

2.2.3 Roadway Phasing and Construction Schedule. On- and off-site roadways will be phased and constructed in accordance with the following two conditions:

29. With the exception of Parcel Map No. 87-363, prior to the approval of the first final tract or parcel map, the property owner/developer shall submit a phasing plan for both traffic signalization and roadway construction in The Summit to the City Traffic Engineer for review and approval.
30. With exception of Parcel Map No. 87-363, that prior to approval of the first final tract or parcel map, the property owner/developer shall coordinate the construction schedule, alignment and developer responsibilities for any road construction through adjacent properties with the appropriate property owner.

2.2.4 Financing. It is the intent of the owner/developer, where appropriate and as approved by the City, to use Mello Roos or other public financing mechanisms for the provision of public facilities. The financing of circulation improvements shall be in accordance with the following conditions of City Council Resolution No. 88R-229:

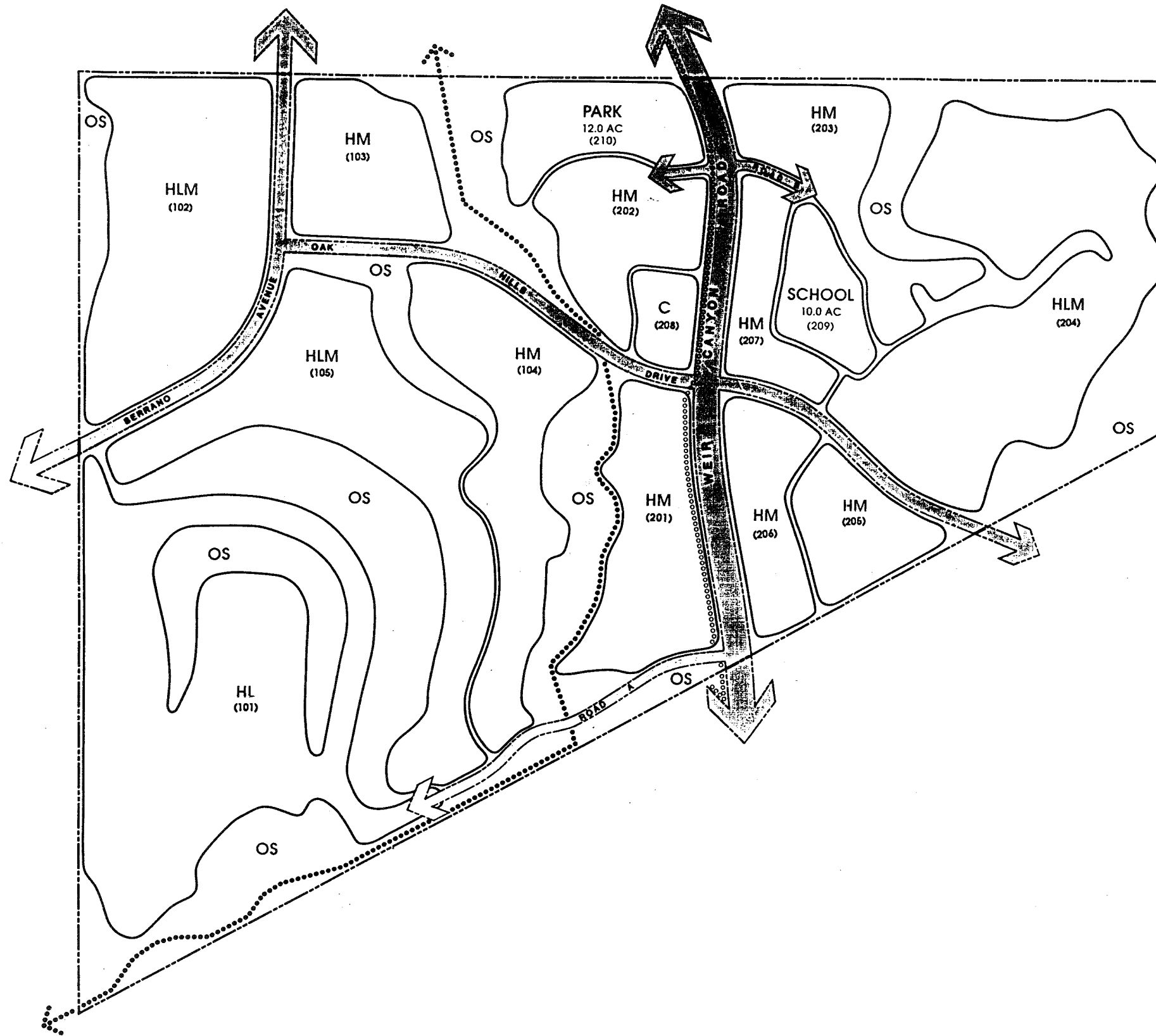
32. That the property owner/developer shall pay the Bridge Thoroughfare Fee for the Eastern Transportation Corridor in compliance with City Council Resolution No. No. 85-R-423.
45. That the property owner/developer shall be financially responsible for the following: (a) design and construction of the public and private road system; (b) design and construction associated with landscaping of the parkways adjacent to public and private roads; (c) acquiring any permits for any on- and off-site roadways and any subsequent environmental assessments deemed necessary; (d) maintenance of the private street system and all public and private street parkways, unless maintained by another financial mechanism approved by the City.
46. With exception of Parcel Map No. 87-363, that prior to the approval of the first final tract or parcel map, the developer shall pay for and the City shall be responsible for conducting a study to determine a financial plan for circulation improvements listed below. Said study shall determine the cost of the improvements and assign those costs among the Highlands, The Summit and Sycamore Canyon Ranches; any undeveloped parcels of land located within the study area from Imperial Highway to Weir Canyon Road and from the southerly City limits to Orangethorpe Avenue, and

including all of the Sycamore Canyon Ranch and The Summit; and the City. The findings of the study, showing proportionate share of cost distribution, shall become binding upon the developments and shall be paid for at the time of issuance of building permits. Proportionate share will be determined based on impact on Santa Ana Canyon Road:

- a) Widen Santa Ana Canyon Road to its ultimate six-lane configuration between Imperial Highway and the Bauer Ranch improvements.
 - b) Restripe the eastbound off-ramp from the 91 Freeway at Weir Canyon Road to provide one right-turn lane and one optional left-turn and right-turn lane.
50. With the exception of Parcel Map No. 87-363, that prior to approval of any final map that incorporates a private street, a financial mechanism, acceptable to and approved by the City, for maintenance of private streets shall be established at the expense of the property owner/developer.

2.2.5 Bonding. Bonding for The Summit on-site roadways and traffic signals shall be furnished as part of in-tract improvements in accordance with Condition No. 44 of City Council Resolution No. 88R-229.

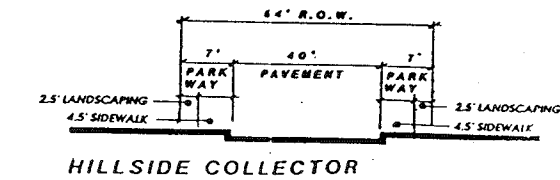
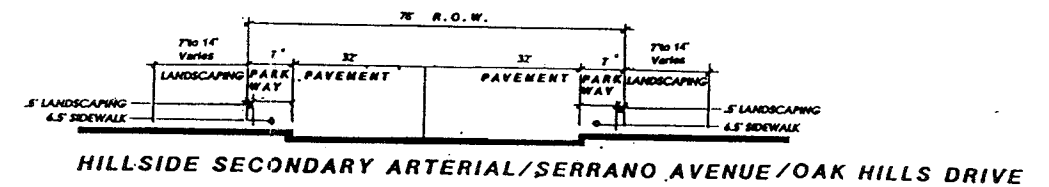
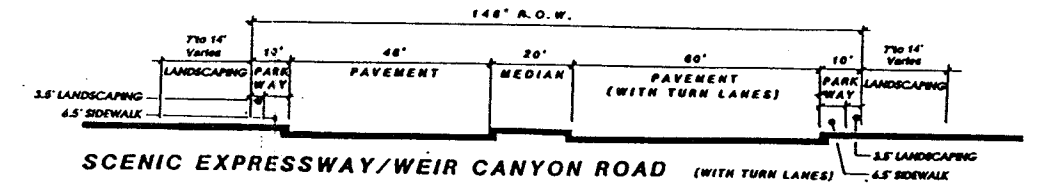
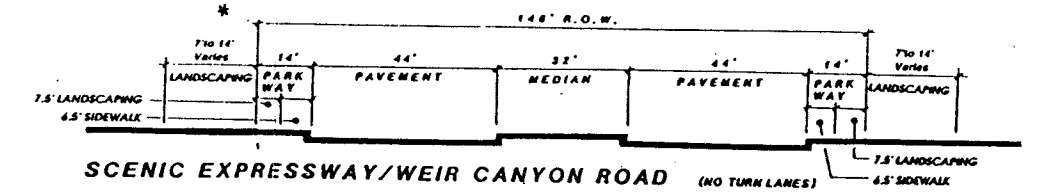
2.2.6 Land. The property owner/developer shall dedicate the land for the public street system for public use with the recordation of each final tract map for each individual residential area in accordance with Condition No. 42 of City Council Resolution No. 88R-229.



LEGEND		MINIMUM R.O.W.
	SCENIC EXPRESSWAY (WEIR CANYON ROAD)	148'
	HILLSIDE SECONDARY ARTERIAL (SERRANO AVE. & OAK HILLS DR.)	78'
	HILLSIDE COLLECTOR (ROAD A)	48'
	BIKEWAY ALIGNMENT	
	REGIONAL RIDING & HIKING TRAIL	

* CLASS 1 BIKEWAY SOUTH OF OAK HILLS DRIVE.
CLASS 2 BIKEWAY NORTH OF OAK HILLS DRIVE.

ROAD SECTIONS



* NOTE:
LANDSCAPING SETBACK VARIES FROM 7 FEET FOR DOWNSLOPE AREAS TO 14 FEET FOR UPSLOPE AREAS.

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Exhibit 5 CIRCULATION PLAN

2.2 WATER SUPPLY SYSTEM

2.2.1 **General Description.** The water supply system for The Summit is conceptually shown on Exhibit 6, Water Concept Plan. The system includes the primary transmission mains and storage reservoirs serving the 900, 1120, and 1320 pressure zones. The primary transmission lines will extend from the existing supply mains of Serrano Avenue and Weir Canyon Road and connect to the storage reservoir on-site. Secondary in-tract systems will be installed from the Master Plan system to deliver water to individual dwelling units for domestic, irrigation, and fire protection purposes.

2.2.2 **Planning.** The following conditions of City Council Resolution No. No. No. 88R-229 relate to the future water system.

14. That all water supply planning for the project shall be closely coordinated with, and be subject to review and final approval by, the City of Anaheim Public Utilities Department.
15. That the water supply system for The Summit development shall be designed in accordance with the Water Utility's Master Plan for Special Facilities District No. 1.
16. That the water mains and water storage reservoirs shall be designed as part of the City's Master Water System ultimately serving areawide development.

2.2.3 **Future Design Approvals.** The following conditions of City Council Resolution No. 88R-229 relate to future approvals:

9. That in conjunction with the submittal of each any tentative tract or parcel map, with the exception of Parcel Map No. 87-363, the property owner/developer shall provide information regarding the sizing requirements for the water system, i.e. primary mains, special facilities, terminal storage reservoir and transmission mains within the parcel or tract boundaries; said requirements to be reviewed and approved by the Water Engineering Division.
10. With the exception of Parcel Map No. 87-363, that in conjunction with the submittal of each tentative tract map or parcel map, the

property owner/developer shall make provisions for design features that conserve water such as controlled irrigation systems which employ drip irrigation, soil moisture sensors, and automatic systems that minimize runoff and evaporation, and use of mulch on top of soil to improve water holding capacity of public landscape areas; and, use of xeriscape and drought-tolerant species for landscaping. Plans indicating such conservation measures shall be reviewed and approved by the Public Utilities Department.

11. With the exception of Parcel Map No. 87-363, that prior to the approval of each tentative tract or parcel map, the Water Engineering Division shall have the opportunity to review that specific development phase to determine what increment, if any, of the terminal water storage facility must be installed to support said development phase.
12. That prior to the approval of the first tentative tract or parcel map (with the exception of Parcel Map No. 87-363) said map shall show the location of the terminal storage reservoir and prior to the approval of the final tract or parcel map (with the exception of Parcel Map No. 878-363), the property owner/developer shall enter into a written agreement with the Water Engineering Division as to the exact placement of the terminal water storage facility.
13. That prior to the approval of the first tentative tract or parcel map, the property owner/developer shall obtain approval of a Master Plan of Improvements from the General Manager, Public Utilities Department. The Master Plan of Improvements shall, in accordance with the Water Utility's Rates, Rules and Regulations and The Summit Public Facilities Plan, address primary mains, reservoirs, projected water demands and phasing of improvements. The Master Plan shall provide hydraulic analysis for the proposed system under average day, maximum day and peak hour demands. The Master Plan of Improvements shall give consideration to pressure zones, phasing of improvements and the Water Utility's ultimate service area. Upon approval of the Master Plan of Improvements, said Plan shall be incorporated into the Public Facilities Plan by reference and shall be carried out in accordance therewith. The General Manager-Public Utilities Department reserves the right at any time to revise and update the Master Plan of Improvements provided that such revisions shall not affect contracts previously executed by the City and the property owner/developer in accordance with the Master Plan of Improvements prior to said revision.

The Master Plan of Water has been approved and is found in Appendix A of this report.

2.2.4 Land Dedication. The following Condition No. 17 relates to land dedication for implementation of water system improvements:

With the exception of Parcel Map No. 87-363, that the property owner/developer shall dedicate the land required for implementation of the water system to the City in conjunction with streets, and through easements at the time of final tract or parcel map recordation. The reservoir sites shall be dedicated with the final maps, or when required by the City.

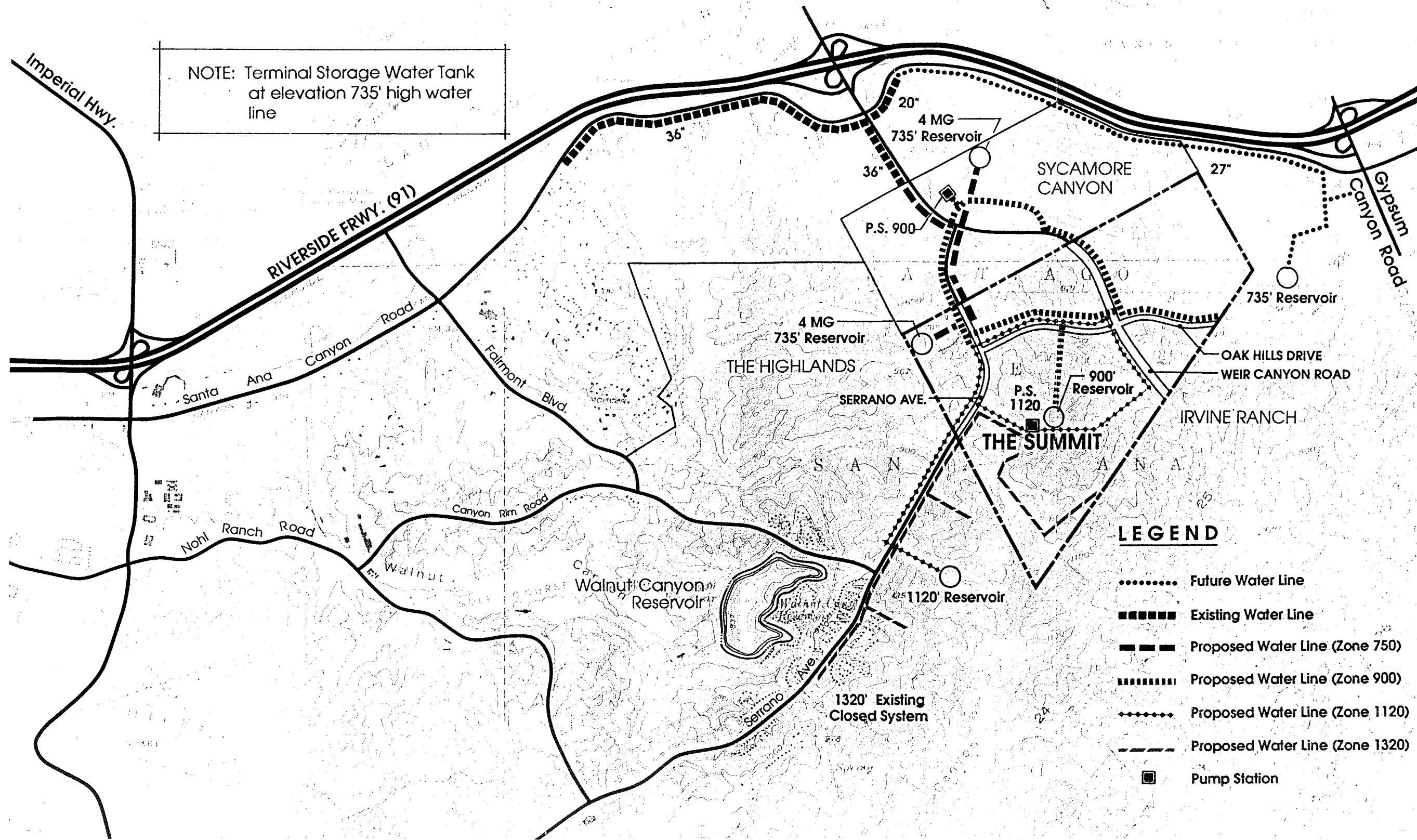
2.2.5 Funding and Construction. It is the intent of property owner/developer, when appropriate and as approved by the City, to use Mello Roos or other public financing mechanism for the provision of public facilities. The following Condition No. 19 of City Council Resolution No. 88R-229 relates to funding and construction of improvements:

That the water supply system shall be funded and constructed in accordance with the following Water Utility's Rates, Rules and Regulations: (a) the property Owner/Developer shall install the secondary system improvements; (b) funds for construction of the pump stations and reservoirs shall be advanced by the developer through the payment of special facilities fees as provided for in Rule 15-B; (c) primary mains shall be installed by the City with funds provided by the property owner/developer in the form of primary acreage fees as provided for in Rule 15-A; (d) the necessary financial arrangements for construction of the special facilities and required primary main fees shall be made prior to final tract or parcel map approval, with the exception of Parcel Map No. 87-363.

The owner/developer at his option and with the approval of the City of Anaheim Public Utilities Department, may chose to construct transmission mains, primary mains, special facilities, and terminal storage capacity. Under this scenario financial arrangements as described in items b, c, and d above, would not be necessary. The owner/developer would advance the construction costs for these facilities and any acreage fees would be credited against his initial construction expense. Any remaining moneys which the developer expended would be subject to reimbursement in accordance with the Water Utilities Rates, Rules, and Regulations.

2.2.6 **Bonding.** The following Condition No. 18 of City Council Resolution No. 88R-229 relates to bonding requirements for improvements:

With the exception of Parcel Map No. 87-363, that bonding for construction of the required water system improvements shall be furnished in conjunction with each final map.



NOTE: Terminal Storage Water Tank at elevation 735' high water line

LEGEND

- Future Water Line
- Existing Water Line
- - - - - Proposed Water Line (Zone 750)
- Proposed Water Line (Zone 900)
- Proposed Water Line (Zone 1120)
- - - - - Proposed Water Line (Zone 1320)
- Pump Station

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Exhibit 6
WATER CONCEPT PLAN

2.3 SANITARY SEWER SYSTEM

2.3.1 **General Description.** Exhibit 7, Sanitary Sewer Concept Plan, depicts the backbone sewer system for The Summit development. The major elements of the Plan include the following:

- (a) A network of local collection lines ranging in size from 8" to 10";
- (b) A 10" trunk line extending north from the site in accordance with the City's Master Plan of Sewers; and
- (c) Connection to the City's collection/transport system at Weir Canyon Road and Santa Ana Canyon Road.

2.3.2 **Capacities.** The 10" trunk line has been provided to serve The Summit development and adjacent tributary areas to the north in accordance with the City's Master Plan. The local lines have been designed based on City standards and the requirements of the development. Sewer service will utilize gravity design with the exception of a small lift station located in the northeast corner of The Summit which pumps to the main in Weir Canyon Road. Temporary lift stations may be required during construction of the project to accommodate phasing of the sewer improvements.

In accordance with Condition 83 of City Council Resolution No. 88R-229, the following shall be included within the project:

With the exception of Parcel Map, 87-363, that prior to approval of each final tract or parcel map, the property owner/developer shall submit plans, including sizing requirements for the sanitary sewer system within the tract parcel or boundaries, for review and approval by the City Engineer.

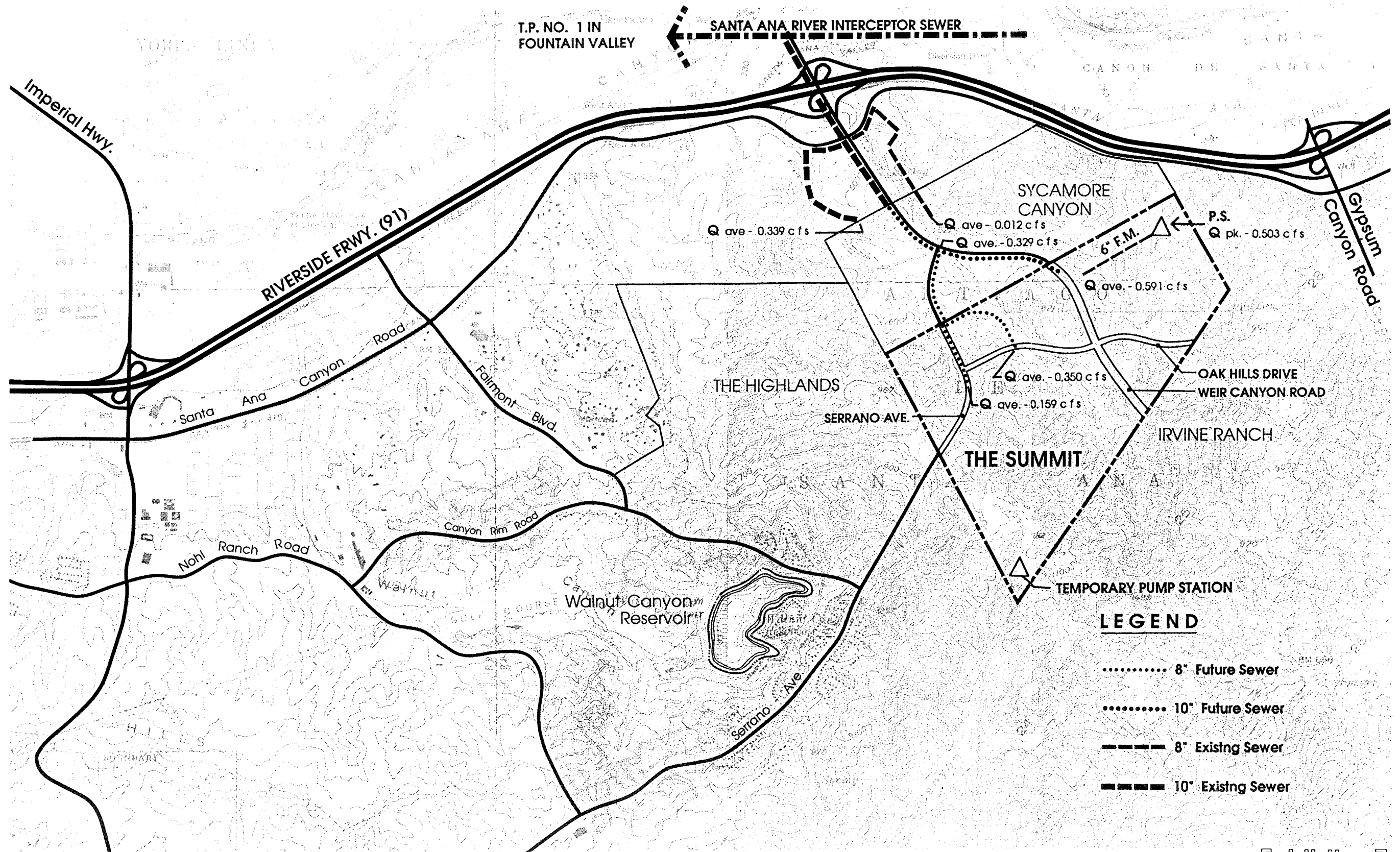
2.3.3 **Land.** The sewer system located within public streets and easements will be dedicated to the City with the recordation of adjoining Final Maps. Sewer lines located in any private streets will be the responsibility of Special Maintenance Districts or another financial mechanisms by the City.

2.3.4 Alignment, Phasing, and Bonding. Condition No. 84 of City Council Resolution No. 88R-229 requires:

With the exception of Parcel Map No. 87-363, that prior to approval of the first final tract or parcel map, the location, phasing, bonding and details of the sewer facilities shall be determined by street configurations, lot layouts, gravity flow, and a subsequent sewer study performed by the property owner/developer and to be submitted to and approved by the City Engineer.

2.3.5. Costs/Financing. It is the intent of the property owner/developer, when appropriate and as approved by the City, to use Mello Roos or other public financing mechanisms for the provision of public facilities. The owner/developer of The Summit in accordance with Condition No. 85 of City Council Resolution No. 88R-229 shall be financially responsible for the following sanitary sewer-related items:

- (a) The acquisition of any required permits and environmental assessments;
- (b) The design and construction of all local sewer line extensions and related facilities as part of the improvements for each tract or parcel map with the exception of Parcel Map No. 87-363, as approved by the City Engineer; and
- (c) A Special Maintenance District, or other financial mechanism acceptable to and approved by the City of Anaheim, for maintenance of the lift station, force main, and sewer lines in private streets which will be established at the expense of the property owner/developer.



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Exhibit 7
**SANITARY
SEWER CONCEPT PLAN**

LEGEND

- 8" Future Sewer
- 10" Future Sewer
- 8" Existing Sewer
- 10" Existing Sewer