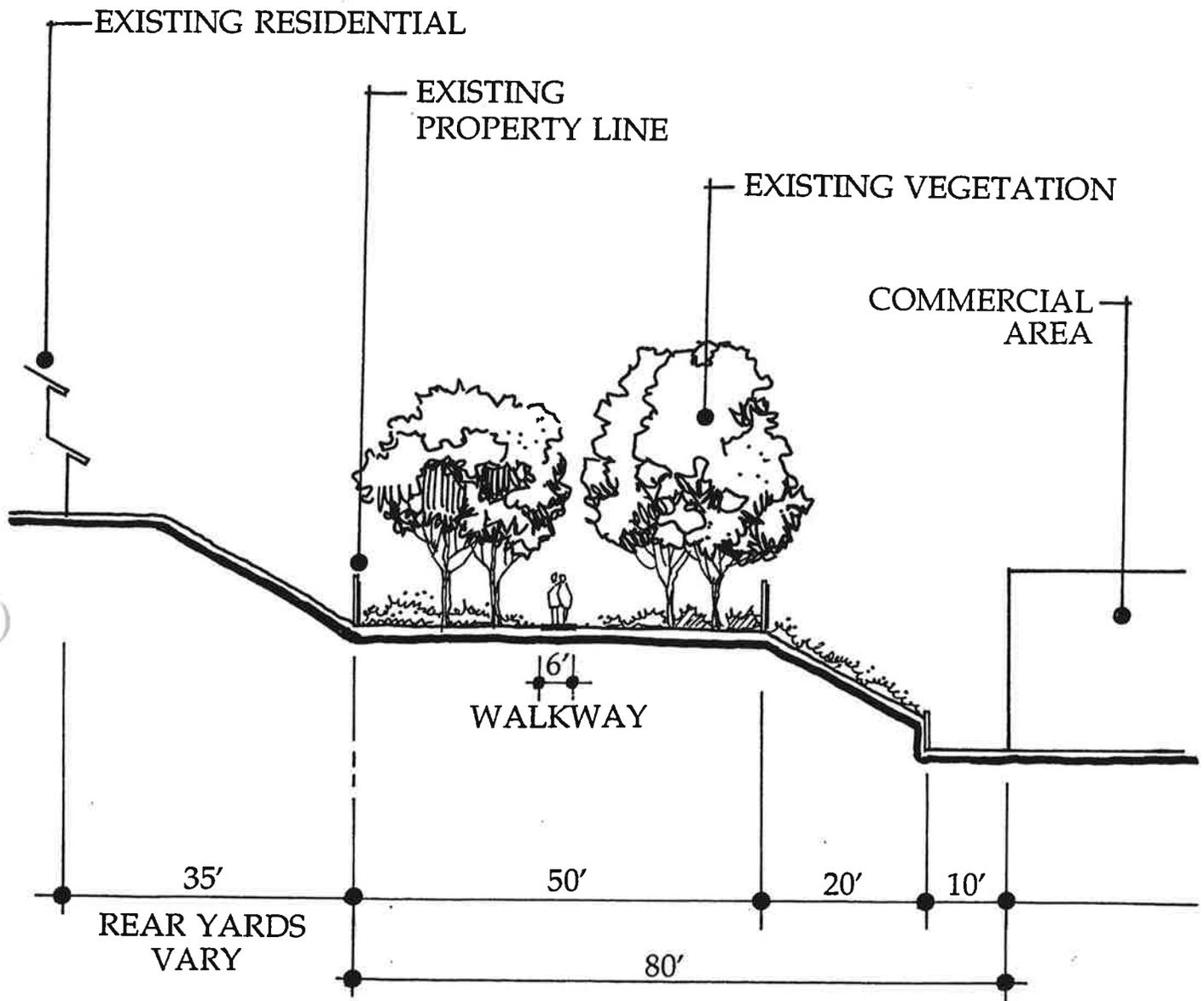
**OPTIONAL PLAN VIEW "N"
RESIDENTIAL CORNER**

SOURCE: Forsum, Summers & Murphy



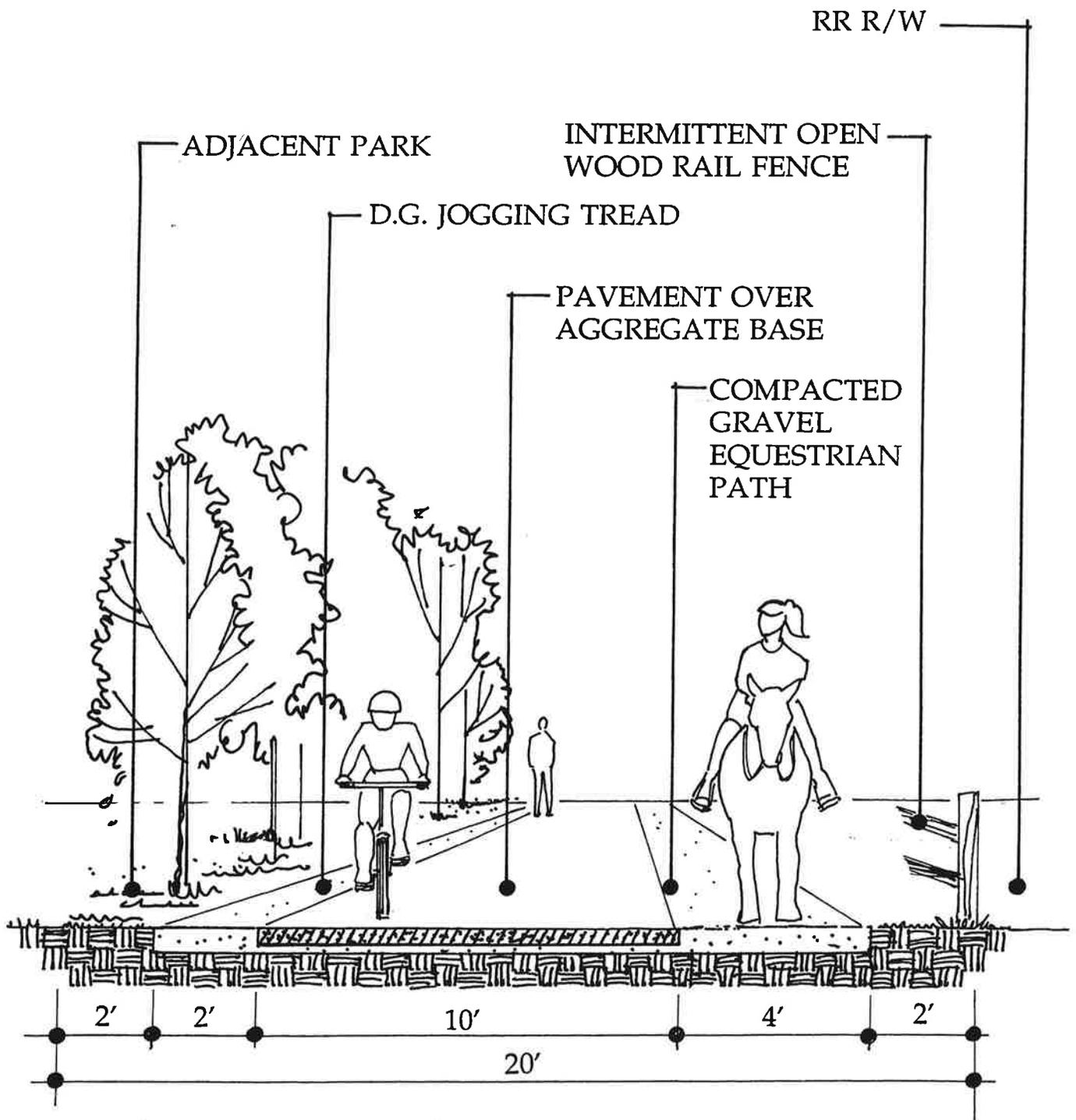
Note: ADDITIONAL PLANTING AS NECESSARY
 *10' TRAIL/ 6' WALKWAY

**CROSS SECTION "O"
 GREENBELT SECTION AT RESIDENTIAL**



NOTE: ADDITIONAL PLANTING AS NECESSARY

CROSS SECTION "P"
GREENBELT SECTION AT COMMERCIAL



SOURCE: City of Brea Riding & Hiking Trails Design Manual
 County of Orange Regional Riding & Hiking Trails Design Manual

**CONCEPTUAL
 CROSS SECTION "Q"
 COMBINED CITY/COUNTY TRAIL**

TREE PALETTE FOR BIRCH HILLS

- A - Imperial Hwy & Kraemer Blvd Streetscape
- B - Commercial Development and Entry Monuments
- C - Birch Street Streetscape
- D - Residential Collector Streetscape ("A" Street)
- E - Residential Local Streetscape
- F - Residential Entry Monuments
- G - Community Park & Recreation
- H - Drought Tolerant

BOTANICAL NAME	COMMON NAME	A	B	C	D	E	F	G	H
<i>Alnus rhombifolia</i>	White Alder							•	
<i>Arbutus unedo</i>	Strawberry Tree					•			
<i>Bauhinia variegata</i>	Purple Orchid Tree						•		
<i>Brachychiton populneus</i>	Bottle Tree							•	
<i>Cupaniopsis anacardioides</i>	Carrotwood		•						
<i>Eucalyptus camaldulensis</i>	River Red Gum	•						•	•
<i>Eucalyptus sideroxylon</i> 'Rosea'	Pink Iron Bark	•						•	•
<i>Geijera parviflora</i>	Australian Willow					•			•
<i>Gleditsia triacanthos</i>	Honey Locust						•		
<i>Harpephyllum caffrum</i>	Kaffir Plum					•			
<i>Jacaranda mimosifolia</i>	Jacaranda						•		
<i>Liquidambar styraciflua</i> 'Palo Alto'	Sweet Gum	•	•	•					
<i>Melaleuca quinquenervia</i>	Cajeput Tree							•	
<i>Metrosideros excelsa</i>	New Zealand Christmas Tree					•	•		
<i>Phoenix canariensis</i>	Canary Island Date Palm		•						•
<i>Pinus canariensis</i>	Canary Island Pine	•	•	•					•
<i>Pinus eldarica</i>	Mondell Pine				•			•	•
<i>Pinus halepensis</i>	Aleppo Pine							•	•
<i>Pinus pinea</i>	Italian Stone Pine							•	•
<i>Platanus Acerfolia</i>	London Plane Tree		•	•	•			•	
<i>Populus nigra</i> 'Italica'	Lombardy Poplar		•						
<i>Prunus cerasifera</i>	Purple Leaf Plum					•			
<i>Pyrus calleryana</i> 'Aristocrat'	Aristocrat Pear				•				
<i>Pyrus kawakami</i>	Evergreen Pear				•				
<i>Quercus ilex</i>	Holly Oak		•					•	•
<i>Quercus virginiana</i>	Southern Live Oak		•	•				•	
<i>Rhus lancea</i>	African Sumac					•			•
<i>Schinus molle</i>	California Pepper Tree							•	•
<i>Schinus terebinthefolius</i>	Brazilian Pepper Tree					•			
<i>Tristania conferta</i>	Brisbane Box					•			
<i>Ulmus parvifolia</i>	Chinese Elm							•	

SOURCE: Forsum/Summers & Murphy, Inc.

SHRUB PALETTE FOR BIRCH HILLS

- A - Imperial Hwy & Kraemer Blvd Streetscape
- B - Commercial Development and Entry Monuments
- C - Birch Street Streetscape
- D - Residential Collector Streetscape ("A" Street)
- E - Residential Local Streetscape
- F - Residential Entry Monuments
- G - Community Park & Recreation
- H - Drought Tolerant

BOTANICAL NAME	COMMON NAME	A	B	C	D	E	F	G	H
<i>Abelia grandiflora</i>	Glossy Pink Abelia	•						•	
<i>Agapanthus</i> species	Lily of the Nile					•	•		
<i>Bougainvillea</i> 'La Jolla'	Bougainvillea		•						•
<i>Buxus sempervirens</i>	Boxwood			•				•	
<i>Carissa grandiflora</i> 'Tuttle'	Tuttle Natal Plum			•	•	•		•	
<i>Ceanothus griseus</i> 'Horizontalis'	Carmel Creeper	•			•	•		•	•
<i>Chrysanthemum</i> species	Chrysanthemum				•		•		
<i>Cistus hybridus</i>	White Rockrose	•							•
<i>Cistus ladanifer</i>	Crimson-Spot Rockrose	•							•
<i>Coprosma kirkii</i>	Mirror Plant			•		•	•		
<i>Cotoneaster</i> species	Cotoneaster			•		•			
<i>Dietes bicolor</i>	Fortnight Lily		•		•				
<i>Dietes vegeta</i>	Fortnight Lily		•		•				
<i>Escallonia fradesii</i>	Pink Escallonia		•	•				•	
<i>Feijoa sellowiana</i>	Pineapple guava			•					•
<i>Grevillea</i> 'Noellii'	Grevillea			•					•
<i>Hemerocallis</i> dwarf	Day Lily		•				•	•	
<i>Heteromeles arbutifolia</i>	Toyon	•						•	•
<i>Juniper</i> species	Juniper	•	•		•			•	•
<i>Lagerstroemia indica</i> 'Petite Embers'	Dwarf Shrub Crepe Myrtle			•	•				
<i>Lantana montevidensis</i>	Trailing Lantana			•	•			•	•
<i>Ligustrum japonicum</i>	Wax-Leaf Privet			•		•		•	
<i>Myoporum pacifica</i>	NCN			•	•	•		•	•
<i>Nandina domestica</i>	Heavenly Bamboo					•		•	•
<i>Nandina domestica</i> 'Nana'	Dwarf Heavenly Bamboo				•	•		•	
<i>Phormium</i> species	New Zealand Flax		•						•
<i>Photinia fraseri</i>	Fraser's Photinia							•	
<i>Pittosporum tobira</i>	Tobira							•	
<i>Pittosporum variegata</i>	Variegated Pittosporum							•	
<i>Podocarpus</i> species	Yew Pine						•	•	
<i>Pyracantha</i> species	Firethorn					•			•
<i>Raphiolepis indica</i>	India Hawthorne	•	•		•	•		•	
<i>Rosmarinus officinalis</i>	Rosemary		•						•
<i>Rosmarinus officinalis</i> 'Prostratus'	Rosemary		•			•			•
<i>Strelitzia reginae</i>	Bird of Paradise		•				•		
<i>Tecomaria capensis</i>	Cape Honeysuckle	•			•			•	
<i>Viburnum tinus</i>	Lauristinus	•						•	
<i>Xylosma congestum</i> 'Compacta'	Dwarf Shiny Xylosma	•	•					•	

SOURCE: Forsum/Summers & Murphy, Inc.

GROUNDCOVER PALETTE FOR BIRCH HILLS

- A - Imperial Hwy & Kraemer Blvd Streetscape
- B - Commercial Development and Entry Monuments
- C - Birch Street Streetscape
- D - Residential Collector Streetscape ("A" Street)
- E - Residential Local Streetscape
- F - Residential Entry Monuments
- G - Community Park & Recreation
- H - Drought Tolerant

BOTANICAL NAME	COMMON NAME	A	B	C	D	E	F	G	H
Ceanothus Species	Prostrate Ceanothus	●		●					●
Fragaria chiloensis	Wild Strawberry	●		●					
Gazania 'Mitsuwa Yellow'	Yellow Trailing Gazania		●		●	●	●	●	●
Lantana Species	Prostrate Lantana		●		●	●	●	●	●
Lonicera Japonica 'Halliana'	Hall's Honeysuckle		●	●					●
Myoporum parvifolium	Myoporum			●					
Rosemarianus Officinalis 'Prostrata'	Prostrate Rosemary	●			●	●			●
Turf	Turf	●						●	
Vinca Minor	Dwarf Periwinkle	●		●	●	●		●	
Decomposed Granite	Granite	●						●	
Shredded Bark Mulch	Mulch	●	●	●	●	●	●	●	

VINES/ESPALIERS FOR BIRCH HILLS

- A - Imperial Hwy & Kraemer Blvd Streetscape
- B - Commercial Development and Entry Monuments
- C - Birch Street Streetscape
- D - Residential Collector Streetscape ("A" Street)
- E - Residential Local Streetscape
- F - Residential Entry Monuments
- G - Community Park & Recreation
- H - Drought Tolerant

BOTANICAL NAME	COMMON NAME	A	B	C	D	E	F	G	H
Bougainvillea 'Southern Rose'	Bougainvillea		●				●		●
Escallonia fradesii	Pink Escallonia	●						●	
Gelsemium sempervirens	Carolina Jessamine			●					
Hibbertia scandens	Guinea Gold Vine			●					
Lonicera halliana	Hall's Honeysuckle						●	●	●
Parthenocissus tricuspidata	Boston Ivy				●	●			
Rosa banksiae	Lady Banks' Rose		●						
Solanum jasminoides	Potato Vine	●							
Tecomaria capensis	Cape Honeysuckle							●	
Trachelospermum jaminioides	Star Jasmine						●	●	
Wisteria sinensis	Chinese Wisteria		●						

SOURCE: Forsum/Summers & Murphy, Inc.

6.1 PURPOSE AND INTENT

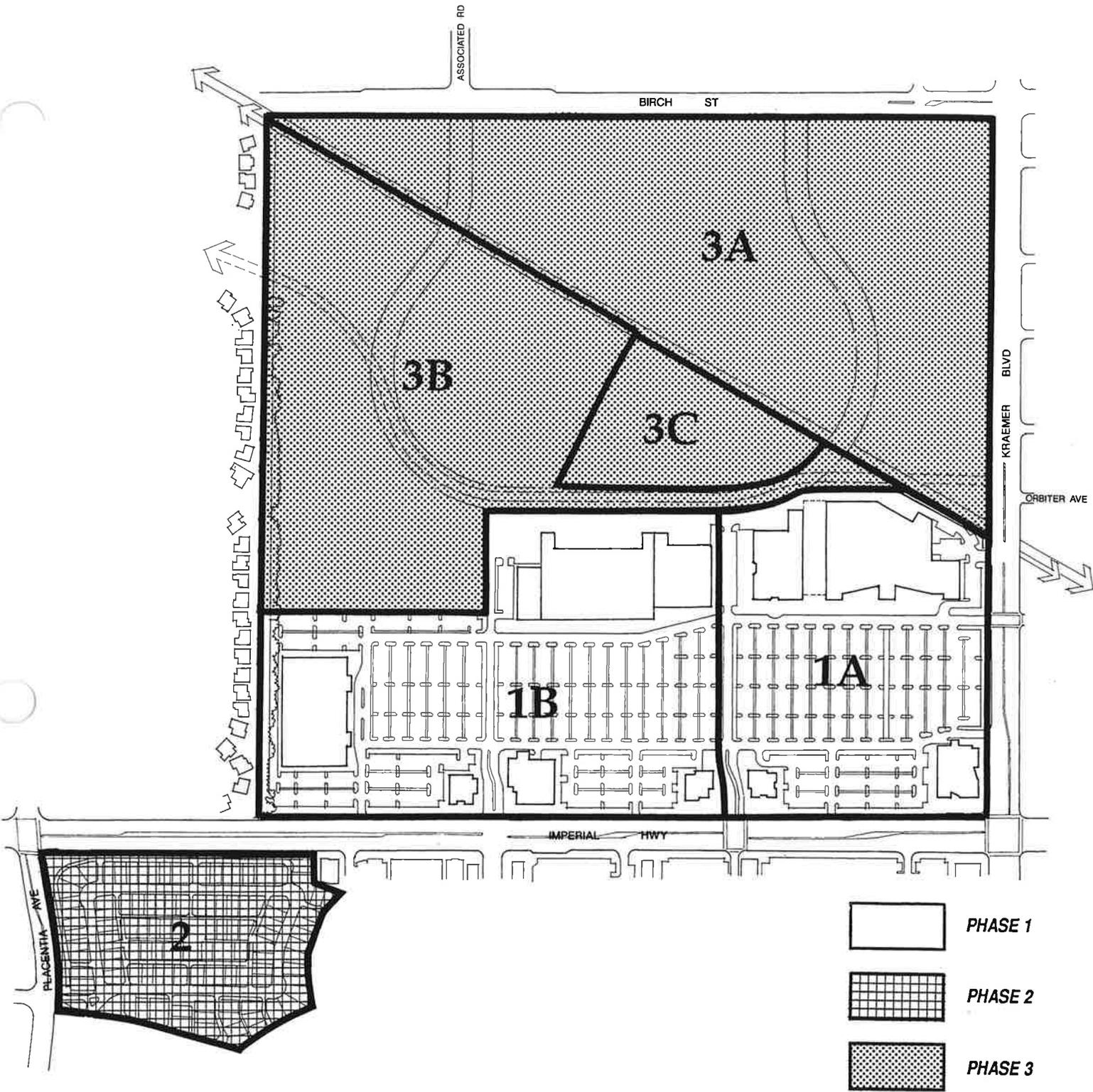
Development will be implemented in conformance with the regulations and guidance contained within the Specific Plan Document. This section contains the procedures for administration of the provisions contained herein. This section contains the Phasing Plan for the development of the proposed Planning Areas which defines the type, location, intensity and timing of development. This section also contains the programs and comprehensive funding for the projected sequence of development. Implementation of the plan will further be carried out by a method of Precise Development Plan Review and approval as outlined in Section 6.3. Other information covered in this chapter pertains to general administration, subdivision, amendment procedures, and the linkage between these elements. In addition to Precise Development Plan Review, the Birch Hills Specific Plan shall be implemented through the subdivision process. The developer is not requesting Precise Development Plan or Tentative Tract Map approval for Planning Area 3 at this time. The Subdivision process will allow for the creation of lots as tentative parcel or tentative tract maps which will allow for implementation of the project phasing. A portion or portions of the Birch Hills Specific Plan area may be separately financed, sold, leased or otherwise conveyed.

6.1.1 Relationship to the Zoning Code

This Specific Plan augments the development regulations and standards of the Brea Zoning Code. When an issue, condition or situation occurs which is not covered or provided for in this Specific Plan, the regulations of the Zoning Code that are most applicable to the issue, condition or situation shall apply. In the event that the provisions of the Specific Plan are in conflict with the Zoning Code, the provisions of the Specific Plan shall prevail.

6.2 PHASING PLAN

The Birch Hills Specific Plan will generally be developed in three (3) phases as indicated in Table 6-1. The Planning Areas included within each phase are shown on Exhibit 6-1. Within the various phases of development, phased development of the individual land uses as specified in the Land Use Plan, Section 3.0 may occur. The phasing plan, however, is designed to provide an adequate level of infrastructure to be built to accommodate the development of the three phases within the Birch Hills Specific Plan area and within the City of Brea. Phase 1 will include the construction of the 570,000 square foot commercial site located adjacent to Imperial Highway and relocation of golf holes located within Planning Area 1B.



PHASING PLAN

BIRCH HILLS SPECIFIC PLAN

76 UNOCAL LAND & DEVELOPMENT COMPANY

City of Brea, California

TEMPLETON PLANNING GROUP
Design • Planning • Environmental
 4770 Campus Drive, Suite 240, Newport Beach, CA 92660 (714) 474-1660

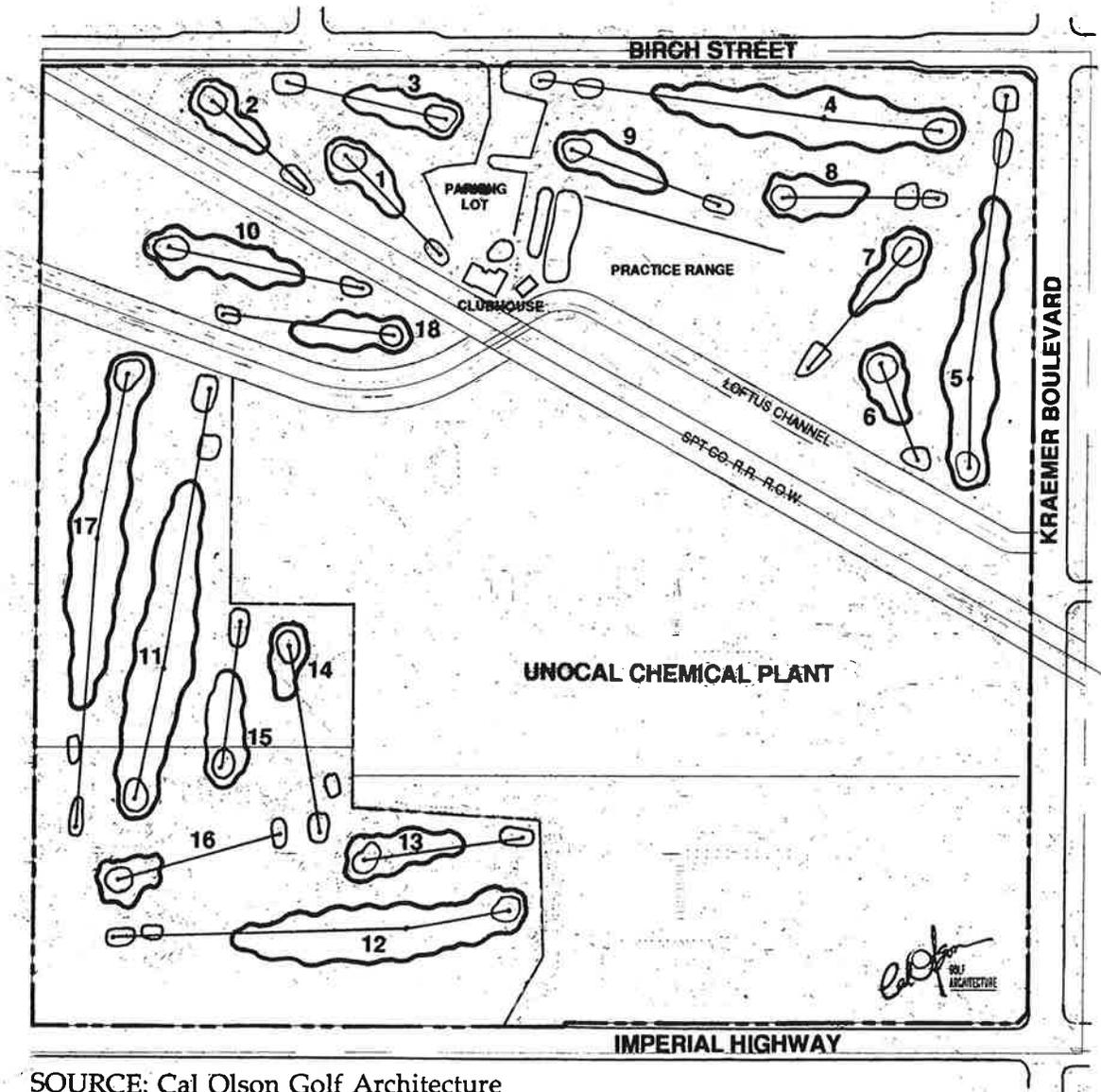


CARD OF THE COURSE

HOLE	YARDS	PAR
1	127	3
2	115	3
3	142	3
4	361	4
5	330	4
6	92	3
7	135	3
8	119	3
9	140	3
OUT	1561	29

HOLE	YARDS	PAR
10	172	3
11	361	4
12	344	4
13	138	3
14	166	3
15	126	3
16	143	3
17	396	4
18	142	3
IN	1988	30

TOTAL YARDAGE: 3549 PAR: 59



SOURCE: Cal Olson Golf Architecture

EXISTING BIRCH HILLS GOLF COURSE BIRCH HILLS SPECIFIC PLAN

76 UNOCAL LAND & DEVELOPMENT COMPANY

City of Brea, California

TEMPLETON PLANNING GROUP
Design • Planning • Environmental
4770 Campus Drive, Suite 240, Newport Beach, CA 92660 (714) 474-1660



While a certain sequence is implied, there is nothing to preclude a different order of development, so long as required infrastructure is in place for that phase of development. These assumptions are necessary to establish a phasing plan for the proposed development scenario. However, if any of these assumptions change during the project build-out time, the Phasing Plan and City monitoring program must be flexible enough to make adjustments in corresponding infrastructure and service requirements. If the build-out rate in surrounding projects accelerates, for example, key infrastructure improvements may have to occur earlier than shown on the Phasing Plan. Likewise, if projected buildout in surrounding projects occurs at a slower rate, certain improvements to infrastructure may not be required until a later phase than what is shown on the Phasing Plan.

TABLE 6-1

PHASING PLAN

PLANNING AREA/PHASE	SPECIFIC PLAN DESIGNATION	NET ACRES	DENSITY (DU/Ac)	DWELLING UNITS/ SIZE
1A	General Commercial	24.0	N/A	246,000 s.f.
1B	General Commercial	36.0	N/A	324,000 s.f.
	Subtotal:	60.0	N/A	±570,000 s.f.
2	Medium Density Residential	14.5	7.7	112 units
	Subtotal:	14.5	7.7	112 units
3A	Low Density Residential	45.3	4.6	208 units
3B	Low Density Residential	39.0	4.0	155 units
3C	Recreation	7.5	N/A	N/A
	Subtotal:	91.8	4.3 ¹	363 units
	TOTAL:	166.3		±570,000 s.f. commercial 475 residential units 7.5 acre park

¹ The proposed 7.5 acre neighborhood park was not included in calculating the density for Planning Area 3.

6.2.1 Planning Area 1 Phasing

The first phase of the development includes Planning Areas 1A and 1B and provides the initial infrastructure backbone. Prior to implementation of Planning Area 1B, relocation of golf holes adjacent to Imperial Highway will be required. It is during this phase that the commercial pads will be prepared. This phase provides for a maximum of 570,000 square feet of commercial space.

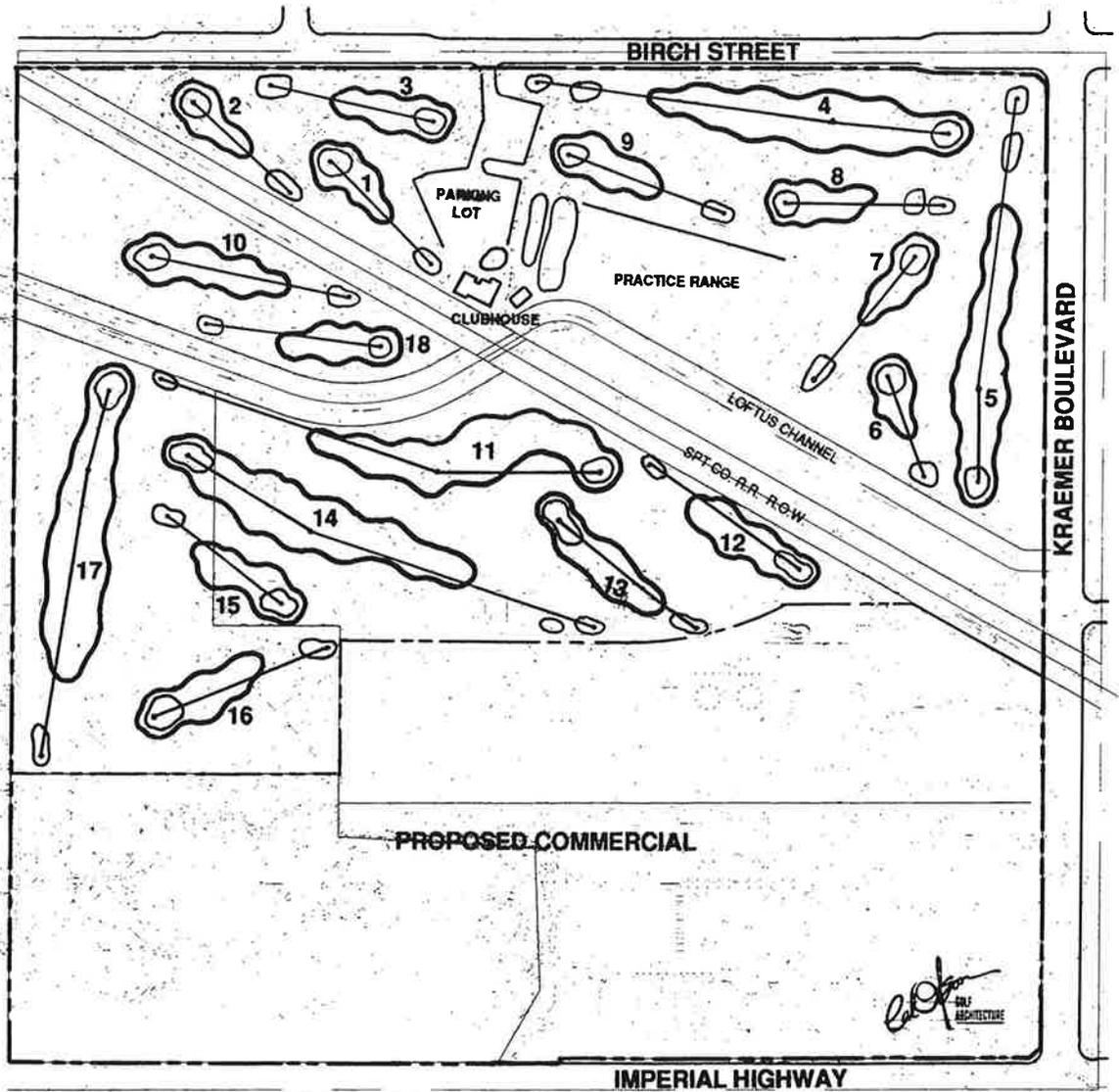
As shown on Exhibit 6-2, some holes associated with the current Birch Hills Golf Course are located within the proposed Planning Area 1B commercial area and will require relocation prior to project implementation. The relocation will include changes to holes 11 through 17. Holes 1-10 and hole number 18 as well as the clubhouse, parking lot and driving range remain in their present locations, as shown on Exhibit 6-3. Upon relocation, the golf course will remain roughly the same acreage as compared to the existing course.

CARD OF THE COURSE

HOLE	YARDS	PAR
1	127	3
2	115	3
3	142	3
4	361	4
5	330	4
6	92	3
7	135	3
8	119	3
9	140	3
OUT	1561	29

HOLE	YARDS	PAR
10	172	3
11	383	4
12	153	3
13	192	3
14	370	4
15	126	3
16	160	3
17	315	4
18	142	3
IN	2013	30

TOTAL YARDAGE: 3574 PAR: 59



SOURCE: Cal Olson Golf Architecture

PROPOSED RELOCATION OF BIRCH HILLS GOLF COURSE BIRCH HILLS SPECIFIC PLAN

76 UNOCAL LAND & DEVELOPMENT COMPANY

City of Brea, California



TEMPLETON PLANNING GROUP
Design • Planning • Environmental
4770 Campus Drive, Suite 240, Newport Beach, CA 92660 (714) 474-1660



The new course arrangement is 50 yards longer although par remains the same. Original holes 11-16 are totally abandoned and the original hole 17 is shortened by approximately 85 yards. The holes will be relocated to an area north of the Phase 1B commercial and south of the railroad right-of-way and the Loftus Diversion Channel. The proposed routing will remain as challenging as the current course and will blend with the original in concept and appearance. A proposed break between the par 4's with two par 3's will create a more interesting course.

6.2.2 Planning Area 2 Phasing

The second phase includes Planning Area 2 and provides for additional infrastructure to support 112 Medium Density Residential units on the 14.5-acre parcel located south of Imperial Highway. These units will meet the requirements of the City of Brea Affordable Housing Ordinance (see Section 6.9).

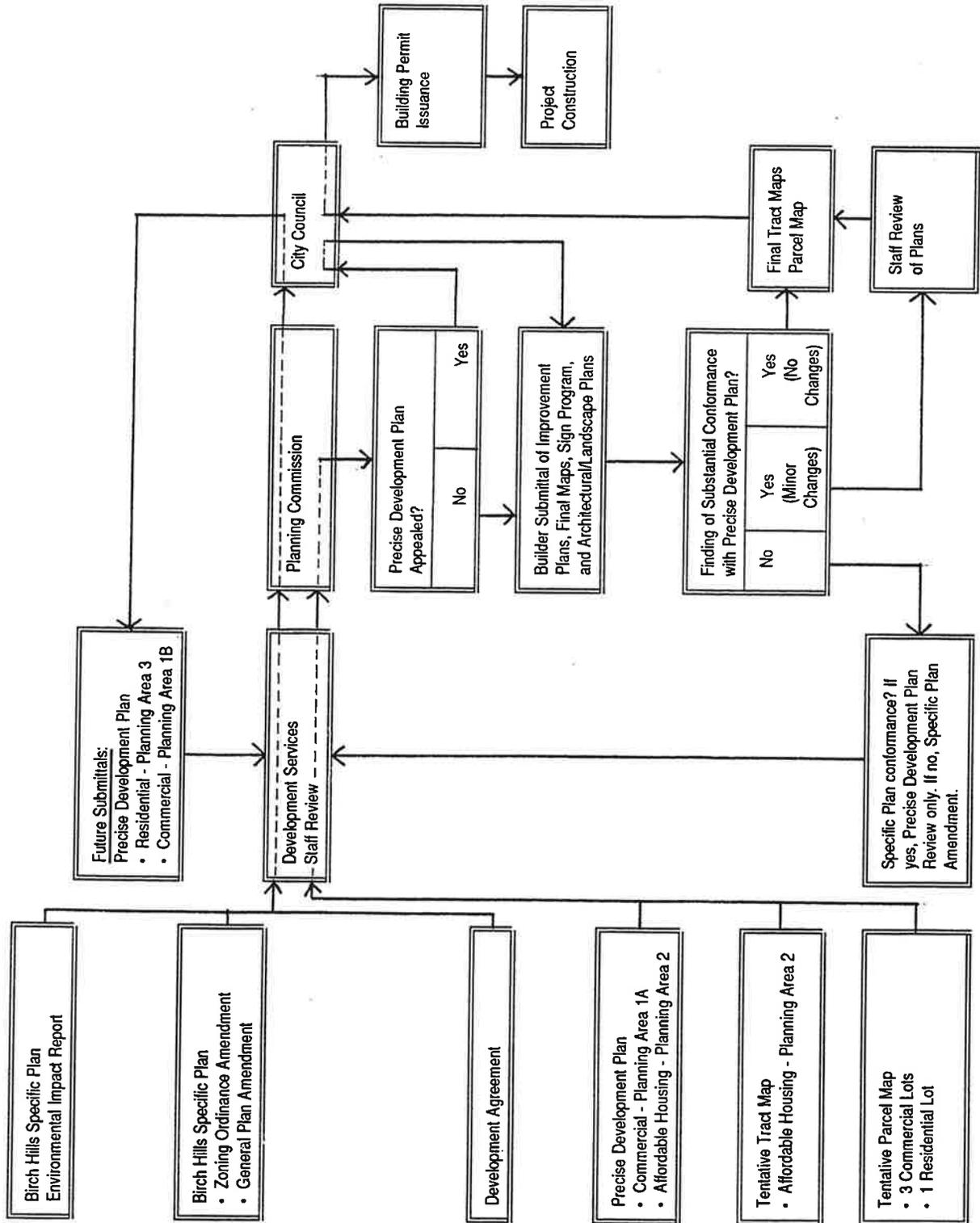
6.2.3 Planning Area 3 Phasing

The third phase of the development includes Planning areas 3A, 3B, and 3C. The Phase 3 development area currently contains the Birch Hills Golf Course. As a result, Phase 3 implementation will require the demolition of the existing Birch Hills Golf Course. However, a replacement course will be constructed in the vicinity and be playable prior to implementation of Phase 3. Planning Area 3A provides for a maximum of 208 low density single-family residential units on the 45.3-acre parcel located north of the railroad spur. Planning Area 3B provides for a maximum of 155 low density single-family residential units on the 39.8-acre parcel located south of the railroad spur. Planning Area 3C will provide for a 7.5-acre neighborhood park which will be located south of the railroad spur and adjacent to Planning Area 3B.

It is the primary intention of the phasing plan to relate infrastructure requirements to proposed development. While a sequence is implied, there is nothing in this plan to preclude a different order of development, or even a different combination of sub-phases, so long as the related infrastructure is adequately in place. The Specific Plan provides for this flexibility because the actual sequence of development may be affected by numerous factors not now predictable.

6.3 SPECIFIC PLAN PRECISE DEVELOPMENT PLAN REVIEW

As shown on Exhibit 6-4, the Specific Plan shall be implemented through a method of Precise Development Plan Review, and individual projects within the Specific Plan area must meet City of Brea Precise Development Plan Review requirements. A Precise Development Plan Review shall be required for all development within the Specific Plan area requiring a building permit. Tentative parcel and tract maps may be processed independent of the Precise Development Plan Review procedures, in accordance with the Brea Subdivision Ordinance. Precise Development Plan Review will not be required for interior alterations where there is not square footage increase or use intensification. For Principal permitted uses subject to a Precise Development Plan



BIRCH HILLS SPECIFIC PLAN

IMPLEMENTATION PROCESS

UNOCAL LAND & DEVELOPMENT COMPANY

City of Brea, California

TEMPLETON PLANNING GROUP
 Design • Planning • Environmental
 4770 Campus Drive, Suite 240, Newport Beach, CA 92660 (714) 474-1660

pursuant to the provisions of Section 3.0 of the Birch Hills Specific Plan, the procedures specified in Section 274 of the Brea Zoning Ordinance shall apply. Precise Development Plans shall require approval by the Planning Commission.

All proposed projects within the Specific Plan area shall be required to have an approved Precise Development Plan prior to issuance of building permits or concurrent with subdivisions, conditional use permits or any other permit for the property. The Precise Development Plan Review procedure is necessary for the following reasons:

1. To ensure consistency with the Specific Plan and all implementing ordinances.
2. To promote the highest contemporary standards of site design.
3. To adapt to specific or special development conditions that occur from time to time while continuing to implement the Specific Plan and conform development to the implementing ordinances.
4. To facilitate complete documentation of land use entitlements authorized and conditions pertinent thereto.
5. To adapt to substantial changes that may occur with respect to the circumstances under which the project is undertaken.

To facilitate its implementation, this Specific Plan has 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.

6.3.1 Tract Map Approval

All subdivision maps of any type (e.g. tentative or final, vesting or nonvesting, tract or parcel) shall be submitted, reviewed and approved in accordance with the City of Brea Subdivision Ordinance No. 569 and the California Subdivision Map Act. Where the provisions or procedures of Subdivision Ordinance No. 569 conflict with the provisions of this Specific Plan, the Specific Plan shall apply.

- a. Tentative Parcel Map (Large-Lot Subdivision) -- A tentative 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.

- b. Tentative Tract Maps -- For residential projects requesting a Tentative 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.

6.3.2 Revisions to the Precise Development Plan

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 the Birch Hills Specific Plan. If the Development Services Director determines that the proposed revision is in substantial conformance with the provisions of the Birch Hills 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 Director of Development Services may exempt the following revisions or changes from additional Planning Commission review and approval:

- 1) All interior changes including alterations to the size of residential units and/or number of bedrooms that do not result in an increase of intensity or number of dwelling units
- 2) All interior changes including alterations to the size of commercial buildings that do not result in an increase of intensity
- 3) Minor variations in architectural elevations and footprints
- 4) Minor adjustments to site plan and/or landscape plan as a result of engineering refinements and/or City review/revisions.

6.3.3 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.

6.4 GENERAL ADMINISTRATION

The Birch Hills Specific Plan shall be administered and enforced by the City of Brea Development Services Department in accordance with the provisions of the City of Brea Zoning Ordinance.

Certain changes to explicit provisions in the Specific Plan may be made administratively by the Development Services Director, subject to appeal to the Planning Commission and, subsequently, the City Council, including 1, 2 and 3 as follows:

1. The addition of new information to the Specific Plan maps or text that does not change the effect of any regulations or guidelines.
2. Changes to the community infrastructure, such as drainage, water, and sewer systems which do not have the effect of increasing or decreasing development capacity in the Specific Plan area, nor change the concepts of the Plan.
3. The determination that a use be allowed which is not specifically listed as permitted but which may be determined to be similar in nature to those uses explicitly listed as permitted.

6.5 SUBDIVISION

The City of Brea Subdivision Ordinance shall apply to all development within the Specific Plan area required to obtain approval of subdivision maps where properties are to be separately financed, sold, leased or otherwise conveyed. The subdivision process will allow for the creation of lots as parcel or tract maps which will allow for implementation of the phasing plan. Further division of parcels for such development as condominium offices, are also subject to the provisions of the City's Subdivision Ordinance. The review and approval of subdivision maps would set forth the various conditions necessary to ensure the improvement of streets, utilities, drainage features, and other service requirements specified by the City.

6.6 AMENDMENT PROCEDURES

In accordance with the California Government Code Sections 65453-65454, Specific Plans shall be prepared, adopted and amended in the same manner as general plans, except that specific plans may be adopted by resolution or by ordinance.

This plan may be amended as necessary in the same manner it was adopted, by ordinance. Said amendment or amendments shall not require a concurrent general plan amendment unless, it is determined by City Staff that the proposed amendment would substantively affect the General Plan Goals, objectives, policies or programs.

6.7 SPECIFIC PLAN PROGRAMS/COMPREHENSIVE FUNDING PLAN

The ability to fund public facilities necessary for support of development is one of the most challenging aspects of the planning and development process. The overall approach proposed in the Birch Hills Specific Plan is to use one or more of the basic funding approaches indicated to phase logical and affordable increments of the Public Facilities and Services in conjunction with appropriate components of development. Although the following list is not considered all-inclusive, some of the most common financing methods are discussed below.

6.7.1 Basic Funding Approaches

a. **Conventional Financing**

Conventional financing has historically been the norm in California development. This has involved developers, landowners, and homebuyers paying for the facilities through exactions and fees. The overall purpose was to make development pay for itself. Proposition 13 reduced the ability of conventional financing to provide adequate funding. It removed a big piece of the property tax that used to produce local revenues from new developments. This money had been used to service the City's facilities and provide protective services. Interest rates on conventional loans for facilities have become too high to make it feasible in many cases.

Due to current interest rates and the amount of money that must be financed, the main investors who can afford to install the needed infrastructure are those with access to large assets, such as banks, savings and loans and insurance companies. Cities now must find ways to finance the facilities and services, due to the limitations on property tax revenue. These costs, which are increasing all the time, are frequently too great for the developer or jurisdiction. Therefore, other creative financing mechanisms may come into play.

In the past, bond issues were the simplest and most often utilized method of raising large amounts of capital. Because of changing conditions in the financial marketplace, and increased legislation limiting the bonding power of many local governments, the role of the traditional general obligation bond has been very substantially reduced. Other bonding alternatives include:

- Revenue Bond
- Lease-Revenue Bond
- Zero Coupon Bond
- Stepped Coupon Bond

These techniques have historically been used for redevelopment and therefore would probably have limited application in the Specific Plan development.

Leasing is another financing mechanism that has been used by cities in the past. A few leasing techniques are listed below:

- Leveraged Lease
- Operating Lease
- Lease-Purchase Agreement

Leasing is used primarily for purchasing equipment and not for providing services, but it could be used for public buildings in conjunction with other development projects.

b. Assessment Districts

The Municipal Improvement Act of 1913 (Streets and Highways Code Section 10000 et. seq.) is a procedural act which provides for the formation of a special assessment district, the levy of an assessment and the creation of a lien against the property, but does not, in itself, contain provisions for the issuance of bonds. (For this reason, bonds are issued under the 1911 Act or 1915 Act discussed below.) An assessment district is created for acquisition and construction of a wide variety of public services, including street improvements, public utilities and community-wide recreation amenities.

Under the 1913 Act, a proposed assessment and assessment diagram are prepared before any construction work is done. The amount of the assessment levied against each property is based upon an engineer's report and notices are sent to property owners. A public hearing is held, both upon the project and the amount of the proposed assessment to be levied. At the conclusion of the public hearing the governing body may confirm the assessments. If confirmed, a lien is created against each assessed parcel and the assessments are properly recorded. The property owners are mailed notices of each parcel's exact confirmed assessments and they have 30 days to pay a part or all of the assessment in cash. Upon conclusion of the cash collection period, all unpaid assessments are accumulated, a bond issue is structured and bonds are sold. The bonds may be issued pursuant to either the Improvement Act of 1911 (Streets and Highways Code Section 5000 et. seq.) or the Improvement Bond Act of 1915 (Streets and Highways Code Section 8500 et. seq.).

Each bond issued under the 1911 Act constitutes a direct lien against a specific piece of property. This lien is on a parity with general taxes and takes priority

over any private lien such as a deed of trust, mortgage or attachment. In the event the property owner fails to pay an installment on or prior to its delinquency date, penalties accrue against the delinquent amount, and such penalties are paid to the bondholder upon redemption of the delinquent installment or installments. If redemption of a delinquency is not made, the bondholder may institute the foreclosure action.

Under the 1915 Act individual bonds are not issued to represent individual assessments. Bonds equaling the total unpaid assessment are issued in even denominations and a portion of the bonds are due each year for the life of the issue which will result in approximately equal annual principal and interest payments. The assessment liens securing the bonds are payable in installments, which in the aggregate conform to the principal and interest payments on the bonds. Assessment installments appearing on the regular property tax bill are collected in the same time and in the same manner as property taxes, and bear the same penalties for delinquency including the sale of the property at public auction. A special reserve fund is available from which to make payment to the bondholder of any delinquent assessments which might occur, and foreclosure proceedings, similar to those in the 1911 Act, are also available. These liens are also superior to other deeds of trust and similar liens.

c. Community Facilities Districts

The Mello-Roos Community Facilities Act of 1982, commencing with Section 53311 of the Government Code, allows a local public agency to form a "community facilities district" within its boundaries to provide certain specified public improvements and services for the benefit of the present and future residents within the community facilities district. Proceedings for the formation of a community facilities district may be instituted by the governing body of a public agency on its own initiation, and shall be instituted when the requisite number of registered voters or landowners within the proposed community facilities district's boundaries file a petition requesting the institution of such proceedings with the clerk of the governing body.

Proceedings will commence with the public agency's adoption of a Resolution of Intention to form a community facilities district and levy a "special tax", and, where applicable, a Resolution of Intention to incur bonded indebtedness. The public agency then holds a duly noticed public hearing on the proposed formation of the community facilities district to consider the facilities to be constructed and the services to be provided, the incurring of bonded indebtedness and the levy of a "special tax" to pay the debt service on any bonds subsequently issued.

At the hearing the governing body of the public agency receives testimony from the staff and from all interested persons of taxpayers, including the petitioning landowner, receiving testimony, if the governing body determines to proceed with forming the district and calling for an election on the propositions of authorizing the indebtedness and levying the special tax within the boundaries of the community facilities district.

A duly noticed election is then held within the community facilities district on the propositions of authorizing bonded indebtedness and levying the special tax. If the propositions are approved by two-thirds of the voters, the governing body may adopt resolutions relative to issuing the bonds, approving the Official Statement and approving the other miscellaneous matters required to sell the bonds.

The special tax, which is levied subsequent to any bond issuance for the purpose of paying debt service on such bonds, is not in the nature of an assessment, it is not capable of being prepaid and there is not a fixed, determinable amount against each parcel. The actual amount of the special tax against each parcel will require minor adjustments each year depending upon the extent to which interest earned on the construction fund or the bond reserve fund is applied towards debt service, the extent to which State funding is received and changes in the plan for development of the property. The special tax will be collected on the tax rules of the County as any other tax of a special district. The special tax levied for each fiscal year becomes a lien for taxes against a particular parcel and is on a parity with the other tax liens and assessments.

The Act authorizes the public agency to collect delinquencies in the payment of the special tax in the same manner as delinquencies in the payment of ad valorem taxes. However, the Act also authorizes the public agency to adopt an alternative for the collection of any such delinquencies. Such a procedure could include a judicial foreclosure.

The Act is particularly appropriate for providing a means of financing certain regional improvements which may be necessary for the development of a particular property, as well as traditional local facilities, such as community parks.

d. Redevelopment Agency Funds

The proposed Specific Plan area is located within a City of Brea Redevelopment Area designated as Project Area "AB". As a result, the project applicant may request Redevelopment Agency assistance in the project for both the commercial and residential portions of the project. Depending on the extent that the affordable units proposed within Planning Area 2 comply with the City's Affordable Housing

Ordinance, the project applicant may request additional Redevelopment Agency financial assistance. If Redevelopment Agency assistance is requested, the application will be processed concurrently with Precise Development Plan approval.

6.8 IMPROVEMENTS TO PARK

The landowner shall construct certain park improvements (the "Park Improvements") on the 7.5 acre park site within the Project in accordance with the phasing schedule set forth in 6.8.1. The scope of the Park Improvements shall be determined by the City after consultations with the landowner and shall not exceed a cost of Two Hundred Twenty Five Thousand Dollars per acre (\$225,000/acre), except that said maximum per acre shall be adjusted to reflect changes in construction costs as follows: (1) at the time park improvement plans are completed, the City and Landowner shall determine the percentage increase or decrease in the Engineering News Record Construction Cost Index for the Southern California area (or a reasonably similar cost index if this index is no longer published) from December 31, 1995 to the date of completion of the park improvement plans; (2) the percentage increase or decrease calculated in (1) shall be added to or subtracted from, respectively, 100 percent; and (3) the percentage figure calculated in (2) shall be multiplied to the maximum per acre figure to arrive at an adjusted maximum per acre figure. The Park Improvements will benefit the community and may therefore be financed through a Financing District if one is established.

6.8.1 Phasing Schedule

An irrevocable offer of dedication of the park site shall be recorded and required Park Improvements shall be completed prior to issuance of the 150th certificate of occupancy within Phase 3 as shown on Exhibit 6-1 of the Specific Plan.

6.9 AFFORDABLE HOUSING

On February 16, 1993, the City Council adopted Ordinance No. 934 amending Zoning Ordinance No. 425 by adding provisions relating 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 may provide incentives sufficient to offset the developer's cost of providing the affordable units.

"Affordable" units are defined as those "which are rented or sold at a price within the range of low-to-moderate income households" and contain resale controls to ensure the units remain affordable. The Birch Hills Specific Plan proposes that in addition to 363 market rate units, 112 moderately priced housing units will be constructed. Of the 112 moderately priced units, 48 will contain explicit resale controls in accordance with the City's Affordable Housing Ordinance.

In accordance with Section 408.500, the 48 affordable units are included within Planning Area/Phase 2 and as such shall be constructed prior to or concurrent with the construction of the market rate units included in Planning Area/Phase 3. The affordable units shall be comparable to the market rate units in the area in terms of the number of bedrooms, materials, and finished quality. Prior to the issuance of any building permits for Planning Area 2, the owner shall enter into a recorded affordable housing agreement with the City specifying the affordable housing requirements contained in this section and the City's Affordable Housing Ordinance and Guidelines.

6.9.1 Request for Affordable Unit Credits

The developer may request from the City under the terms of the Affordable Housing Guidelines and Affordable Unit Credit for each unit provided in excess of the required number under Section 408.300 of the Affordable Housing Ordinance.

7.1 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, Growth Management, and Historic Resources.

A general plan amendment to the Land Use Element is being processed in conjunction with the Birch Hills Specific Plan. The Birch Hills 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.

This project is located in the City of Brea, Orange County, California. Those policies of the Brea General Plan found to be inconsistent with the Birch Hills Specific Plan shall be amended in accordance with the processing of a General Plan Amendment and Specific Plan approval. Below is a list of goals and policies found to be inconsistent:

1. To retain the land uses which have been designated for most of the remaining areas of the City including residential, commercial and industrial sectors (Land Use Element, Policy No. 3).

Discussion: Although the proposed project would convert industrially designated land to residential, commercial, and recreation uses, the proposed General Plan Amendment is in the best interest of the City and is consistent with nearly all other General Plan Goals. Project implementation would benefit Brea residents by doing the following: 1) increase the tax base of the City; 2) generate additional employment opportunities; 3) increase the jobs/housing balance in support of AQMP and GMP goals; 4) complete roadway improvements in accordance with City's Circulation Element; 5) provide additional affordable housing opportunities; and, 6) provide additional recreational opportunities.

The proposed General Plan designation for the site is Specific Plan (SP). This section documents the consistency with the Brea General Plan.

7.1.1 Land Use Element

This section describes the Land Use Element as it relates to the Birch Hills Specific Plan.

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 proposed project consists of a multi-use specific plan which includes commercial, residential, and park uses. A total of 475 low- and medium-density residential units, 570,000 square feet of commercial and a 7.5-acre neighborhood park are proposed.

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 Birch Hills Specific Plan area is within the City's incorporated area.

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 Birch Hills Specific Plan area is not located in the Carbon Canyon area.

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

Project Implementation:

The Birch Hills Specific Plan includes a balanced land use distribution, including low-density residential, and affordable medium-density residential, which are proposed to establish neighborhoods which meet the housing needs of a variety of Brea residents. A commercial center is proposed to accommodate the shopping needs of the adjacent neighborhoods as well as future residents within the Specific Plan area. The Specific Plan considers the local and regional park needs of the residents through incorporation of public and private recreation facilities.

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

Project Implementation:

The Birch Hills Specific Plan is not located in the immediate vicinity of the Brea Mall.

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 Birch Hills Specific Plan is located within the incorporated City limits and is not considered a hillside area.

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 massive open space areas.*

Project Implementation:

The Birch Hills Specific Plan area is not located within the Carbon Canyon Specific Plan area.

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 Birch Hills Specific Plan is not located within the proposed Brea Towne Plaza Specific Plan area.

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 Brea Towne Plaza Specific Plan.

Project Implementation:

The Birch Hills Specific Plan is not located within the proposed Brea Towne Plaza Specific Plan area.

7.1.2 Circulation Element

This section describes the Circulation Element as it relates to the Birch Hills Specific Plan.

Goal: To promote the safe and efficient movement of people and goods.

Project Implementation:

The Birch Hills Specific Plan promotes the safe and efficient movement of people within and adjacent to the Specific Plan area by creating a safe circulation system for automobiles, pedestrians and bicyclists within and adjacent to the Specific Plan area. Safety improvements include Class II bike lanes, off-street multi-purpose trails, bus turn-outs, left-turn pockets, and signal improvements.

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

Project Implementation:

The circulation system will be expanded in accordance with Exhibit 3-5 of the Specific Plan and through the implementation of mitigation measures recommended in the EIR.

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:

The Birch Hills Specific Plan provides an on- and off-street pedestrian/bicycle/equestrian trail system within the Specific Plan area.

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

Project Implementation:

The Birch Hills Specific Plan will incorporate circulation system mitigation measures as recommended by the EIR to assist in increasing the operational efficiency of the circulation system. The project will also construct a regional multi-purpose trail connection adjacent to the railroad right-of-way.

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 Birch Hills Specific Plan.

Goal: To provide safe, convenient, and efficient routes for both commuter and recreational bicyclers.

Project Implementation:

In coordination with the City of Brea's Bikeway Master Plan, the Birch Hills Specific Plan will provide Class II Bike Lanes along Kraemer Boulevard and Birch Street.

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

Project Implementation:

The project applicant will coordinate with the Orange County Transportation Authority regarding increased service demands and the provision of two additional bus turnouts within the Specific Plan area.

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

Project Implementation:

The Birch Hills Specific Plan proposes approximately 570,000 square feet on 60 acres of commercial use in close proximity to existing and future residential uses. The multi-use nature of the Specific Plan and the incorporation of bus turnouts and pedestrian/bicycle trails are consistent with transportation system management strategies.

Policy: To require improved street access for all development.

Project Implementation:

The Specific Plan Circulation Plan responds to the needs of the development and accommodates projected future traffic from the Specific Plan area and surrounding land uses. The Specific Plan provides access to Planning Area 2 by Placentia Avenue via Imperial Highway. Planning Area 3 will be accessible by a loop road ("A" Street) off of Birch Street. Access to the Planning Area 1 commercial area will be provided by two signalized access points off of Imperial Highway and three additional right in/out only access points. Access from Kraemer boulevard will be provided by one signalized access and two right in/out only access points.

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

Project Implementation:

The Birch Hills 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 Birch Hills 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:

The proposed development provides for two additional bus turnouts located adjacent to the Phase 1 commercial site, along Imperial Highway.

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

Project Implementation:

The Birch Hills Specific Plan contains a network of pedestrian/bicycle/equestrian trails to assist in achieving transportation efficiencies. A proposed trail (20' wide) will be located adjacent to the railroad spur and Loftus Channel which connects to a proposed County trail system located on the east and west side of the property. The type of density proposed in the residential areas is such that it will promote the use of ride-sharing. In addition, the multi-use nature of the Land Use Plan and the incorporation of bus turnouts, bike racks, and a ride-share program is consistent with the requirements of the City's Transportation Demand Management Ordinance.

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 Birch Hills Specific Plan will not interfere with the City's ability to work with Cal-Trans 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 Birch Hills 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, which has already occurred. In addition, the developer will require an encroachment permit for any improvements and/or connections to Imperial Highway. Project-related improvements to Imperial Highway shall be consistent with the proposed "Smart Street" Program.

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

Project Implementation:

The Birch Hills 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.

Project Implementation:

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

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

Project Implementation:

The Birch Hills Specific Plan will provide a trail system that connects the commercial center with the surrounding residential areas. The City/County trail network will provide access between the Specific Plan uses and other activity centers located throughout the City through a combination of Class II Bike Lanes and a regional riding and hiking trail.

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

Project Implementation:

The Birch Hills Specific Plan will provide a Class II Bike Lanes along Kraemer Boulevard and Birch Street, in accordance with the Bikeway Master Plan.

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

Project Implementation:

The Birch Hills Specific Plan will provide on-site trail connections with the regional County and City of Fullerton trail system.

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

Project Implementation:

The proposed Specific Plan incorporates both Class I/off-street and Class II/on-street bicycle trails. Class II bike lanes will be constructed to City standards so that they do not conflict with automobile traffic.

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:

Bike racks shall be incorporated into the proposed commercial areas and neighborhood park site.

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

Project Implementation:

The Birch Hills Specific Plan utilizes the Loftus Diversion Flood Control Channel right-of-way and railroad right-of-way for recreational trail use.

Policy: Bike routes should be constructed in accordance with County and CalTrans standards.

Project Implementation:

The Birch Hills Specific Plan shall design the bike routes 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 Birch Hills Specific Plan bicycle trail system fully compliments the needs of both the recreational and experienced bicycle rider.

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

Project Implementation:

The Birch Hills Specific Plan incorporates on-site regional trail connections.

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

Project Implementation:

Traffic control devices for bicycle crossings shall be provided where warranted.

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

Project Implementation:

All on-street bicycle routes that are in the public right-of-way will be maintained by the City of Brea. On-site trails shall be maintained by the respective Homeowners Association.

Policy: Appropriate signs should mark all routes and trails.

Project Implementation:

Appropriate signage will be provided to mark all routes and trails.

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 Birch Hills Specific Plan will not interfere with the City's efforts to keep the citizens aware of the bicycle network through publication of a map which also notes safety and courtesy tips.

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

Project Implementation:

The Birch Hills Specific Plan will not interfere with the City's efforts actively seek funds from State, Federal, and private sources to develop and maintain bike routes and trails.

7.1.3 Housing Element

This section describes the Housing Element as it relates to the Birch Hills 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 the home of their choice. The Birch Hills Specific Plan proposes two residential planning areas with three product types. Planning Area 2 will provide an affordable product intended to provide additional housing opportunities for the low-to-moderate income households. Planning Area 3 will target moderate income and above households.

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

Project Implementation:

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

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:

Birch Hills lies in a strategic location within the City of Brea. The proposed general plan designation and specific plan site will be zoned for commercial and residential development. The Specific Plan provides for a wide variety of residential development in low and medium density

ranges, as well as the ability to accommodate affordable housing. Detailed Site Development Standards are contained within the Birch Hills Specific Plan for the proposed housing development. All public services and facilities to support this housing variety are available or will be provided through the Specific Plan.

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

Project Implementation:

Birch Hills permits a mix of housing products including low- and medium-density single-family detached units. The medium-density single-family residential area (Planning Area 2) will have a total of 112 units. These units will consist of an affordable product for moderate income households, which will be processed under the City of Brea's Affordable Housing Guidelines (City Council Resolution No. 93-16) for Ordinance No. 934 adopted by the City Council on March 2, 1993.

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

Project Implementation:

The Birch Hills Specific Plan will not interfere with the City's ability to remove governmental constraints to housing.

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 Birch Hills 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 Birch Hills 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 a reasonable housing process and rents through a steady expansion of the housing supply.

Project Implementation:

Implementation of the Birch Hills Specific Plan will expand the community's housing market by 475 dwelling units. Low to medium density housing will be clustered with amenities in order to provide a steady expansion of the housing supply.

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

Project Implementation:

The Birch Hills Specific plan will not interfere with the City's ability to utilize housing bonding programs.

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

Project Implementation:

The Birch Hills Specific Plan will not interfere with the City's ability to use funds from the Housing Community Development Act to improve the existing housing stock and upgrade neighborhood conditions.

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

Project Implementation:

The Birch Hills Specific Plan will include for sale housing opportunities to balance existing and future rental opportunities.

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, the elderly and homeless.

Project Implementation:

The Birch Hills Specific Plan provides a range of housing types and costs which can accommodate the varied requirements of future inhabitants. A mix of housing types is anticipated to afford greater housing opportunities to all types of households or household needs.

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

Project Implementation:

Birch Hills is a planned community in a sector of Brea which is proximate to existing commercial services and employment opportunities. The core of the residential development is located adjacent to the proposed commercial site, the 7.5-acre park and a trail system that can serve as a link for residential, commercial and recreational opportunities. The Birch Hills Specific Plan will provide fully supported residential environments including roads, utilities, community recreation facilities, and commercial services and is located in an area where all of these services are readily available.

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 Birch Hills Specific Plan area contains medium-density residential uses which meet the need of moderate-income households.

Policy: To expand the range of homeownership opportunities.

Project Implementation:

The Land Use Plan provides various housing density designations that will accommodate a range of single-family detached homes providing ownership opportunities for various family income ranges.

Policy: To utilize the 20 percent Affordable Housing Fund to meet the rehabilitation, production and assistance needs of lower income households.

Project Implementation:

The Birch Hills Specific Plan will not interfere with the City's ability to utilize the 20 percent Affordable Housing Fund to provide additional affordable housing opportunities.

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

Project Implementation:

The Birch Hills Specific Plan has been developed with the City of Brea for purposes of addressing community housing needs.

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

Project Implementation:

A range of housing densities and price range is provided in order to maximize public access to housing. The Birch Hills Specific Plan will expand the City's housing market by up to 475 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 Birch Hills 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 Birch Hills Specific Plan contains 570,000 square feet of commercial space which will provide long-term employment-generating uses. In addition, the specific plan contains two residential planning areas (adjacent to the commercial site) to accommodate project-generated employment opportunities and future employment generation within the City of Brea.

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

Project Implementation:

The Birch Hills Specific Plan contains two 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 Birch Hills 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 Birch Hills 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 Birch Hills Specific Plan will not interfere with City's ability to monitor new housing development.

7.1.4 Open Space and Conservation Elements

This section describes the Open Space and Conservation Elements as they relate to the 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:

The Birch Hills Property is generally flat with few topographic features. The Birch Hills Land Use Plan considers existing topography, respects adjacent land uses and provides for an extensive open space system.

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 Birch Hills project site in accordance with the Phase 1 and Phase 2 Site assessments. The Phase 1 and Phase 2 Site Assessments include mitigation measures to ensure that 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 Birch Hills Specific Plan includes a 7.5-acre neighborhood park, County trail connections, and numerous greenbelts and landscaped setbacks. The proposed trail (20' wide) will be located adjacent to the railroad spur, Loftus Channel, and loop road ("A" Street) connecting to a proposed County trail system located on the east and west side of the property.

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 uses. The proposed trail (20' wide) will be located adjacent to the railroad spur, Loftus Channel, and loop road connecting to a proposed County trail system located on the east and west side of the property. The 7.5-acre neighborhood park will contain two soccer fields, a baseball/softball diamond 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 proposed project consists of a multi-use specific plan which includes commercial-recreational, commercial-retail, residential and park uses adjacent to each other to encourage joint-use of these facilities. The Specific Plan also proposes County trail connections adjacent to these facilities and other open space areas, which provides additional opportunities to link on- and off-site recreation amenities. Private recreational facilities within Planning Area 2 include a pool, spa, clubhouse, sand volleyball court, and two tot lots.

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

Project Implementation:

Birch Hills proposes various recreational uses including a 7.5 acre neighborhood park, 11.5 acres of landscaped setbacks, pedestrian/bicycle trails, and greenbelts, and a .33 acre private recreational facility included within Planning Area 2. The neighborhood park will provide large useable areas for urban recreation and the greenbelts and pedestrian/bicycle trails will provide connections with the County trail system and surrounding open space.

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

Project Implementation:

The Birch Hills Specific Plan area is currently developed and does not consist of natural open space. Therefore, it will not interfere with the City's efforts to respect the natural capability of all lands in the Brea open space study area.

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

Project Implementation:

No oil wells are located within the Specific Plan area.

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

Project Implementation:

The proposed project is surrounded by existing urban development on all sides and is therefore considered suitable for urban development.

Policy: Maintain the La Vida Spa mineral water activities.

Project Implementation:

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

Policy: Preserve public open space.

Project Implementation:

The Birch Hills Specific Plan does not contain any public open space.

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

Project Implementation:

No major rock outcroppings exist within the Birch Hills Specific Plan area.

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

Project Implementation:

There are no potential fire hazards within the Birch Hills Specific Plan area.

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

Project Implementation:

No portion 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 Birch Hills Specific Plan area contains no natural stream courses. However, there is an existing drainage channel that traverses the site and is proposed to be located underground beneath the loop road ("A" Street).

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

Project Implementation:

No portions of the Specific Plan area contain any seismic or extreme slope areas.

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:

No areas of diverse wildlife habitat are expected to exist on the project site. However, a complete biological assessment will be included in the Environmental Impact Report.

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

Project Implementation:

The Birch Hills Specific Plan does not contain streets with unique characteristics that would qualify them as scenic routes.

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

Project Implementation:

The Birch Hills Specific Plan area is not located within a scenic highway corridor.

7.1.5 Parks and Recreation Element

This section describes the Parks & Recreation Element as it relates to the Birch Hills Specific Plan.

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

Project Implementation:

The Birch Hills Specific Plan contains a variety of recreational opportunities including a 7.5 acre neighborhood park, 11.5 acres of landscaped setbacks, pedestrian/bicycle trails, and greenbelts, and a .33 acre private recreational facility included within Planning Area 2. In addition, Planning Area 1B is proposed to be a sports/entertainment center offering additional recreational opportunities.

Goal: Provision and protection of parks and open space.

Project Implementation:

The Birch Hills Specific Plan contains a 7.5 acre neighborhood park, 11.5 acres of landscaped setbacks, pedestrian/bicycle trails, and greenbelts, and a .33 acre private recreational facility included within Planning Area 2.

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

Project Implementation:

As described in Section 3.7, a 7.5-acre neighborhood park will be dedicated 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 Birch Hills 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 Birch Hills Specific Plan will not interfere with the City's goal of community integration into the parks and recreation system.

Goal: To provide a useful, enjoyable, safe, and efficient trail system for equestrians, bicyclers, and horseback riders.

Project Implementation:

The Birch Hills Specific Plan provides local and regional trail connections in accordance with the Riding and Hiking Trails Master Plan.

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

Project Implementation:

The Birch Hills Specific Plan area contains a 7.5-acre neighborhood park, which will help meet the needs of the local residents.

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

Project Implementation:

The Birch Hills 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 Birch Hills Specific Plan will not interfere with the City's park disposition policies.

Policy: Continue the school/park joint use concept for increased recreational resources and year-round use of these facilities.

Project Implementation:

The Birch Hills Specific Plan does not contain any school facilities.

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 Birch Hills Specific Plan provides for passive and active recreational opportunities, accessible through a County trail system. Central to the plan is a 7.5-acre neighborhood park to be offered for dedication to the City.

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

Project Implementation:

By including active recreation facilities, the Land Use Plan incorporates open space for active and passive use and thereby reduces the resident impact on neighboring public parks and passive open areas.

Policy: Provide secure park and recreation facilities.

Project Implementation:

The design guidelines provide recommended exterior lighting and landscape placement patterns which encourage public safety. The community concept will create distinct neighborhoods which may encourage the development of neighborhood watch groups.

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

Project Implementation:

The Birch Hills 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 the acceptable quality levels of play and utilize available manpower and budget resources on an equitable basis.

Project Implementation:

The Birch Hills 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 from non-recreational uses.

Project Implementation:

The Birch Hills 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 Birch Hills Specific Plan does not interfere with the City's policy for regional park usage. However, the project site is not located in the immediate vicinity of any regional parks.

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

Project Implementation:

The Birch Hills Specific Plan utilizes existing rights-of-way traversing the property for recreational uses including a buffer area along the western boundary and a multi-purpose regional trail connection adjacent to the railroad.

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

Project Implementation:

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

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

Project Implementation:

The Birch Hills Specific Plan includes a multi-purpose City/County trail system for equestrians, hikers, bicyclers.

Policy: Trails should be linked with adjacent city, county, or state trail systems.

Project Implementation:

The Birch Hills Specific Plan incorporates local and regional trail connections in accordance with the Riding and Hiking Trails Master Plan.

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

Project Implementation:

The Birch Hills Specific Plan incorporates a trail system which connects on-site recreational facilities with other local and regional open space and recreational facilities.

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

Project Implementation:

Trails within public right-of-way shall be maintained by the City. Trails within private right-of-way shall be maintained by the respective Homeowners Association to assure that the trail areas are free of litter and debris.

Policy: New Development should provide linkages to the master trail system where appropriate and/or where designated.

Project Implementation:

The Birch Hills Specific Plan provides linkages to the master trail system for both the City and County.

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

Project Implementation:

The trail system in the Birch Hills Specific Plan is designed to minimize the impact on adjacent property. There are no fragile habitats on-site.

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

Project Implementation:

The Birch Hills Specific Plan includes multi-purpose trail network that accommodates beginning and advanced hikers/riders.

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

Project Implementation:

The Birch Hills Specific Plan will not interfere with the City's efforts to utilize citizen volunteers to assist in the development, maintenance, and operation of trails and facilities.

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 Birch Hills Specific Plan will not interfere with the City's efforts to keep the citizens aware of the trail system through publication of a trails map which also notes safety and courtesy tips.

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

Project Implementation:

The Birch Hills Specific Plan will not interfere with the City's efforts to seek adequate funding for construction and maintenance of the local trail system.

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

Project Implementation:

The proposed Specific Plan incorporates both Class I/off-street and Class II/on-street bicycle trails. Class II bike lanes will be constructed to City standards so that they do not conflict with automobile traffic.

Policy: Appropriate signs should mark all trails.

Project Implementation:

Appropriate signage will be provided on all on-site trail connections.

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

Project Implementation:

The Birch Hills Specific Plan trail entrances include preventive measures to eliminate the unwanted use of motorized vehicles.

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

Project Implementation:

The Birch Hills Specific Plan provides additional trails to connect to the Riding and Hiking Master Plan.

7.1.6 Safety Element

This section describes the Safety Element as it relates to the Birch Hills Specific Plan.

Goal: Provide a safe and nonhazardous environment for the Brea community.

Project Implementation:

Phase 1 and Phase 2 Environmental Assessments have been performed for the site which identify all contaminated areas located on-site. A Remedial Action Plan currently being prepared will identify the measures necessary to fully remediate all contaminated soils and groundwater. In addition, safety concerns will be addressed in this the project Environmental Impact Report (EIR).

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

Project Implementation:

The City of Brea Building Code provides seismic requirements to minimize any structural damage during a seismic event. The Building Code requirements are incorporated into the Birch Hills Specific Plan.

Policy: To identify seismic and other geologic hazards.

Project Implementation:

The Birch Hills Specific Plan area does not contain any seismic or other geologic hazards.

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

Project Implementation:

The Birch Hills Specific Plan is not located within a geologically hazardous area.

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

Project Implementation:

The Birch Hills 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 Birch Hills 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 Fire Department policies.

Project Implementation:

The Birch Hills Specific Plan will conform to the requirements of any established evacuation routes.

Policy: To require a road with two 12-foot lanes (plus parking) for emergency access per requirement of the Brea Fire Department.

Project Implementation:

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

7.1.7 Noise Element

This section describes the Noise Element as it relates to the Birch Hills Specific Plan.

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

Project Implementation:

Birch Hills utilizes landscaped setbacks and walls to minimize noise impacts from adjoining arterial highways.

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

Project Implementation:

Birch Hills does not propose uses which generate high noise levels.

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

Project Implementation:

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

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

Project Implementation:

The Birch Hills Specific Plan 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 noise contour maps and noise impact tables.

Project Implementation:

The Birch Hills Specific Plan EIR recommendations for noise mitigation 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 impact tables.

Project Implementation:

The Birch Hills Specific Plan EIR will contain 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 Birch Hills Specific Plan proposes to locate landscaped setbacks and sound attenuation walls along the borders of both residential planning areas.

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 Specific Plan guidelines and development regulations provide the requirements on setbacks, landscaping, walls, etc., to ensure that adjacent land uses will not impact one another and will be adequately screened and/or buffered for noise reduction where necessary.

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

Project Implementation:

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

7.1.8 Growth Management Element

This section describes the Growth Management Element as it relates to the Birch Hills Specific Plan.

Goal: To reduce traffic congestion.

Project Implementation:

The EIR for the Birch Hills Specific Plan will contain a traffic analysis, including mitigation measures, to minimize the traffic impacts of the proposed project.

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

Project Implementation:

The EIR for the Birch Hills Specific Plan will contain a traffic analysis, including mitigation measures, to ensure the availability of adequate transportation facilities for potential circulation system impacts that result from the Birch Hills 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 Birch Hills Specific Plan shall comply with the provisions of the County Congestion Management Program and Growth Management Plan.

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 Birch Hills 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 Birch Hills Specific Plan will contain 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:

Required roadway improvements will be completed prior to project completion.

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 Birch Hills 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 Birch Hills 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 Birch Hills 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 Birch Hills Specific Plan proposes a balanced Land Use Plan which includes low- and medium-density residential, commercial, and recreational uses.

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

Project Implementation:

The Birch Hills Specific Plan shall comply with the City's Transportation Demand Management Ordinance.

7.1.9 Historic Resources Element

This section describes the Historic Resources Element as it relates to the Birch Hills Specific Plan.

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

Project Implementation:

The EIR for the Birch Hills Specific Plan will contain a Cultural Resources analysis, including mitigation measures, to avoid any impacts to cultural resources as a result of the proposed project.

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

Project Implementation:

The Birch Hills Specific Plan does not interfere with the promotion of a greater sense of historic and cultural awareness.

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

Project Implementation:

The Birch Hills Specific Plan does not interfere with the encouragement of public and private participation in the preservation of Brea's history.

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 Birch Hills Specific Plan does not interfere with the development of an understanding that today's activities becomes tomorrow's history, and develop a sensitivity to help guide future generation in preservation.

Goal: Establish a historic museum/interpretive center.

Project Implementation:

The Birch Hills Specific Plan does not interfere with the establishment of a historic museum/interpretive center.

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

Project Implementation:

The EIR for the Birch Hills Specific Plan will contain a Cultural Resources analysis, including mitigation measures, to avoid any impacts to cultural resources as a result of the proposed project.

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

Project Implementation:

The Birch Hills Specific Plan area does not contain historically and architecturally significant structures.

Policy: Individually significant structures should be designated.

Project Implementation:

The Birch Hills Specific Plan area does not contain any individually significant structures.

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

Project Implementation:

The Birch Hills Specific Plan does not interfere with the establishment of a historic review process during the development review process.

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 Birch Hills Specific Plan area does not contain any 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.

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 EIR for the Birch Hills Specific Plan will contain a Cultural Resources analysis, including mitigation measures, to avoid any impacts to cultural resources as a result of the proposed project.

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:

No historic structures exist in the immediate project vicinity.

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

Project Implementation:

The Birch Hills Specific Plan does not interfere with the encouragement of active resident participation in the maintenance of the quality and character of the historic neighborhoods.

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

Project Implementation:

The Birch Hills Specific Plan area does not contain any existing historic structures.

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

Project Implementation:

The Birch Hills Specific Plan will not interfere with the development of Funding alternatives for rehabilitation and restoration of historic structures.

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

Project Implementation:

The Birch Hills Specific Plan is not located in a Canyon area.

7.2 FINDINGS

1. The proposed Planned Development is consistent in intensity and character with the City's adopted General Plan, as amended.
2. Reasonable alternatives to the plan and their implications have been considered.
3. The scope and depth of environmental and policy analysis are commensurate with the level of detail contained in the plan and the specificity of land use entitlement its adoption authorizes.
4. Implementation of the Specific Plan, ensures that concerns identified at this level of planning are resolved as part of the more detailed Site Plan review, which must be completed before private development may proceed.
5. Administration of the plan is thoroughly integrated into the City's development processing system.
6. All subjects required in a Specific Plan by the California Government Code and applicable City ordinances are appropriately and adequately covered.
7. Adequate time and opportunities have been afforded interested organizations and members of the public to comment on, or propose changes to, the plan if they so desired.
8. The plan and its policies will be used to guide development in the City and shape all subsequent land use entitlements for the Specific Plan Area.

7.3 DEFINITIONS

Arterial Roads -- Shall mean those roadways depicted on the City of Brea's Master Plan of Arterial Highways.

Birch Hills Specific Plan Area -- Shall mean those parcels under ownership of Unocal Land & Development Company, as depicted on Exhibit 2-2, Vicinity Map, and legally described in Section 7.4.

Commercial Planning Area -- Shall mean Planning Areas 1A and 1B which are proposed for general commercial uses.

Community Collector Road -- Shall mean the central internal roadway or "main street" for the Birch Hills community, providing access to Birch Street and Placentia Avenue.

Gross Acre -- Shall mean the entire land area within the Specific Plan boundary measured to the centerline of adjacent streets and including collector and local roads internal to the Specific Plan.

Net Acre -- Shall mean the entire land area within the Specific Plan boundary measured to the right-of-way of adjacent streets and including collector and local roads internal to the Specific Plan.

Park Planning Area -- Shall mean planning areas designated "3C" on the Land Use Plan and which is proposed as an improved neighborhood park.

Pedestrian Link -- Shall mean sidewalks and trails designed to promote pedestrian access; to recreational facilities, Residential Planning Areas, and the County trail system.

Planning Area -- Shall mean a geographic area within the Specific Plan Area, as depicted on Exhibit 3-1, Land Use Plan, and referenced on Table 3-1, Land Use Plan Summary, that contains a land use designation and acreage.

Residential Planning Area -- Shall mean Planning Areas 2, 3A, and 3B which are proposed for residential development.

Single-Family Detached Housing -- Shall mean single-family detached residential units.

7.4 LEGAL DESCRIPTION

The estate or interest in the land herein after described or referred to covered by this Report is:

Title to said estate or interest at the date hereof is vested in:

UNION OIL COMPANY OF CALIFORNIA as to Parcel 1

SANITATION, INC., a Nevada Corporation, as to Parcel 2

The land referred to in this Report is situated in the State of California, County of Orange, and is described as follows:

PARCEL 1:

Tentative Parcel Map No. 93-110 in the City of Brea, County of Orange, State of California being the Northwest quarter of Section 18, Township 3 South, Range 9 West, in the Rancho San Juan Cajon de Santa Ana, as shown on the map recorded in Book 51, page 7 of Miscellaneous Maps, in the Office of the County Recorder of said County.

PARCEL 2:

The North half of the Southwest quarter, Section 18, Township 3 South, Range 9 West, together with the East half of the Southeast quarter of Section 13, Township 3 South, Range 10 West, all in the Rancho San Juan Cajon de Santa Ana, in the City of Brea, in the County of Orange, State of California, as shown on a map recorded in Book 51, Page 7 of Miscellaneous Maps, in the office of the County Recorder of said County.

Excepting therefrom:

All of Parcel Map 85-463 in the City of Brea, County of Orange, State of California, as per Map filed in Book 232, Pages 48 to 50, inclusive of Parcel Maps, in the office of the County Recorder of said County.

Also excepting therefrom:

All of Parcel Map No. 91-239 in the City of Brea, County of Orange, State of California, as per Map filed in Book 275, Pages 25 to 29, inclusive of Parcel Maps, in the office of the County Recorder of said County.

Also excepting therefrom:

Imperial Highway as shown on a Parcel Map recorded in Book 152, Pages 3 to 6, inclusive of Parcel Maps, in the office of the County Recorder of said County.

Also excepting therefrom:

Proposed Tract No. 13729, in the boundary of which is shown and described in a document recorded December 3, 1991, as Instrument No. 91-666138 of Official Records.