

4.1 LAND USE AND RELEVANT PLANNING

The purpose of this section is to discuss the impacts of project implementation upon land uses on the project site and adjacent areas. This section discusses existing conditions, including both on-site and off-site land uses. Potential impacts of the proposed project are examined for their compatibility with surrounding land uses, the Orange County Sanitation District 1999 Strategic Plan, County of Orange General Plan, County of Los Angeles General Plan, City of Brea General Plan, the City of Chino Hills General Plan, and the Carbon Canyon Specific Plan. Additional information was obtained by site reconnaissance conducted by RBF personnel, aerial photographs, and the USGS Yorba Linda, California, 7.5-Minute Quadrangle topographic map.

EXISTING CONDITIONS

PROPOSED ALIGNMENT

The proposed project consists of the installation of an estimated 30-inch gravity sewer pipeline of approximately 5,145 linear feet beginning in Carbon Canyon Regional Park and terminating in the City of Brea (City) within Rose Drive, as described in Section 3.0, *Project Description*. Approximately 2,600 linear feet of the pipeline alignment would be within United States Army Corps of Engineers (ACOE) property (the park and Carbon Canyon Dam); approximately 2,100 linear feet would be within private land owned by Aera Energy, and the remaining 300 feet would be within the right-of-way of an existing paved access road before connecting with the existing Carbon Canyon Interceptor near the intersection of Rose Avenue and Vesuvius Drive. The alignment will cross portions of property that fall within the jurisdictions of the County of Orange (County) and the City.

EXISTING LAND USES OF THE PIPELINE ALIGNMENT

Carbon Canyon Regional Park (Park) is a 124-acre park located in the City of Brea, County of Orange, California. The Park includes picnic areas, restrooms, barbecues, a four-acre fishing lake, equestrian trails, hiking trails, paved bike trails, lighted tennis courts, multi-use fields, volleyball courts and play equipment. The Carbon Canyon Dam is an earthen dam that is used for flood control purposes. Both the park and the dam are on land owned by the United States Army Corps of Engineers (ACOE). The County of Orange Harbors, Beaches and Parks Department leases the Carbon Canyon Regional Park land from ACOE and allows public access to the Park. ACOE operates the dam and restricts public access to certain portions of the dam property. The project-affected portion of the Aera Energy parcel is currently used for oil drilling and interim agricultural uses. Vegetation types along the proposed pipeline alignment consist primarily of ornamental plants, annual grassland, irrigated row/field crops, and a small amount of riparian, chaparral, and coastal sage scrub. Note that the proposed alignment was developed in an effort to minimize impacts to the heavily vegetated area to the immediate east, while still achieving the desired facility objectives. Elevations in the project area range from approximately 525 feet above mean sea level (msl) to approximately 420 feet above msl at the project's southern terminus.

EXISTING LAND USES OF THE NATURAL SEWER TRIBUTARY AREA IN THE OCSD SERVICE BOUNDARY

The natural sewer tributary boundary, which includes the land uses surrounding the proposed Carbon Canyon Dam Sewer Pipeline (project), was determined after a Geographic Information System analysis of the ridgelines in the area, relative to the existing pump station in the park. Acreages and land uses were determined using the most current information available, such as general plans, master plans, and specific plans. RBF also consulted with local property owners, land developers, and City and County staff to confirm the information provided.

Approximately 12,300 acres of land are naturally tributary to the existing pump station, including Carbon Canyon, Soquel Canyon and Telegraph Canyon. Of the 12,300 acres, 8,600 acres are located within the County and within the OCSD service boundary. However, 3,400 acres of the natural tributary area are located within Los Angeles and San Bernardino Counties, and outside of the OCSD service boundary. Serving these areas would require an expansion of the OCSD service boundary; refer to the Expanded Service Area Option section below for further discussion.

The 8,600-acre area includes developed and undeveloped areas northwest, north, northeast, east, and southeast of the proposed sewer pipeline alignment. These areas are Tonner Hills, Olinda Heights, Carbon Canyon Regional Park, Chino Hills State Park, Olinda Village, the Olinda Alpha Landfill, the Hollydale Mobile Home Park, Canyon Crest, Carbon Canyon, and various unincorporated areas. These areas are already served by OCSD and service to these areas would not be affected by the proposed project. The land uses within the tributary area within Orange County are summarized in Table 4.1-1 *Tributary Area and Land Uses*.

**TABLE 4.1-1
 TRIBUTARY AREA AND LAND USES**

Development Name	Land Use (P = Proposed)	Area (ac)
Olinda Alpha Landfill	Institutional	562
Olinda Heights	Estate	284
Olinda Village	Low Density Res.	96
Hollydale Mobile Home Park	Medium Density Res.	53
Canyon Crest	Estate (P)	368
Carbon Canyon	Estate (P)	1,240
Unincorporated	Estate (P)	1,470
Unincorporated	Estate (P)	810
Chino Hills State Park	Open Space	2,290
Brea Central	Low Density Res. (P)	43
Aera Energy Oil Fields	Estate	130
Aera Master Planned Community in Orange County	Estate (P)	321
Tonner Hills	Estate (P)	800
Carbon Canyon Regional Park	Open Space	124
Total		8,591

EXPANDED SERVICE AREA OPTION

The Expanded Service Area Option would provide capacity to serve the 3,400 acres within Los Angeles County and the City of Chino Hills in San Bernardino County that are within the natural sewer tributary of the proposed project. This option would require an increase in the pipe size from 27 inches to a minimum of 30 inches. A pipe size of up to 36 inches may be required to accommodate flows but would not increase capacity beyond that discussed in Section 3.0, *Project Description*. The expanded area consists of:

- The Aera Energy master planned community that includes approximately 2,700 dwelling units on 2,614 acres in the Puente Hills in unincorporated Los Angeles County;*
- The Firestone Boy Scout Camp, a 981-acre site zoned as open space in unincorporated Los Angeles County; and
- The 80-acre Sleepy Hollow area in the City of Chino Hills (located adjacent to the San Bernardino County/Orange County border) where residents use a septic sewer system.

A summary of the land uses of the expanded service area boundary is shown in Table 4.1-2 *Expanded Service Area Boundary Tributary Area and Land Uses*.

**TABLE 4.1-2
 EXPANDED SERVICE AREA BOUNDARY
 TRIBUTARY AREA AND LAND USES**

Development Name	Land Use (P) = Proposed	Area (ac)
Aera Master Planned Community (County of Los Angeles)	Estate (P)	2,614
Firestone Boy Scout Camp (County of Los Angeles)	Open Space	981
Sleepy Hollow (City of Chino Hills)	Estate	80
Total		3,675

RELEVANT PLANNING

GENERAL PLAN AND STRATEGIC PLAN CONSISTENCY

The following general plans and strategic plans apply to the existing OCSD service area boundaries and proposed expanded service area boundaries.

CITY OF BREA GENERAL PLAN (AUGUST 2003)

The alignment of the proposed Carbon Canyon Dam Sewer Pipeline is within in the boundaries of the City of Brea, and is therefore subject to maintaining consistency with the City’s planning objectives and policies. The City of Brea Zoning Ordinance was adopted in 2003, and as part of the *General Plan*, the zoning ordinance should be considered consistent with the *General Plan* when

* An additional 900 dwelling units (out of a total of 3,600 units for the project) on 321 acres of the Aera master planned community are in unincorporated Orange County and are currently within OCSD’s service area. The project also includes an 18-hole golf course, parks, and commercial development.

the allowable uses and standards contained in the text of the zoning ordinance tend to further the policies of the General Plan.

The proposed project would traverse lands that are included in the *County of Orange General Plan*, *City of Brea General Plan*, and the City's *Carbon Canyon Specific Plan*. The project segment that would run through the Park would exist on land designated as open space by the *Carbon Canyon Specific Plan*. The project segment that would run through the northern portion of the Carbon Canyon Dam area would exist on land designated as Suburban Residential in the *County of Orange General Plan*. The segment that would run from the north portion of the Carbon Canyon Dam area to the Rose Drive right-of-way would exist on land designated as Single-Family Residential in the *City of Brea General Plan*.

The project area is zoned Open Space (OS) within the *Carbon Canyon Specific Plan* area, Suburban Residential Communities (1B) within the unincorporated Orange County area, and Single Family Residential (SF-1) within the City of Brea.

The Land Use Element of the Community Development chapter of the *City of Brea General Plan* outlines several goals and policies for the Carbon Canyon and Olinda Village areas, and for the Hillside and unincorporated Brea areas. Table 4.1-3 *Applicable Objectives and Policies of the City of Brea General Plan*, lists the *General Plan* goals and policies relevant to this project.

**TABLE 4.1-3
 APPLICABLE GOALS AND POLICIES OF THE CITY OF BREA GENERAL PLAN**

Goal	Policy
<i>Goal CD-7</i>	Create an environment in Carbon Canyon that balances the community's long-term housing needs with community open space, habitat conservation, and public safety goals.
<i>Policy CD-7.1</i>	Base allowable development on the ability of infrastructure, landforms, physical constraints, and emergency response capabilities to support new development.
<i>Policy CD-7.2</i>	Preserve key wildlife migration corridors and habitat areas within Carbon Canyon.
<i>Policy CD-7.3</i>	Allow and encourage clustering of housing as means of protecting resources.
<i>Policy CD-7.4</i>	Require that development preserve prominent landforms consistent with the City's hillside management ordinance.
<i>Policy CD-7.5</i>	Limit commercial uses on Olinda Village to those that serve local neighborhood needs
<i>Policy CD-7.6</i>	Preserve a rural atmosphere in Olinda Village.
<i>Policy CD-7.7</i>	Consider establishing a transfer of development rights (TDR) ordinance that would apply to Carbon Canyon as a means of preserving sensitive hillside areas.
<i>Policy CD-7.8</i>	Consider alternative to a specific plan for regulating land use within the Carbon Canyon area.
<i>Goal CD-8</i>	Minimize the extent of urban development in the hillsides, and mitigate any adverse consequences associated with urbanization.

Goal	Policy
<i>Policy CD-8.1</i>	Aggressively pursue methods to preserve open space and natural habitat, including but not limited to: <ol style="list-style-type: none"> 1. Negotiating with property owners during the development process 2. Regulating the preservation of ridgelines and hillsides 3. Acquiring private lands using City funds, State and Federal funds, grants, bonds, or assessment districts 4. Mitigation banking 5. Transferable development rights
<i>Policy CD-8.2</i>	Base allowable development on the ability of infrastructure, landform, physical constraints, and emergency response capabilities to support new development.
<i>Policy CD-8.3</i>	Require developers to employ sustainable approaches to development and environmentally sensitive design.
<i>Policy CD-8.4</i>	Ensure that Olinda Landfill operations allow eventual reclamation and reuse of the property for open space purposes.
<i>Policy CD-8.5</i>	Support efforts of State and federal agencies and private conservation organizations to acquire properties for open space and conservation uses.
<i>Policy CD-8.6</i>	Ensure that any new development that does occur is integrated effectively into the existing City via convenient street and/or pedestrian connections, as well as visual connections.
<i>Policy CD-8.7</i>	Work closely with the County of Orange and emphasize the City's need to participate in the development review process of projects proposed in surrounding unincorporated areas. Work to ensure that such development proceed consistent to City standards.
<i>Policy CD-8.8</i>	Ensure that height and density levels are limited for development in hillside areas or in areas of steep topography in order to preserve life safety.

CARBON CANYON SPECIFIC PLAN (1986)

The *Carbon Canyon Specific Plan (CCSP)* area is located in the northeastern portion of the City, adjacent to Los Angeles County and San Bernardino County, and encompasses approximately 1,758 acres, with a potential buildout of 2,364 units.

The Specific Plan was adopted in 1986 and some consolidation of ownership has since occurred, although the majority of land remains under multiple ownership. An EIR was prepared for the CCSP in June 1984 and an addendum was prepared in February 1985. These documents are available for review at the City of Brea Development Services Department.

The CCSP provides the City of Brea with a comprehensive set of plans, regulations, criteria, conditions, and programs for guiding the orderly development of the CCSP area, and it implements each element of the City's *General Plan*. The CCSP ensures development of the Carbon Canyon area as a coordinated project, allowing a mixture of residential developments and housing types, open spaces, commercial and recreational uses. In August 2001, the City Council approved Amendment No. SPA 01-01, which reduced allowable densities by 30%.

The CCSP provides for several land uses: single-family residential, multi-family residential, neighborhood commercial, commercial recreation, and open space. Because the hillside terrain in the CCSP area is steep, many land uses are adjacent to Carbon Canyon Road including Olinda Village and the Hollydale Mobile Home Park. Several scattered single-family residences, Carbon Canyon Regional Park, and Chino Hills State Park are also located within the CCSP area. Carbon Canyon Road is the primary thoroughfare providing access to the CCSP area. This road is a four-

lane roadway from Valencia Avenue to the Olinda Ranch development, and two lanes east of Olinda Ranch.

COUNTY OF ORANGE GENERAL PLAN (JULY 2003)

The proposed project's increase capacity of the OCS D sewer system creates the potential for impacts on land use in the Park and in unincorporated areas of the County of Orange.

The *County of Orange General Plan* sets forth the goals and objectives of the components that characterize the County, including land use, transportation, public services and facilities, resources, recreation, noise, safety, housing, and growth management. The Plan's Land Use Element outlines several objectives and policies for development in unincorporated areas and implementation measures, as listed in Table 4.1-4 *Applicable Objectives and Policies of the County of Orange General Plan*.

**TABLE 4.1-4
 APPLICABLE OBJECTIVES AND POLICIES OF THE COUNTY OF ORANGE GENERAL PLAN**

Objective	Policy
Balance Land Use: To plan urban land uses with a balance of residential, industrial, commercial, and public land uses.	The purpose of the Balanced Land Use Policy is to ensure that communities at all levels are developed in a manner whereby residential, industrial, commercial, and public land uses are proportionally balanced. This balance is intended to aid in developing a sense of community by distributing the various land uses and employment base more evenly throughout the County, reducing the impacts on the County's transportation system and positively affecting air quality. This policy does not require completely self-contained communities.
Housing Densities: To provide a variety of residential densities that permits a mix of housing opportunities affordable to the County's labor force.	The purpose of the Housing Densities Policy is to provide a wide range of housing densities within the unincorporated County that will permit a mix of housing opportunities, including both rental and ownership housing. The mix of densities is intended to make it possible to develop housing which is affordable to the County's labor force and offer those who work here a reasonable choice of living accommodations.

COUNTY OF LOS ANGELES GENERAL PLAN (1980)

The *County of Los Angeles General Plan* includes the Zoning Ordinance, which as part of the *General Plan*, should be considered consistent with the *General Plan* when the allowable uses and standards contained in the text of the zoning ordinance tend to further the policies of the *General Plan*.

The Expanded Service Area Option is consistent with the goals and policies outlined in the Los Angeles County General Plan. However, extending sewer infrastructure into unincorporated Los Angeles County will require separate environmental review.

Table 4.1-5, *Applicable Goals and Policies of the County of Los Angeles General Plan*, lists the General Plan's applicable goals and policies.

TABLE 4.1-5

APPLICABLE GOALS AND POLICIES OF THE COUNTY OF LOS ANGELES GENERAL PLAN

Coordination With Public Services	
Goal: To provide for land use arrangements that takes full advantage of exiting public service and facility capabilities.	Policy 2: Discourage the development of existing substandard parcels when it is determined that such development individually or in combination with adjacent existing and/or proposed development, will result in overburdening of existing and/or planned public services and facilities.
Quality Compatible Design	
Goal: To encourage high quality design in all development projects, compatible with, and sensitive to, the natural and manmade environment.	N/A
Decision Making Process	
Goal: To provide a land use decision-making process supported by adequate information and ongoing citizen participation.	Policy 23: Ensure that future land division activity within Los Angeles County occurs in strict compliance with State and local laws.
	Policy 24: Ensure that the recognition of lots created in non-compliance with State and County subdivision laws (i.e., issuance of Conditional Certificate of Compliance) occurs only in a manner which balances the rights and interests of both the general public and individual property owners.
	Policy 25: Establish land use controls that afford effective protection for significant ecological resources, and lands of major scenic value.
	Policy 26: Ensure continuing opportunity for citizen involvement in the land use decision-making process.
	Policy 27: Improve the land use decision-making process by closely monitoring and evaluating the cumulative impacts of individual projects and by modernizing development regulations.
	Policy 28: Promote improved interjurisdictional coordination of land use policy matters between the County, cities, adjacent counties, special districts, and regional and subregional agencies.
	Policy 29: Ensure that cities have a voice in land use decisions within their adopted spheres of influence.
Efficient Use of Land	
Goal: To encourage more efficient use of land, compatible with, and sensitive to, natural ecological, scenic, cultural and open space resources.	Policy 30: Prevent inappropriate development in areas that are environmentally sensitive or subject to severe natural hazards, and in areas where essential services and facilities do not exist are not planned.
	Policy 31: Promote compatible land use arrangements that reduce reliance on the private automobile in order to minimize related social, economic and environmental costs.

	Policy 32: Provide a land use mix at the countywide, area wide and community levels based on projected need and supported by evaluation of social, economic and environmental impacts.
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CITY OF CHINO HILLS GENERAL PLAN (1994)

The City of Chino Hills General Plan includes the Zoning Ordinance, which should be considered consistent with the *General Plan* when the allowable uses and standards contained in the text of the zoning ordinance tend to further the policies of the General Plan. Table 4.1-6 *Applicable Principles and Standards of the City of Chino Hills General Plan*, lists the principles and standards of this plan that are related to private sector residential development

**TABLE 4.1-6
 APPLICABLE PRINCIPLES AND STANDARDS OF THE CITY OF CHINO HILLS GENERAL PLAN**

Principles and Standards of Private Sector Development
Basic to the guidance of physical development of the private sector are a number of common sense principles and standards which should be used to help determine location of specific private land uses and promote orderly and efficient development.
Residential
Locate elementary school(s) and neighborhood park(s) within neighborhoods to reduce the walking distance to school and increase safety for children.
Major streets should be on the perimeter of the neighborhood to improve public safety by eliminating hazards, noise, smoke, odor, and other nuisances from residential uses.
Collector streets should be designed to circulate traffic within the neighborhood but discourage through traffic.
Local streets should serve primarily to provide access to homes and other properties. Local streets should not provide through access to and from properties not on the street.
Sidewalks should be provided along all streets. Where possible, sidewalks should also be provided in internal green belts.
Multi-family housing (apartments, condominiums, or other types of housing where more than one unit is located within a single building) should be located on the edge of the neighborhood and used as buffer between commercial and single family areas. Access for multi-family housing should be to a collector street.
Churches and other neighborhood serving facilities are located on the perimeter of the neighborhood with access to a collector street.
Natural features such as streams, rock outcroppings, and unique vegetative clusters should be preserved.
Terrain suitable for housing may include a variety of level, rolling, and hillside sites, but should not include steep or irregular sties, poorly drained areas, and slopes over 30%.
<u>Policy 1-2</u>
Preserve significant natural features such as ridges, knolls, and vistas, including those identified on the City of Chino Hills Visual and Scenic Resources Diagram, through special development standards and guidelines.
<u>Policy 1-3</u>
Retain natural drainage courses in all cases where an independent hydrologic review of a specific development project finds that such preservation of natural drainage is physically feasible and where preservation of the natural feature will not render the subject project economically in viable.
<u>Policy 1-4</u>
Use dedicated open space, as opposed to built barriers, as a buffer between development areas, wherever possible.
<u>Policy 1-5</u>
Ridgelines and natural slopes shall be dedicated to and maintained by the City; other landscaped areas shall be dedicated/maintained as provided in City policy.
<u>Policy 1-6</u>
Encourage the use of plantings in all areas that represent native or naturalized species.

<p><u>Policy 1-7</u> For all future developments, require preservation of 80 percent of all native trees with trunks 4 or more inches in diameter.</p>
<p><u>Policy 1-8</u> Require underground utilities for all new development.</p>
<p><u>Policy 1-9</u> Emphasize existing rural equestrian orientation along trails and roads by encouraging theme architecture and canopy trees, which complement equestrian activities.</p>
<p><u>Policy 1-10</u> Preserve hillsides and accompanying views in accordance with the Specific Plan and the Development Code. The development review process will ensure that individual project proposals are consistent with City policy.</p>
<p><u>Policy 1-11</u> Prohibit development of ridgelines and canyon slopes with gradients of 40 percent or more, and keep these areas as close as possible to their natural condition.</p>
<p><u>Policy 1-12</u> Ensure that new development conforms to the unique natural setting of each area and site, retaining the character of existing landforms and preserving significant native vegetation.</p>
<p><u>Policy 1-13</u> Determine open space requirements for new projects based on the slope of the land. Require that a percentage of required open space be left in its natural state.</p>
<p><u>Policy 1-14</u> Cluster residences where appropriate to minimize grading and roadway and driveway intrusion into sensitive habitat areas. Clustering is specifically encouraged in areas abutting preserved open space and Chino Hills State Park.</p>
<p><u>Policy 1-15</u> Require contour grading, and encourage grading techniques that simulated the varied gradients and rounded contours of natural landforms.</p>
<p><u>Policy 1-16</u> Design roads and driveways for hillside residential development, which conform to existing topography and which minimize grading and retaining walls.</p>
<p><u>Policy 1-17</u> Prohibit new development from obstructing public views from arterial streets of significant open spaces or important viewsheds.</p>
<p><u>Policy 1-18</u> Open public views toward parks and open spaces from adjacent streets and neighborhoods, using the view areas to provide breaks in the street system and inviting pedestrian spaces. Locate these areas at prominent natural features such as ridges, knolls, or lookout points.</p>
<p><u>Policy 1-19</u> In conjunction with project development, contour disturbed areas that are to be retained as open space to blend with natural slopes, and revegetated the open space with native plants.</p>
<p><u>Policy 1-20</u> Minimize the visual impacts of development adjacent to prominent ridges through setbacks and landscaping, especially near major canyons.</p>
<p><u>Policy 1-21</u> Minimize the visual bulk of new hillside development with the following techniques:</p> <ul style="list-style-type: none">• Building envelope step-back provisions that limit the height of down-slope building walls and encourage hillside houses to step with the topography;• Site designs that express the variation and irregularity of the hillside;• Adequate lot widths and minimum building separations to reduce the “wall effect” of houses lined up along the contour;• Shared guest parking bays between private lots to allow downhill lots to build with varied front setbacks and keep the building mass close to the existing grade; and• Separate garages for houses on uphill lots as a way of reducing building bulk.

<p><u>Policy 1-22</u> New development shall be developed in such a way that it is not visible from the visitor center, campgrounds, parking areas, and the floors of Aliso, Telegraph, and tributary canyons within the Chino Hills State Park.</p>
<p><u>Policy 1-23</u> The community park shall be permitted to expand in area and use regardless of the underlying land use policy designation. Should the park site be developed for a non-park use, the park will be relocated in conjunction with the non-park development, to a nearby site of comparable size and with comparable facilities.</p>
<p><u>Objective 2-2</u> Develop standards relative to trees, under plantings, and ground covers for streets, center medians, parkways, parking lots, pathways, and trails.</p>
<p><u>Policy 2-1</u> Implement the Community Design principles contained in the Land Use Element.</p>
<p><u>Policy 2-2</u> Enforce Specific Plan and Development Code standards at the Preliminary Development Plan stage, and continue to refine project-specific designs throughout the development review process. This process must maintain the overall vision for the City of Chino Hills identified in the General Plan.</p>
<p><u>Policy 2-3</u> Require special City of Chino Hills signage and landscaped treatments at major entrances to the City.</p>
<p><u>Policy 2-4</u> Implement guidelines for neighborhoods relating to landscape treatment, signage, fencing, and lighting in order to enhance community identity.</p>
<p><u>Policy 2-5</u> Require a common center median landscape treatment within each village and neighborhood for each six-lane Arterial, four-lane Major Highway, and four-lane Secondary Highway.</p>
<p><u>Policy 2-6</u> All development within a recognized residential tract shall be of comparable exterior design and materials. The intent of this policy is to prevent partially completed residential tracts from being completed in a manner, which is not aesthetically compatible with existing portions of the tract.</p>
<p><u>Policy 2-7</u> In order to provide logical planning boundaries and to simplify issues of access, the City of Chino Hills supports the annexation into the city of the portion of Riverside County generally between Chino Hills and the Chino Valley (Highway 71) Freeway.</p>
<p><u>Policy 2-8</u> Where different land uses densities are shown within a single project site on the General Plan or Specific Plan land use maps, densities may be "blended" or "clustered" if approved by the City Council, provided that the maximum allowable development yield (number of dwelling units and/or square feet of non-residential development) is not exceeded and other applicable General Plan or Specific Plan policies are addressed.</p>
<p><u>Policy 2-9</u> To address the special needs of the Los Serranos and Sleepy Hollow areas, the city shall seek to prepare Community Plans for these areas, which address issues such as:</p> <ul style="list-style-type: none">• Lot Consolidation• Roadways/Access• Fire Protection• Public Service and Utilities• Building Design Standards
<p><u>Objective 3-1</u> Continue to strive towards Southern California Association of Governments (SCAG) projected jobs/housing ratio for the year 2010 for the West San Bernardino Valley, which includes the city of Chino Hills, of 1.16 jobs per housing unit.</p>
<p><u>Policy 3-1</u> Create a broad range of employment opportunities for Chino Hills residents, which are compatible with the community's low-density residential character and the skills and education of Chino Hills' work force.</p>

<p><u>Policy 3-2</u> Concentrate major business park and commercial uses, which represent a potential employment base, near the Chino Valley Freeway corridor.</p>
<p><u>Policy 3-3</u> All large region-serving commercial uses shall be located adjacent the Chino Valley Freeway corridor.</p>
<p><u>Policy 3-4</u> Pursue the location of corporate headquarters in the community, and evaluate the potential development of a conference center.</p>
<p><u>Policy 3-5</u> Seek to expand commercial activity in the City by emphasizing retail stores, which serve regional, rather than purely local needs.</p>
<p><u>Policy 3-6</u> Use high-density residential development as a buffer between business park or commercial uses and lower density residential development.</p>
<p><u>Policy 3-7</u> Residential and regional employment centers shall be linked through roadway extensions and through implementation of transportation management policies contained in the Circulation Element.</p>
<p><u>Policy 3-8</u> Work with local agencies and jurisdictions to promote employment growth coordinated with the availability of adequate housing and transportation.</p>
<p><u>Policy 3-9</u> Ensure the development of an aesthetically attractive and balanced commercial base compatible with the community and recognizing the predominately residential character of Chino Hills.</p>
<p><u>Policy 3-10</u> Child care/day care centers are encouraged in proximity to employment centers and residential areas (e.g., as part of commercial centers, residential developments and office/business park developments).</p>
<p><u>Policy 3-11</u> Investigate potential annexation of adjacent unincorporated properties in cases where such annexations may prove economically beneficial to the city, e.g., the area north of the Prado Flood Control Basin.</p>
<p><u>Objective 4-1</u> Use the Specific Plan and the Development Code throughout the development review process to ensure that new development results in minimal impact on the natural environment.</p>
<p><u>Policy 4-1</u> Use landscape setbacks and open space buffers to protect existing canyon watercourses, floodways, and drainage ravines from encroachment that might affect drainage patterns or water quality.</p>
<p><u>Policy 4-2</u> Require erosion control techniques for all new construction.</p>
<p><u>Policy 4-3</u> Require new development to minimize peak runoff to the extent possible as determined by a project-specific hydrologic analysis, and to convey flows to a floor control channel or other facility approved by the City.</p>
<p><u>Policy 4-4</u> Limit channeling of streams to the minimal improvements necessary for flood control, as determined by a project-specific hydrologic analysis, and ensure that these improvements have a natural appearance.</p>
<p><u>Policy 4-5</u> Natural areas and new residential development shall be buffered by fire-resistive landscape transition zones.</p>

ORANGE COUNTY SANITATION DISTRICT STRATEGIC PLAN (1999)

OCSD's 1989 Master Plan was updated in 1999 with a new Strategic Plan that assesses the District's wastewater systems needs and options to the year 2020. The Strategic Plan identifies facility improvements and operations necessary to accommodate projected population growth, handle peak wet-weather flows, respond to changing environmental regulations, and support regional water recycling through participation with the Orange County Water District in the Groundwater Replenishment System Project.

The 1999 Strategic Plan contains discussion of improvements to the collection system including upgrading the Santa Ana River Trunk, the trunk to which the proposed Carbon Canyon Dam Sewer Pipeline project would connect. While the Strategic Plan includes descriptions and discussion of improvements to various segments of the Santa Ana River Trunk, there is no mention of the Carbon Canyon Dam Sewer Pipeline project. However, the 1999 Strategic Plan EIR does evaluate the impacts of the providing service to the areas within Orange County that the proposed project would serve.

The proposed expansion of the OCSD's service boundary into unincorporated Los Angeles County and the City of Chino Hills in San Bernardino County would necessitate a sewer service agreement with the respective sewer provider in those respective jurisdictions. OCSD has previously entered into sewer service agreements with Los Angeles County Sanitation District Nos. 18 and 19, the Sandlewood Sewer Maintenance District, the community of Sunset Beach, the Seal Beach Naval Weapons Station, and the Santa Ana Watershed Project Authority.

In 1985, the OCSD adopted a resolution fixing the OCSD's service area as the then-existing boundaries and/or spheres of influence. This policy was adopted in part because of concerns by the City of Fountain Valley that continued annexations or execution of sewer service agreements would require undue expansion of Reclamation Plant No. 1 in Fountain Valley.

The provision of wastewater service to portions of unincorporated Los Angeles County and City of Chino Hills was not accounted for within the 1999 OCSD Strategic Plan or Strategic Plan EIR. However, in 1999, the OCSD Board of Directors adopted a resolution allowing future service to areas outside of its service boundaries under certain conditions.

This resolution was based on 12,500 acres of development that was projected to generate less than 2 MGD of wastewater when fully developed. The proposed Aera Master Planned Communities within unincorporated Los Angeles County and unincorporated Orange County are included in this acreage. This resolution required that:

1. Water from the territory would naturally drain in to Orange County.
2. The District's member agency affected by the proposed development must be consulted, and its input considered, prior to a service agreement being presented to the District's Board.
3. A local government agency must execute a service agreement providing for local sewer service, and for payment of the District's equivalent annexation fess, connection fees, and annual property taxes, service fees and administrative charges.
4. The local land use, sewer, or water authority agrees to require connections to the District or other sewage treatment systems, and discourage the on-site disposal systems (septic tanks).

All such conditions would be met should implementation of the Expanded Service Area Option occur.

IMPACTS

SIGNIFICANCE CRITERIA

A project will normally have a significant adverse environmental impact on land use if it results in any of the following:

- A conflict with adopted environmental plans and goals of the community in which it is located;
- A disruption or division of the physical arrangement of an established community;
- A conflict with established recreational, educational, religious, or scientific uses of the area;
- Inducement of substantial growth or concentration of people; or
- Displacement of a large number of people.

IMPACT DISCUSSION

WOULD THE PROJECT:

LAND USE AND PLANNING.

(a) *Physically divide an established community? **No Impact.***

The proposed project consists of an underground sewage pipeline. No established community exists within the boundaries of the subject site. In addition, project components would not have any impact on general plan designations or zoning classifications. Therefore, no impacts are anticipated to occur.

(b) *Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? **Less Than Significant Impact.***

The proposed project would traverse lands that are included within the *Carbon Canyon Specific Plan*, *City of Brea General Plan*, and *County of Orange General Plan*. The project would be an underground facility and would not require any zoning changes or general plan amendments. Implementation of the proposed project would not conflict with applicable land use plans, policies, or regulations.

Note that the proposed pipeline has been designed to accommodate wastewater service demands for growth as identified within the County of Orange and City of Brea General Plans. As stated above, the project would not require any zoning changes or general plan amendments. The proposed tributary area (within unincorporated Orange County and the City of Brea) is included within the service area identified within OCSD's 1999 *Strategic Plan* and *Strategic Plan EIR*.

The proposed Carbon Canyon Dam Sewer Pipeline project is consistent with the goals and policies outlined in the Land Use Element of the *Brea General Plan*. The proposed project does not include

any type of residential or commercial development within Olinda Village, Carbon Canyon, unincorporated Brea, or on hillsides governed by the City's hillside management ordinance.

However, because the existing pump station is strategically located downgrade from a natural tributary, the proposed project has the ability to accommodate future gravity flow sewer from upstream areas in Carbon Canyon and unincorporated Brea. Because the proposed pipeline would have diameter of at least 27 inches, it would be able to accommodate greater capacity from areas upstream, including future development in Carbon Canyon.

The proposed project would not change any land use designations in either the City of Brea or in unincorporated County of Orange. The proposed project would bring sewer service to the Aera Energy Brea Central property in the City of Brea and so would facilitate the residential development of the property. However, the Aera Energy Brea Central property in question has already been designated for single-family residential development, and extending sewer infrastructure is consistent with this designation. Aside from the Aera Energy Brea Central development, the proposed project would not extend sewer service beyond the areas already served by OCSD. Moreover, any proposals to extend service in order to accommodate future development projects upstream from the proposed Expanded Service Area Option would require separate environmental review. Additionally, note that the proposed Aera Energy Master Planned Community is currently undergoing separate environmental review, which would include discussion of potential impacts to land use and relevant planning.

(c) *Conflict with any applicable habitat conservation plan or natural community conservation plan? **No Impact.***

The proposed project site does not exist within a habitat conservation plan or natural community conservation plan.

MITIGATION MEASURES

LAND USE

No mitigation is required.

The numerous goals and objectives listed in the existing conditions section would provide a framework for analysis and mitigation for the possible future projects that would be served by this project. The possible future projects would receive further environmental review.

RELEVANT PLANNING

No mitigation is required.

UNAVOIDABLE SIGNIFICANT IMPACTS

No unavoidable significant impacts have been identified.