

Introduction to the Implementation Program

This component of the City of La Habra Heights General Plan will serve as a guide for the implementation of the General Plan's goals and policies.¹ The State's General Plan Guidelines state the following with respect to a General Plan's implementation:

"The public can clearly see a City's commitment to its General Plan by the manner in which local officials implement the plan's goals and policies. The most successful plans are those that were written from the start with a concern for realistic and properly timed implementation measures. Adopting infeasible planning policies or implementation measures can prove to be a waste of time and a costly error. To avoid this, [the] planners who implement the Plan should be involved in its preparation. In addition, the General Plan should identify, where appropriate, the local agencies responsible for carrying out implementation actions."²

In the late 1960s and early 1970s, many elected officials, planning professionals, legal observers, and citizens were concerned that if long-range comprehensive planning were to be useful and effective, a more direct linkage between the General Plan and the day-to-day operation was imperative. This point of view clearly acknowledged that the day-to-day decision-making at the local level should not be made on an ad hoc, disjointed, or arbitrary basis, but rather should follow a logical process that is consistent with the General Plan.³

These arguments formed the basis for a newly emerging philosophy that held that governments engaging in land use planning must base their official regulatory land use and development controls on, or make them consistent with, such planning. This philosophy came to be known as the *consistency doctrine*. The consistency doctrine was reinforced by a key court of appeal decision in 1965 (O'Loane v. O'Rourke [1965] 231 Cal.App 2d 774, 782) and by enacting laws passed in 1970 and 1971.⁴ This philosophy was further institutionalized through statutes requiring consistency of certain local actions with the adopted General Plan.

The implementing programs identified herein will also be effective in mitigating the environmental impacts of future development supported or otherwise permitted by the City of La Habra Heights General Plan. This is underscored in the Environmental Impact Report (EIR) prepared for the General Plan. Specific General Plan policies that will be effective in mitigating the environmental impacts of future development are clearly identified for each of the issues

¹ The State of California Planning, Zoning, and Development Law requires the identification of implementation actions with respect to the open space, housing, and noise elements. The La Habra Heights General Plan goes well beyond those legislative requirements by indicating the applicable implementation measures and programs for the remaining General Plan Elements.

² Office of Planning and Research. *State of California General Plan Guidelines*. Chapter 5 – Implementing the General Plan. November 1990.

³ Ibid.

⁴ Ibid.

considered in the EIR. This approach is also consistent with the State's General Plan Guidelines that state the following:

...this reinforces the requirements of CEQA that call for employing mitigation measures to reduce or eliminate the significant environmental effects identified in the plan's environmental document. The mitigation measures must be reflected in the general plan's implementation program.⁵

Format and Use of this Implementation Program

This Implementation Program is arranged in a format that will facilitate periodic updating and review. Those programs that will be effective in implementing the General Plan have been arranged in alphabetical order so that they may be easily found. Each program is summarized according to the following:

- **Program Purpose** provides an overview of the purpose and/or rationale for the program;
- **Program Description** summarizes the key elements of the program;
- **Program Implementation** is a matrix indicating the timing of implementation, the agency or department responsible for implementation, and the funding source; and,
- **Related Programs** refers to other programs with similar functions or goals.

The purpose of this Implementation Program is to provide the City with a guide in how the General Plan may be effectively implemented. This Program is not intended to be all inclusive or overly restrictive. Over the life of the City's General Plan, other programs and/or strategies may emerge that will be equally effective in implementing one or more of the General Plan's policies. This Implementation Program establishes a generalized framework for the General Plan's long-range implementation by setting the stage for the preparation of new ordinances or the revision of existing ordinances or regulations.

The matrix on the following page indicates those implementation measures (also referred to as "programs") that are included in this Implementation Program. The matrix also provides an overview of those policies that will be effective in implementing those Elements that comprise the City of La Habra Heights General Plan.

⁵ Office of Planning and Research. *State of California General Plan Guidelines*. Chapter 5 – Implementing the General Plan, November, 1990.

Implementation Program

La Habra Heights General Plan Programs						
General Plan Programs	General Plan Element					
	Land Use	Circulation	Environ. Res. Mgmt.	Safety	Noise	Air Quality
Adopt the City Park and Fire Department Program			■			
Brush Clearance and Fire Abatement Program		■		■		
Building Code Review Program	■			■		
Capital Improvement Program	■	■		■		
Code Compliance	■			■		
Community Safety Outreach Program				■		
Comprehensive Development Review Program	■			■	■	
Cultural/Historic Resource and Awareness Program			■			
Dark Sky Ordinance Program	■		■			
Emergency Preparedness Program				■		
Environmental Review Program			■			
Hazardous Materials Safety Program				■		
Fire Department and Emergency Medical Needs Assessment Program				■		
Green City Conservation Program			■			
Law Enforcement Safety Program				■		
Local Clean Air Program						■
Noise Control Program					■	
Specific Plan Program	■		■			
Trails Program/Trails Feasibility Study		■	■			
Public Transit Review Program		■				■
Resource Protection Program			■			
Risk Reduction and Mitigation Program				■		
Roadway Safety Program		■		■		
Source Reduction and Recycling Program			■			
Tree Preservation Program			■			
Water Conservation Program			■			
Water Quality Program			■			
Zoning Ordinance Revision – General Plan Conformity	■	■	■	■	■	■
Zoning Ordinance Revision – Community Character	■		■			
Zoning Ordinance Revision – View Preservation	■		■			

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Implementation Programs
for the
City of La Habra Heights General Plan

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Implementation Program

Adopt the City Park and Fire Department Program

Program Purpose: The purpose of this program will be to establish a mechanism that would aid in the financing of new improvements within the City Park as well as equipment for the City of La Habra Heights Fire Department. This program supplements existing grant programs.

Program Description: Overall, this program will consist of the following components:

- The City will assess the feasibility of preparing and distributing a “gift catalogue” for specific items that will be used for the Community's benefit. The catalogue will identify improvements that may be purchased for use in the City Park as well as equipment for the Fire Department. The gift catalogue would likely consist of a simple brochure identifying those “items” that could be purchased.
- The first step will require City Council authorization to the City Manager to determine how this program will be implemented. The Council will then consider the staff's findings and will provide direction to the staff regarding how to proceed.
- Once the Parks and Recreation Department and the Fire Department are authorized to proceed with this program's implementation, an assessment of specific needs will be identified. For example, in the event improvements are required to the Park Building, a wall plaque that identifies donors will be provided. Donors of other improvements such as benches, playground equipment, etc. may also be identified through signage and/or plaques. The Fire Chief will identify a list of resources and/or equipment that would be included in the gift catalogue. Again, donors may be identified in a variety of ways including plaques.
- Specific needs and the process for making donations may be identified on the City's website and in brochures that would be made available to the public.

Program Implementation: This program will be a new program.

Adopt the City Park and the Fire Department Program Implementation		
Timing of Implementation	Implementation Responsibility	Funding Source
This new program will be implemented in fiscal year 2004.	Administration Department.	General Fund - The fiscal impacts will be minimal and limited to the creation of the catalogue. Some staff time will be required to monitor and oversee the program.

Related Programs: None.

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Brush Clearance and Fire Abatement Program

Program Purpose: The purpose of this program is to reduce the risk of wildfire through the maintenance of open space areas located adjacent to development and the removal of any dead plant material and rubbish, which would contribute to the fuel load and the potential for wildfire. This program centers around the continued implementation of Ordinance No. 95-202 (An Ordinance of the City of La Habra Heights Amending the La Habra Municipal Code with Respect to the Abatement of Weeds, Rubbish, and Other Flammable Materials).

Program Description: The City of La Habra Heights will continue to enforce its existing brush clearance requirements and other efforts related to fire abatement. This program will consist of the following components building upon policy direction provided in the General Plan:

- The City will continue to enforce its existing brush clearance requirements and regulations as identified in Ordinance 95-202. The City will also continue to utilize Fire Department personnel to monitor brush clearance and abatement in the City.
- The City Fire Department will require the Puente Hills Landfill Native Habitat Preservation Authority (PHLNHPA) to comply with all pertinent regulations, including the existing contract governing brush clearance (which is more restrictive). The PHLNHPA must adhere to the contract's compliance provisions for fire abatement in those areas near development.
- The City will continue to enforce local requirements governing weed abatement and brush clearance along local streets. These requirements are also outlined in the City's Ordinance No. 95-202.
- The City will continue to disseminate information to the community regarding brush clearance and fire safety measures. Methods by which this information will be disseminated may include the use of the City's website, brochures, and the government access television. The City will also oversee the development of a Geographic Information System (GIS) that will identify areas where brush clearance should be emphasized.

The requirements outlined in Ordinance No. 95-202, or any future amendment, will serve as the foundation for this program. The requirements, outlined below, apply to those areas located within 200 feet of structures and/or 12 feet of road surfaces or combustible fences:

- The first 30 feet around or adjacent to any structure must be maintained completely free from brush or weeds. Planting and maintaining domestic plants such as ivy, ice plant, bougainvillea, etc. are encouraged as a means to create a natural fire break.

- All brush located from 30 feet to 200 feet of any structure on any property, including structures on neighboring properties, must be cleared to ground level to provide an adequate fire break.
- Trees, shrubs, bushes or other vegetation adjacent to, or overhanging, any structure shall be maintained free of dead limbs and other combustible matter.
- All roof surfaces must be periodically cleaned to remove substantial accumulations of leaves, needles, and other combustible matter.
- Trees shall be maintained so that no portion of the tree is closer than 10 feet from any chimney.
- All weeds and hazardous vegetation within 12 feet from the edge of any roadway or wooden fence shall be removed and legally disposed of.
- All brush, weeds and debris must be removed and all vegetation shall be maintained so as not to constitute a fire hazard or public nuisance.
- Residents are responsible for the removal of any weed re-growth after the clearing deadline.

Program Implementation: The major elements of this program (existing local ordinances) are currently in place. These components of the program will continue to be implemented.

Brush Clearance and Fire Abatement Program Implementation		
Timing of Implementation	Implementation Responsibility	Funding Source
The program will be ongoing over the life of the General Plan. The basic regulations and ordinances required for implementation are in place.	Fire Department.	General Fund - No additional fiscal impact since the existing programs are in place.

Related Programs: Risk Reduction, Mitigation Program, and Roadway Safety Program.

Building Code Review Program

Program Purpose: The General Plan’s policies indicate the City’s commitment in ensuring that new residential development adheres to the current Uniform Building Code (UBC) requirements.

Program Description: The City recently adopted the 2002 version of the UBC. The La Habra Heights Building and Safety Department staff will review, and if necessary, update the UBC to ensure that it reflects current technology and regulations. Procedures for the periodic review of the UBC will be identified by the City Engineer. This review will be undertaken by designated individuals to identify appropriate changes to the UBC that should be considered. Amendments to the City’s Building Code will be made, as required. Information related to any future amendments to the UBC must be made available to the public. An annual report will be prepared by the City Engineer for a report to the City Council indicating that such review has taken place.

Program Implementation: This program is currently being implemented. Engineering will initiate a review of the City’s Building Code, as appropriate.

Building Code Review Program Implementation		
Timing of Implementation	Implementation Responsibility	Funding Source
This program will be ongoing over the life of the General Plan. An annual report will be made to the City Council.	Engineering Department and Building Department.	General Fund - Fiscal Impact will be limited to the staff time required to review the local UBC and to prepare the report to the City Council. New Code requirements may increase staff time and building costs. These potential increases are beyond the direct control of the City.

Related Programs: Code Compliance Program and Zoning Ordinance Revision – General Plan Conformity

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Capital Improvement Program

Program Purpose: The purpose of this “program” is to underscore the importance of the City’s 5-year Capital Improvement Program (CIP) as part of the planning process. The CIP will continue to play an important role in the implementation of the City of La Habra Heights General Plan. The City does not currently have a CIP although as part of the fiscal year budget for 2003-2004, the City will be adopting one.

Program Description: This program is a new program that involves the review of the City’s list of capital improvement projects. Those capital improvements that may be developed over the life of the plan include roadway improvements, building improvements, and infrastructure upgrades. According to Section 65103 (c) of the Government Code, the Planning Department is required to undertake an annual review of the CIP for consistency with the General Plan. The following guiding principals (based on policies identified in the General Plan) must be considered in the formulation and review of the CIP.

- The policies included in the Circulation Element indicate the City will not promote, or otherwise support, any widening of local streets when such widening is designed to increase vehicle capacity only. Any roadway improvement project must be limited to those that will protect the roadways or enhance traffic safety.
- The Environmental Resource Management and Circulation Elements indicate the City will consider the environmental affects of any future public improvement projects outlined in the CIP.
- The Planning Department will review the CIP to determine its conformity with the General Plan. The Information Database Program calls for the creation of a comprehensive database, including a Geographic Information System, that would identify existing development and infrastructure in the City. The GIS could be used for recording and tracking City assets, permits, and programmed improvements.

The CIP will be reviewed on an annual basis. The CIP will prioritize project’s involving the maintenance, repair, and new construction for a five-year period. These projects are programmed over a five-year time frame. The CIP, and the projects identified in the CIP, must be consistent with the General Plan.

Program Implementation: This program will begin in Fiscal Year 2003 and continue to be implemented over the life of the General Plan.

Capital Improvement Program Implementation		
Timing of Implementation	Implementation Responsibility	Funding Source
Fiscal Year 2003 and will continue to be implemented over the life of the General Plan.	Administration Department.	General Fund – The cost for preparing the CIP and the requisite review will be borne by the general fund. The funding for specific capital improvements is not directly related to this program.

Related Programs: Information Database Program.

Code Compliance Program

Program Purpose: The purpose of this program is to reduce the potential for damage, injury, and loss of life due to unsafe structures containing unsafe construction materials. The Uniform Building Code and the City's Municipal Code contain regulations regarding construction techniques and materials that may be effective in eliminating unsafe structures and/or conditions. For this reason, ongoing code compliance efforts are an important implementation program for the General Plan.

Program Description: Code compliance is only as effective as the City's ability to support its efforts. Even with the City's lower density character, relative affluence, and the high rate of home ownership, property maintenance has been, and will continue to be an issue. The La Habra Heights Municipal Code, Section 9410, Enforcement of Provisions, provides for the enforcement of the Zoning Code. This section of the Code indicates the City will pursue the enforcement and implementation of the Code as a means to protect the public health, safety, and welfare. Any use which is established, operated, erected, moved, altered, enlarged, or maintained, contrary to the provisions of the code is unlawful and is subject to the remedies and penalties set forth in the code. Key elements of the City's Code Compliance Program will consist of the following:

- City staff will continue to respond to any complaints of code violations.
- The City staff will continue to maintain records concerning enforcement activity. This enforcement and documentation process will be further enhanced with the creation and implementation of the Information Database Program.

Program Implementation: The basic program is ongoing and will continue over the life of the General Plan. The program may be enhanced by the addition of a specific time and resource allocation to augment current code enforcement efforts.

Code Compliance Program Implementation		
Timing of Implementation	Implementation Responsibility	Funding Source
This program is ongoing over the life of the General Plan.	Planning Department.	General Fund - The potential fiscal impact is minimal. Program is currently being implemented.

Related Programs: Zoning Ordinance Revision – General Plan Conformity

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Community Safety Outreach Program

Program Purpose: The purpose of this program is to provide the community with a single readily accessible source for the dissemination of information related to public safety issues.

Program Description: A cornerstone of this program is the preparation of a brochure that will outline procedures that residents should follow in the event of an earthquake or fire. The brochure will also include household safety tips, emergency phone numbers, and other important information. The City will establish locations/sources for the dissemination of safety-related information. These will include a Public Safety Information “site” on the City of La Habra Heights website <http://la-habra-heights.org/> and information kiosks and/or wall displays in City Hall. This program will consist of the following elements:

- Copies of the constraint maps that were included in the General Plan will be provided on the City’s website and posted in the information centers (new) that will be located in the City Hall.
- The City shall distribute a brochure, on an annual basis, that outlines safety procedures that should be adhered to in the event of an emergency. The brochure will include first aid tips, important phone numbers, and other important information germane to emergency preparedness and public safety.
- The Community Safety Outreach Program will be further enhanced with the creation and implementation of the Information Database Program. The Information Database Program involves the development of a comprehensive Geographic Information System (GIS) database that will include information related to public safety as well as other information related to natural and man-made hazards.

Program Implementation: This program will integrate current efforts being undertaken by the Emergency Preparedness Committee.

Community Safety Outreach Program Implementation		
Timing of Implementation	Implementation Responsibility	Funding Source
This new program will be implemented in the 2004 Fiscal Year.	Fire Department.	General Fund – The major funding source will be from the General Fund though grants may also be used to finance portions of the program.

Related Programs: Emergency Preparedness Program and Information Database Program

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Comprehensive Development Review Program

Program Purpose: The purpose of this program is to ensure that all new development and remodels in the City undergo a thorough and comprehensive review by the appropriate City Departments.

Program Description: This program re-enforces the existing development review program that includes the Planning Department, Engineering, and the Fire Department. Because of a number of policies, this review process will need to be expanded. This program will consist of the following elements.

- The Planning Director will review existing procedures that pertain to the City's development review process. Under the General Plan, the Planning Department will now be required to review all new development within the 65 CNEL noise contours (as identified in the Noise Element) along Hacienda Road and Harbor Boulevard to determine if sound attenuation (additional insulation, double paned windows, etc.) will be necessary to reduce interior noise levels to 45 dBA.
- As a part of their review of grading plans, Engineering will be asked to make recommendations to reduce potential grading. Any potential reduction in grading will have a beneficial impact in reducing fugitive dust and heavy equipment emissions.
- This development review process will also enable the City to ensure that future development is consistent with key provisions of the General Plan. These will include, but not be limited to, the adherence to pertinent requirements with respect to the under-grounding of power and telephone utilities, lighting, and landscaping.
- The Fire Department will continue to be involved in the review of the site plans for new development. Fire suppression equipment, fire flow, emergency vehicle access, and defensible space are among issues that will be considered as part of this review.
- A "Development Review Checklist" will be prepared that outlines staff responsibilities in the development review process.

Program Implementation: Development review procedures are ongoing and will continue over the life of the General Plan.

Comprehensive Development Review Program Implementation		
Timing of Implementation	Implementation Responsibility	Funding Source
New development review procedures will commence immediately and enhance the existing review program.	Planning Department, Engineering Department and Fire Department.	General Fund – The program will be financed by the General Fund. The cost associated with the review of individual projects will be paid for by development fees.

Related Programs: Zoning Ordinance Revision – General Plan Conformity

Cultural/Historic Resource and Awareness Program

Program Purpose: The purpose of this program is to ensure that cultural and historic resources are maintained and the Community's legacy is preserved for future generations.

Program Description: This program consists of two distinct elements. The first includes the City's commitment to adhering to State and Federal regulations governing archaeological resources. These regulations require that, should archaeological or paleontological resources be uncovered during excavation or grading activities, all work would cease until appropriate salvage measures are established. Appendix K of the CEQA Guidelines shall be followed for excavation monitoring and salvage work that may be necessary. Notification that resources have been encountered may come from field monitors, construction crews, etc. Salvage will be undertaken pursuant to Appendix K requirements outlined in CEQA. A new component of this program involves a historical awareness component that consists of the following elements:

- The City will continue to cooperate with the local Historical Committee including the provision of a room in the City Hall for the storage and viewing of materials.
- A display area (such as wall murals or display cases) will be provided in the City Hall and/or the Park Building (located in the City Park) for the display of information of local historic interest.
- The City will work with the local Historical Committee to inventory significant historical resources in the community that warrant preservation.

An important principle in Appendix K is the emphasis on the avoidance of archaeological sites. Avoidance is discussed as a way of keeping away from a significant impact in the first place, thereby enabling a project to qualify for a Negative Declaration. If a project can be altered to avoid a site, the costs and delays involved in an archaeological excavation may also be avoided, and there would be no interference with Native American sensitivities. Appendix K also identifies standards for determining the importance of an archaeological site.

Appendix K also encourages the preparation of an *excavation plan* in an Environmental Impact Report as one of several possible mitigation measures for destruction or damage to an archaeological site. The excavation plan is an effort to achieve greater precision in the ways in which any necessary excavation would be carried out. The excavation plan would put a burden on the archaeologist to explain the importance of the site and to demonstrate how the proposed excavation would serve some public interest.

Finally, Appendix K identifies various restrictions on archaeological mitigation and cost limitations on archaeological mitigation. These restrictions apply to the CEQA process and clarify the limitations.

Program Implementation: The program related to Appendix K is being implemented as part of the City's CEQA Guidelines. The additional components of this program will be implemented as part of the General Plan.

Cultural/Historic Resource Awareness Program Implementation		
Timing of Implementation	Implementation Responsibility	Funding Source
This Program will be ongoing and continue over the life on the General Plan.	Planning Department.	General Fund - (the financing of archaeological salvage are noted in Appendix K).

Related Programs: Environmental Review Program.

Dark Sky Ordinance Program

Program Purpose: The purpose of this program will be to promote the use of lighting devices that would both save energy and eliminate glare and light trespass.

Program Description: Overall, this program consists of the following activities:

- The City staff will review other “dark sky” ordinances prepared by other local jurisdictions and/or organizations. City staff will meet with the Planning Commission to discuss the various options.
- City staff will prepare a draft ordinance for review and comment. The ordinance will undergo public review before the Planning Commission and City Council.
- The City will evaluate existing public lighting to ascertain whether there is a need for light shielding, energy conservation equipment, or other measures to reduce light and glare.

Key elements of a “dark sky” ordinance will likely consist of the following:

- The applicability of the regulation will be described with respect to lighting for new uses, major modifications, minor additions, resumption of use, and public roadways;
- The use of shielding, including shielding standards, light output standards, light trespass standards, and multi-class lighting standards;
- The use of lighting for special uses and/or activities including outdoor advertising, recreational facilities (public and private), ornamental lighting, and security lighting;
- The review process involving the submission of plans and evidence of compliance with the regulations; and,
- The approved materials, prohibitions, exemptions, and other requirements and regulations related to the implementation of the ordinance.

Program Implementation: This program will be a new program.

Dark Sky Program Implementation		
Timing of Implementation	Implementation Responsibility	Funding Source
This new program will be implemented in fiscal year 2004.	Planning Department.	General Fund monies will be used for development of this program. Specific improvements related to the elimination of any light and glare would be a separate action.

Related Programs: Environmental Review Program and Zoning Ordinance Revision – General Plan Conformity

Implementation Program

Emergency Preparedness Program

Program Purpose: The purpose of this program is to continue to implement and, if necessary, expand the City's current emergency preparedness planning efforts.

Program Description: The City, at present, has not maintained a *Multi-Hazard Functional Plan*. This Plan, required by the State Office of Emergency Management, outlines responsibilities and procedures the City will follow in the event of an emergency or City-wide disaster. This required plan will be a cornerstone in ongoing efforts to promote emergency preparedness in the community. Towards, this end, this program will consist of the following components:

- The City will prepare and shall regularly update this Multi-Hazard Functional Plan for responding to emergencies as required under State and Federal regulations.
- A database will be created that would identify medical professionals, heavy equipment operators, and volunteers trained in first aid and search-and-rescue. The database would identify other volunteers that would assist in the staffing of emergency collection centers, distribution centers, and otherwise assist in the recovery efforts. This database would also identify the location of swimming pools, hydrants, and other information germane to emergency preparedness. The database information would also be developed as part of the implementation of the Information Database Program. This information and the appropriate procedures would then be incorporated into the City's Emergency Preparedness Plan, as required.
- The City will pursue potential sources of funding to assist in the financing of the program's development and ongoing implementation. These grants may include those available from the Federal Emergency Management Agency (FEMA).

Program Implementation: This program will be implemented during fiscal year 2003 and updated regularly as required by State and Federal regulations.

Emergency Preparedness Program Implementation		
Timing of Implementation	Implementation Responsibility	Funding Source
This program will be implemented during fiscal year 2003.	Fire Department.	General Fund and Possible Grants. The creation of the database could involve a considerable amount of labor (and expense).

Related Programs: Community Safety Outreach Program and Information Database Program

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Implementation Program

Environmental Review Program

Program Purpose: The purpose of this program is to minimize adverse environmental effects from new development through the use of the City's environmental review process.

Program Description: This program consists of two components: (1.) the California Environmental Quality Act (CEQA) and (2.) the City's Specific Plan Ordinance (Ordinance No. 118). Public and private development projects are subject to the requirements of CEQA. As part of this review, the City staff will make a determination as to the extent of environmental analysis that must be undertaken as part of any future discretionary action. The City adopted its "Local" CEQA Guidelines on December 1999 (Resolution No. 99-30). The Local Guidelines, together with the State's Guidelines, will continue to be adhered to over the life of the General Plan. The City shall continue to evaluate the environmental impacts of new development and provide mitigation measures as required by CEQA.

The Specific Plan Overlay designation will also be effective in the implementation of this program. The purpose of the Specific Plan Overlay designation is to provide for a more detailed and specialized level of planning review and analysis for particularly large undeveloped areas of the City. This designation will require preparation and adoption of a Specific Plan, as defined in California Government Code Sections 65450 *et seq.*, for large properties, or those developments that may have significant environmental, circulation, aesthetic and overall land use impacts. The current Specific Plan requirements apply to designated properties that exhibit environmentally sensitive features and resources or are of a sufficiently large size so as to have a major impact on the community. Such properties include any parcel that is sufficiently large as to be divisible into ten or more legal lots.

Program Implementation: This program consists of regulations that are in place at this time. They will continue to be implemented over the life of the General Plan.

Environmental Review Regulations Program Implementation		
Timing of Implementation	Implementation Responsibility	Funding Source
This program will continue to be ongoing over the life of the General Plan.	Planning Department.	General Fund - The maintenance of the overall program will be financed through the General Fund. The environmental review of individual development projects will be borne by the developer/property owner.

Related Programs: Cultural/Historic Resource Awareness Program, Specific Plan Program, and Environmental Review Program.

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Fire Department and Emergency Medical Needs Assessment Program

Program Purpose: The purpose of this program is to ensure that adequate equipment and staffing resources are available to meet the existing and projected demand.

Program Description: As part of the City's budgetary process, the fiscal needs of the Fire Department and other departments that serve the community are evaluated. This program goes beyond the regular budgetary process to ascertain whether there are any additional changes required to meet current and projected emergency medical demands. The key elements of this program will include an evaluation of a number of policies and issues identified as part of the General Plan's development. This evaluation will be undertaken as part of a needs assessment study that will consider the following issues:

- The General Plan contains policies that call for all future equipment acquisitions to consist of vehicles that can better maneuver the local streets. City personnel must be continuously trained in the proper use and maintenance of such equipment.
- Certain design standards have been established by the City of La Habra Heights and the Fire Department to ensure that site planning and building design consider public safety and fire prevention. These standards include requirements governing emergency access, roadway widths, clearance around structures, location of fire hydrants, etc. These standards will be reviewed and revised as necessary.
- The needs assessment will also consider those resources necessary to meet the demand for emergency medical response and service. The issues that will be considered will include, but may not be limited to, equipment, staffing, and training.
- The possible addition of a new fire station in an area of the City that is currently underserved or an optimal location for a new station that could better serve the entire City was an issue raised in the General Plan. This issue will also be considered in the needs assessment study.

Program Implementation: This program is new and will be implemented following the approval of the General Plan. A report will be prepared and submitted to the City Council by the first quarter of 2004.

Fire Department Needs Assessment Program Implementation		
Timing of Implementation	Implementation Responsibility	Funding Source
This program will be implemented following the adoption of the General Plan.	Administration Department and Fire Department.	Fire Department Fund. The funding required to implement this program will come from the Fire Department Fund.

Related Programs: Law Enforcement Safety Program, Emergency Preparedness Program, Information Database Program, and Capital Improvements Program

Implementation Program

Green City Conservation Program

Program Purpose: The purpose of the program is to provide a comprehensive listing of actions that will serve to implement a wide-range of City policies related to improving the environment.

Program Description: As indicated above, the Environmental Resource Management Element includes numerous policies that deal with improving the environment. This program will consist of the following components:

- Future equipment purchases will focus on “clean-fuel” vehicles, as practical.
- The City will continue to implement the applicable Title 24 requirements related to energy conservation.
- The City will continue to implement its local waste reduction and recycling ordinance pursuant to the AB 939 requirements. The City will evaluate an expanded “green waste” program and work with the local waste hauler to ensure that recycling programs are being effectively implemented.
- The City will have a landscape architect compile a comprehensive list of drought tolerant vegetation that may be used in public areas and in private landscaping.
- City staff and City officials (appointed and elected) will continue to participate in on-going efforts being undertaken by the Southern California Association of Governments and the Gateway Cities Council of Governments with respect to transportation.
- The City will use energy conservation measures, including “low energy” lighting, on City properties.

Program Implementation: This program encompasses numerous existing programs that are currently being implemented.

Green City Conservation Program Implementation		
Timing of Implementation	Implementation Responsibility	Funding Source
Many of the program elements are ongoing. The program will be fully implemented in fiscal year 2004.	Planning Department, Building Department, and Administration Department.	General Fund - The General fund will be the program's primary source of funding.

Related Programs: Environmental Review Program and Resource Protection Program

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Hazardous Materials Safety Program

Program Purpose: The purpose of this program is to reduce the risk of persons and property from hazardous materials.

Program Description: The City shall continue to cooperate with County, State, and Federal agencies involved in the regulation of hazardous materials storage, use, and disposal. Key components of this program include the following:

- The City shall work with the Fire Department in requiring hazardous materials users and generators to prepare safety procedures for responding to accidental spills and emergencies. The Fire Department shall also work with local law enforcement officials in regulating the transport of hazardous materials through the City.
- The City will also continue to promote the safe disposal of “hazardous and toxic substances” used in private households through the support of “Hazardous Materials Collections” conducted at specific locations and times within the City.
- The City will monitor ongoing operations of the existing oil and natural gas production operations. The City will establish communications with the appropriate agencies, such as the State Division of Oil and Gas, Los Angeles County, and the Environmental Protection Agency, to ascertain closure times, to obtain hazard contingency plans, and other pertinent information etc.
- The City will continue to work with other agencies involved in the regulation of hazardous materials and their use and transport. The City will request public information related to emergency response plans, up-to-date maps of wells, pipelines, shut-off valves, and other information that will assist the Fire Department in the event of a fire, spill, or other mishap.

The Fire Department will outline a process by which this program will be implemented. Certain elements of the program are in place while others, such as the monitoring of oil well closure, will need to be defined.

Program Implementation: This program consists of program elements that are in place at this time as well as new elements that will be implemented by fiscal year 2005. They will continue to be implemented over the life of the General Plan.

Hazardous Materials Safety Program Implementation		
Timing of Implementation	Implementation Responsibility	Funding Source
Certain elements of this program are ongoing while others will need to be established (for example, the monitoring of the oil well closure). The program will be fully implemented in fiscal year 2005 and continue over the life of the General Plan.	Fire Department.	General Fund - The majority of the Finding will be through the City's General Fund.

Related Programs: Environmental Review Program

Information Database Program

Program Purpose: The purpose of this program is to develop a comprehensive source of information that may be used by all departments in the City (Fire, Planning, and Building and Safety). This information would be used in the City's planning, environmental review, building, and health and safety functions. The database will be centered around a computerized Geographic Information System (GIS).

Program Description: There are numerous General Plan policies that call for the development of an "information clearinghouse" that could be used by City departments. Some elements of the GIS system may also be available for general public use. The Information Database will include the following elements with other utilities being added as the need arises:

- The Brush Clearance and Fire Abatement Program calls for the identification of those areas where there is a greater potential for fire hazards. The City will also oversee the development of a GIS that will identify areas where brush clearance should be emphasized.
- The General Plan laws require the CIP to be in conformance with the General Plan. With the creation of a comprehensive database, including a GIS, existing and programmed development and infrastructure in the City would be identified.
- The City staff, under the Code Compliance Program, is required to maintain records concerning enforcement activity. However, this enforcement and documentation process will be further enhanced with the implementation of the Information Database Program.
- The Community Safety Outreach Program will be further enhanced with the implementation of the Information Database Program. The Information Database Program involves the development of a comprehensive GIS database that will include information related to public safety as well as other information related to natural and man-made hazards.
- The City will also use the GIS in its day-to-day planning functions. The GIS will, among other things, indicate a parcel's General Plan and Zoning designations. The GIS may also be used to identify those parcels within a given radius of a site for purposes of notification.
- As indicated elsewhere in this Implementation Program, the City will continue to work with other agencies involved in the regulation of hazardous materials and their use and transport. The City will request public information related to emergency response plans, up-to-date maps of wells, pipelines, shut-off valves, and other information that will assist the Fire Department in the event of a fire, spill, or other mishap. Relevant information will be included in the GIS.

The overall process that the City will follow in the development of this Information Database Program includes the following:

- City staff will compile a list of attributes, variables, and information that will be integrated into the database. Staff will then solicit proposals from qualified vendors that could assist in preparing a “needs assessment.”
- The purpose of the needs assessment is to determine what will be required to accommodate the anticipated requirements of the database. The needs assessment should identify a range of options that will be equally varied in terms of cost. These options may range from outsourcing to capabilities to the creation of an “in-house” GIS system.
- The findings of the needs assessment and implementation will be presented to the City Council for consideration.

Program Implementation: This program is a new program. However, some information is available to facilitate the development of a GIS.

Information Database Program		
Timing of Implementation	Implementation Responsibility	Funding Source
This program will be initiated in fiscal year 2004.	Planning Department.	General Fund - The General Fund will provide the initial finding for the feasibility study. Substantial costs are associated with hardware and software acquisition and staff training. Some grants may be available to finance some of the costs.

Related Programs: Brush Clearance and Fire Abatement Program, Capital Improvement Program, Community Safety Outreach Program, Environmental Review Program, Fire Department Needs Assessment, and Zoning Ordinance Revision – General Plan Conformity Program.

Law Enforcement Safety Program

Program Purpose: The purpose of this program will be to review the current law enforcement services on an on-going basis as well as identifying ways public safety may be enhanced.

Program Description: The City, as part of its annual budgetary process reviews the fiscal aspects related to the provision of law enforcement services in the City. This program embodies both existing activities as well as proposing additional program elements. Overall, this program commits the City to complete the following activities:

- The City shall continue to meet with law enforcement service providers to discuss issues.
- The City shall review its current contract to ensure the law enforcement needs of the community are being met.

Program Implementation: This program, for the most part, encompasses numerous existing programs that are currently being implemented.

Law Enforcement Safety Program Implementation		
Timing of Implementation	Implementation Responsibility	Funding Source
This program will be ongoing over the life of the General Plan.	Administration Department .	General Fund. The cost of this program will continue to be borne by the General Fund.

Related Programs: Fire Department and Emergency Medical Needs Assessment Program and Roadway Safety Program.

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Implementation Program

Local Clean Air Program

Program Purpose: The purpose of this program will be to ensure that existing clean air requirements are implemented.

Program Description: This program embodies both existing activities as well as proposing additional program elements. Overall, this program consists of the following:

- The City will require all developments to comply with the requirements of the South Coast Air Quality Management District's (SCAQMD) Rule 403 that is designed to control fugitive dust emissions.
- The City will require all street sweeping activities (related to construction) to adhere to the SCAQMD's protocols.
- The City of La Habra Heights will continue to participate in the regional planning efforts being undertaken by the SCAQMD. The City will modify its website to ensure that a link to the SCAQMD's web-site is provided.
- The City of La Habra Heights will continue to participate in the regional planning efforts being undertaken by the SCAQMD and the Southern California Association of Governments (SCAG) to develop and implement strategies to improve regional air quality.
- The City will provide information regarding the control of odors from animal wastes. The information collected by the City will be posted in the information kiosks and website.

Program Implementation: This program will involve the City to ensure that the existing air emission regulations are being implemented at the local level.

Local Clean Air Program Implementation		
Timing of Implementation	Implementation Responsibility	Funding Source
This program will be implemented in 2003.	Planning Department and Administration Department.	General Fund – The primary sources of funding will be the City's General Fund.

Related Programs: Environmental Review Program

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Noise Control Program

Program Purpose: The purpose of this program will be to reduce environmental noise in the community. The program's foundation will rest on the continued implementation of the City of La Habra Heights Noise Control Ordinance No. 95.

Program Description: This program embodies both existing activities as well as proposing additional program elements. Overall, this program consists of the following:

- The City will enforce its noise control ordinance in the construction of new development. In the environmental review of development, the City will evaluate the need for additional mitigation as part of the environmental review (CEQA) process. Finally, the City's noise standards will be enforced for existing development.
- The City's existing Noise Control Ordinance will be reviewed to determine if it addresses the City's unique noise control requirements. The ordinance will undergo revision as required to ensure that homes are protected from objectionable point sources. The use of alarms (house and car) and other stationary noise sources will be revisited as part of this review.
- The City will support the ongoing enforcement of the State of California Vehicle Code with respect to vehicle noise.
- The City will, with neighboring communities, request the Los Angeles Department of Airports and the Federal Aviation Administration to relocate the approach pattern (fly-over) for inbound aircraft from the east. This will substantially reduce the overall ambient noise levels during the more noise-sensitive time periods.

Key provisions of the City of La Habra Heights Noise Ordinance (Ordinance No. 95) include the following:

- No person is permitted to make or cause any unnecessary noises, sounds or vibrations, which are physically annoying to reasonable persons of ordinary sensitivity or which are so harsh, prolonged, unnatural, or unusual in their use, time, or place as to occasion unnecessary or unreasonable discomfort to any persons within the neighborhood from which said noises emanate or so as they interfere with the peace and comfort of the residents or their guests, or the operators or customers in places of business in the vicinity, or which may detrimentally or adversely affect such residences or places of business.
- In no event shall any noise within residential neighborhoods exceed 45 dB between the hours 10:00 P.M. and 7:00 A.M. (other than the activities exempted by Section 4406). Noise may be permitted at levels greater than specified if the following standards are not exceeded within any given one-hour period: 50 dB for 15 minutes, 55 dB for 5

minutes, or 60 dB for 1 minute. The absolute maximum noise level is 65 dB and this level cannot be exceeded at any time. Some activities are exempted from these standards in the code.

- Construction activities that result in noise impacts (operation of any tools, equipment, impact devices, derricks or hoists used in construction, drilling, repair, alteration, demolition or earthwork) are prohibited during the weekday periods between 7:00 p.m. and 7:00 a.m., on Saturdays between 7:00 p.m. and 9:00 a.m., or at any time on Sundays or holidays.
- The City’s current Noise Ordinance prohibits the unnecessary making of any loud, boisterous or unusual noise, disturbance, or vibration in any residence or other structure, or upon any public street, park or other place or building. This prohibition does not apply to the ordinary and usual sounds, noises, or vibration incidental to such uses.
- The sustained operation or use of any electric or gasoline powered motor or engine between the hours of 10:00 p.m. and 7:00 a.m. is prohibited unless such devices are enclosed within a sound insulated structure so as to prevent noise and sound from being plainly audible at a distance of 50 feet from such structure, or within 10 feet of any residence.

Program Implementation: The City will continue to implement its noise control ordinance.

Noise Control Program Implementation		
Timing of Implementation	Implementation Responsibility	Funding Source
This program is ongoing and will continue to be implemented over the life of the General Plan.	Planning Department.	General Fund – The General Fund will continue to be the predominant funding source.

Related Programs: Environmental Review Program and Code Compliance Program

Specific Plan Program

Program Purpose: The purpose of this program will be to ensure that new development within larger parcels is consistent with the City's programs and policies governing such development. The program's foundation will rest on Ordinance No. 118 that governs the preparation of Specific Plans in the City. The objective of the Specific Plan requirements is to provide for a more detailed and specialized level of planning review and analysis for particularly large undeveloped areas of the City. This designation requires the preparation and adoption of a Specific Plan, as defined in California Government Code Sections 65450 et seq., for larger properties.

Program Description: The applicant shall be responsible for the preparation and submittal of a Draft Specific Plan along with the required application forms and fees. The application will not be considered complete for processing until the Draft Specific Plan has been reviewed by and is satisfactory to the Director of Planning, and all required environmental review is completed. In addition to the general application, the Draft Specific Plan shall contain the following sections:

- The Introduction and Background section shall include a summary and project description and setting;
- The Site Development Opportunities and Constraints section shall contain an analysis of environmental resources, existing land use and parcelization, landform and topography, soils and geology, hydrology/ drainage, biological resources, cultural resources, noise environment, air quality, and visual resources;
- The Public Facility Considerations section shall include a discussion of water supply, wastewater disposal, fire and police protection, schools, traffic and circulation, solid waste disposal, utilities (gas, electricity, and telephone);
- The Policy Considerations section shall describe existing general plan policies and existing zoning standards;
- The Development Plan and Program section shall include a description of project design goals, objectives, and strategies, environmental issues, public facility issues, general plan and zoning policy issues;
- The Proposed Development Plan section shall consider land use types, location and intensity, detailed development standards, circulation concept, architectural site design concept, hillside development/grading concept, landscape concept, infrastructure concept, and energy conservation; and
- The Implementation Plan section shall include a subdivision concept and phasing plan.

Section 9414.3 of the City of La Habra Heights Zoning Ordinance sets forth the review process. Upon receipt in proper form of a completed Specific Plan application, a public hearing shall be set and notice of such hearing given in a manner consistent with the requirements contained in Section 9409 of the Zoning Ordinance.

Program Implementation: The City will continue to implement its specific plan ordinance.

Specific Plan Program Implementation		
Timing of Implementation	Implementation Responsibility	Funding Source
This program is ongoing.	Planning Department.	General Fund – The implementation of the program will be financed by the General Fund. The cost for the preparation of the specific plans will be borne by the applicants.

Related Programs: Environmental Review Program, Code Compliance Program, and the majority of the remaining programs.

Trails Program/Trails Feasibility Study

Program Purpose: The purpose of this program will be to determine the need for new trails (pedestrian, equestrian, and bicycles) and to identify the location and extent of such improvements.

Program Description: The City is eligible to obtain Article III (TDA) funds that may be used for pedestrian and bicycle paths. To date, the City has not used these funds and may lose the money if it is not allocated for a use. These funds may be used in the development of a comprehensive trail system. This program consists of the following elements:

- The City will inventory the existing trails and right of way easements for trails.
- City will evaluate the feasibility of establishing safe pedestrian, bicycle, and equestrian linkages throughout La Habra Heights, including one along Hacienda Road. The City will undertake a study to identify those candidate roadways that may be safely used by pedestrians and bicyclists.

Program Implementation: This program is a new program that will provide for the creation of a new task force that will evaluate the feasibility of developing new trails.

La Habra Heights Trails Program Implementation		
Timing of Implementation	Implementation Responsibility	Funding Source
The program will begin in 2003.	Administration Department.	General Fund. Potential funding sources include grants and Proposition A revenue.

Related Programs: Roadway Safety Program

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Public Transit Review Program

Program Purpose: The purpose of this program is to acknowledge and support transportation alternatives that will have a positive benefit on clean air, noise reduction, and overall traffic congestion.

Program Description: The City currently operates a Dial-a-Ride service in conjunction with the City of Whittier and the airport shuttle. The majority of the City's "Prop A" funds are traded to other cities and the money is transferred to the General Fund. Key activities of this program include the following:

- The City will evaluate the need to modify routes, schedules, and fares of local Paratransit service providers to achieve circulation goals and policies.
- The City will work with Paratransit service agencies in adjacent communities to identify the most beneficial routes and stops in the City.
- A City staff person will be assigned as liaison between the City and Paratransit providers.

Program Implementation: This is a new program.

Public Transit Review Program Implementation		
Timing of Implementation	Implementation Responsibility	Funding Source
This new program will be implemented following the adoption of the General Plan. Annual review commences in 2003.	Administration Department.	This program will be financed using Prop A funds.

Related Programs: None

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Resource Protection Program

Program Purpose: The purpose of this program is to implement those policies included within the Environmental Resource Management Element that call for the “protection” of plants and animals in the conservation areas administered by the Puente Hills Landfill Native Habitat Preservation Authority (PHLNHPA) or successor agency. This program emphasizes the need for education rather than regulation.

Program Description: There are numerous policies included in the General Plan that acknowledge the areas wealth of natural resources. In fact, the Plan recognizes the large portion of the City’s land area that is included in the PHLNHPA conservation area. As a result, the General Plan, and this implementation program, emphasize those voluntary programs that may be undertaken to demonstrate the City’s commitment in being a “good neighbor” to the wilderness areas. Activities that may be considered as part of this program include the following:

- A substantial amount of information has been prepared describing the flora and fauna that is commonly found within the protected wildlife conservation areas. The City will continue to cooperate with resource agencies and providers in the dissemination of brochures and other information.
- The City will continue to support the maintenance of the conservation areas administered by the PHLNHPA as native habitat preserves. The City will oppose any efforts to commercialize and intensify the public use of these areas.
- The City Administration will establish a formal process by which the City will be notified of any planning-related activities for those conservation areas located within or adjacent to the City. The formal process, may include, but not be limited to, a written request to all relevant trustee agencies and special districts that the City be identified on all notification lists. The availability of this information should be posted on the City’s website.
- The City will encourage the PHLNHPA and any successor agency to disseminate information regarding safety (such as attractants to natural predators).

Program Implementation: This is a new program.

Resource Protection Program Implementation		
Timing of Implementation	Implementation Responsibility	Funding Source
This program will be implemented in fiscal year 2004.	Administration Department.	General Fund – This program will be financed by the General Fund.

Related Programs: Environmental Review Program

Seismic/Flood Risk Reduction and Mitigation Program

Program Purpose: The purpose of this program will be to provide the City with a comprehensive database containing safety related information.

Program Description: This program embodies both existing activities as well as proposing additional program elements. Overall, this program will consist of the following:

- The City Engineer will review records that document historic flooding and ponding problems in the City.
- The City will request the water district provide maps indicating the location and extent of potential inundation from the rupture of reservoir tanks.
- Geotechnical studies collected from individual developments will be catalogued and stored in the City for future reference.
- The City will strongly encourage the California Geological Survey to initiate a detailed investigation of the Whittier Fault to more precisely ascertain the level of risk the fault poses on local communities.
- The various risks and constraints identified in past and current studies may be integrated into the City's GIS system.

Program Implementation: This program is a new program that will commence immediately.

Risk Reduction and Mitigation Program Implementation		
Timing of Implementation	Implementation Responsibility	Funding Source
This program will be implemented immediately after adoption of the General Plan.	Engineering Department.	General Fund – This program will be financed through the General Fund. The cost of preparing special studies will be paid for by other sources.

Related Programs: Environmental Review Program, Information Database Program, and Emergency Preparedness Program.

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Roadway Safety Program

Program Purpose: The purpose of this program is to improve traffic safety on local roadways.

Program Description: This will be a new program that will embody a number of existing activities. The key elements of this program include the following:

- The City will ensure that speed limits on Hacienda Road, Harbor Boulevard, and other streets as needed are stringently enforced. The speed limits will be posted along both roadways and a determination as to the location and extent of any new signage will be identified. A speed study will be conducted on an annual basis to determine if speed limits are appropriate. The City will work with the local law enforcement provider to ensure that local ordinances related to weight restrictions and speed limits on local streets are enforced.
- The City will conduct annual traffic counts on Hacienda Road and Harbor Boulevard. Following the completion of the traffic counts; a report will be provided to the Planning Commission and City Council.
- The City Engineer shall survey local streets in the City to ascertain the level of repair that may be required. Recommendations will be made to the City Council. Following City Council review, the selected improvements will be included in the 5-year Capital Improvement Program.
- The local law enforcement provider will be required to vigorously enforce local traffic laws.
- The City will consider the need for haul routes in future construction projects, where appropriate.
- The City's offsite and/or on-street parking restrictions shall be enforced. City staff will evaluate all local streets in the City to ascertain those areas where "no parking" restrictions should be implemented.
- The City will continue to implement the brush clearance regulations.
- The City will evaluate ways to reduce "cut-through" traffic.

Program Implementation: This is a new program.

Roadway Safety Program Implementation		
Timing of Implementation	Implementation Responsibility	Funding Source
This new program will be implemented immediately after adoption of the General Plan.	Engineering Department.	General Fund – This program will be financed through the General Fund. The financing of specific improvements may come from other sources.

Related Programs: Environmental Review Program and Capital Improvement Program

Source Reduction and Recycling Program

Program Purpose: This program is ongoing and promotes the continued implementation of the City’s Source Reduction and Recycling Program pursuant to the requirements of AB 939.

Program Description: Overall, this program consists of the following:

- The City will continue to implement the Source Reduction and Recycling Element.
- The City will continue to monitor the success of the on-site recycling program. The City is currently reviewing and revising its Source Reduction and Recycling Element to encourage additional recycling.
- The City will continue to support current recycling programs by other public and private agencies such as the Girl Scouts, Boy Scouts, 4-H Club, etc.
- The City will incorporate the current “Green Waste” efforts into the City’s Source Reduction and Recycling program.
- The City will continue to implement the Source Reduction and Recycling element pursuant to AB 939 (ERME Policy 40).

Program Implementation: This program is an ongoing program that will continue to be implemented.

Source Reduction and Recycling Program Implementation		
Timing of Implementation	Implementation Responsibility	Funding Source
This existing program will be expanded. Full implementation is anticipated by 2004.	Administration Department.	General Fund – The majority of the program’s funding will be from the General Fund.

Related Programs: Green City Conservation Program and Environmental Review Program.

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Implementation Program

Tree Preservation Program

Program Purpose: The objective of this program is to promote the preservation of mature trees within the City and to reduce the potential for tree removal. This program builds upon the requirements of City of La Habra Heights Ordinance No. 137 that regulates the removal of trees in the City.

Program Description: The City of La Habra Heights will continue to enforce its existing tree preservation ordinance. The Ordinance stipulates that “no person shall destroy, remove, relocate, or otherwise inflict damage on five or more trees, or 25% of the trees on a parcel. The protected trees referred to in the Ordinance include those trees that are 12.5 inches or more in circumference (four inches in diameter). Damage to a tree includes “any act causing injury to the root system or other parts of a tree.” The Ordinance does not apply to any of the following:

- Cases of emergency caused by trees being in a hazardous or dangerous condition as determined by City personnel.
- Emergency maintenance by a public utility necessary to protect or maintain an electric power or communication line or other property of a public utility.
- Repair and maintenance of existing parkways, highways, and streets and/or other public facilities.
- Routine maintenance intended to insure the continued health of a tree, including the trimming of branches.

Program Implementation: The major elements of this program are currently in place. These components of the program will continue to be implemented.

Tree Preservation Program Implementation		
Timing of Implementation	Implementation Responsibility	Funding Source
The program will be ongoing over the life of the General Plan. The regulations and ordinances required for implementation are in place.	Planning Department.	General Fund. No additional fiscal impact since the existing programs are in place.

Related Programs: Environmental Review Program and Zoning Ordinance Revision – General Plan Conformity.

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Implementation Program

Water Conservation Program

Program Purpose: The purpose of this program is to implement those General Plan policies that call for water conservation.

Program Description: The water conservation program is a new program that will consist of the following components:

- The City will request that “will serve” letters for all new development in surrounding communities be provided by the building contractor. The City will continue to require “will serve” letters for individual residential developments.
- The City’s water conservation regulations will continue to be implemented.
- The City will continue to cooperate with regional programs aimed at water conservation.

Program Implementation: Many of the components are currently being implemented and will continue.

Water Conservation Program Implementation		
Timing of Implementation	Implementation Responsibility	Funding Source
This program is ongoing and will continue to be implemented over the life of the General Plan.	Planning Department and Building Department.	General Fund – This program will continue to be financed by the General Fund.

Related Programs: Environmental Review Program and Water Quality Program

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Implementation Program

Water Quality/Flood Control Program

Program Purpose: The program's purpose is to promote and support those activities that reinforce clean water requirements related to storm water runoff. Other components of this Program will promote flood protection.

Program Description: This program consists of the following elements:

- The City will enforce local and other regulations governing storm water runoff and control.
- The water conservation regulations will continue to be implemented at all times.
- Any development that may be affected by potential flooding or development that exacerbates an existing flooding problem must undergo the requisite hydrology studies to ascertain the nature and extent of mitigation.
- Septic tank maintenance will continue to be enforced, as applicable, to ensure that they do not adversely impact groundwater.

Program Implementation: This is a new program.

Water Quality Program Implementation		
Timing of Implementation	Implementation Responsibility	Funding Source
This program will be fully implemented in fiscal year 2004.	Building Department and Engineering Department.	General Fund – This program will continue to be financed through the General Fund.

Related Programs: Water Conservation Program

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Zoning Ordinance Revision – General Plan Conformity

Program Purpose: The purpose of this program is to ensure the City's Municipal Code, including the Zoning regulations, are consistent with the General Plan, in terms of both zoning maps and ordinance text.

Program Description: Conformity between the General Plan and the Zoning Ordinance and maps are required by the State since the latter is the primary implementation mechanism for the former. This program will require City staff to initiate a comprehensive revision of the Zoning Ordinance (including the Zoning Map) to ensure that it is consistent with the General Plan's policies and programs. The Zoning Ordinance Revision program will involve the review of the following:

- New zone districts will need to be created to implement those land use designations identified in the Land Use Element. These include the Open Space and Institutional designations. In addition, the Zone C-H (Commercial Highway) designation should be eliminated from the Code to ensure conformity with the Land Use Element.
- Some General Plan policies require that the City's Sign Ordinance be revisited. The focus of the sign ordinance revision is to ensure the standards are consistent with General Plan policy with respect to architecture and design.
- The section of the Zoning Ordinance that governs Conditional Use Permits needs to be expanded to address institutional uses (churches, schools, etc.), and the nature and extent of discretionary review required as part of a Conditional Use Permit approval.
- The Zoning Ordinance establishes regulations governing non-conforming uses and structures. The Land Use Element includes policies that remove the current requirements for termination of non-conforming uses and structures. This section of the Zoning Ordinance will need to be amended to reflect the directives of the General Plan.
- This section of the Code will be expanded to include regulations governing landscaping.

In addition, the following Zoning Ordinance regulations must be considered during the Municipal Code revision:

- The current Home Occupancy Ordinance restricts the number of employees that may be employed on-site. The City will continue to implement the Code requirements as a means to reduce potential traffic (and mobile emissions) on local streets.
- The City will encourage telecommuting and other activities through the continued implementation of the City's Zoning Ordinance. City staff will review and amend the Zoning Ordinance to ensure that it is not overly restrictive in terms of home occupations. A Zoning Ordinance revision will commence following the adoption of the General Plan.

- The City will implement the Land Use Plan Designations of the Land Use Element.
- The City will be diligent in the review of projects in neighboring jurisdictions that may affect traffic on local streets.

Program Implementation: This program is a new program.

Zoning Ordinance Revision – General Plan Conformity Program Implementation		
Timing of Implementation	Implementation Responsibility	Funding Source
This program's implementation will occur immediately following General Plan adoption.	Planning Department.	General Fund – This program will be financed by the General Fund.

Related Programs: Zoning Ordinance Revision – View Preservation and Zoning Ordinance Revision – Community Character

Zoning Ordinance Revision – Community Character

Program Purpose: The purpose of this program is to ensure that the City's Zoning and Hillside Grading Regulations conform to the policies outlined in the General Plan. The General Plan of La Habra Heights establishes Goals and Policies defining, among others, community character.

Program Description: The City of La Habra Heights has adopted a number of ordinances designed to maintain the City's low density, single-family character. These ordinances primarily focus on aesthetic-related issues and standardized regulations that are applied to all development. Other applicable regulations include those development standards related to health and safety.

The intent of this program is to recognize that each parcel may possess development constraints that are unique to that property. As a result, a Constraints Analysis process should be considered to ensure that future development conforms as closely as possible to the vision embodied by the General Plan. The constraints analysis should consider, among other things, building setback, height within the allowed range, impermeable coverage, landscaping, grading (cut and fill quantities), size of retaining walls, and other factors. A primary objective of this program is to encourage development, in the absence of any prohibitions related to health and safety concerns, to minimize view obstructions, maximize preservation of privacy for neighbors, maintain the look of the community hills and valleys and blend the structures into the existing setting, primarily through the use of landscaping. Elements of this program should include the following:

- In development applications, the applicant will identify all constraints on the site map and any potential alternative with respect to the placement of new construction.
- The building plans must demonstrate conformity with the General Plan if there is a deviation from adopted standards or regulations. Any deviation from an adopted standard or regulation should be in response to an effort to conform to the General Plan's policies with respect to views, building aesthetics, or other factors. For example, if a view obstruction can be lessened through the lengthening of a driveway, even though the longer driveway may exceed the impermeable coverage limit, then this option may be a more desirable option in terms of conforming to the Goals of the General Plan.
- Major physical constraints that must be considered as part of the proposed development must be mapped. These constraints may include, but not be limited to, physical boundaries and setbacks, the prohibited areas such as easements for roads or flood, fault or landslide safety, proximity to sensitive environmental features, existence of existing trees, and views from neighboring properties including roads.

- The possible use of “proportional ratios” will be considered in the examination of ways the City could promote development compatibility within the City. Review of home sizes and lot coverage ratios at the time of incorporation can be used as a baseline for defining community character.
- The Zoning Ordinance will also be revised to consider architectural design, the screening of roof equipment, etc.

Implementation: This is a new program

Zoning Ordinance Revision – Community Character		
Timing of Implementation	Implementation Responsibility	Funding Source
This Zoning Ordinance program will be implemented immediately following the General Plan adoption.	Planning Department.	General Fund – This program will be financed by the General Fund.

Related Programs: Zoning Ordinance Revision – General Plan Conformity and Zoning Ordinance Revision – View Preservation

Zoning Ordinance Revision – View Preservation

Program Purpose: The objective of this program is to promote view maintenance and preservation.

Program Description: Section 9404 of the City of La Habra Zoning Code controls view preservation. Parcels located within Zone R-A, View Preservation District "A" having specific characteristics are considered to have a view. View lots refer to those lots where there presently exists a principal identifiable view. The current ordinance also indicates that the protected view is a scene that includes a view of the ocean, Los Angeles or Orange County Basin, San Gabriel Valley, City lights, mountains, harbor, and shoreline or off shore islands. There are a number of policies included in the General Plan that relate to views and landscaping, including the following:

- New residential lots should only be considered if it can be shown that the development of each lot will be in substantial conformance with City ordinances.
- Encourage the architecture of structures to be consistent with the overall existing qualities of the site. The architecture should meld itself to the topography rather than dominate it.
- Houses should blend into the existing setting and not draw attention to themselves.
- No new structure shall exceed two stories in any single vertical plane.
- Future development should have minimal adverse impacts on the environment and natural topography, and should not affect natural surroundings, including ridgelines, more than necessary to allow an economically viable use of privately held land.
- Various proportional requirements such as floor area ratios, cubic content ratios, permeable soil area ratios, and/or other requirements such as setbacks shall be established and employed to ensure that residential structures are appropriately scaled to the lot on which they are located.
- Landscaping plans for residential development shall be required to ensure that the visual impact of new structures is softened by providing screening, privacy for adjoining structures, and preservation of the rural appearance of the community. Approved landscape plans shall be monitored to ensure they are implemented.
- The significant primary views of local hills, valleys, city lights, ocean, and mountains enjoyed by residents shall be protected from obstruction by any new development's structures or landscape elements to the fullest extent consistent with the property rights of the owner of the site on which the new development is located. The principal view of a scene (not located within the immediate area such as the surrounding hills and

valleys) including the Pacific Ocean, the Los Angeles and Orange County basins, the San Gabriel Valley, City lights, mountains, harbor, shoreline, or off-shore islands.

Under this program, staff would initiate a review of the current Zoning Ordinance, with respect to view preservation to ensure it is in conformance with the General Plan's policies and the other programs related to the revision of the Zoning Ordinance.

Program Implementation: This is a new program.

Zoning Ordinance Revision - View Preservation Implementation		
Timing of Implementation	Implementation Responsibility	Funding Source
This program will be implemented immediately following the General Plan's implementation.	Planning Department.	General Fund – This program will be financed through the General Fund.

Related Programs: Environmental Review Program and Zoning Ordinance Revision – Community Character

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