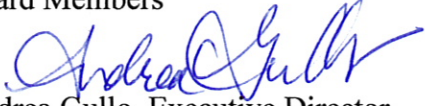


Puente Hills
Habitat Preservation Authority
Endowment Provided by the Puente Hills Landfill

MEMORANDUM

Date: August 27, 2015

To: Board Members

From: 
Andrea Gullo, Executive Director

Subject: Agenda Item No. 11) Discussion and possible action regarding proposed project on Assessor Parcel Number 8267-013-006 on Fullerton Road in the City of La Habra Heights.

Recommendation:

That the Board discuss and provide any direction.

Background:

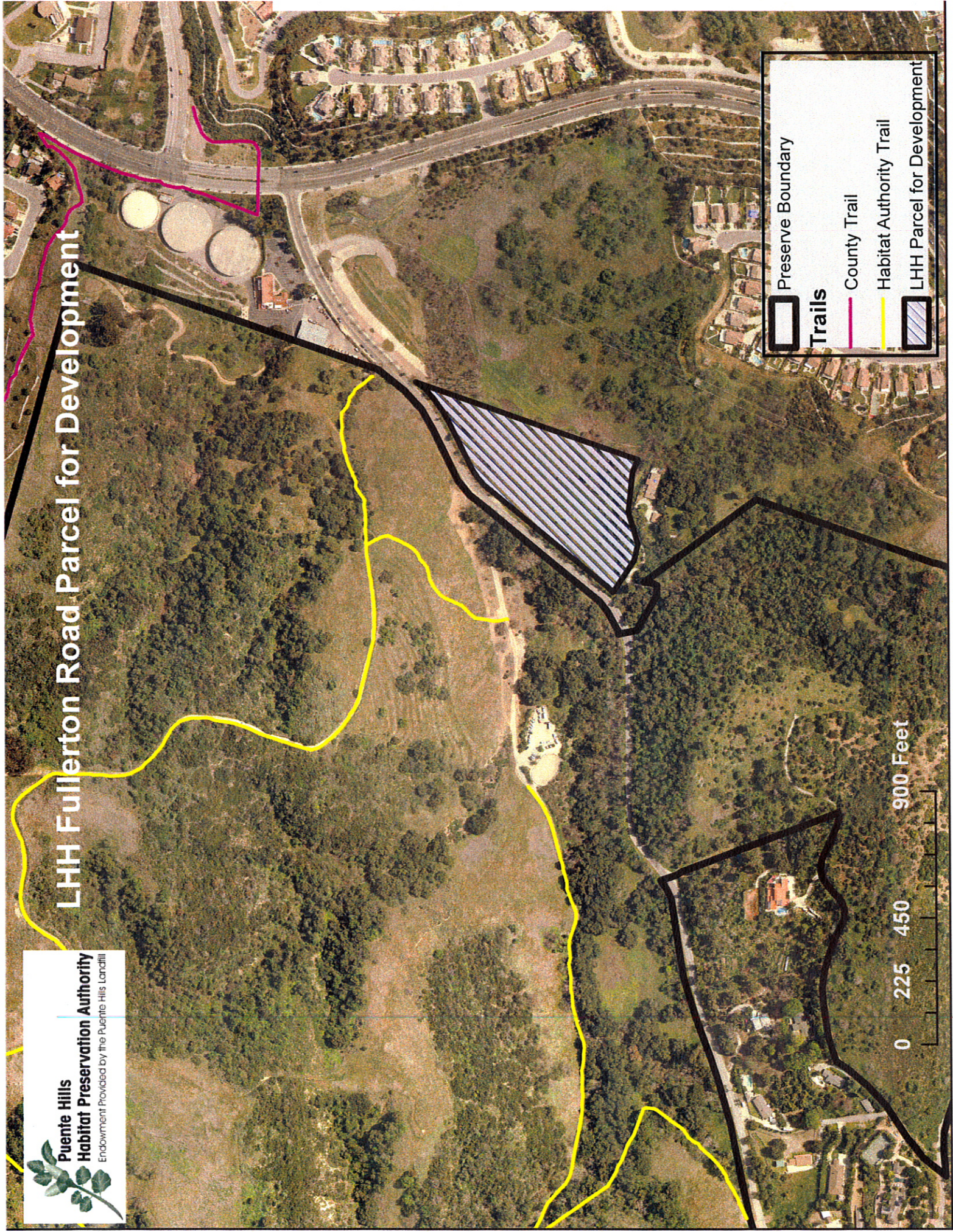
There is a possible new development in La Habra Heights along Fullerton Road directly across from the Authority's Powder Canyon Trailhead entrance. Attached is a map indicating the location of the project in relation to the Authority's Preserve. Also attached are photos of the site. Its location is unique in its proximity to Habitat Authority property and its location within a wildlife corridor.

Authority staff first contacted La Habra Heights planning staff in January 2014 about this project (PRJ 2013-104). On July 1, 2015 staff inquired with the City again after noticing story poles installed on the property depicting the layout of the proposed development, and met on August 20 with the City staff for an update on the project. Staff was able to view draft plans of the project, however we were told that the plans are currently expected to be revised by the applicant mainly to change the direction and placement of the house on the parcel. The subject parcel is 5.68 acres, and the project includes a home over 10,500 square feet with an accessory 585 second home. Other project features could include a tennis court, courtyard pond and six foot fence that runs the length of the parcel along Fullerton Road.

The next steps would be to further engage in gathering information about this project to present to the Board at a later date. The Authority has in the past communicated with the lead agencies regarding developments adjacent and nearby to its properties especially as they relate to potential environmental impacts. Also, a suggested next step is to further engage with the City and property owner to make it more environmentally friendly and strive to protect adjoining habitat value and function as a wildlife corridor.



LHH Fullerton Road Parcel for Development



Preserve Boundary
[Thick black line]

Trails

- County Trail**
[Pink line]
- Habitat Authority Trail**
[Yellow line]
- LHH Parcel for Development**
[Hatched area]

APN 8267-013-006



View from Fullerton Road looking southeast.



Views from Habitat Authority's Black Walnut Trail looking southeast.