

Authority of the General Plan

The La Habra Heights General Plan will serve as the blueprint for future planning and development in the City. The General Plan describes the City's vision for the future through the policies and plans contained herein that are designed to shape the physical development of the community. Public and private decision-makers will refer to this General Plan to identify the needs and desires of the community in decision-making related to land use and development. In essence, this General Plan will serve as the City's constitution.¹ The General Plan acknowledges the City's previous planning efforts, the established land use patterns in the community, and the adopted development policy. However, this General Plan is also unique in a number of respects:

- The General Plan will guide the City's development as the 21st century progresses; a century that promises both new opportunities as well as unforeseen challenges.
- The City is located in the midst of a heavily urbanized area and any continued growth in the neighboring communities will have an impact on La Habra Heights.
- The City's history and development patterns have been shaped, in large measure, by the area's topography and location.
- The General Plan establishes patterns of land use and development that promote the maintenance of the City's rural character.
- The General Plan supports regional efforts towards the development of a conservation area within the Puente/Chino Hills.

California planning law requires every City and County to prepare and adopt a comprehensive General Plan to guide future development.² The citizens of the City of La Habra Heights have played an active and important role in the development and evolution of this General Plan. The City Council authorized the

¹ State of California Government Code. Section 65300.

² The La Habra Heights General Plan has been prepared pursuant to California Government Code Section 65300, et. seq., which requires the City to adopt a comprehensive, long-range General Plan to guide the physical development of the community.

creation of a General Plan Advisory Committee (GPAC) to update the City's original General Plan prepared in the 1980's following incorporation. The GPAC was organized into a number of separate subcommittees that were responsible for the preparation of the individual Elements. In addition, a number of community workshops were held at key intervals of the work program to further expand the opportunity for public participation. In addition, a community survey was completed to identify the resident's vision of the City. This General Plan is a direct outgrowth of this community-based planning effort.

Long-Range Planning in the City

Planning case law has placed the General Plan atop the hierarchy of local government laws that regulate land use and development. Consequently, state planning law mandates consistency between the General Plan and all other land use plans and regulations. The zoning ordinance, specific plans, and individual development proposals must all be consistent with the goals, policies, plans, and standards contained in the General Plan.

The City of La Habra Heights last updated its General Plan in 1983, five years after incorporation; Ronald Reagan was in the White House and the population of Los Angeles County was 7,032,075 persons. Our County's population is now 11,419,212, larger than that of many countries and California's economy is the fifth largest in the world. The surrounding region has experienced dramatic growth in population along with the attendant impacts of this growth, including new development, traffic, air and noise pollution, to name a few. This growth has had a direct impact on the City.

The previous General Plan addressed issues and aspirations of a previous generation of residents and property owners in the City. Over the intervening years, many changes have been realized, both within the City and in the surrounding region. As part of the development of the new General Plan, it was necessary to take an inventory of both the "unfinished business" of the original General Plan as well as the recognition of those challenges that face the community in this new century. Some of the issues and challenges the City will face in the coming years are shared with our neighboring communities, while others are unique to La Habra Heights.

Organization of General Plan

The La Habra Heights General Plan consists of an integrated and internally consistent set of goals, policies, and programs that address the seven issue areas that the State requires local General Plans to consider: land use, circulation, housing, noise, safety, conservation, and open space.³ In addition, the General Plan addresses other issues of concern to the community, including urban design, resource preservation, transportation, and public safety. The La Habra Heights General Plan consists of six elements that comply with the requirements of California Government Code Section 65300, et. seq. The elements that comprise this General Plan include the following:

- The **Land Use Element** indicates the general distribution and intensity of land use and development contemplated within the land area governed by the General Plan. This element complies with the state requirements for a Land Use Element.
- The **Housing Element** details plans and programs for the maintenance of existing neighborhoods and the development of new housing to accommodate future demand.
- The **Circulation Element** identifies the location and extent of roadways and infrastructure in the City. This element complies with specific state requirements for a Circulation Element.
- The **Environmental Resource Management Element** or **ERME** indicates the City's policies with respect to the conservation and preservation of important natural and man-made resources. This element complies with the state requirements for a Conservation Element and an Open Space Element.
- The **Public Safety Element** identifies the City's policies relative to the reduction and mitigation of natural and man-made hazards. This element complies with the specific state requirements for a Safety Element.
- The **Noise Element** indicates the nature and extent of environmental noise and establishes City policy to control noise. This Element

complies with the requirements for a Noise Element.

- The **Air Quality Element** establishes City policy with respect to air pollution and the improvement of air quality in the City and region. This Element is an optional element not specifically required under the State law.
- The **Implementation Program** identifies those programs that will be effective in ensuring that the policies and plans contained in the City of La Habra Heights General Plan become reality.

Organization of the General Plan...

General Plans prepared by local governments contain a set of chapters, or elements, that address a wide range of issues that are relevant to future land use planning and development. All General Plans must include a land use element, circulation element, housing element, noise element, safety element, conservation element, and open space element. These "elements" may be reorganized or expanded, as long as the relevant issues are addressed.

The General Plan's Goals

The General Plan Advisory Committee developed a set of goals. These goals will serve as the planning policy framework for the City of La Habra Heights well into the 21st Century. These goals focus on the maintenance and preservation of those amenities that are unique to La Habra Heights.

- Goal 1.** Protect, preserve and enhance the residential rural character and individualistic lifestyle of La Habra Heights.
- Goal 2.** Minimize alteration of the natural terrain.
- Goal 3.** Preserve scenic views.
- Goal 4.** Preserve existing water courses, scenic beauty, mature trees and vegetation.
- Goal 5.** Protect, preserve, and increase open space reserves within the City by acquisition, easements, and other means available to ensure the maintenance of wildlife habitats, wildlife corridors, natural drainage courses, and passive recreational resources.

³ State of California Government Code. Section 65302.

Goal 6. Encourage the expansion and use of the existing trail system for horseback riding, bicycling, and hiking.

Goal 7. Require that future residential development continues the present variety and diversity of structural design and appearance, maintains residents' privacy with large distances between houses, and is harmonious with natural settings.

Goal 8. Permit and encourage citrus, avocado, and walnut groves, tree farms, and other agricultural uses.

Goal 9. Permit and encourage animal husbandry including keeping of horses, animals used for 4-H projects, and other livestock as allowed by local ordinance.

Goal 10. Assure that local and regional traffic demands are accommodated only in a manner consistent with the unique rural environment of La Habra Heights.

Goal 11. Resist and discourage urban features such as curbs, gutters, sidewalks, and street lights.

Goal 12. Reduce potential fire hazards and recognize geological hazards.

Guiding Principle

"This General Plan also recognizes the historical precedent of our one acre minimum lot size for residential use, as this precedent supports these General Plan goals."

The General Plan's Goals

The policies that are included in the General Plan are identified in this section. The policies are arranged according to the General Plan Elements in which they appear.

Land Use Element

Land Use Element Policy 1. New residential lots should only be allowed if it can be shown that the lot will not require significant variances to City ordinances.

Land Use Element Policy 2. Encourage the architecture of structures in the hillside areas to be consistent with the overall natural environmental qualities of the site. The architecture should meld itself to the topography rather than dominate it.

Land Use Element Policy 3. Houses that blend into the environment, that do not draw attention to themselves, and are not easily seen from public rights of way, will be favored during the permitting process.

Land Use Element Policy 4. No new structure shall exceed two stories in any single vertical plane.

Land Use Element Policy 5. Natural prominent ridge lines (Exhibit 2-2) shall be protected from obstruction by residential buildings; no new structure shall be permitted to be located so that its roof lines rise above the natural ridge line, unless variance from the standard is legally required to prevent denial of all economic use of the property.

Land Use Element Policy 6. Various proportional requirements such as floor area ratios, cubic content ratios, permeable soil area ratios, and other non-proportional requirements such as set-backs and screening shall be established and employed to ensure that residential structures are appropriately scaled to the lot on which they are located.

Land Use Element Policy 7. Landscaping plans for new 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.

Land Use Element Policy 8. Views enjoyed by residents shall be protected from obstruction by any new development's structures or landscape elements.

Land Use Element Policy 9. All health and safety requirements noted in the Safety Element, the Noise Element, and the Circulation Element of this General Plan, and the ordinances that implement them, shall be observed and implemented in new residential development.

Land Use Element Policy 10. Lots that are smaller than one acre shall be required to meet established floor area ratios, setbacks, structural height limitations, screening, parking, operational leaching fields, and permeable surface standards.

Land Use Element Policy 11. A variance shall be required for the development of lots that are smaller than one acre and do not meet established performance standards. The legally noticed public hearing required for a variance will allow residents of nearby properties to work with the developer, planning officials, and staff to obtain optimum privacy, screening, and view preservation within the neighborhood.

Land Use Element Policy 12. Given the limited infrastructure available to serve residential development in the City, newly created lots must be at least one acre in size and a larger minimum applies for steep land. It is also the policy of this General Plan to forbid residential development of previously undeveloped sites of less than one-half acre in size. Such sites typically lack sufficient area to allow a leach field to dispose of wastewater, and further development of such sites would generate disproportionate traffic demand on the City's rustic road system. Such few undeveloped lots of this minimal size as exist in the City were typically created for water tanks, antenna sites, and other utility infrastructure use. Therefore, their owners do not have reasonable investment-backed expectations in residential development of those sites, in any event. Accordingly, if any such site is to be developed an amendment to this General Plan must be processed to allow development. The amendment process should look to: (i) capacity of the site to handle waste water; (ii) availability of sufficient road capacity to serve the land; (iii) sufficiency of other infrastructure to serve the site; (iv) any evidence submitted by the applicant which suggests that denial of development rights would work a taking or otherwise exceed the City's power; and (v) the goals and objectives of this General Plan, including preservation of residential privacy, community aesthetics, and preservation of private and public views.

Land Use Element Policy 13. All health and safety requirements noted in the Safety Element, the Noise Element, and the Circulation Element of this General Plan, and the ordinances that implement them, shall be observed and implemented when reviewing substandard lots for development.

Land Use Element Policy 14. Design all new development to minimize impacts on community character, surrounding neighborhoods, and natural features.

Land Use Element Policy 15. Preserve natural drainage courses in their existing state where safe to do so.

Land Use Element Policy 16. Establish a gradual topographic transition between structures in all development. The appearance of overly large or stepped pads shall be prohibited. Contour grading with varying radii in vertical and horizontal planes shall be required.

Land Use Element Policy 17. Limit grading to that necessary for the house itself. Accessory structures shall be placed at varying distances and elevations from the house to minimize the size of the graded pad supporting the house and resultant unnatural linear features.

Land Use Element Policy 18. Use landform or contour grading to present a rounded or undulating natural appearance to blend in with the natural grade.

Land Use Element Policy 19. Prohibit hillside grading and development practices that damage the integrity of hillside areas in order to provide off-site views.

Land Use Element Policy 20. Landscape all graded slopes to control erosion and restore the look of the natural terrain.

Land Use Element Policy 21. The City shall consider implementing a site plan review process of all proposed new structures in order to allow for alternatives in the placement of the structure and other development within the lot that will minimize the need for grading and the alteration of the natural topography in order to meet the goals of this General Plan.

Land Use Element Policy 22. The height, length and extent of retaining walls shall be limited. Upon completion, approved retaining walls shall be screened with landscaping.

Land Use Element Policy 23. All proposed development within a geologic hazard special study area must undergo an engineering study performed by a registered engineer concerning the potential impact of soil instability, liquefaction, and landslide and seismic potential.

Land Use Element Policy 24. All future lot splits shall be required to prove compliance with City ordinances in addition to compatibility with the slope density requirement.

Land Use Element Policy 25. Development in areas of local flooding must show adequacy of liquid waste disposal systems in times of high water table.

Land Use Element Policy 26. Eliminate the termination dates for nonconforming residential properties, so that nonconforming residential uses can continue in perpetuity.

Land Use Element Policy 27. Permit remodeling, expansion, and/or improvement of nonconforming residential structures so long as the nonconforming standard is not measurably extended by the requested changes. Should major extensions of the existing nonconforming standard be requested, those extensions shall be subject to review by the procedures for variance established by the State of California. The intent of this policy is to allow remodeling within the current dimensions of the existing nonconforming structure but require those projects that expand beyond the current nonconforming structure's dimensions to receive the full scrutiny and enforcement of the legally established planning process. An example of the kind of request that would "push the envelope" would be the replacement of a single story nonconforming structure with a two story nonconforming structure.

Land Use Element Policy 28. Require that permits for significant remodeling, expansion and/or improvement for non-conforming residential properties are subject to the same requirements as other structural remodeling permits, including adequate fire flow, cesspool or septic tank inspection, fire retarding sprinkler systems, etc.

Land Use Element Policy 29. When a remodeling or rebuilding site plan fails to meet any performance standard a variance shall be required so that, during the public hearing, adjoining property owners can work with the petitioning property owner, planning officials and staff, to ensure that the proposed structure is compatible with neighborhood scale, privacy, view preservation and other amenities valued by residents.

Land Use Element Policy 30. Requests for significant rebuilding or remodeling permits shall include a landscape plan designed to soften the visual impact of the altered structure.

Land Use Element Policy 31. All health and safety requirements noted in the Safety Element, the Noise Element, and the Circulation Element of this General Plan, and the ordinances that implement them, shall be observed and implemented in remodeling existing residences.

Land Use Element Policy 32. At such time as oil or natural gas production is dwindling to uneconomical returns, the City shall contact appropriate State agencies to determine mandated procedures to remediate the land designated as "Open-Space-Resource."

Land Use Element Policy 33. At such time as the State of California or other appropriate authorities pronounce the land designated as "Open Space-Resource" to be remediated so that it is suitable for alternative uses, the City shall consider requests for a general plan amendment and rezoning from the owners of such properties.

Land Use Element Policy 34. Restrict the minimum lot size for recreational facilities of any kind, to one acre.

Land Use Element Policy 35. Protect and preserve the three existing recreational resources within the City: the Hacienda Golf Club, the Las Palomas Riding Ring, and the City Park.

Land Use Element Policy 36. New recreational facilities on undeveloped open space land shall be limited to passive recreation.

Land Use Element Policy 37. All health and safety requirements noted in the Safety Element, the Noise Element, and the Circulation Element of this General Plan and the ordinances that implement them shall be observed and implemented in recreational facilities development.

Land Use Element Policy 38. Preservation of the Puente Hills Landfill Native Habitat Preservation Authority's conservation area and its plant and animal communities in their natural state shall continue to be an important City objective.

Land Use Element Policy 39. The City shall support the designation of lands as open space for conservation, (Open Space-Conservation) at such time as additional areas are acquired and dedicated to that purpose.

Land Use Element Policy 40. Properties that adjoin the existing preserves shall be developed with consideration for prevention of adverse impacts upon the preserved plant and animal communities. as shown on the Conservation Overlay designation, (Exhibit 3-1) shown in the Environmental Resource Management Element.

Land Use Element Policy 41. The minimum lot size for an institutional use is five acres.

Land Use Element Policy 42. For the safety of residents, institutional staff, and clients, all institutional uses must be located in an overlay zone which is located beside parts of Harbor Boulevard (refer to Exhibit 3-1).

Land Use Element Policy 43. Because of infrastructure constraints, only community-serving institutions will be permitted in the City: regional or larger entities' operations are prohibited.

Land Use Element Policy 44. All institutional structures must be visually compatible with their neighborhood, approved after site plan review, and must meet, and sometimes exceed, all the performance standards required for residential structures in relation to floor area ratio, proportional permeable land surfaces, screening, view preservation, on-site parking, landscaping and all other requirements appropriate to the institutional use.

Land Use Element Policy 45. Failure to meet any performance standard in development of new, or in the expansion of existing, institutional uses shall require a public-noticed hearing for a variance or conditional use permit.

Land Use Element Policy 46. Only on-site signs identifying institutional uses are permitted: such signs shall be in accordance with the City's sign ordinance.

Land Use Element Policy 47. All health and safety requirements noted in the Safety Element, the Noise Element, and the Circulation Element of this General Plan, and the ordinances that implement them, shall be observed and implemented in developing new, or remodeling existing institutional structures.

Land Use Element Policy 48. The City of La Habra Heights shall work with property owners and communications companies in designing and locating communications facilities, and shall regulate these facilities to the extent provided by law.

Land Use Element Policy 49. The La Habra Heights City Council, working with the La Habra Heights County Water District, shall appoint a committee formed of knowledgeable citizens charged with assessing the advantages and disadvantages of unification of the two entities and report their findings to the City and to the Water District for appropriate action.

Land Use Element Policy 50. Specific plans shall adhere strictly to the performance standards, view preservation, and other development requirements set forth in this General Plan and the ordinances that implement it.

Land Use Element Policy 51. Any specific plan under consideration by the City shall be prepared, adopted and amended in the same manner as the General Plan, with the requisite public notices, hearings and procedures that are required for the adoption of the General Plan.

Land Use Element Policy 52. Current City requirements for specific plan designation on large areas of undeveloped land shall continue to be enforced. For this purpose, a Specific Plan overlay zone shall be established.

Land Use Element Policy 53. Artificial lighting illuminating sports courts, household perimeters, residences, driveways, or other residential or institutional facilities must be extinguished by 10:00 P.M.

Land Use Element Policy 54. Allow an ordinance, when a nuisance is detected, to require the residents committing the nuisance to extinguish exterior lighting after 10:00 p.m.

Land Use Element Policy 55. Review site plans for lot development to require automatic timer shut-off switches for exterior lighting.

Land Use Element Policy 56. No new structure shall be permitted that significantly obstructs an existing view from a residence or a roadside. Similarly, landscape plans submitted as required in other provisions of the element, shall be reviewed to prevent of significant view obstruction to neighbors.

Land Use Element Policy 57. The City shall attempt to mitigate and mediate between property owners of obtrusive landscaping and those who claim a loss of views due to the growth of landscaping materials. If the conflicts of landscaping materials

and view preservation cannot be resolved by the City and the parties at issue, resolution must be remanded to the courts of justice in the State of California, with the City of La Habra Heights taking no further part in the dispute, other than provision of the specific ordinance establishing the cause of action.

Land Use Element Policy 58. The City of La Habra Heights should consider petitioning the Local Area Formation Commission to approve the annexation of the excluded street, Pine Edge Drive, and the properties abutting it, to the City of La Habra Heights.

Land Use Element Policy 59. Protect the ecology of wildlife habitat and natural conservation areas within open space areas adjacent to La Habra Heights.

Land Use Element Policy 60. When large tracts are to be developed adjacent to La Habra Heights, require that the least intensive, lowest density development occur in those areas adjacent to, and visible from, La Habra Heights so that the City's community and neighborhood character is preserved.

Land Use Element Policy 61. The City shall file reports with the City Council, the State of California Office of Planning and Research and any other appropriate governing bodies identifying the status of our General Plan and its implementation as required by law.

Environmental Resource Management Element

Environmental Resource Management Element Policy 1. Cooperate with state, federal and regional agencies to monitor water quality and protect it from contamination. Encourage the La Habra Heights Water District to provide an adequate supply of high quality water for local and regional needs. Encourage water conservation.

Environmental Resource Management Element Policy 2. Preserve and protect blue line streams, both from pollution, including contamination from liquid and solid waste disposal; and from streambed alterations such as change in course.

Environmental Resource Management Element Policy 3. Encourage practices that stress soil conservation as a means to retain native vegetation, maximize water infiltration, provide slope stabilization, allow scenic enjoyment, and reduce flood hazards.

Environmental Resource Management Element Policy 4. Preserve adequate open space areas for major habitat types, so as to maintain ecosystems in a natural balance for recreation, scientific, conservation, economic, educational, and scenic purposes.

Environmental Resource Management Element Policy 5. Work with appropriate land owners and government agencies to rehabilitate abandoned oil fields or encourage the rehabilitation of these lands within the planning area for open space, recreation, or other beneficial resource conservation uses after site reclamation.

Environmental Resource Management Element Policy 6. Encourage property owners to preserve and enhance areas with native vegetation, wildlife habitat, and visual beauty.

Environmental Resource Management Element Policy 7. Preserve mature trees and establish requirements for the replacement of more than one tree for every mature tree removed.

Environmental Resource Management Element Policy 8. Protect and preserve endangered species and sensitive native plant communities.

Environmental Resource Management Element Policy 9. Encourage energy conservation measures in existing and new developments, whether public or private, within the City.

Environmental Resource Management Element Policy 10. Encourage residents and new developments to take advantage of energy conservation programs.

Environmental Resource Management Element Policy 11. Protect existing wildlife habitats through the preservation of open space.

Environmental Resource Management Element Policy 12. Future hillside development will be permitted only if it involves minimal adverse impacts on the environment and natural topography, and does not affect natural ridgelines more than necessary to allow a reasonable economic use of privately held land.

Environmental Resource Management Element Policy 13. Participate with the County of Los Angeles, the Southern California Association of Governments, and other responsible agencies on all

open space planning matters to the extent necessary to implement the City's General Plan policies regarding open space, construction, and wildlife preservation within its planning area.

Environmental Resource Management Element Policy 14. Establish and enforce mitigation measures for projects, which have the potential for significant and irreversible adverse environmental effects.

Environmental Resource Management Element Policy 15. The City shall encourage the dedication of open space land for public use and/or conservation purposes whenever possible.

Environmental Resource Management Element Policy 16. Retain existing open space in public ownership, wherever possible, including surplus land within the City limits offered for sale by other public agencies, including easements and rights of way.

Environmental Resource Management Element Policy 17. Encourage the retention of privately owned outdoor recreation uses and consider the public acquisition of such land when the open space uses located, thereon, may be discontinued by the owners.

Environmental Resource Management Element Policy 18. Actively pursue acquisition of open space areas not only to provide areas for recreation activities, but also to preserve environmental ecological features that are valuable for their scientific, educational, conservation, scenic, and cultural values.

Environmental Resource Management Element Policy 19. Pursue the use of open space land used for public and semipublic rights-of-way for possible multiple use which would complement the continuity of other designated open space areas, with the consent of the owners and other appropriate agencies.

Environmental Resource Management Element Policy 20. Make every effort to locate possible sources of funds for the acquisition of open space, including, but not limited to, Federal funds, State funds, County funds, and funds from private sources.

Environmental Resource Management Element Policy 21. Upon subdivision of large undeveloped parcels in the City or upon the approval of Conditional Use Permits for non-residential uses, the City may

require the development of equestrian and pedestrian routes to provide access to Skyline and the Wildlife Corridor Trails where appropriate nexus can be shown between this mitigation and the impacts of the proposed development.

Environmental Resource Management Element Policy 22. Identify the needs and possible locations for walking trails, bicycle and equestrian trails in the City.

Environmental Resource Management Element Policy 23. Encourage cooperation between all user groups and agencies involved with parks and recreation.

Environmental Resource Management Element Policy 24. Integrate recreation planning efforts to consider conservation, open space, and scenic roadway areas and programs designed to conserve these resources.

Environmental Resource Management Element Policy 25. Support a system of continuous cross town bicycle, equestrian, and hiking trails that will encourage the use and enjoyment of public open space in the City and the surrounding area.

Environmental Resource Management Element Policy 26. Cooperate with the County of Los Angeles and other entities in the establishment and acquisition of open space and park land, including but not limited to, greenbelts, trails, and wilderness preserves.

Environmental Resource Management Element Policy 27. Promote access within the existing parks for the physically challenged.

Environmental Resource Management Element Policy 28. Coordinate the use of parkland with other community concerns, such as air quality, traffic circulation, and safety.

Environmental Resource Management Element Policy 29. Encourage the use of parks by promoting a wide range of uses and activities for equestrians, hikers, children, joggers, cyclists, etc.

Environmental Resource Management Element Policy 30. Encourage the preservation of privately owned residential open space.

Environmental Resource Management Element Policy 31. No undeveloped land in the City that is approved for recreational use shall be used for “active” recreation.

Environmental Resource Management Element Policy 32. Protect scenic corridors to maintain their aesthetic, recreational, cultural, or historic values.

Environmental Resource Management Element Policy 33. Identify the portions of the street system that, together with the adjacent scenic corridors, require special scenic treatments.

Environmental Resource Management Element Policy 34. Discourage bright outside lighting and, to the extent consistent with the necessities of public safety, prohibit streetlights to preserve dark skies at night.

Environmental Resource Management Element Policy 35. Take reasonable measures to preserve scenic views.

Environmental Resource Management Element Policy 36. Work with land owners and government agencies in promoting land use plans that are sensitive to the environment and give maximum consideration to the preservation of natural habitats.

Environmental Resource Management Element Policy 37. Work with land owners and government agencies in identifying areas that should be preserved as open space for recreation, resource management, or public safety.

Environmental Resource Management Element Policy 38. Continue to work with Los Angeles and Orange Counties and other agencies in the preparation and review of development plans for land adjacent to PCHWC in identifying ways to ensure preservation and protection of the environment.

Environmental Resource Management Element Policy 39. Encourage the protection of existing wildlife in the PCHWC.

Environmental Resource Management Element Policy 40. Support and complement existing recycling programs by public and private agencies (Girl Scouts, Boy Scouts, 4-H Club, etc.).

Environmental Resource Management Element Policy 41. Continue to implement the Source Reduction and Recycling element pursuant to AB 939.

Environmental Resource Management Element Policy 42. Encourage the reduction of green waste through composting.

Circulation Element

Circulation Element Policy 1. Maintain street widths and rights-of-way consistently with our rural environment, which will serve as the standard for any new or extended lol streets.

Circulation Element Policy 2. Many local streets provide views of surrounding locale and of distant terrain; these views shall be preserved from obstruction by roadside structures.

Circulation Element Policy 3. Prohibit “keyhole courts” because they impede traffic circulation in times of emergencies.

Circulation Element Policy 4. Maintain schedules of street maintenance as necessary to keep roads in good repair.

Circulation Element Policy 5. Maintain clear road sides for safe vehicular, emergency vehicle, pedestrian, bicycle and equestrian travel. Property owners shall be required to clear debris, litter, brush, weeds and low overhanging branches from their properties that intrude onto the adjacent roadways.

Circulation Element Policy 6. Any new streets and future extensions of existing streets shall not disturb existing wildlife and sensitive habitats unless no feasible alternative is available and denial of the sought improvement would constitute a taking of property.

Circulation Element Policy 7. Limit use of local streets by trucks above specified weights and size, and require operators of heavy trucks shown to have damaged local streets to restore those streets to their previous condition.

Circulation Element Policy 8. East Road and West Road are local streets carrying a major share of cross-Heights traffic. Measures should be taken to enforce safe speeds on these streets such as periodic patrols or other appropriate measures.

Circulation Element Policy 9. It should be a goal of the City to monitor CHP advisories on hazardous materials transport within the City and act to protect residents.

Circulation Element Policy 10. Designate Harbor Boulevard as having scenic significance.

Circulation Element Policy 11. Designate Hacienda Road as having scenic significance.

Circulation Element Policy 12. Prohibit any change in the width, alignment, and number of lanes on Hacienda Road, as such changes would be inconsistent with the unique rural environment of La Habra Heights and would be detrimental to the City by increasing traffic on Hacienda Road and other City streets, and increasing pollution and noise throughout the City. Further, the present width and alignment of Hacienda Road is highly constrained by the presence of a deep canyon that overlies a trace of the Whittier Fault. Meaningful change to that width and alignment would require major earthwork, and would affect La Mirada Creek, a blue line stream. The road also crosses the wildlife corridor and changes in that area would be disruptive to a biological resource of State-wide significance.

Circulation Element Policy 13. Prohibit any change in the width, alignment, and number of lanes on Harbor Boulevard, as such changes would negatively impact the rural environment of La Habra Heights and would be detrimental to the City by increasing noise and pollution throughout the City. Further, the location of Harbor Boulevard is constrained by steep slopes on either side and by a major crossing of the wildlife corridor. Accordingly, alteration to this road would have environmental consequences similar to those noted above with respect to Hacienda Road.

Circulation Element Policy 14. Prohibit new streets crossing or exiting on Hacienda Road or Harbor Boulevard in order to conserve capacity during peak hours. In addition, new street crossings create the need for traffic lights. New traffic lights further impair traffic flows, cause additional air quality deterioration and increase noise levels.

Circulation Element Policy 15. Maintain clear rights of way for safe passage of pedestrian, bicycle and horseback riders using Harbor Boulevard and Hacienda Road.

Circulation Element Policy 16. Enforce weight and axle restrictions for trucks using City streets, with special emphasis accorded to Hacienda Road, given its unsuitability for heavy truck traffic.

Circulation Element Policy 17. Any designation of roads within Powder Canyon is obsolete due to the acquisition of that land for permanent habitat preservation, and such designations are hereby eliminated from the Circulation Map of this Plan and the City should encourage Los Angeles County to eliminate them from its plan of highways, as well.

Circulation Element Policy 18. The City should consider clearing a trail and erecting a protective rustic fence on one side of Hacienda Road for the use of pedestrians, bicyclists, and equestrians. Other appropriate measures to ensure safe access that are consistent with the aesthetic and environmental values expressed in this element should be employed by the City.

Circulation Element Policy 19. Consider implementing the additional traffic calming measures recommended in the "Traffic Calming Study of Hacienda Road," submitted to the City Council, dated June 7th, 2002.

Circulation Element Policy 20. Emergency vehicles serving La Habra Heights must have short wheel-base and high ground clearance in order to operate safely and expeditiously.

Circulation Element Policy 21. The City should review street naming systems to eliminate confusing duplications of street names on discontinuous streets.

Circulation Element Policy 22. The City should work with the Post Office to review house-numbering systems to assure a logical progression of numbers along every street.

Circulation Element Policy 23. The City should require new and existing private roads to be named, with the name posted at the entrance to the road.

Circulation Element Policy 24. The City should consider relocating the Fire Station to a more suitable location, or otherwise consider locating fire stations closer to the properties to be served.

Circulation Element Policy 25. Allow an ordinance, when a nuisance is detected, to prohibit the residents committing the nuisance from roadside and road way parking.

Circulation Element Policy 26. Prohibit all parking on Hacienda Road and Harbor Boulevard that present a community risk or intrude upon the roadway surface.

Circulation Element Policy 27. Continue to require new residential development to provide on-site visitor parking sufficient to serve each approved lot.

Circulation Element Policy 28. Create and maintain turnouts on Highways of Scenic Significance for scenic viewing where consistent with the aesthetic, environmental, and safety values expressed in this element.

Circulation Element Policy 29. Prohibit frequent parking or storage of commercial vehicles, except agricultural equipment, anywhere in areas designated as Residential-Agricultural.

Circulation Element Policy 30. Require institutional uses within the City to provide on-site parking sufficient to serve all employees and patrons, according to the Institute of Civil Engineers standards, or more restrictive standards.

Circulation Element Policy 31. Require institutional uses to provide landscaping, irrigation, and screening in required parking areas.

Circulation Element Policy 32. Encourage school districts serving La Habra Heights to use small buses, shuttle buses or minivans when transporting the City's school children.

Circulation Element Policy 33. Encourage carpools as an alternative to the single-occupant-vehicle in order to better manage regional demands on La Habra Heights circulation infrastructure

Circulation Element Policy 34. Continue to provide Dial-A-Ride services arranged with an appropriate agency.

Circulation Element Policy 35. Publicize taxi services and rates.

Circulation Element Policy 36. Publicize City transportation programs, such as the present availability of airport shuttle vouchers and their rates.

Circulation Element Policy 37. Consider establishing a volunteer chauffeur network for driving elderly and disabled residents to vital services, community events, and shopping.

Circulation Element Policy 38. Encourage the linkage of existing local trails to regional trail networks wherever possible.

Circulation Element Policy 39. To the extent possible, extend existing local trails through newly acquired open space and wildlife preserves, consistent with the requirements of wildlife habitat.

Circulation Element Policy 40. Treat wildlife corridors and trails as circulation requirements of equal importance to vehicular, horse, bicycle and pedestrian circulation.

Circulation Element Policy 41. Encourage the City to identify and retain easements and rights of way to allow their incorporation into trail networks.

Circulation Element Policy 42. Continue to require that all new residential development underground all utility lines.

Circulation Element Policy 43. Establish a serial undergrounding of utility trunk lines within the City, making use of the utility funds available for this purpose. Arrange for undergrounded connections to existing residential structures for those homeowners who request it.

Circulation Element Policy 44. Require that all significant remodeling improvement projects or significant additions to existing structures incorporate on-site undergrounded utility lines.

Circulation Element Policy 45. To the extent the City has the power to do so, establish requirements for the location, appearance and need for high voltage utility lines within the City.

Circulation Element Policy 46. Reduce, and eventually eliminate, utility poles within the City.

Circulation Element Policy 47. Require that all telephone lines serving future residences be undergrounded.

Circulation Element Policy 48. Establish a serial undergrounding of telephone trunk lines within the City, arranging for undergrounded connections to existing residential structures for those homeowners who request it.

Circulation Element Policy 49. Any new antennas necessary for telephone service should be placed in the existing antenna farm, established by Consent Agreement in 1985, or pursuant to a Conditional Use Permit or other regulatory device that will ensure that such antennas are located and designed so as to minimize their impact on community aesthetics and

views and to limit intrusions into high fire-hazard areas.

Circulation Element Policy 50. Require that all significant remodeling improvement projects or significant additions to existing structures incorporate undergrounded telephone lines.

Circulation Element Policy 51. Reduce and eventually eliminate telephone poles within the City.

Circulation Element Policy 52. Establish a chain of command so that City officials and staff are apprised of all requests by cellular phone companies for the location of communications towers.

Circulation Element Policy 53. Establish ground rules for the appearance of such towers and other cellular equipment, wherever they are located within the City, or pursuant to a conditional use permit or other regulatory device that will ensure that such towers are located and designed so as to minimize their impact on community aesthetics and views and to limit intrusions into high-fire-hazard areas.

Circulation Element Policy 54 Require joint use of communications towers to the maximum extent feasible to prevent their proliferation within the City.

Circulation Element Policy 55. Ensure that provision for undergrounding telephone lines also applies to, and is coordinated with, cable services.

Circulation Element Policy 56. Keep cable contracts short term in order to provide flexibility for changes in technology, pricing, and competitive strategies among cable and other communications companies.

Circulation Element Policy 57. Review cable contracts and competitive bidding periodically to ensure that the most economical and efficient services are provided for City residents.

Circulation Element Policy 58. The City shall require that providers of cable television, broadband Internet, and other communications services shall consult with the City and with affected property owners before placing physical equipment, excepting cables, on telephone company infrastructure within the City.

Circulation Element Policy 59. Work with the Water District to ensure that City policies and Water District policies are mutually compatible.

Circulation Element Policy 60. Comply with state laws requiring coordination of land use approvals with water supply availability such as by requiring the La Habra Heights County Water District to certify that a request to install any new water meter can be accomplished without impacting existing customers or the District's ability to supply the water resources necessary for emergency use before a building permit can be issued for the property.

Circulation Element Policy 61. Ensure that Water District activities affecting road surfaces are repaired by the Water District to City Engineer standards.

Circulation Element Policy 62. Work with the Water District and Fire Department to identify and plan corrections to areas of inadequate domestic flow capacity in order to ensure that internal sprinkler systems work properly.

Circulation Element Policy 63. Consider means to coordinate the operations of the City and the District to reduce the total cost of government to the community by joint staff, joint purchases, or other means.

Circulation Element Policy 64. Continue to require adequate fire flow protection for each residential lot approved for new construction.

Circulation Element Policy 65. Continue to meet Fire Department requirements for the location of fire hydrants serving all new development.

Circulation Element Policy 66 Require annual reports from the Water District attesting to hydrant and reservoir capacities.

Circulation Element Policy 67. Work with the Water District and Fire Department to identify and plan corrections for zones of inadequate fire flow capacity.

Circulation Element Policy 68. Continue to weigh alternative policies to support optimal provision of trash removal services to residents.

Circulation Element Policy 69. Adopt reasonable regulations to prohibit unscreened dumpsters from storage at roadsides, and visible from the roads.

Circulation Element Policy 70. Encourage residents to continue their practice of composting and mulching their green wastes.

Circulation Element Policy 71. Encourage citizens to utilize available recycling programs.

Circulation Element Policy 72. Require testing of soils to assure their receptivity and appropriateness for leaching liquid waste for all lots at the time of sale, or before a building permit for new home construction is issued.

Circulation Element Policy 73. Require inspection of existing liquid waste disposal systems to determine their adequacy at the time of sale or before significant expansion remodeling permit is issued.

Circulation Element Policy 74. No future residential development shall be approved until soil and drainage conditions have been analyzed to assure that septic tank or cesspool liquid waste disposal systems can function adequately to protect the water table unless the development covers the cost of connection of new residences to a sewer system.

Circulation Element Policy 75. If there are areas of the City in which organic waste disposal systems are failing, special assessment districts shall be formed to finance small area sewage treatment facilities or connections to regional sewer systems.

Circulation Element Policy 76. The City shall provide information on the proper maintenance of cesspool and septic tank systems to all households.

Circulation Element Policy 77. Implement policies for the preservation of natural conditions leading to retention of storm water where it occurs.

Circulation Element Policy 78. Review hard surface limitations on all development to ensure compliance with the government's storm water retention policies.

Circulation Element Policy 79. Subject all development and significant remodel permit reviews to storm water retention policy requirements before approval.

Circulation Element Policy 80. Require property owners to keep the courses of blue line streams running clear and unimpeded through their properties.

Circulation Element Policy 81. Work with the oil companies to create a contingency plan to be implemented at the time of any disruption to the functioning of their pipelines.

Circulation Element Policy 82. Plan now for the time when resource production is abandoned and the site is converted to a future uses in order to prevent a brownfields area within the City.

Circulation Element Policy 83. The City shall work with appropriate State agencies, and with the property owner, to ensure the proper remediation of those areas within the property that have been polluted by resource extraction and distribution.

Circulation Element Policy 84. The City must be fully assured that remediation has been accomplished to the extent necessary for any proposed new use of the property before redesignation of the land use is considered.

Circulation Element Policy 85. Prohibit widening, straightening or leveling of local lanes and country roads; their current configuration is the most effective deterrent against inappropriate short-cutting commuter traffic.

Circulation Element Policy 86. Prohibit any new access roads into the City and encourage alternative transit policies at the local and regional level to meet regional traffic needs without the environmental degradation that new roadways would entail in the fragile environment of La Habra Heights.

Circulation Element Policy 87. Implement additional traffic calming measures on the north-south traffic corridors.

Circulation Element Policy 88. Post and enforce appropriate speed limits on East and West Roads.

Safety Element

Safety Element Policy 1. The City, through its Fire and Public Works Departments, shall continuously and vigorously enforce a program of brush and grass clearance as required by law on all lands, public and private, developed and undeveloped, along roadways and around any structure to such distance as established by the City.

Safety Element Policy 2. Building design standards for both new and significant remodeling projects shall incorporate aggressive fire prevention and suppression designs in accord with Fire Zone 4 standards.

Safety Element Policy 3. Fire Department equipment and personnel training should be specific to the narrow, steep, winding, dark and poorly marked streets and driveways of La Habra Heights.

Safety Element Policy 4. The City should ensure that the Fire Department has resources adequate to comply with response times established by the City and the Fire Department.

Safety Element Policy 5. Street names and residential addresses shall be visible and unambiguous.

Safety Element Policy 6. The City should work closely with the La Habra Heights County Water District to ensure adequate fire flow and reserve capacity for all areas of the City.

Safety Element Policy 7. The City shall monitor diligence of Puente Hills Landfill Native Habitat Preservation Authority brush clearance and fire prevention activities on their properties within and adjacent to the City.

Safety Element Policy 8. The Fire Department shall prepare an inventory of all swimming pools and other significant water sources within the City and attempt to obtain owner consent to utilize such sources in the event of emergency need. Further, the City shall encourage owners of such water sources to obtain pumps adequate to provide local fire protection in an emergency.

Safety Element Policy 9. The City should consider the adequacy and location of the one Fire and Emergency Medical facility in the City in light of response times.

Safety Element Policy 10. The Fire Department shall review all development plans to ensure construction methods and activities are in accordance with standards and are not conducted in periods of high fire hazard.

Safety Element Policy 11 All development that requires load-bearing foundations shall include site-specific analysis of underlying soil conditions and potential seismic effect on the structure.

Safety Element Policy 12. All new impervious coverage shall drain into onsite impoundments adequate to contain all runoff as required by law.

Safety Element Policy 13. The City shall maintain a program to encourage all existing residences to have automatic seismic-safety shut off valves on the gas supply lines.

Safety Element Policy 14. Development shall be constrained in areas of historic landslides or in slope easement zones identified by the USGS, California Department of Conservation or by L.A. County. (Exhibit 1)

Safety Element Policy 15. The City shall maintain a map showing all constrained building zones including the Alquist Priolo Zone and other zones adjacent to fault traces discovered during construction of other projects.

Safety Element Policy 16. The City through its Emergency Preparedness Committee shall regularly inform the community of the proper strategy for seismic risk reduction to their residences.

Safety Element Policy 17. The City shall promote the study, adoption, and review of regulations designed to ensure appropriate and safe development in hazardous areas.

Safety Element Policy 18. Development shall be constrained in areas of historic flooding or in zones identified by the California Department of Conservation or by Los Angeles County as flood hazard zones.

Safety Element Policy 19. The City shall maintain a map showing all flood constrained building zones.

Safety Element Policy 20. Development in or influencing areas of flood potential shall include hydrologic analysis and remediation as required.

Safety Element Policy 21. The City shall develop remediation measures for all historical flood-prone areas.

Safety Element Policy 22. The City shall request that the La Habra Heights County Water District provide analysis of local flood potential from each of its reservoir tanks.

Safety Element Policy 23. The City shall continuously enforce a program of brush and debris clearance along the edges of all roadways, public and private.

Safety Element Policy 24. The City shall inspect all roads at least yearly and shall have provisions for the timely repair of all damages to existing pavement that could result in loss of driving surface.

Safety Element Policy 25. The City should consider erecting warning signs at entrances to the City advising of the one-way, multi-user lanes and the lower speed limits.

Safety Element Policy 26. The City shall prohibit use of roadways for routine disposal of water such as from swimming pools, filters, washing machines and other household devices.

Safety Element Policy 27. The City's policing agency shall enforce speed limits on all roads.

Safety Element Policy 28. Continue to study and implement traffic calming on Hacienda Road and Harbor Blvd and other roadways deemed by the City Council to carry substantial, high-speed traffic.

Safety Element Policy 29. The City shall strongly resist any expansion of traffic loads or number of lanes and lane widths on both Hacienda Road and Harbor Blvd. because of the cut through traffic that would result on the lanes and country roads of the City causing significant ecological damage and increased traffic-related accidents and roadway deterioration further increasing the risk of traffic accidents.

Safety Element Policy 30. The City or designee shall monitor any increase in level of traffic on local lanes and roads resulting from spill over of congestion on Hacienda Road and Harbor Blvd and develop preventative or remedial measures.

Safety Element Policy 31. The City shall provide an ordinance that can be invoked when a nuisance is detected to prohibit the residents committing the nuisance, from roadside and road way parking.

Safety Element Policy 32. The City shall strongly discourage non-residential uses to limit the growth of traffic.

Safety Element Policy 33. The City shall regularly review law enforcement services to determine the

adequacy and quality of service and should consider a mechanism to encourage resident input to the City regarding their satisfaction with the services.

Safety Element Policy 34. The City shall continue to vigorously publicize and support neighborhood watch programs.

Safety Element Policy 35. The City shall continue to support active volunteer programs to assist law enforcement officials in crime prevention and law enforcement throughout the City, including in open spaces.

Safety Element Policy 36. The City shall continue its program of rapid removal of any graffiti to discourage crime and gang presence in the City.

Safety Element Policy 37. The City shall monitor the diligence of Puente Hills Landfill Native Habitat Preservation Authority and other public agencies in policing their properties within and adjacent to the City.

Safety Element Policy 38. The City shall discourage any activity that regularly attracts large numbers of people that could exacerbate traffic, crime or fire hazards.

Safety Element Policy 39. The City shall actively promote and support the continued operation of the La Habra Heights Emergency Preparedness Committee.

Safety Element Policy 40. The City shall regularly review its emergency medical and paramedic capabilities, including provision of increased emergency medical technicians (EMTs) and paramedic capabilities within the Fire Department.

Safety Element Policy 41. Promote emergency preparedness through public education and awareness programs on safety, earthquake preparedness, crime prevention, and fire hazard prevention.

Safety Element Policy 42. The City should make available a limited number of secure, heavy equipment storage spaces in exchange for the commitment that such equipment would be available for emergency use if after a disaster the City were isolated from outside support.

Safety Element Policy 43. The City should identify emergency resources including Doctors and other medical personnel who live within the City and that could be available in an emergency in which the City is isolated from outside support.

Safety Element Policy 44. The City Fire Department and Law Enforcement Agency shall during emergencies maintain major thoroughfares as evacuation routes.

Safety Element Policy 45. The City should yearly mail or otherwise make available to all residents a summary of emergency preparedness plans and procedures.

Safety Element Policy 46. Support the enforcement of state and federal environmental and pollution control laws. The City shall work with the Fire Department to require any hazardous materials users and generators to prepare procedures for responding to accidental spills and emergencies.

Safety Element Policy 47. Promote the proper disposal of hazardous materials. At the same time, publicize and support programs to allow residents to properly dispose of small quantities of household hazardous wastes.

Safety Element Policy 48 The City shall designate routes for trucks carrying hazardous materials and to the extent permitted by law prohibit those trucks from using City lanes, country roads and Hacienda Road (Exhibit 4-1).

Safety Element Policy 49. Work with the Fire Department and adjacent cities on emergency response plans for hazardous material accidents.

Safety Element Policy 50. The City Fire department should perform twice-yearly inspections of resource facilities to minimize chance of hazardous waste contamination or fire.

Safety Element Policy 51. The City shall, in light of the limited economic life remaining on resource operations in the City, require each oil and gas facility operator to provide long term remediation plans and guarantees for their facilities.

Safety Element Policy 52. Continue to support the Fire Department efforts in provision of Emergency Medical Services. Consider the establishment of in-City ambulance and paramedic services.

Safety Element Policy 53. Continue to publicize the proper use of the 911 emergency dispatch service.

Safety Element Policy 54. The City shall publicize and support programs to provide clearly visible street and address identification for all structures.

Safety Element Policy 55. The City should consider changing its zip code to prevent confusion during emergency or other disaster when outside services are required.

Safety Element Policy 56. Strongly support efforts to minimize state and federal mandates that interfere with local service delivery and seek reimbursement for such

Noise Element

Noise Element Policy 1. When noise levels exceed acceptable community noise standards, mitigating actions should be implemented.

Noise Element Policy 2. Introduce traffic calming techniques that will reduce the average vehicle speed on our two north-south roadways, Hacienda Road and Harbor Boulevard, which will reduce the associated ambient noise from these sources.

Noise Element Policy 3. Enhance, as necessary, our building codes to require adequate structure insulation and additional setback requirements for homes impacted by the noise levels along our two major north-south arteries, Hacienda Road and Harbor Boulevard.

Noise Element Policy 4. Continue to develop and enhance regulations to protect residents from objectionable noise emanating from private property sources.

Air Quality

Air Quality Element Policy 1. Encourage participation in transportation Management Associations/Organizations.

Air Quality Element Policy 2. Encourage walking and bicycling.

Air Quality Element Policy 3. Encourage telecommuting, teleconferencing, and home office usage.

Air Quality Element Policy 4. Limit commercial activities at residences including the number of non-resident employees commuting to and working at home businesses within the City of La Habra Heights.

Air Quality Element Policy 5. Limit heavy equipment being driven to and stored at residences overnight. The equipment parking areas will be limited to the designated parking areas within the City.

Air Quality Element Policy 6. Encourage and support the installation of high speed data transmission capability within the City to reduce the need for individual automobile trips for tasks which can be accomplished through Internet and similar electronic means.

Air Quality Element Policy 7. The City should consider using those commercially available vehicles which produce the least air pollution when it is economically feasible to do so.

Air Quality Element Policy 8. Require vehicles operating within the city to maintain emissions control equipment so as to improve air quality.

Air Quality Element Policy 9. Support the use of energy-efficient equipment and design in City facilities and infrastructure.

Air Quality Element Policy 10. Encourage incorporation of energy conservation features in new developments and in the renovation of existing development.

Air Quality Element Policy 11. Support solar and similar emission-free energy sources in new construction.

Air Quality Element Policy 12. Support public participation in recycling programs to reduce emissions associated with new materials manufacture and in waste disposal.

Air Quality Element Policy 13. Support use of drought-resistant vegetation in city landscaping areas and in both new development as well as existing development to reduce the energy needed to pump water.

Air Quality Element Policy 14. Require feasible fugitive dust reduction techniques to be utilized during construction activities such as regularly watering down the construction area.

Air Quality Element Policy 15. Support the use of efficient equipment procedures in cleaning streets and parking areas.

Air Quality Element Policy 16. Support new construction and remodeling design that minimizes grading and maintains the natural topography to the maximum extent feasible.

Air Quality Element Policy 17. Support the use of low polluting construction materials and coatings.

Air Quality Element Policy 18. Discourage significant increase in non-resident commuter traffic through the City to limit air pollution in the City.

Air Quality Element Policy 19. Assess the air pollution impacts of all projects uniformly.

Air Quality Element Policy 20. Encourage public education regarding building materials, toxic materials and their management in residences and other structures.

Air Quality Element Policy 21. Participate in the SCAQMD rule development process on regulations which impact the City of La Habra Heights to ensure that City concerns are resolved early in the process.

Air Quality Element Policy 22. Support state and federal legislation that results in improved air quality in the South Coast Air Basin.

Air Quality Element Policy 23. Participate with neighboring cities in efforts to improve regional and sub-regional transit.

The Land Use Plan

The Land Use Map Diagrams, Exhibits 2-1 and 2-2, display the land use designations allowed in this plan. The City's zoning ordinance will be in accord with these designations. The land use designations indicate the nature, density and intensity of development permitted for each land use category. The categories depicted on the Land Use Plan are described below and on the following page.

Residential-Agricultural. All new rural residential lots are required to be one to five acres in size; larger lots are required for building sites in areas of steeply sloping terrain. No commercial or industrial uses are allowed in the R-A area. The rationale for the lower densities (one acre per lot) is based on sound

planning practice. These constraints include a number of health and safety-related factors including topography, seismic hazards, and the potential for wildfire. A designated Alquist-Priolo Special Studies Zone, crosses the center of the City in an west to east orientation. This zone corresponds to the fault trace of the Whittier Fault, a fault that is considered to be active. Under the zone requirements, special consideration must be taken when building any habitable structures along the fault trace.

Institutional Institutional uses may include educational, health, religious, and cultural activities. Recreational activities are generally compatible with institutional uses and are often part of such uses. These private and quasi-public institutions are permitted only in areas served by the single arterial highway within the City in order to ensure the safety and convenience of the employees, clients, or members of these institutions, and residents who live on narrow country roads and lanes which cannot handle institutional traffic. Institutional uses must be limited to local service; regional or larger operations that cannot be supported by City infrastructure. Residential use is permitted within institutional areas.

Public Facilities. The public facilities land use designation provides for a variety of local public facilities, which serve the community. These facilities include, among others, the Community Center, City Hall, the Fire Department Headquarters building, the Water District offices and other Water District properties. Present and planned public facilities include only municipal facilities in service to the residents of La Habra Heights. Public Facilities locations are shown on the Land Use Diagram.

Open Space. There are three categories of Open Space in La Habra Heights: Open Space-Resource (O-1), Open Space-Recreation (O-2), and Open Space-Conservation (O-3). Open Space-Resource (O-1) includes sites located throughout the City that contain producing natural gas and oil wells and their support facilities. At such time as the resources are depleted and after an area has been remediated to restore its suitability for a different use, it is expected that a request for a change in the General Plan land use designation will be entertained by the City. The Open Space-Recreation (O-2) category includes the golf course at Hacienda Country Club, the City Park, and other facilities. Open Space-Conservation (O-3) is mainly dedicated to the protection of the 600 acres owned by the Puente Hills Native Habitat Preservation Authority, a wildlife corridor and natural conservation area. Within the lands designated as Open Space-

Conservation, the beneficial preservation and maintenance of all components of the natural environment shall be the mandated first priority to be considered in any issues involving these areas.

Overlay Designations. In addition, the map indicates the location and extent of the various overlay designations including the Significant Ridgeline Overlay (refer to Land Use Element Policy 5), Conservation Overlay (Land Use Element Policy 40), the Institutional Overlay (Land Use Element Policy 42), and the parcels that will be subject to existing requirements of the Specific Plan Overlay designation.