

2.3 SANITARY SEWER SYSTEM

2.3.1 Identification. Exhibit 3 depicts the backbone sewer system for the Highlands development. The major elements of the plan include the following:

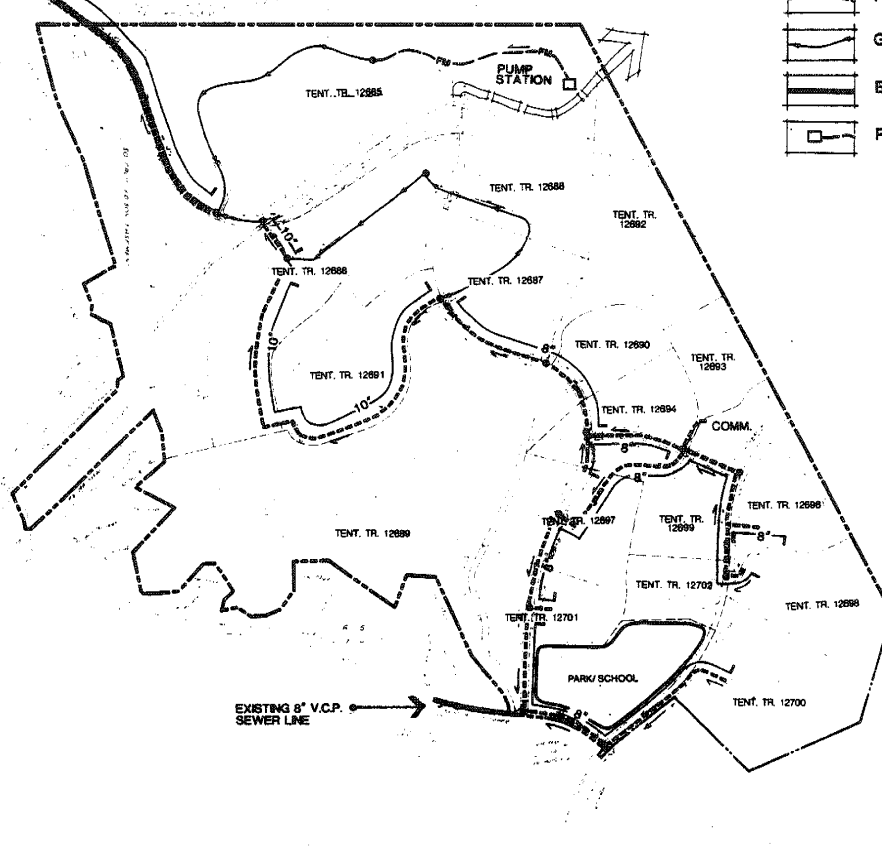
- o A network of local trunk collection lines ranging in size from 8" to 10";
- o A 12" trunk line extending north from the site in accordance with the City's Master Plan of Sewers; and,
- o Connection to the City's collection/transport system at Canyon Rim Road and Santa Ana Canyon Road.

2.3.2 Capacities. The 12" line has been provided to serve the Highlands 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 and force main for Specific Plan Development Area 1.






2.3.3 Land. The sewer system located within public streets and easements will be dedicated to the City with the recordation of Final Maps. Land for the sewer line extension north of the property to Santa Ana Canyon Road will require acquisition by the owner/developer and dedication to the City.

2.3.4 Alignment, Phasing and Bonding. 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 to be performed by the property owner/developer and submitted to and approved by the City Engineer prior to approval of the first final tract or parcel

EXISTING 18" V.C.P.
SEWER LINE



LEGEND

-  BACKBONE SEWER SYSTEM
-  FORCE MAIN
-  GRAVITY SEWER
-  EXISTING SEWER LINE
-  PUMP STATION



SEWERS

The Highlands at Anaheim Hills

NOTE: THIS EXHIBIT IS REFERENCED IN ORDINANCE NO. 4861, APPENDIX B, AS EXHIBIT 4.

0 100 200 400 800
CURRY, VASAPILLAI & PARTNERS
ARCHITECTURE/PLANNING
EXHIBIT 3

map. Acceptability of the proposed connection to the City's existing sewer system at Canyon Rim Road will be determined by the City Engineer.

The property owner/developer shall submit plans including sizing requirements for the sanitary sewer system within the tract or parcel boundaries for review and approval by the City Engineer, prior to approval of each final tract or parcel map. The sewer system for the project shall be funded, constructed and maintained in accordance with the requirements of the City of Anaheim Engineering Department.

Prior to the approval of the first final tract or parcel map within Specific Plan Development Areas 11 and 12, the owner/developer shall provide the City with evidence of compliance with the Orange County Sanitation District Master Plan and that all requirements of the Orange County Sanitation District, including annexation (if deemed necessary by the Orange County Sanitation District), have been complied with.

2.3.5 Costs/Financing. As a component of the "Master Plan" system, the 12" line extending north to Santa Ana Canyon Road shall be financed, designed and constructed by the owner/developer. To the extent the owner/developer qualifies for reimbursement from surrounding or other benefiting properties, he may petition the City Council for the establishment of reimbursement agreements or benefit districts. The costs associated with the establishment of any such districts shall be at the expense of the owner/developer, in addition to the acquisition of any required permits and environmental assessments.

The "local" lines shall be installed by the developer at no cost to the City. The developer shall design, finance and construct, subject to City approval, all local sewer line extensions and

related facilities as part of the improvements for each tract or parcel map, as approved by the City Engineer.

All sewer facility maintenance will be provided by the City with the exception of the lift station and force main in Specific Plan Development Area 1 and sewers located in private streets. The lift station, force main and sewer lines in private streets shall be maintained by a special maintenance district, or other financing mechanism, acceptable to and approved by the City.

2.4 STORM DRAIN SYSTEM

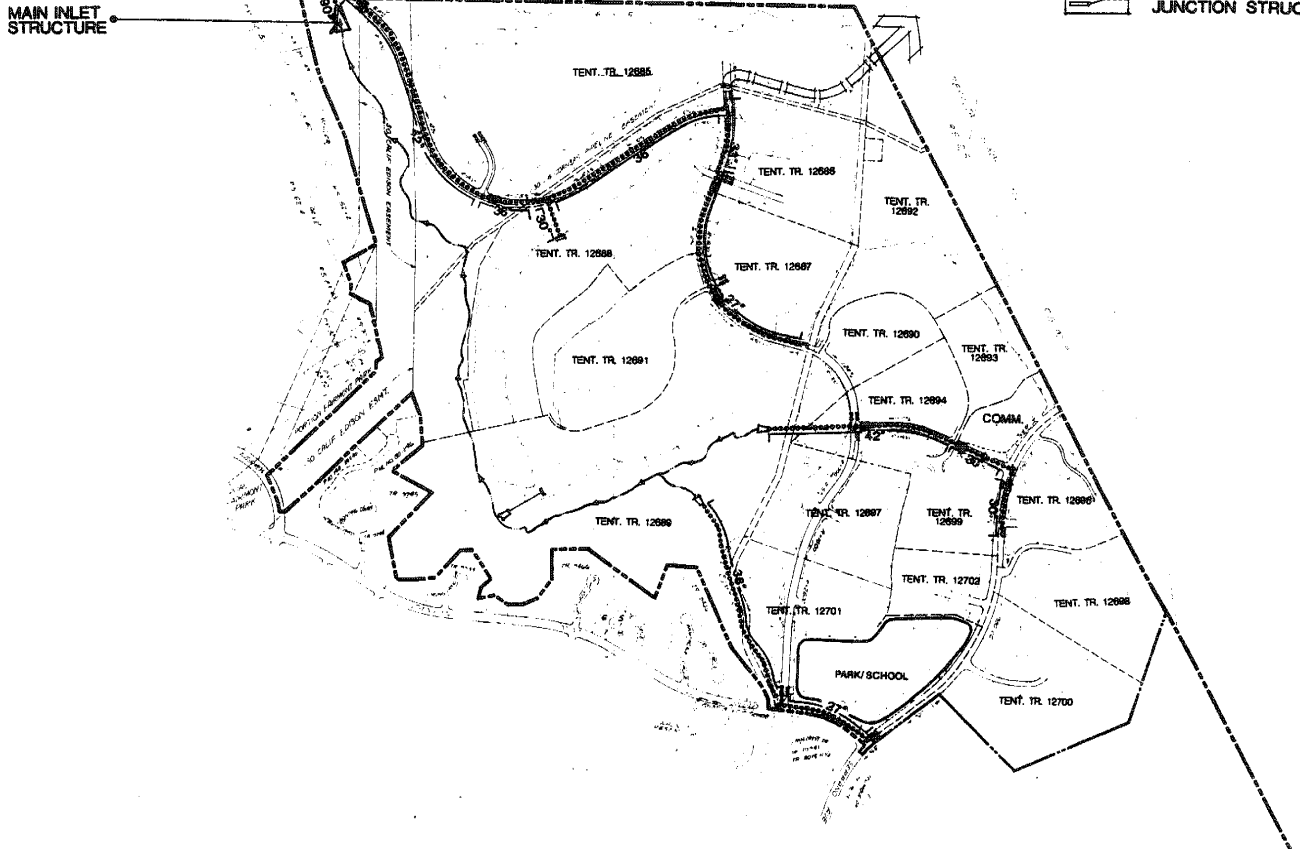
2.4.1 Identification. The storm drain system proposed by the developer for the Highlands property, as illustrated in Exhibit 4, includes an underground pipe and natural channel system for the Master Plan drainage facility (Drainage District 41). A series of local in-tract improvements to control runoff from individual development areas are also provided as part of the project drainage plans. Acceptability of the proposed Master Plan drainage system is dependent upon the results of an erosion, siltation and sedimentation equilibrium feasibility study prepared prior to the approval of the first final tract or parcel map.

As noted above, a feasibility study shall be prepared addressing the proposed Master Plan storm drain facilities within the drainage basin. This study shall be paid for by the property owner/developer and conducted by the City of Anaheim. The study shall address erosion, siltation, sedimentation equilibrium and other environmental considerations within the drainage basin. In addition, the study shall address the maintenance costs associated with the facilities. The phasing of construction and final design, including erosion control measures in the upper reach of the system, shall be in conformance with the findings of this study. Said study shall be approved by the City Engineer

EXISTING 8' x 5' DBL BOX CULVERT
 DRAINAGE BIFURCATION SYSTEM
 EXISTING 6' x 5' DBL BOX CULVERT
 MAIN INLET STRUCTURE

LEGEND

- BACKBONE STORM DRAIN SYSTEM (RCP)
- NATURAL DRAINAGE
- CATCH BASINS & JUNCTION STRUCTURE



STORM DRAIN PLAN

The Highlands at Anaheim Hills

CU
 CORBIN, YAMAFUJI & PARTNERS
 ARCHITECTURE/PLANNING
 EXHIBIT 4

Scale bar: 0, 400, 800

and reviewed by the Director of Parks, Recreation and Community Services, the Orange County Environmental Management Agency and the California Department of Fish and Game.

2.4.2 Capacities. The proposed Master Plan storm drain system will be designed to serve the entire Deer Canyon drainage basin, including project and off-site watershed areas. The proposed underground pipe and natural system will have the capacity to accommodate the flows from 25-year and 100-year storms. The design and installation of project drainage facilities shall be in accordance with the flow criteria, design standards and construction requirements of the City of Anaheim Public Works-Engineering Department.

In addition, erosion control measures shall be incorporated into the final grading plans for the project to minimize potential increases in short-term erosion and sediment transport both on-site and downstream. Such measures will be provided in accordance with City requirements, including timely seeding of graded slopes and the use of temporary control devices, e.g. sediment traps, desilting basins, berms and perimeter sandbagging.

Furthermore, the project shall incorporate drainage control measures along the Weir Canyon Regional Park interface to preserve and protect the Weir Canyon watershed from development-related drainage and urban run-off effects.

2.4.3 Land. The local storm drain system located in public streets and public easements shall be dedicated to the City at the time of final map recordation. Acquisition by the owner/developer and dedication to the City of the downstream property will be required for implementation of the off-site Master Plan drainage system.

2.4.4 Costs/Financing. The developer will advance funds for and construct the Master Plan drainage facilities at no cost to the City. To the extent the owner/developer qualifies for reimbursement from surrounding or other benefiting properties, he may petition the City Council for the establishment of reimbursement agreements or benefit districts at no cost to the City.

The developer will be responsible for the financing and construction of the in-tract and local storm drain system improvements. Storm drain pipe maintenance will be the responsibility of the City of Anaheim when such facilities are located in public easements dedicated to the City of Anaheim. Maintenance of any open or natural channels on-site and off-site necessitated by the Highlands development and any private storm drain facilities shall be the responsibility of a special maintenance district or other financial mechanism acceptable to and approved by the City. Said financial mechanism shall be established at the expense of the owner/developer prior to approval of the first final tract or parcel map.

2.4.5 Phasing and Bonding. The erosion, siltation and sedimentation equilibrium study noted above will determine the construction phasing of the Master Plan storm drain facilities that are ultimately approved. Bonding for the Master Plan facilities shall be required in conjunction with the approved phasing.

The phasing of in-tract improvements will occur as final tract maps are approved for each development area. Local storm drains shall be constructed as part of the improvements for each tract. Bonding for in-tract improvements will occur with various tract approvals.

2.5 ELECTRICAL SYSTEM

2.5.1 Identification. The electrical system for the project is shown on Exhibit 5. The elements of the electrical system include:




- o Underground line extensions to the site from nearby City distribution facilities along Canyon Rim Road and Santa Ana Canyon Road;
- o A 12 KV underground electrical backbone system for the installation of on-site distribution lines;
- o Residential, commercial and street lighting layouts; and
- o An in-tract 6.9 KV underground system supplying local service lines and street lighting. This in-tract system will be installed in accordance with future tract plans and City of Anaheim specifications approved by the General Manager of the City's Public Utilities Department.

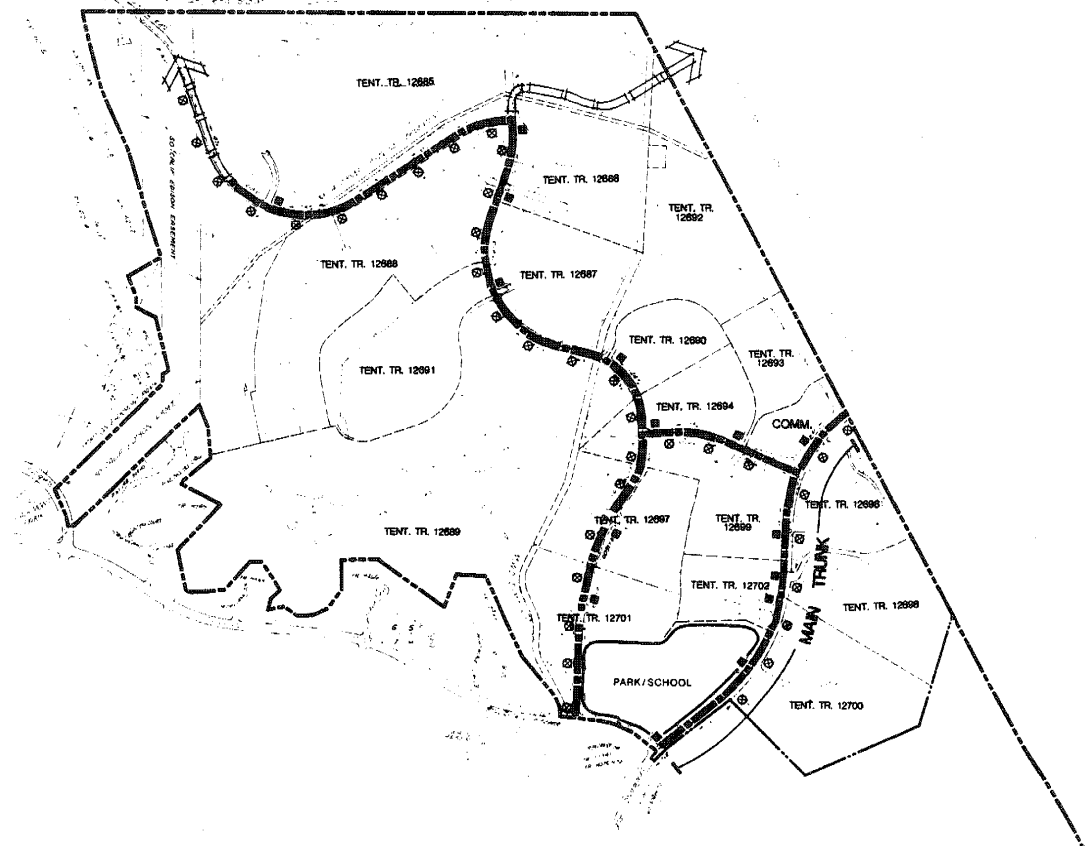
2.5.2 Capacities. The electrical system shall be designed to serve the Highlands development in accordance with the requirements of the City's Public Utilities Department.

2.5.3 Land. All facilities shall be located within public right-of-way and easements dedicated with the recordation of final maps. The conduit system with associated concrete manholes and vaults shall be installed underground. Switches, capacitors or both shall be in metal cabinets mounted above ground on concrete pads.

2.5.4 Alignment, Phasing and Bonding. Grading, sewer, water, storm drain and street improvement plans shall be submitted to the Public Utilities Department, prior to the approval of each


LEGEND

-  ELECTRICAL TRUNK CONDUIT
-  TRANSFORMER
-  STREET LIGHT



ELECTRICAL SYSTEM

The Highlands at Anaheim Hills



CU
COHEN, YARNALL & PARTNERS
ARCHITECTURE/PLANNING

EXHIBIT 5

final tract or parcel map, so that the Utilities' Facilities Plans are designed and coordinated with site development.

The electrical system and related improvements will be installed as development occurs. Bonding for the required electrical facilities shall be provided in accordance with City codes.

2.5.5 Costs/Financing. The developer will finance the installation of underground conduit, substructures, retaining walls and street lighting installation on all public and private streets at no cost to the City in accordance with the City of Anaheim Rates, Rules and Regulations.

The developer will finance and construct for the City all necessary trenches, backfill, conduits and manholes, vaults, handholes and pull boxes. The scheduling and funding for the backbone system utility costs will be determined during the preparation and prior to improvement plan approvals. The developer shall also advance these fees to the City to complete the backbone system upon billing by the City.

The owner/developer will advance prior to approval of final tract maps a non-refundable fee for lots as determined by the Public Utilities Department. The developer shall also provide and construct all necessary trench, backfill, conduit and manholes, vaults, and handholes and boxes per City of Anaheim Rates, Rules and Regulations.

2.6 OPEN SPACE AND PARKS

2.6.1 Identification. Exhibit 6 identifies the proposed open space and public park areas. Passive as well as active recreation opportunities are provided by the Highlands open space and park system.