

II. SETTING

A. Location

The Summit consists of approximately 591 acres within the City of Anaheim's Canyon Area, in the Santa Ana Mountains of northeastern Orange County (See Exhibits 1 and 2). The project site is located twenty miles inland from the Pacific Ocean and approximately five miles east of the Costa Mesa (55) and Riverside (91) Freeway interchange.

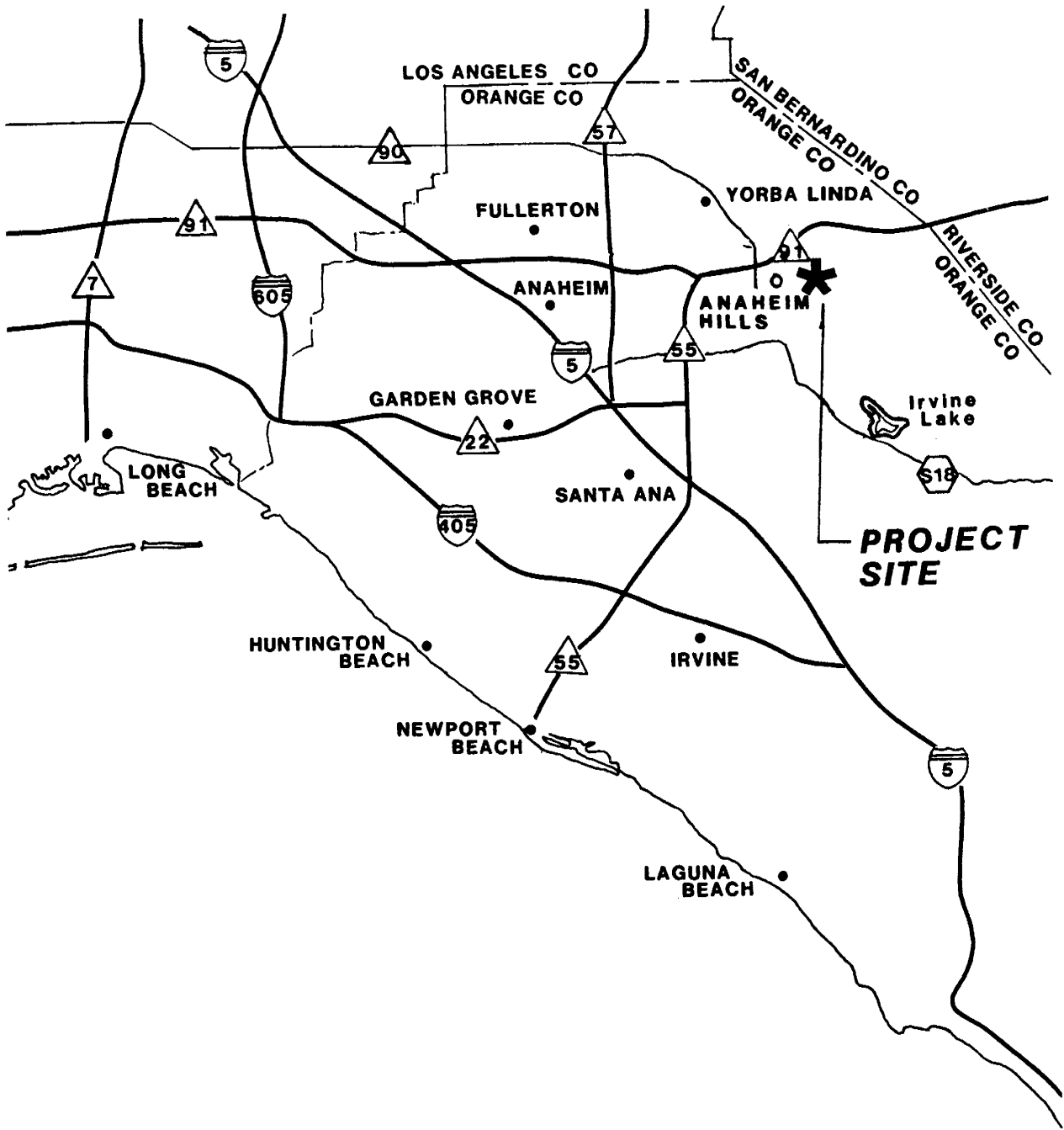
B. Surrounding Land Uses

Land uses surrounding The Summit include other planned communities, the Irvine Ranch and Weir Canyon Regional Park. The property is bounded by the community known as The Highlands at Anaheim Hills to the west, Sycamore Canyon to the north and unincorporated Orange County (lands owned by The Irvine Company) to the east and south (see Exhibit 3).

The following is a brief summary of the proposed land uses and dwelling unit totals for the surrounding planned communities:

1. The Highlands at Anaheim Hills (SP87-1)

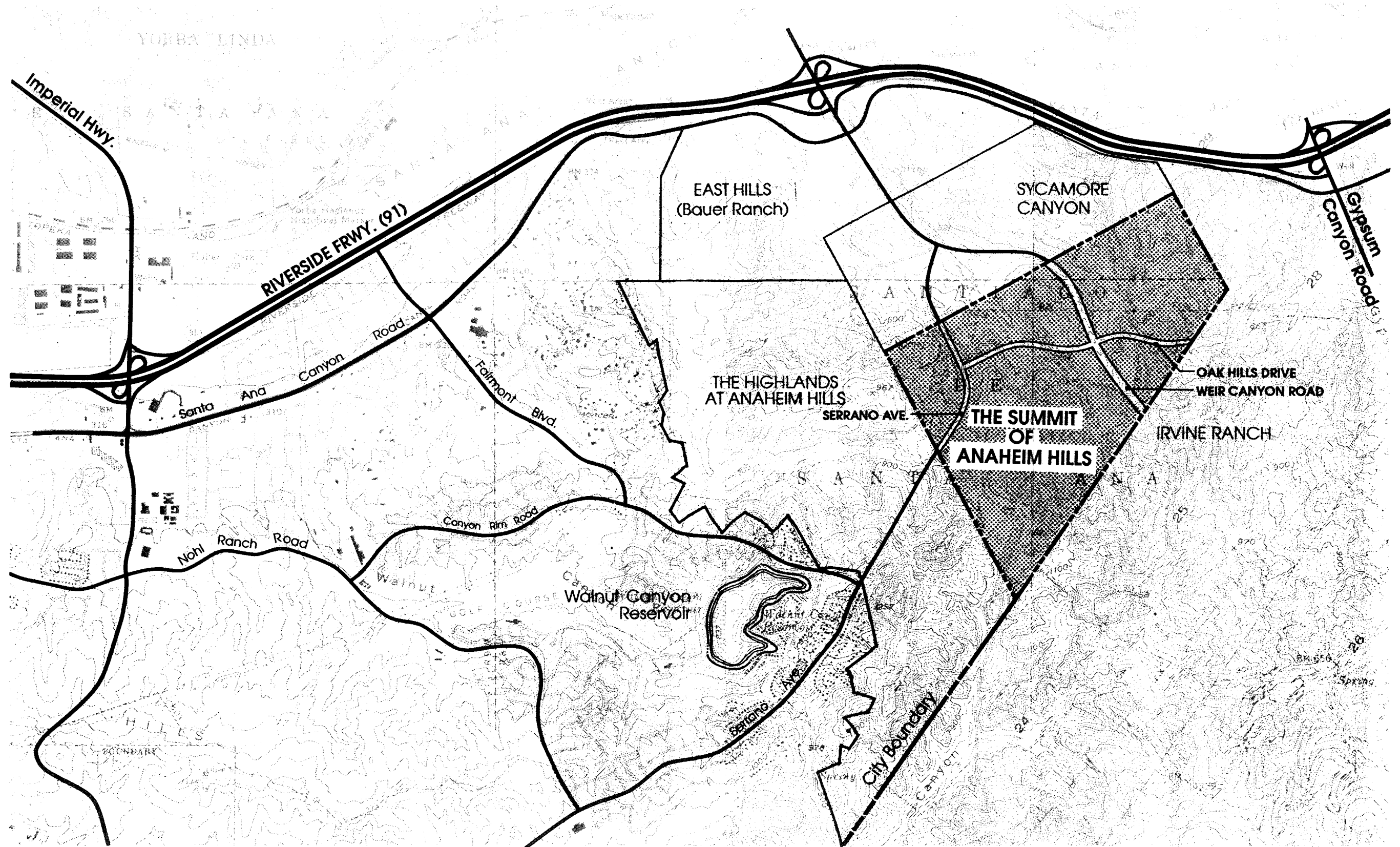
<u>Land Use</u>	<u>Acres</u>	<u>Units</u>
Hillside Estate	130.0	194
Hillside Low	126.0	451
Hillside Low Medium	77.0	458
Hillside Medium	170.0	1044
Open Space	292.0	--
Park	5.0	--
Elementary School	8.0	--
General Commercial	<u>8.0</u>	<u>--</u>
TOTAL	816.0	2147



SPECIFIC PLAN THE SUMMIT of ANAHEIM HILLS

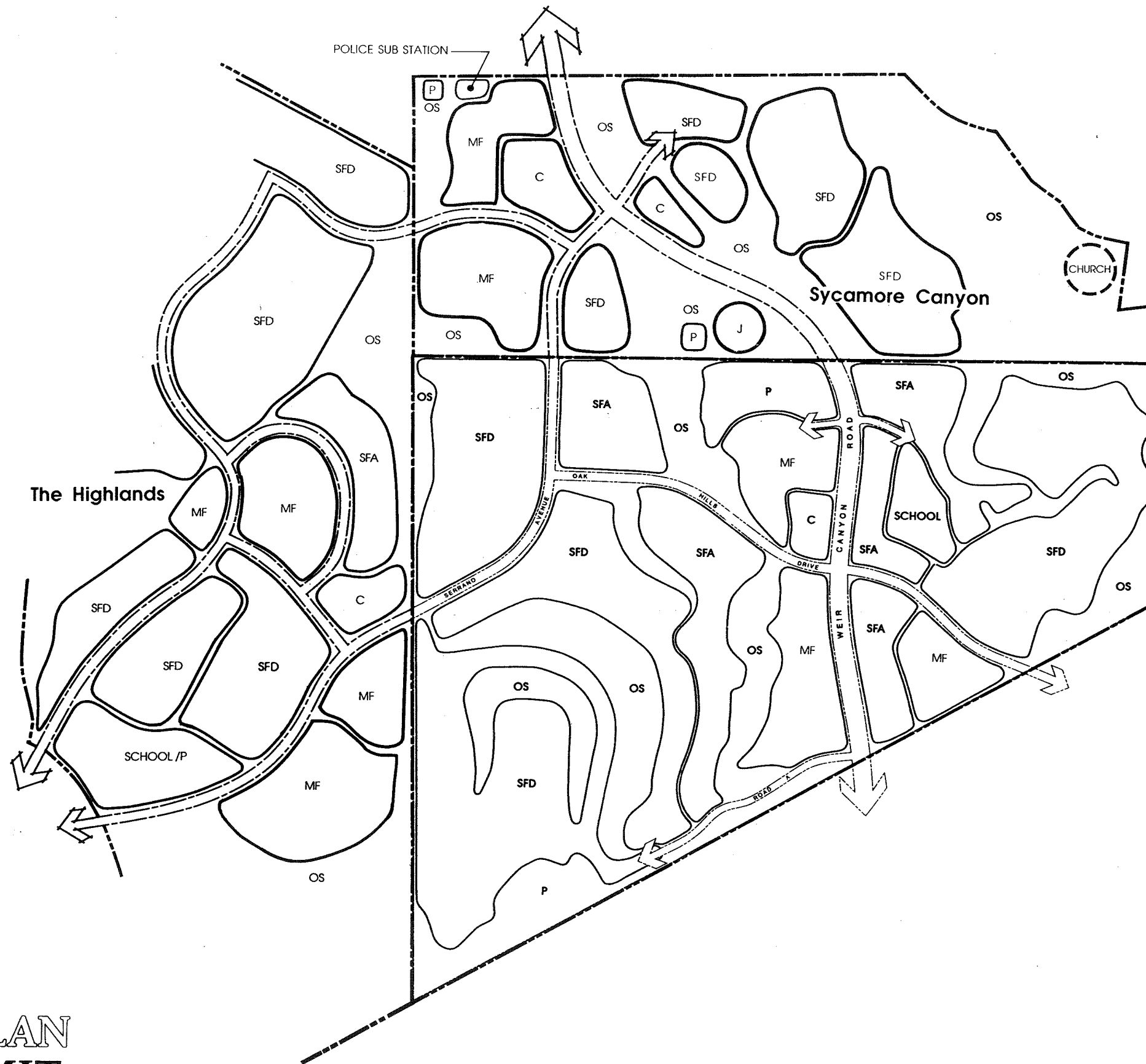
Exhibit 1 REGIONAL LOCATION MAP





**SPECIFIC PLAN
THE SUMMIT
of ANAHEIM HILLS**

**Exhibit 2
VICINITY MAP**



LEGEND

LAND USE DESIGNATION

- SFD SINGLE FAMILY DETACHED RESIDENTIAL
- SFA SINGLE FAMILY ATTACHED RESIDENTIAL
- MF MULTI-FAMILY RESIDENTIAL
- C COMMERCIAL
- OS OPEN SPACE
- P PARK

NOTE:
SEE DEFINITIONS SECTION FOR RESIDENTIAL
PRODUCT TYPE DESCRIPTIONS.

**SPECIFIC PLAN
THE SUMMIT
of ANAHEIM HILLS**

**Exhibit 3
SURROUNDING
LAND USE PLAN**

2. Sycamore Canyon

<u>Land Use</u>	<u>Acres</u>	<u>Units</u>
Hillside Low	42.2	194
Hillside Medium	83.2	925
Open Space	132.9	--
Jr. High School	19.0	--
Major Roads	15.6	--
General Commercial	20.1	--
Church	11.0	--
Police Sub-Station	<u>1.0</u>	<u>--</u>
TOTAL	325.0	1,119

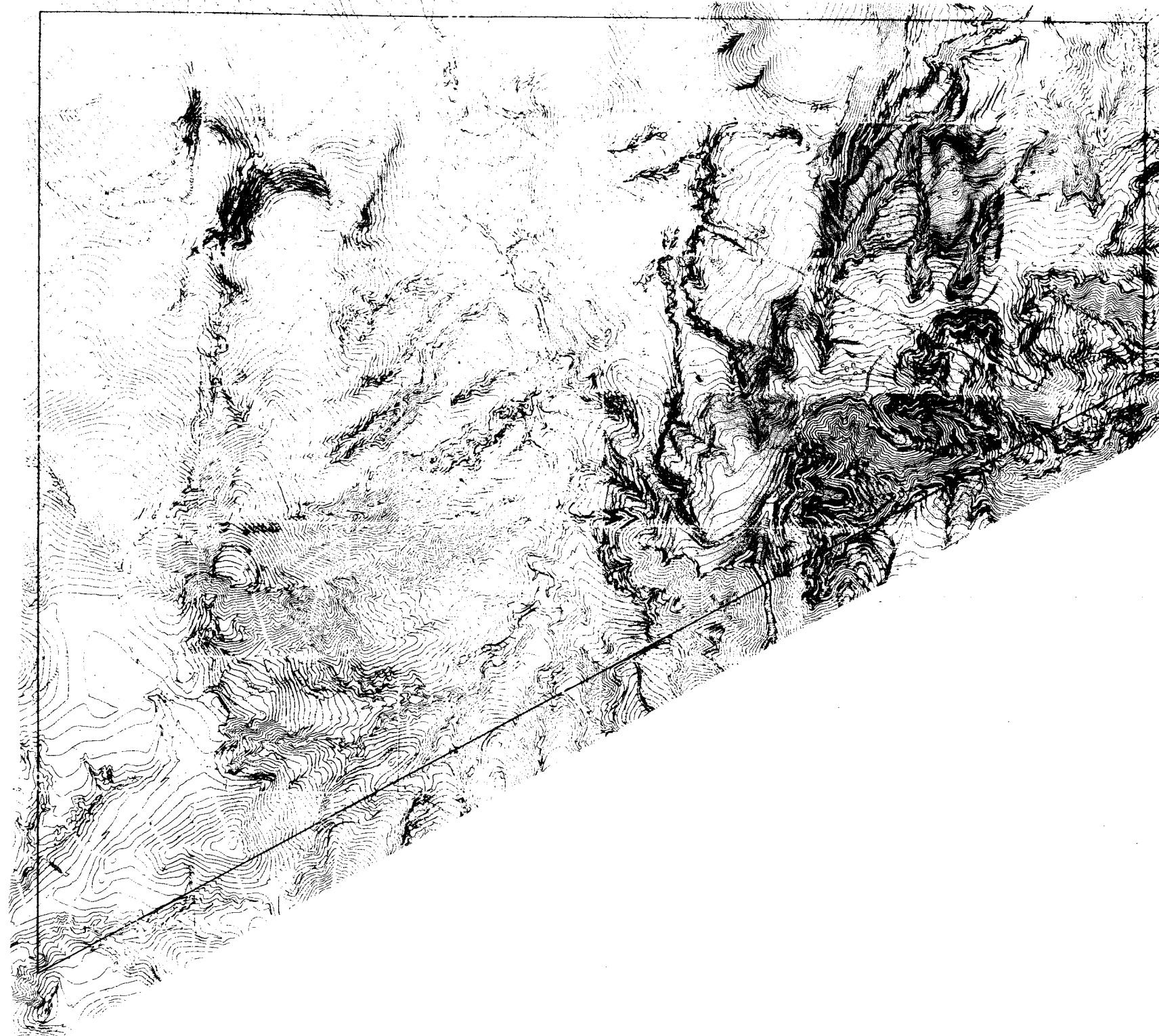
The surrounding Irvine Ranch holdings to the south and east are owned by The Irvine Company and are currently undeveloped. Weir Canyon Regional Park to the southwest of The Summit is proposed to consist of over 2,000 acres of passive recreational uses and natural areas.

C. **Existing Conditions**

The project site is characterized by gentle to steep terrain with elevations ranging from 500 to 1,180 feet (see Exhibit 4 Topography Map). The ridgeline of the Santa Ana Mountains stands as the back drop to the southern boundary of the property. A main tributary to the Santa Ana River bisects the central portion of the site, while five other drainage courses traverse the site. Stream flow is seasonal as no perennial streams exist on the property.

Biotic communities on the project site consist of riparian-willow thickets, southern oak woodland, chaparral, coastal sage scrub, and introduced grassland as shown on Exhibit 5, Existing Conditions. Detailed descriptions on each natural feature is provided in the accompanying Supplement to Environmental Impact Report No. 281 .

The oak woodlands on-site are found along the drainage courses in narrow canyons and on steep-slope areas. The chaparral communities



SPECIFIC PLAN
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Exhibit 4
TOPOGRAPHY MAP

Sycamore Canyon









The Highlands

Irvine Ranch

Irvine Ranch

Proposed County Park

LEGEND

-  EXISTING OAK TREES
-  EXISTING SYCAMORE TREES
-  EXISTING WILLOW TREES
-  COASTAL SAGE SCRUB
-  INTRODUCED GRASSLAND
-  CHAPARRAL
-  MAJOR STREAMS - BLUELINE
-  MINOR STREAMS - TERTIARY

**SPECIFIC PLAN
THE SUMMIT
of ANAHEIM HILLS**

**Exhibit 5
EXISTING
CONDITIONS**

are well-developed and are located in the upper elevations of the project site. Coastal sage scrub occurs on slopes and hillsides at lower elevations which have not been altered for grazing and agriculture. The common "introduced grasslands" community maintains large expanses which are found throughout the lower elevations of the property.

An aerial photograph of the site is provided as Exhibit 6a. Exhibit 6b is an overlay composite of the Specific Plan Development Plan and the Aerial Photo.

D. Project Background/History of Approvals

Historically, The Summit property has been used for grazing and ranching purposes. The site is currently vacant, unoccupied and unimproved. In recent years there has been a significant amount of documentation prepared for the project site, including a Planned Community (PC) Zone text and Environmental Impact Reports.

The original plan was presented in the Oak Hills Ranch Planned Community Zone text which was adopted with Resolution No. 87R-272 on June 30, 1987.

The approved development plan for the property is presented in The Summit PC Zone Amendment One Land Use Plan (see Exhibit 7) which was adopted with Resolution No. 87R-229 on June 14, 1988. The Amendment One Plan required an amendment to the General Plan (GPA No. 242) which redesignated the location of residential and open space land uses within a portion of the western half of the community.

Project-related environmental studies include the Oak Hills Ranch General Plan Amendment No. 188 and Annexation EIR No. 265, Focused Supplemental EIR No. 281 for the Oak Hills Ranch PC Zone text, and an Addendum EIR for Tentative Tracts 13515 and 13517.