

# *City of Fullerton General Plan*

# RESOURCE MANAGEMENT

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# RESOURCE MANAGEMENT

## 1 INTRODUCTION

### 1.1 Purpose

The Resource Management Element establishes goals, policies and actions for preserving open space and natural and cultural resources, combining several environmental concerns into one chapter and satisfying the requirements of the mandated Open Space and Conservation Elements. Scenic corridors, parks, recreational trails, historic sites, and energy conservation are also addressed. The goals, policies and programs of the Element support the commitment to preservation of a high quality of life for the residents of Fullerton.

Reflecting the broad nature of topics addressed in the Resource Management Element, overlap exists between this and other elements of the General Plan. The Land Use, Circulation, Community Services, and Community Health & Safety Elements present additional direction and policy for open space and conservation related programs. Recreational programs are addressed in the Community Services Element.

Detailed Resource Management background information and impact analysis are found in the EIR and Technical Appendices.

### 1.2 Overview

The Resource Management Element addresses the following:

- The conservation of natural resources;
- The preservation of significant historical and cultural resources;
- The retention and improvement of open space for outdoor recreational uses and for public health and safety;
- The management of designated scenic corridors as a special form of open space.

To a great extent, these four concerns are interrelated. Provisions for both the conservation of natural resources and open space are largely reciprocal in their intent; local parks provide open space as well as recreational facilities in developed areas of the City, while natural open space, if maintained in its existing state, may provide public safety and recreational opportunities on a large scale as it enhances and conserves environmental conditions. Further, there are certain features of the natural and urban setting in Fullerton which require special attention as development or redevelopment occurs. Areas offering extraordinary natural characteristics should be preserved and significant historical and cultural landmarks should be protected, as they represent a limited resource which, if not protected, will be lost forever or may only be retrieved with great difficulty and at great expense.

The Resource Management Element is organized into the following sections:

- **Open Space Resources:** Describes the existing open space resources in the City and their function, as well as a brief description of the key planning issues which are addressed by the Resource Management goals, policies and programs.
- **Natural Resources:** Describes significant vegetation, wildlife and other natural resources and key issues associated with each.
- **Open Space and Natural Resource Plan:** Provides an assessment of open space needs in the City and an overview of the various actions the City will undertake to meet those needs. Recreational uses, wildlife and vegetation preservation, petroleum resources, and private open space are addressed.
- **Scenic Corridors and Rural Streets:** Describes and maps the scenic corridor and rural streets system, and refers the reader to the Technical Appendices for the more detailed design treatments and regulations.
- **Historic and Cultural Resources Plan:** Includes a description of historic resources found in the City and the process by which they will be preserved.
- **Goals, Policies and Programs:** Describes the City's official development policies and implementation strategies and programs for the identification, location, management, preservation and development of open space areas, park and recreational facilities, and other natural, cultural or historic resources in the City.

## 2 OPEN SPACE RESOURCES

### 2.1 Issues

Open space provides a multitude of functions that are beneficial to the community, including park and recreational areas, recreational trails, conservation of natural and significant resources, buffers between land uses, and the preservation of scenic views. The major remaining open space opportunities in the City are in the Coyote Hills East and West project areas and the Unocal Imperial property.

The City places a high priority on providing open space for a variety of recreational purposes. The City recognizes that open space is a diminishing resource. Actions must be taken to ensure that sufficient open space and recreational opportunities are provided throughout the City. Although the City has retained a significant amount of open space through a variety of ongoing programs and actions, it is also recognized that there is a need to supplement current open space amenities, as well as a need to develop an open space strategy for the remaining undeveloped areas. In addition, the general public has expressed concern about accessibility and usability of open space for all segments of the population.

*See Policy RM-2.1 and 2.2*

The City's open space lands are represented within three major classifications as shown on Exhibit RM-1: publicly-owned properties, which include regional, specialized or local park facilities; areas under private ownership, which are designed for outdoor recreational activities; and those sites left intentionally in a natural or unimproved state. The following sections describe the land resources which fall into these categories.

### **2.1.1 Public versus Private**

The Parks and Recreation land use designation is applied to publicly owned or leased areas, both improved and natural, including public greenbelt areas, parks, specialty parks, vista parks and other publicly owned recreational facilities, landscaped slopes, trails and nature/conservation areas. Public open space is accessible to the general public and is maintained by the City.

A considerable amount of permanently designated open space is privately owned. This includes privately owned areas such as slopes, recreational facilities, greenbelts, landscaped parkways, and other community areas, as well as commercial recreational areas such as golf courses. Private open space areas are typically not accessible to the general public and are maintained by private homeowners, community associations or individual property owners.

### **2.1.2 Active versus Passive**

Open space areas are, by design, either active or passive. Active recreational areas typically include facilities such as graded spaces, tailored playing surfaces, buildings, parking areas and similar modifications to the natural site. Passive recreational areas accommodate less structured recreational pursuits and typically include minor modifications, such as trails, service vehicle access improvements, enhanced landscape materials and similar non-intrusive changes to the site.

## **2.2 Public Recreational Areas**

The City of Fullerton has four different types of improved, public recreational open space areas, including neighborhood parks, specialized parks, regional parks, and vista parks. The four classifications are discussed below.

School facilities, although not formally included in the improved public open space category, offer a wealth of recreational resources ranging from open playfields and meeting rooms to specialized facilities such as swimming pools, gymnasiums, tennis courts, and auditoriums. Although these facilities primarily support and augment the educational process, a secondary and significant purpose is their use by the general public.

Over the years the City has entered into a number of agreements with both the Fullerton Elementary School District and the Fullerton High School District for use of various school facilities for public recreation. The majority of school open space and recreational facilities are typically limited in use to after school hours, weekends and summer programs.

### **2.2.1 Neighborhood Parks**

Twenty-nine neighborhood parks are located throughout Fullerton. Intended to serve the needs of adjacent neighborhoods, the parks range from 10 to 25 acres and serve users within a walking or bicycling radius of approximately one-half mile. Typical neighborhood park facilities include play apparatus areas, court games, limited family picnic areas and open space for informal field sports. Table RM-1 inventories the existing neighborhood park land facilities and Exhibit RM-1 shows the locations. Several neighborhood parks are “school/parks”, a concept of locating park land adjacent to elementary schools for the economical joint use and maintenance of outdoor recreational facilities between the City and the Fullerton Elementary School District. Although portions of school/park facilities are owned by the Fullerton Elementary School District and not the city, there is no indication that existing joint agreements will not be extended.

<b>TABLE RM-1</b>		
<b>CITY OF FULLERTON NEIGHBORHOOD PARKS</b>		
<b>Neighborhood Parks</b>	<b>Acreage</b>	<b>Facilities</b>
Acacia Park	8.67	18-station par course
Adlena Park	2.86	Picnic area, 8 volleyball, basketball
Beechwood Park	2.51	Baseball
Raymond School/Byerrum Park*	6.28	Picnic area, soccer, softball
Chaffee Park	2.63	Open play area
Chapman Park	5.39	Ballfields, recreation center and tot lot
Coyote Hills Tree Park	10.99	Picnic area/no improvements
Emery Park	8.23	Playgrounds
Fern Drive School Park*	5.85	Picnic area, playgrounds
Ford School Park*	3.16	Picnic area, playgrounds
Gilbert Park	6.19	Picnic area playgrounds
Gilman Park	13.70	Picnic area, playgrounds
Grissom Park	10.78	Picnic area, playgrounds
Hermosa School Park*	5.30	Softball, basketball, playgrounds
Laguna Road School Park*	4.48	Playgrounds, softball, baseball
Lemon Park	6.63	Picnic area, playground, sports
Nicholas School Park*	13.00	Playgrounds, baseball
Orangethorpe School Park*	6.90	Picnic area, playground
Pacific Drive Park*	7.13	Tennis courts, playgrounds
Richman School Park*	6.39	Picnic area, soccer, playground
Rolling Hills School Park*	9.46	Picnic area playground
San Juan Park	1.70	Picnic area, basketball, softball
Truslow Mini Park	0.13	Playgrounds
Valencia School Park*	6.00	Lighted fields, picnic area, wading pool
West Coyote Park	3.64	Picnic area, play area
White Park	4.24	Open play area
Woodcrest School Park*	5.28	Lighted fields, tot lot, picnic area
<b>TOTAL</b>	<b>167.52</b>	
* School/park joint use facility - Portion of acreage owned by Fullerton Elementary School District.		

### 2.2.2 Specialized Parks

Specialized parks are intended for recreational facilities which offer unique active and passive activities or possess historical significance to the City. The Fullerton Municipal Golf Course, located behind the Brea Dam, is included in the acreage of the Brea Dam Recreational Area, and is open to the public. The land is leased from the Army Corps of Engineers, by the City. Table RM-2 catalogs the specialized park facilities and summarizes distinctive features.

<b>TABLE RM-2 CITY OF FULLERTON SPECIALIZED PARKS</b>		
<b>Name</b>	<b>Acreage</b>	<b>Facilities</b>
Amerige Park/ Duane Winters Field	10.0	Ballfield, community center
Brea Dam Recreational Area	126.0 <sup>1</sup>	Picnic area, tennis, Fullerton Municipal Golf Course
Hillcrest Park	44.0	Natural landscape, historic landmark, 5,100 sq. ft. recreational center, and a baseball field (Lions Field)
Independence Park	10.0	Aquatic complex, gymnasium, enclosed racquetball courts
Laguna Lake Park	28.5	Fishing lake, equestrian center
Muckenthaler Cultural Center	8.5	7,000 sq. ft. activity building
Sequoia Athletic Club/Racquetball Club	3.3	Racquetball/Health Club <sup>2</sup>
Fullerton Golf Training Center	15.0	Driving Range and Putting Course
<b>TOTAL</b>	<b>245.3</b>	
1. Usable acres within the total 250.7 acres contained within the Brea Dam Recreational Area.		
2. Not yet constructed as public park.		

### 2.2.3 Regional Parks

The City's open space resources are augmented by approximately 215 acres of regional parks within, or adjacent to, its boundaries. Regional parks include areas which, by their unique natural character or unusual or extensive development, offer recreational opportunities attracting patronage beyond the local vicinity.

Aside from their exceptional recreational facilities, the three regional parks are valued for their extensive visual relief offered to surrounding urban development. Craig Regional Park, located behind the Fullerton Dam in the northeastern part of the City, and Los Coyotes Regional Park, located in the northwestern part of the City along both sides of Rosecrans Avenue, are both operated by the County of Orange. Tri-Cities Park, a 40-acre facility situated along the Fullerton-Placentia city boundary, operates under a joint powers agreement with the cities of Brea and Placentia.

### 2.2.4 Vista Parks

Vista park sites have been defined in both the East and West Coyote Hills Specific Plans, as shown in Exhibit RM-2, where areas offer unobstructed views to large expanses of the Los Angeles/Orange County metropolitan area. Scenic corridors are often associated with Vista Parks. Three such sites totalling 21 acres are located in the East Coyote Hills, while five vista parks containing a total of 27.27 acres are located in the West.

### 2.2.5 Recreational Trails

With the increase in leisure time, jogging, hiking and horseback riding have seen a considerable increase in popularity as recreational pursuits. The City of Fullerton has a network of off-road trails for jogging, bicycling and equestrian activities (see Exhibit RM-2). The trails are designed to eventually connect Los Coyotes Regional Park and the neighborhoods in the West Coyote Hills and Sunny Hills areas to Craig Regional Park and the neighborhoods in the East Coyote Hills areas, as well as connect the City of Fullerton to the regional network of the County of Orange. Approximately 24 miles of recreational trails existed in the City of Fullerton in 1994.

## 2.2.6 Other Public Recreational Areas

**California State University Arboretum:** A 25-acre site is reserved on the California State University campus for the Fullerton Arboretum. Specimen plants and demonstration gardens have been designed around Heritage House, a restored 1894 Victorian house. The facility is a joint venture between CSUF and the City to provide the public, the university community and other area schools with opportunities to study various plant habitats, the use of native California plants, and water and energy conservation methods.

**California State University Sports Complex:** The City and the University recently created a partnership to fund and develop the Titan Sports complex. The 26-acre Sports Complex includes football and baseball stadiums, tennis courts, practice fields, and a track and field facility.

**Leonard Andrews Tennis Center:** Eleven lighted tennis courts, open to the public, are located at this three acre facility near Harbor Boulevard and Valencia Mesa.

## 2.3 Private Recreation

In addition to public recreational lands the City benefits in having the following privately owned outdoor recreational facilities:

**Golf Courses:** There are two existing and one planned golf course in the City. Of the two existing courses, one—the Fullerton Municipal Golf Course—is publicly owned. The other is owned and operated by the Los Coyotes Country Club, having 187 total acres, of which 54.1 acres are located within the City. Another private 170.2 acre course is planned in the East Coyote Hills.

**Other Commercial Recreational Areas:** Several business have developed a part of their properties as outdoor recreational facilities to such an extent that the City considers them a long-term commitment of land to an open space use. Altogether, about 17 acres of open space fall within this classification. Such facilities as the Racquetball World east of the Orange Freeway, the Tennis Club on Rosecrans Avenue and the Unocal Little League field in the East Coyote Hills account for this recreation category.

**Private Residential Open Space:** Permanently designated, but privately owned areas that are passive or recreational in character, constitute 264 acres in the City. This includes both recreational facilities, and slope and landscaped areas. Private residential open space is maintained by private homeowners or community associations.

## 2.4 Natural Open Space

A substantial amount of the acreage designated as Parks and Recreation and Greenbelt on the Land Use Map is set aside for habitat preservation and conservation. Physical restrictions such as steep terrain and/or unstable soils, water conservation measures for flood retention and desilting, and/or the presence of significant natural resources often prevent these areas from being developed. However, conservation areas can accommodate passive uses (e.g., interpretive nature walks, recreational trails), and the land, acting as a buffer or scenic backdrop, tends to enhance the quality of adjacent activities occupying the usable portions of these public areas.

### 2.4.1 East Coyote Hills

Numerous conservation areas have been identified in the East Coyote Hills Specific Plan. Approximately 187 acres will be reserved for park land and habitat conservation open space uses, and an additional 170.2 acres will be improved as a golf course.



Approximately 129 acres of land within the East Coyote Hills are preserved under a Federal 10A permit for gnatcatcher habitat preservation. The golf course contains approximately 60 acres of this habitat area in easement. A small portion of the permit area of less than eight acres is contained in a privately owned easement that covers most of the Panorama Park site. The remainder is natural coastal sage scrub habitat outside of the golf course. Approximately 42 acres of the open space will also serve as a flowage easement. It is expected that these lands will remain in private ownership, with their conservation being part of the management of the community property of various residential development situated in the area. In addition, over 92 acres behind the Brea Dam are unimproved land serving as natural open space.

#### **2.4.2 West Coyote Hills**

The West Coyote Hills Specific Plan reserves 284.7 acres for open space uses, much of which corresponds to areas of steep slopes and unstable soils that will be conserved in their natural state. Approximately 72.7 acres of this land is preserved as a Nature Park conservation area. Another 57 acres are designated as privately owned habitat conservation area.

#### **2.4.3 Greenbelt Areas**

In addition to conservation areas in the East and West Coyote Hills, there are five greenbelt parks located throughout the City. These areas are essentially large stretches of land in their natural state. Greenbelt areas are presented on Exhibit RM-1 within the conservation classification. The five greenbelt parks are:

- **Hiltcher Park:** A narrow strip of land of about 14 acres covered with mature stands of native oak, pepper and eucalyptus trees which serve as a corridor for one of the City's recreational trails.
- **Juanita Cooke Greenbelt:** Formerly the right-of-way for the Pacific Electric Railroad, this 27-acre strip of land provides a scenic recreational trail through residential neighborhoods in north central Fullerton.
- **Fullerton Creek Greenbelt:** An eight-acre stretch of land which connects to Acacia Park in East Fullerton.
- **Bastanchury-Malvern Greenbelt:** About 23 acres of unimproved land along the west side of Bastanchury Road between Malvern Avenue and Euclid Street and along the east side of Parks Road north of Bastanchury Road.
- **West Coyote Hills Greenbelt System:** Located in the West Coyote Hills, the 10-acre park and additional greenbelt areas are noted for the abundant plantings within a natural setting.

### **3 NATURAL RESOURCES**

Information on the biological resources of Fullerton was obtained from the Biological Assessment for the proposed Coyote Hills East Project, the Imperial Properties Biological Resources Assessment, and the Coyote Hills West Master Plan Study EIR. More information on the City's biological resources is found in the General Plan EIR.

The City of Fullerton is 90 percent developed and has limited natural biological habitats. Significant biological resources have been found, however, in the Coyote Hills East and West Specific Plan Areas. Although the Coyote Hills East Specific Plan has been planned for development, a Habitat Conservation Plan has been approved for this area that mitigates impacts to the threatened California gnatcatcher.

### 3.1 Vegetation

The biological information in the previously identified EIRs indicates that there are four main native plant communities in the City: riparian scrub, oak woodland, coastal sage scrub, and cactus scrub. One sensitive plant species, the Many-Stemmed Dudleya, has been recorded in the City vicinity and may occur on any of the three EIR sites; however, none was found during site visits.

Coastal Sage Scrub is found throughout the Coyote Hills East and West areas, and the Unocal Imperial property. The coastal sage scrub community in these areas consists of low-growing, soft-woody, aromatic shrubs and herbaceous plants that grow on steep slopes, ridgelines, and gentle hillsides in thin, rocky soils. Coastal sage scrub is considered sensitive by resource conservation agencies because it provides habitat for several sensitive species, including the San Diego horned lizard, the California gnatcatcher, and the San Diego cactus wren. Urbanization is rapidly diminishing this habitat throughout Southern California. Though disturbed in some areas because of past oil drilling operations, the coastal sage scrub habitat within Fullerton is of relatively high quality as wildlife habitat.

Cactus scrub is a unique plant community in the West Coyote Hills. It is characterized by patches of several locally distinctive forms of cactus (morphotypes) that vary in height from two to five feet, in color of the pads, and other features. Although limited portions of the Coyote Hills West have been developed, cactus scrub remains in several areas.

Live-oak trees (*Quercus agrifolia*) that form a sparse oak woodland have been reported in the West Coyote Hills.

Riparian Woodland is a community of shrubs and trees associated with seasonally dry creek beds and drainages. This community is found in scattered locations in the West Coyote Hills but may not remain due to proposed development of the area. Mulefat Riparian Scrub is found along a narrow drainage area which runs from the northeastern corner of Coyote Hills East through the disturbed areas, and exits the southwest corner of the site. The average width of the drainage is approximately 20 feet and is dominated by mulefat. Several areas of the drainage support stands of arroyo willow and black willow. Two areas of the willow riparian plant community occur in the southwestern portion of the Unocal Imperial property.

Non-native grasslands were found in the Coyote Hills East. These are not considered sensitive vegetation resources. Along the western boundary of the City, and in a small area in the center of the Unocal Imperial property, extensive grading and soil disturbance have occurred, resulting in a number of ruderal (weedlike) plant species.

Table RM-3 summarizes significant vegetation resources in the City.

**TABLE RM-3  
SENSITIVE PLANT SPECIES AND COMMUNITIES IN THE FULLERTON REGION**

Species	Status <sup>1</sup>		Comments
	Federal	State/Local	
<b>PLANTS</b>			
<i>Dudleya multicaulis</i> Many-stemmed dudleya	FC2	CNPS 1B	Occurs on clay or rocky substrates in Los Angeles, Orange and Riverside Counties. This species has been reported in Brea Canyon, the Peralta Hills, and Weir Canyon. Potentially occurs in East and West Coyote Hills.
<i>Calochortus catalinae</i> Catalina mariposa lily		CNPS 4	Found in grasslands of Orange and Los Angeles Counties and north to Santa Cruz. Potentially occurs in East and West Coyote Hills.
<i>Calochortus weedii</i> var. <i>intermedius</i> Foothill mariposa lily		CNPS 1B	Occurs in dry openings of sage scrub or chaparral habitats. Historical and recent records have noted this species in the Chino-Puente Hills and in the Carbon Canyon area. Potentially occurs in East and West Coyote Hills.
<b>PLANT COMMUNITIES</b>			
Southern coast live-oak and cotton wood, willow riparian forests, southern willow scrub	Mulefat riparian scrub has been reported from East and West Coyote Hills and on the Unocal Imperial property.		
California walnut woodland	Reported from La Habra quadrangle, 1.5 miles south of SR-60 on Fullerton Road; Brea, Tonner, Carbon and Soquel Canyons; known from west side of Fullerton Road (1 mile southwest of Rowland Heights) in Puente Hills.		
Oak woodland	Oak woodlands occur along many stream courses in the Specific Plan areas. The community is dominated by coast live oak, with California sycamores interspersed.		
Riversidean coastal sage scrub	Relatively undisturbed stands of coastal sage scrub are found in the East and West Coyote Hills sites, with the most contiguous, highest quality habitat occurring on eastern slopes.		
<sup>1</sup> The legend for the state and federal status abbreviations is found at the end of Table RM-4.			

### 3.2 Wildlife

The City's open spaces support wildlife species typical of suburban cities that retain large natural and landscaped areas. Most of these species are common, widespread, and highly adaptable to urbanization and human presence. Willow riparian and coastal sage scrub communities typically support diverse and abundant wildlife populations; however, because of the isolation of Fullerton's open space and oil activities within these areas, these communities offer limited wildlife habitat. Table RM-4 identifies sensitive wildlife species in the City.

The coastal sage scrub habitat provides nesting, foraging, and cover opportunities for a variety of bird species. The California gnatcatcher, which is listed as threatened by the U.S. Fish and Wildlife Service (USFWS), is found in the City, largely in the East and West Coyote Hills. Other sensitive species such as the San Diego cactus wren also occur in these areas.

The Endangered Species Act was amended in 1982 to establish a conservation planning process that allows the incidental "take" of a threatened or endangered species. This provision of the Act allows the USFWS to permit the "take" of a listed species in cases where the take is "incidental to, and not the purpose of carrying out otherwise lawful activities." An application for a "take" permit requires preparation of a Habitat Conservation Plan (HCP). The purpose of the HCP is to acquire and manage habitats that support endangered and other special status species. Approval of the HCP by appropriate agencies satisfies the requirements for obtaining a Federal 10A permit.

Local environmental interest groups, the USFWS, and the California Department of Fish and Game have

expressed interest in the maintenance or replacement of the entire impacted 110 acres of coastal sage scrub habitat of the California gnatcatcher and San Diego cactus wren found on the East Coyote Hills project site, as well as similar areas in the West Coyote Hills. These groups are concerned that remaining natural habitat in the City will be lost if measures are not taken to preserve these areas prior to development. The areas of coastal sage scrub within the Coyote Hills East Specific Plan area have been identified as Habitat Conservation and will be protected from development by dedication of a conservation easement. Implementation of the Habitat Conservation Plan that has been approved for the Coyote Hills East Specific Plan will mitigate impacts to the California gnatcatcher and the San Diego coastal cactus wren. A Federal 10A permit has been issued for approximately 129 acres of permanently preserved wildlife habitat in the East Coyote Hills, 60 acres of which are sited within the golf course.

### **3.3 Agricultural Resources**

The Fullerton area contains two areas which are currently used for agriculture: the Bastanchury Greenbelt (designated as Parks and Recreation) and the northern portion of the Hughes Aircraft site (designated as Industrial). The lands are not classified as "Important Farmland" according to the 1982 County of Orange Resources Element.

The Bastanchury Greenbelt is intended to be preserved for public recreation, while the Hughes Aircraft site could potentially be developed under its Industrial designation.

### **3.4 Mineral Resources**

The State Mining and Geology Board classifies construction aggregate as an important mineral commodity. Mineral Resource Zones have been established per the Surface Mining and Reclamation Act (SMARA) for areas possessing minerals of Statewide or regional importance. The primary objectives of SMARA are the assurance of adequate supplies of mineral resources important to California's economy and the reclamation of mined lands. These objectives are implemented through land use planning and regulatory programs administered by local government with the assistance of the State. The City of Fullerton does not contain any areas designated as Mineral Resource Zones.

**TABLE RM-4  
SENSITIVE ANIMAL SPECIES IN THE FULLERTON REGION**

Species	Status		Comments
	Federal	State/Local	
<b>MAMMALS</b>			
<i>Perognathus longimembris brevinasus</i> Los Angeles pocket mouse	FC2	CSSC	Occurs on alluvial, sandy soils in a variety of habitats, mainly sage scrub, chaparral, and grassland. This species has not been recorded from the project area, but it potentially occurs there.
<i>Lepus californicus bennettii</i> San Diego black tailed jack rabbit	FC2	-	Potentially occurs in open habitats and disturbed habitats in the Coyote Hills East and West.
<i>Neotoma lepida intermedia</i> San Diego desert woodrat	FC2		Occurs in coastal sage scrub and chaparral. Potentially occurs in open habitats and disturbed habitats in the Coyote Hills East and West.
<b>BIRDS</b>			
<i>Asio otus</i> Long-eared owl	None	CSSC	Occurs in montane and foothill riparian communities. Reported in Fullerton.
<i>Accipter cooperi</i> Cooper hawk	None	CSSC	Prefer woodland habitats, uncommon in urban areas. Expected to occur as migrant or resident in Coyote Hills (East or West).
<i>Accipter striatus</i> Sharp-shinned hawk	None	CSSC	
<i>Campylorhynchus brunneicapillus cousei</i> San Diego cactus wren (coastal population)	FC2	CSSC	Occurs in sage scrub with abundant prickly pear cactus. At least 6 breeding pairs were censused in Coyote Hills East in 1991. Also known from the Coyote Hills West.
<i>Polioptila californica californica</i> California gnatcatcher	T	CSSC	Found exclusively in coastal sage scrub habitat. At least 10 breeding pairs were censused in Coyote Hills East between 1991 and 1993. Also known from Coyote Hills West, although no estimates were available on their numbers. The Coyote Hills gnatcatchers are the northern-most population of gnatcatchers in Orange County.
<i>Athene cunicularia</i> Burrowing owl	None	CSSC	In the project region, occurs in disturbed grassland habitats, usually in and around abandoned ground squirrel burrows. Not reported in Fullerton but potentially occurs in Coyote Hills East and West.
<i>Lanius ludovicianus</i> Loggerhead shrike	FC2		Occurs in a variety of habitats, including coastal sage scrub, open woodland, and grasslands, preferring the interfaces between these habitats. Expected to occur in Coyote Hills East and West.
<b>AMPHIBIANS AND REPTILES</b>			
<i>Phrynosoma coronatum blainvillei</i> San Diego coast horned lizard	FC2	CSSC	Occurs in coastal sage scrub, chaparral, and grassland habitats. Expected to occur in Coyote Hills East and West.
<i>Cnemidophorus hyperythrus</i> Orange-throated whiptail lizard	FC2	CSSC	Inhabits low elevation coastal scrub, chaparral and valley foothill hardwood. Found in a variety of scrub habitats, usually those with at least 50 percent plant cover with an accumulation of leaf litter at the ground surface. Also found in the disturbed habitat along horse trails and berms along dirt roads found in scrub habitat. Not reported in Fullerton but potentially occurs in Coyote Hills East and West.
Source: 1993 California Natural Diversity Database.			
CSSC	California Species of Special Concern. Species considered by the Department of Fish and Game to be declining or vulnerable to extinction and may be considered for listing or special management and protection measures.		
CNPS 1B	California Native Plant Society list of endangerment; plants rarely threatened or endangered in California and elsewhere.		
CNPS 4	California Native Plant Society list of endangerment; plants of limited distribution - a "watch" list.		
T	Threatened. Listed as threatened by state or federal agencies for species likely to become endangered in the foreseeable future if declining population trends continue.		
FC2	Federal Candidate 2. Species which are currently considered vulnerable to being threatened or endangered, but not enough data have been collected to support a proposal for listing.		

### **3.5 Petroleum Resources**

Fullerton's petroleum resources are in the form of oil deposits. This non-renewable resource is formed through a slow geologic process and is associated with a number of sub-surface geologic structures in the Los Angeles sedimentary basin. The on-shore fields are aligned with the Newport-Inglewood and Whittier fault zones which have facilitated the entrapment of petroleum resources.

Oil extraction, which began in 1897 in Orange County, has been declining on the whole over the past decade due to depletion in the fields. Oil extraction in Fullerton is also declining as resources are depleted, cost returns are diminishing and development pressure continues to exist. The City of Fullerton has oil fields located in the Coyote Hills East and West areas. The Coyote Hills West oil field has 79 producing wells, and according to the Division of Oils and Gas, produced 567 million barrels of oil between 1990 and 1994. The Coyote Hills East oil field has 94 operating wells and has produced 560 million barrels of oil between 1990 and 1994.

### **3.6 Tree Resources**

One notable characteristic that sets Fullerton apart from surrounding communities is its trees. Fullerton is recognized as a national Tree City with a well-established street tree network and numerous other public and private areas that support a wide variety of mature trees. The intent of the City is to plant additional trees and to maintain existing street, park and other public and private trees to enhance the City's overall character and sense of place.

## **4 OPEN SPACE AND NATURAL RESOURCES PLAN**

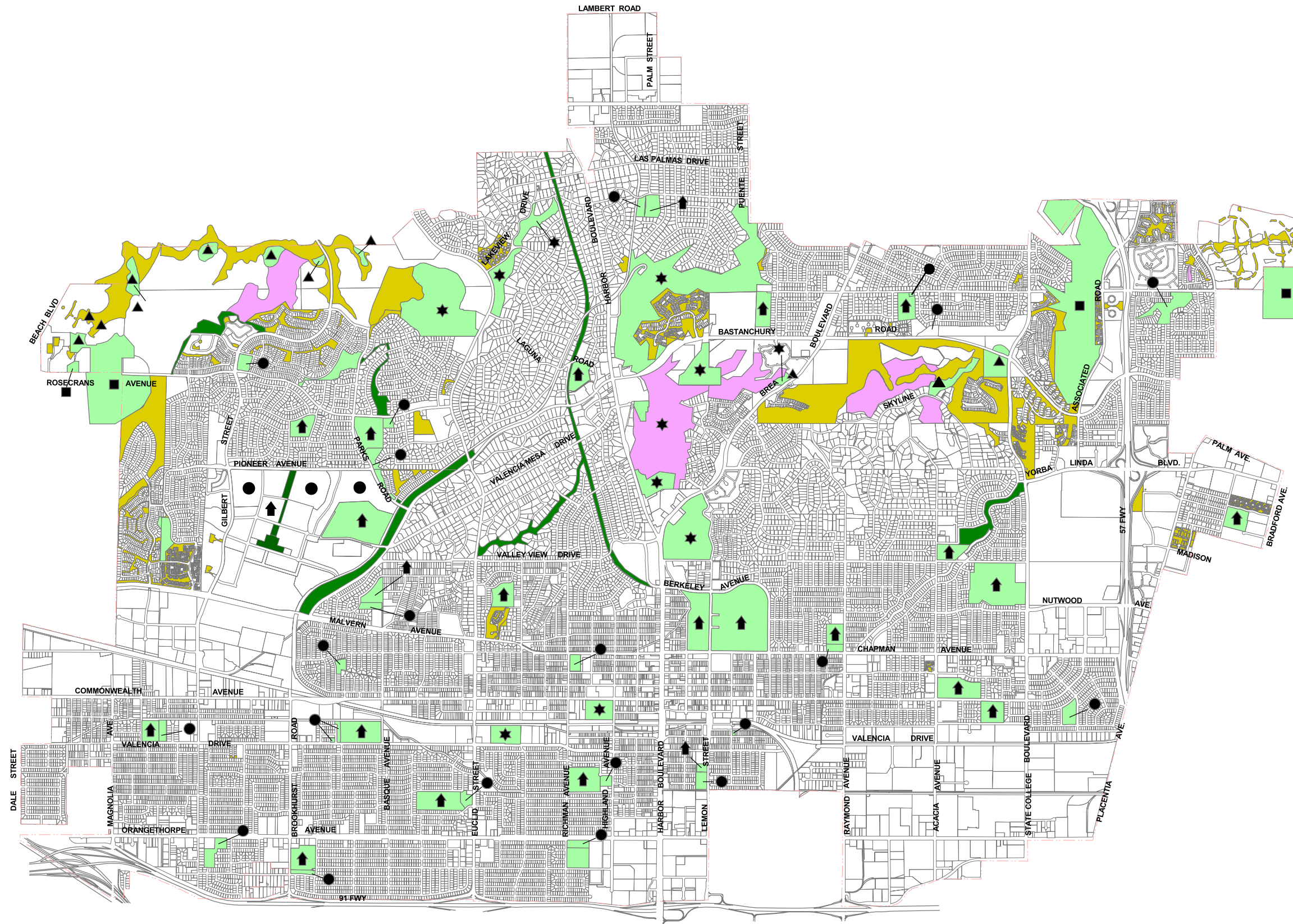
The City's Open Space Plan, summarized in Table RM-5 and depicted in Exhibit RM-1, provides policy for the 759.05 acres of land designated as Recreation/Park land by the Land Use Element and the 602.7 total acres of open space in the East and West Coyote Hills areas, designated as Greenbelt Concept by the Land Use Element. Improved and unimproved public open space, including parks and recreational uses, wildlife and vegetation habitat preservation areas, conservation areas for the managed production of resources, and private open space resources are addressed. Significant canyons, hillsides and ridges are preserved to the extent possible, and a system of vista points are located in the East and West Coyote Hills areas to maximize the visual amenities offered by the natural terrain.









*See Policy RM-2.1 and 2.2*

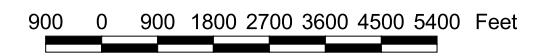
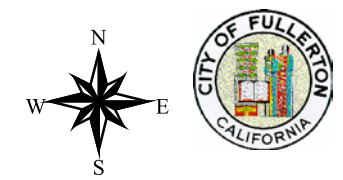
**TABLE RM-5  
RESOURCE MANAGEMENT PLAN**

Type	Acreage
<b>PUBLIC RECREATION/OPEN SPACE</b>	
Neighborhood Parks	167.52
Specialized Parks	332.5
Regional Parks	215.0 <sup>1</sup>
Vista Parks	48.27
School/Parks	(76.0) <sup>2</sup>
Other Public Recreation Areas	54.0
<b>NATURAL OPEN SPACE</b>	
Habitat Conservation	253.0
Greenbelt	82.0
<b>PRIVATE OPEN SPACE</b>	
Privately Owned Facilities	505.3
<b>TOTAL</b>	<b>1659.87</b>
<p>1. Not all of this acreage is within the City. For example, the 40 acre Tri-City Park is totally within Placentia; Craig Regional Park (124 acres) contains some territory in Brea; and the 51 acre Ralph B. Clark Regional Park is about equally split between Fullerton and Buena Park.</p> <p>2. This acreage is a sub-category of neighborhood parks and is included in the total acreage of 167.52 for that category.</p>	

# Open Space



-  Neighborhood Parks
-  Specialized Parks
-  Regional Parks
-  School Facilities
-  Vista Park Sites
-  Greenbelt Parks
-  Privately Owned Facilities
-  Habitat Conservation Areas



Note: Refer to the Coyote Hills and Imperial Property Specific Plans, and to the Amerige Heights Specific Plan District for greater detail in those areas.

City of Fullerton  
Development Services Department  
Geographic Information Systems



The Resource Management Plan is based on goals, policies and programs which support the continued availability of open land for the enjoyment of beauty, for recreation, and for the preservation of natural resources. The primary goal of the Resource Management Plan is to provide an effective system of park lands, preserved open spaces, and recreational trails sufficient to meet residents' needs. Several city programs, including use of a park land to population ratio, a park fee for newly constructed residences, and park dedication requirements for large developments, serve to achieve this goal.

## 4.1 Community Needs Assessment

Current and future park land needs in the City are based on a ratio of four park land acres for every 1,000 residents. Park land refers to publicly owned park and recreational areas within the City and does not include private open space (such as private golf courses), public schools with the exception of the school/park facilities, regional park facilities, or areas preserved for habitat and other purposes. However, their importance in supplementing open space resources to meet the needs in the City is recognized. It is also important to note that the City's target ratio represents a minimum ideal amount of parkland. Public lands in excess of this ratio are only "surplus" with regard to this minimum ideal rating and should not be understood as unneeded.

*See Policy RM- 2.2*

### 4.1.1 Park Land to Population Ratio

As Table RM-6 shows, existing park and recreational facilities meet the City's 1:4 park acres to population ratio. The inventory of park land and recreational facilities is further augmented by the proximity of three regional parks providing 188 acres of public recreational facilities.

TABLE RM-6 EXISTING PARK LAND NEEDS ASSESSMENT						
Population	Acres Needed <sup>2</sup>	Park Facilities			Total Acres	Surplus
		Neighborhood Parks	Specialized Parks	Greenbelt		
119,527 <sup>1</sup>	478.3	167.52	245.3	82	494.8	16.5

1. Department of Finance, 1993 Population Estimate.  
2. Based on a ratio of 4 acres per 1,000 population.

## 4.2 Proposed Parks and Recreational Facilities

Future recreational facilities for the City of Fullerton include three vista parks, a trail rest park and a sports complex in the East Coyote Hills, and five vista park sites and a nature park in the West Coyote Hills. Table RM-7 identifies the proposed park and recreational facilities in the City.

TABLE RM-7 PROPOSED RECREATIONAL FACILITIES	
Facility	Acres
<b>NEIGHBORHOOD PARKS</b>	49.27
East Coyote Hills Panorama Park <sup>1</sup>	8
East Coyote Hills Vista Park	11
East Coyote Hills View Park	2
East Coyote Hills Trail Rest Park	1
West Coyote Hills Vista Parks (5)	27.27
<b>SPECIALIZED PARKS</b>	87.2
East Coyote Hills Sports Complex	14.5
West Coyote Hills Nature Park	72.7
<b>TOTAL</b>	<b>136.47</b>

1. This park site accommodates habitat conservation lands.

The projected population at General Plan buildout will require 519.6 acres of improved and passive “usable” open space to meet the anticipated need. Existing usable resources are insufficient to meet the projected needs. However, completion of the proposed projects will yield a surplus acreage of recreational opportunities in the City, as shown in Table RM-8.

TABLE RM-8 FUTURE PARK LAND NEEDS ASSESSMENT						
Buildout Population <sup>2</sup>	Park Acres Needed <sup>2</sup>	Planned Park Facilities			Total Future Acres	Surplus
		Neighborhood Parks	Specialized Parks	Green-belt		
135,998	544	216.79	332.5	82	631.29	87.29

1. Based on a 1993 population of 119,527 plus 16,471 additional populations at buildout per Land Use Element (Table LU-3).  
2. Based on a ratio of 4 acres per 1,000 population.

## 4.3 Private Open Space

The Open Space Plan also acknowledges that some open space resources will be privately owned and/or operated in order for the City to accomplish its objectives for preservation of its natural resources to and to provide adequate parks and recreational facilities to meet the needs of its residents. This approach supports the City's intent to balance the interests of environmental quality with economic development interests. Any privately owned open space uses, such as golf courses, equestrian centers, nurseries, campgrounds, tennis and handball clubs, or other related uses are considered integral to the public open space and recreational resources and should be preserved. As well, community association facilities, landscaped areas within residential subdivisions, and vegetated slopes within private ownership contribute to the overall open space resources in the City.

## 4.4 Recreational Trails

The Fullerton Master Plan of Recreational Trails is a self-contained network designed to provide both transportation and recreation. Most trails are intended to be independent, off-road paths to provide safe foot, equestrian, and off-road recreational bicycle travel for all residents of the community. The network is designed to connect areas of scenic and natural value such as regional and community parks, vista parks, undevelopable hillside lands and open space preserved for conservation purposes.

*See Policy RM-2.3*

The City's Recreational Trail Plan, shown in Exhibit RM-2, is comprised of four types of trails as follows:

Regional Trails: Fullerton has one regional trail, the Fullerton Regional Riding and Hiking Trail. It provides a connection between the City's network of recreational trails with those in Carbon Canyon Regional Park and the City of Yorba Linda. One section of the regional trail, between Harbor Boulevard and State College Avenue, along a portion of Bastanchury Road, is expected to be completed by 1996.

Backbone Trails: Backbone trails are off-road local trails provided for users throughout the City. These trails generally traverse the City in extended north-south and east-west directions and/or provide a major loop in the network. As an officially designated part of the network, the acquisition and easement rights to use the trails rest with the City.

Connector Trails: Connector trails are localized trails which provide access within given neighborhoods to backbone trails, representing a combination of on-road and off-road facilities. The responsibility of maintaining these trails is shared by the City and the residents adjacent to the trail.

Feeder Trails: A feeder trail is very short in length and is intended to only allow adjacent properties access to connector or backbone trails. Feeder trails are typically constructed through private property, and landowners will usually possess all rights and responsibilities of the trail. Feeder trails are not depicted on the Recreational Trails Exhibit.

Exhibit RM-3 shows the cross section for recreational trails.

Plans for development of various residential areas within the East and West Coyote Hills areas include recreational trail additions and connections which are required as conditions of approval for those projects. Where right-of-way is shared, particularly in the case of shared trails for equestrian/bicycle use, proper separation is required to minimize conflict.

### 4.4.1 Signage and Crossing Design

Trail crossings at local residential streets should be marked with appropriate signage, striping and roughened surfaces. Wherever possible, crossings at arterial highways should be limited to signalized intersections. Below grade tunnels should be constructed at key trail crossings where signalization is not feasible.

An underpass already exists at the Euclid Street/Bastanchury Road intersection; it is maintained through a joint effort by the City and local equestrian interests. A similar crossing is also in place under Bastanchury Road east of Harbor Boulevard. Another key crossing point under Harbor Boulevard may be possible by utilizing the Union Pacific right-of-way if permission is given by the railroad.

Signs denoting official trail names and length should be located at all points where a connector trail meets a backbone trail and at the end points of a backbone trail.






#### **4.4.2 Equestrian Facilities**

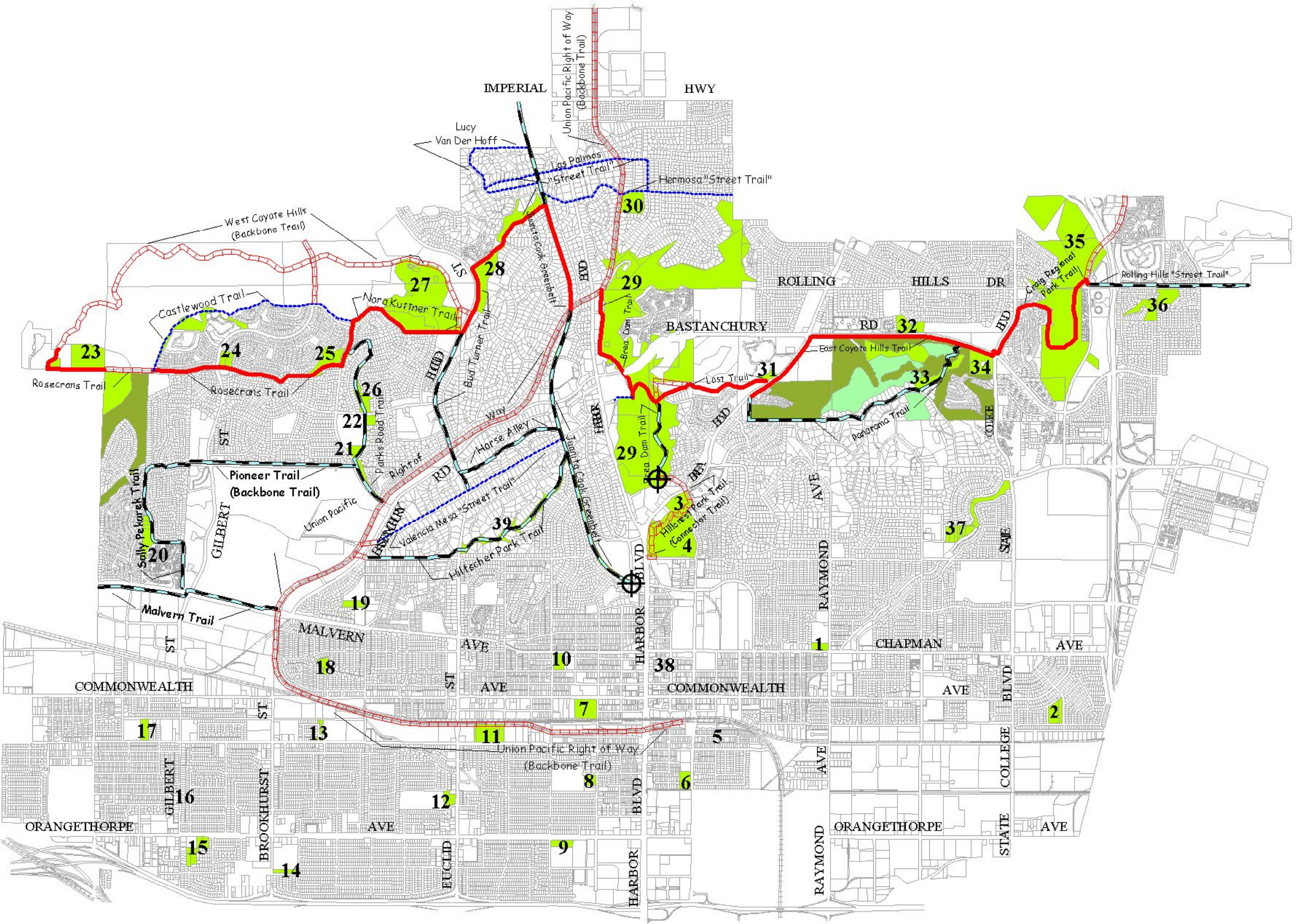
Laguna Lake Park has an equestrian center for horse training, shows, clinics and play days. The land and restroom facilities are owned and maintained by the City of Fullerton; the other two buildings, bleachers, and rings are owned and maintained by the Fullerton Recreational Riders.

With the future development of the remaining hillside areas, it may be desirable to have similar types of facilities in the northeastern section of Fullerton. The 1989 Equestrian Task Force Study recommended that a 150-stall facility be sited either within the West Coyote Hills Specific Plan area, the Bastanchury Greenbelt area, or the Brea Dam Recreation Area. The City's principal concern is the placement of recreational trails to ensure a linkage from one facility to another, not the development of specialized equestrian facilities themselves.

# RECREATIONAL TRAILS

Exhibit RM-2

-  Regional Trail
-  Backbone Trail
-  Connector Trail
-  Trail not yet constructed
-  Trail Head



- Public Parks**
- |                          |                                       |
|--------------------------|---------------------------------------|
| 1. Byerrum Park          | 21. Edward H. White II Park           |
| 2. Chapman Park          | 22. Roger Chafee Park                 |
| 3. Lions Field           | 23. Ralph B. Clark Regional Park      |
| 4. Hillcrest Park        | 24. West Coyote Hills Park            |
| 5. Truslow Park          | 25. West Coyote Hills Tree Park       |
| 6. Lemon Park            | 26. Virgil "Gus" Grissom Park         |
| 7. Amerige Park          | 27. West Coyote Hills Nature Preserve |
| 8. Richman Park          | 28. Laguna Lake Park                  |
| 9. Woodcrest Park        | 29. Brea Dam Recreational Area        |
| 10. Ford Park            | 30. Hermosa School Park               |
| 11. Independence Park    | 31. Trail Rest Park                   |
| 12. Nicolas Park         | 32. Rolling Hills Park                |
| 13. Pacific Drive Park   | 33. Panorama Nature Preserve          |
| 14. Orangethorpe Park    | 34. Vista Park                        |
| 15. Gilbert Park         | 35. Craig Regional Park               |
| 16. Olive Park           | 36. Gilman Park                       |
| 17. Valencia School Park | 37. Acacia Park                       |
| 18. Adlena Park          | 38. Downtown Plaza                    |
| 19. Fern School Park     | 39. Hiltcher Park                     |
| 20. Emery Park           |                                       |

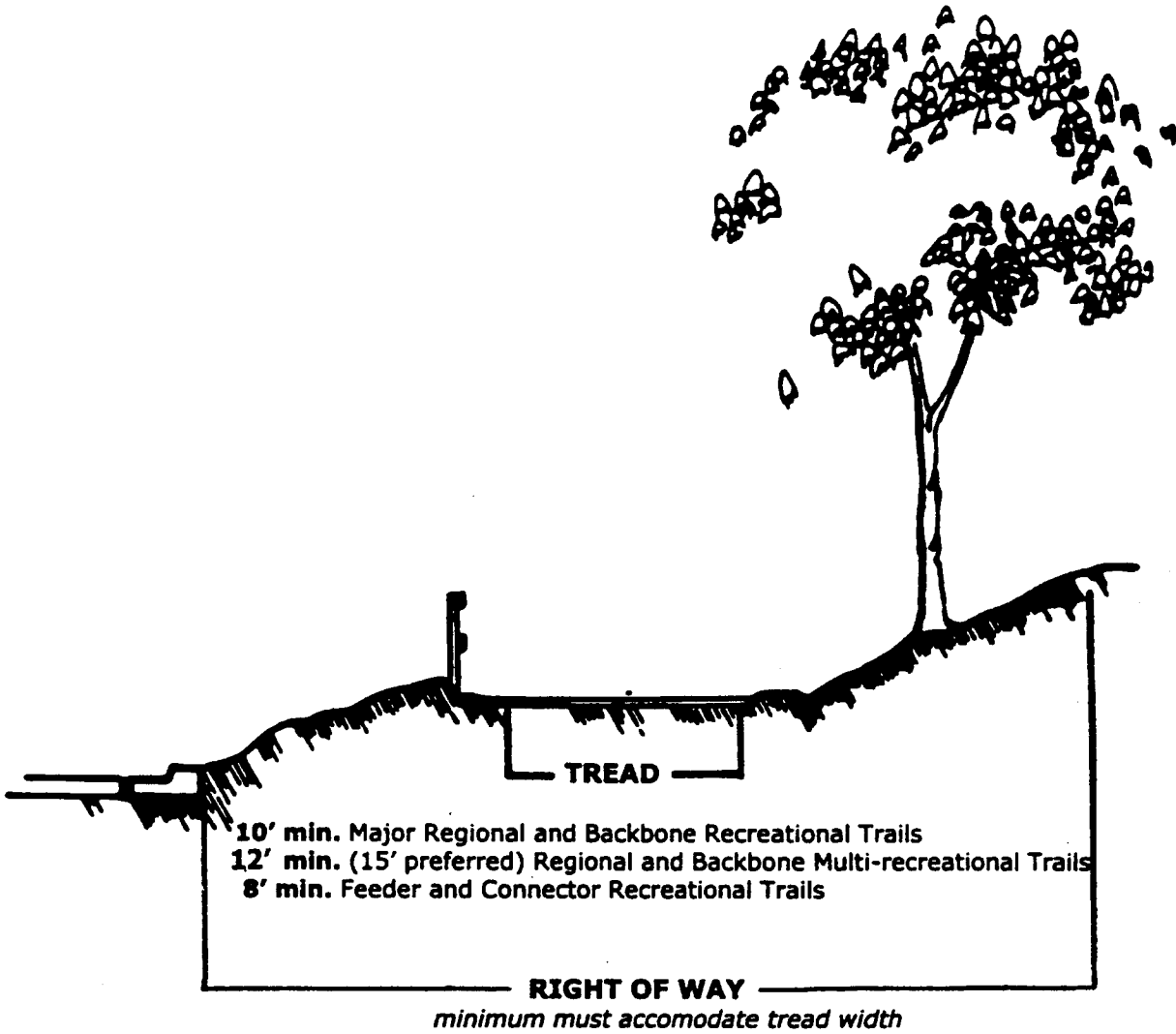


Amended 11/21/00 - City Council Resolution No. 9200  
 Amended 10/5/04 - City Council Resolution No. 9654



SVCO FGIS\GIS DATA\PROJECTS\PROJECTS\_OLD\_MAPBASE\GENERAL PLAN EXHIBITS\RECTRAILS.APR

# RECREATIONAL TRAIL CROSS SECTION



**16'-20' min.** Major Regional and Backbone Recreational Trails  
**16'-20' min.** Regional and Backbone Multi-recreational Trails  
**10' min.** Feeder and Connector Recreational Trails

Additional details are available in the  
**City of Fullerton Recreational Design Standards**



**CITY OF FULLERTON**

## 4.5 Wildlife and Vegetation

As Fullerton continues to develop, additional pressure will be placed on the remaining natural environment. The remaining undeveloped portions of Fullerton, primarily located in the East and West Coyote Hills Specific Plan areas, and within the Imperial Unocal property, offer or represent the remaining opportunities for natural resource preservation in the City. Wildlife habitat and natural vegetation can be expected to diminish in this area. However, through multi-purpose programs, the environmental review process, and coordination among various responsible agencies, the important goal of preserving portions of natural habitat in the City can be achieved. Goals, policies and programs are integrated into the Specific Plans which provide for the maintenance and/or re-establishment of valuable resources necessary for the continued survival of significant wildlife and vegetation.

*See Policy RM-1.1 and 1.2*

The remaining lands with potential for development within the East and West Coyote Hills are designated as Greenbelt Concept, which is intended to preserve areas of significant value. Implemented by the Coyote Hills East and West and Imperial Specific Plans, the Greenbelt Concept encourages the clustering of residential uses, leaving significant expanses of land available for passive and active open space uses, and the creation of greenbelts which connect residential areas with open space, educational and commercial land uses.

In addition to open space within the Greenbelt Concept, development of the Specific Plans will result in the retention of approximately 40 percent of the existing open space within the three large remaining undeveloped landholdings, as open space or recreation. Within the Coyote Hills East Specific Plan, 129 acres of natural coastal sage scrub habitat will be retained in its natural state or replaced at a 1:1 ratio within the golf course and slope areas. An estimated 284.7 acres in the West Coyote Hills Specific Plan area will be devoted to open space use which accommodates natural wildlife and vegetation, although much of it is in steep slopes or has unstable soil impractical for development. In particular, the 72.7 acre Nature Park is devoted primarily to natural preservation. From the standpoint of wildlife and vegetation preservation opportunities, the following areas contribute significant land resources for that purposes:

- East Coyote Hills - Coastal Sage Scrub Habitat 129.0 acres
- West Coyote Hills - Nature Park 72.7 acres
- Brea Dam Residual area 92.2 acres
- City Greenbelt areas 82.0 acres

This total of almost 286 acres is conservative, in that many other categories of open space will contribute to the City's wildlife and vegetation habitat. For example, the natural open space in the West Coyote Hills area, portions of the Greenbelt Concept residential areas, segments of many park sites, and portions of the privately owned open space all have wildlife and vegetation value, even though they may not be intended exclusively for that purpose.

Areas which are designated by the Public Safety Map (Community Health and Safety Element Exhibit CHS-1) as containing geologic hazards, including unstable soils, faultlines or areas of potential liquefaction, generally fall within open space areas. A large percentage of the land preserved as natural open space within the West Coyote Hills is classified as steep slope or unstable soil area. Those areas containing geologic conditions which are not preserved within the open space network shall be subject to stringent standards of soil stabilization.

## 4.6 Trees

The Resource Management Element was amended in 1992 to include goals and policies that ensure the continuation and promotion of good horticultural practices, establishment and maintenance of an optimal level of age and species diversity, conservation of tree resources, and other essential objectives. In February 1995 a Community Forestry Ordinance was established to promote efficient, cost effective management of the City's "community forest" by coordinating public and private efforts. The Ordinance contains standards to integrate street tree planting and maintenance with other urban infrastructure improvements. Policies for alteration and removal of street trees, planting requirements in new residential subdivisions, and the recognition and protection of landmark trees are also included.

## 4.7 Petroleum Resources

The City has identified petroleum resource areas through the Oil-Gas (O-G) Zone and will retain portions of these areas through use of the Oil Overlay Zone. The Oil-Gas Zone classification establishes limitations on operations to ensure compatibility with present and future surrounding land uses. *See Policy RM-5.1*

Virtually all oil-gas areas will be developed with either residential or recreational uses, or preserved for permanent wildlife habitat under the Coyote Hills Specific Plans areas, at buildout. Where petroleum resources are still available, continued drilling activity is anticipated for up to twenty years, based on economic conditions and operating costs. Generally, development will be phased in as remaining oil resources deplete, most likely by 2010. However, it is expected that some producing wells will remain in developed areas on a restricted basis, with the intent that they also be abandoned when they eventually deplete.

In residential developments, remaining operations will be restricted and regulated to assure they do not interfere with adjacent residential users through use of the Oil Overlay Zone. Regulations include limited hours of operation, noise limits, landscape screening requirements, and notices before maintenance activities. In recreational and habitat preservation areas, remaining oil operations will also remain on a restricted basis under the terms of development agreements. In addition, the preparation of petroleum resource lands for development, including grading, drilling, waste removal and well abandonment, is closely regulated and monitored to assure future public safety.

## 5 SCENIC CORRIDORS AND RURAL STREETS PLAN

Fullerton recognizes that the "view from the road" is important in shaping public attitudes about the City. The Coyote Hills in the northern section of Fullerton, a number of scenic drives, various neighborhoods, and roadside vantage points have become distinctive settings particular to the community. *See Policies RM-3.1, 3.2, and 3.3*

A scenic corridor consists of the visible land area outside a highway right-of-way which realistically can be protected or preserved through land use control, and is generally described as "the view from the road". As such, the lateral extent of a corridor will vary with the natural characteristics of the landscape as viewed by the motorist and, in Fullerton's case, the characteristics of the urbanscape.



Many of Fullerton's roadways are scenic corridors. Particular attention is focused on the City's northern streets because of the view of the local foothills and valleys, "long-distance" views southward to the Pacific Ocean, northwesterly views toward the Los Angeles slope line, and north/northeasterly views to the Puente Hills and San Gabriel Mountains.

The protection and enhancement of the City's "view from the road" is critical in promoting the quality image of Fullerton. Accordingly, the City has designated several roadway segments as scenic corridors, with the intent that they be designed and improved in ways which preserve their aesthetic value. The job of protecting scenic corridors must be viewed as a long term task.

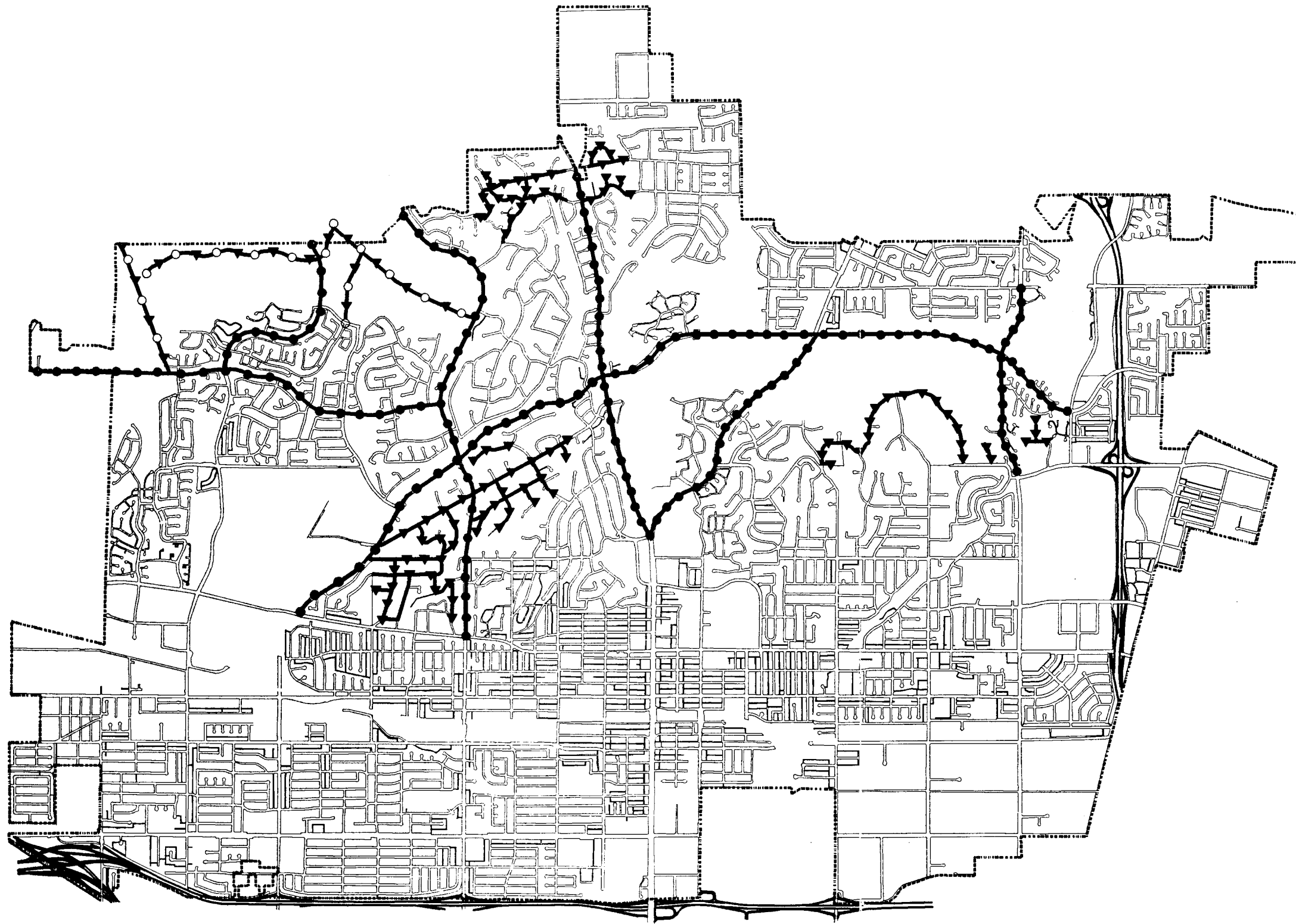
Scenic Highway Design Guidelines are provided in the Technical Appendices. It is not the intent of the Scenic Highway Design Guidelines to preclude private development of land along scenic corridors; rather, the guidelines provide a series of special controls for land improvements fronting these streets in order to maintain their value as scenic drives.

The City also has a series of streets which are designated as "rural." This classification is intended to preserve pastoral qualities along a number of picturesque rural residential street frontages. Predominant characteristics of the rural street designation are the absence of sidewalks, curbs and gutters, street lights and parkway trees.

## **5.1 Scenic Corridors/Rural Streets Map**




Exhibit RM-4 shows the location of the City's scenic corridors and rural streets. The design criteria applicable to them are contained in the General Plan Technical Appendices. The protection of existing natural features, such as topography, stands of trees, and other plant material of substantial scenic value is a key component of the guidelines, as is control of building and site design. Outdoor advertising and signage are also addressed. As part of the General Plan Update, one additional scenic highway segment, Bastanchury Road from Malvern Avenue to Harbor Boulevard, was added.

# SCENIC CORRIDORS RURAL STREETS MAP

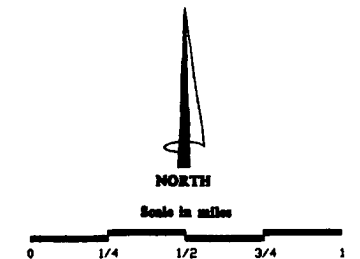
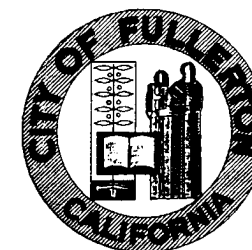


## LEGEND

### ADOPTED SCENIC CORRIDOR\ RURAL STREETS

-  Scenic Corridor  
Existing Road
-  Scenic Corridor  
Road not yet constructed
-  Existing Rural Road

Note: Refer to Scenic Corridors/Rural  
Road Design Guidelines for  
further details



# CITY OF FULLERTON

## 6 HISTORIC AND CULTURAL RESOURCES PLAN

Fullerton has many buildings, sites and neighborhoods of particular interest and significance. Some are associated with historic events, others with the City's founding pioneers. Others are distinctive in architectural design or landscape treatment. These buildings and areas contribute significantly to the City's character.

The Historic and Cultural Resources Plan is intended to preserve the City's significant historic resources. Goals, policies and programs call for active protection and preservation of these resources, through adaptive reuse and design review that promotes compatibility of new development with the old. The goals, policies and programs also encourage the use of incentives for rehabilitation and maintenance. *See Policy RM-1.3*

### 6.1 Historic and Cultural Resources Preservation

The City Historical Building Survey was initially conducted in conjunction with a grant received from the State Office of Historical Preservation in 1979. The purpose of the survey is to develop a comprehensive inventory of what is on the ground in the oldest areas of town and any resources of significance in the newer areas. The original inventory, based on a lot-by-lot survey of the pre-1940 areas of Fullerton, not only pointed out significant structures but also identified neighborhoods, streetscapes and districts.

The Historical Building Survey identifies over 100 individual structures worthy of community recognition, as listed in Table RM-9. Several structures are on the National Register of Historic Places. Some are officially designated Local Landmarks while others are considered significant properties (i.e., potential Local Landmarks).

In addition to the inventory of properties considered to be significant to Fullerton's past or having special qualities, the survey also identifies sixteen potential Landmark districts. Three (1200 block of East Central Ave, 100 and 200 blocks of West Valencia Drive and the 100 block of West Ash Avenue) were identified during the 1994 General Plan Update program. A number of the historically significant structures listed in Table RM-9 are contained within these districts.

Significant Properties identified in the City's Historic Building Survey are considered potential Local Landmarks and are automatically subject to the regulations and restrictions of Chapter 15.48 of the Zoning Ordinance. Potential Landmark Districts identified in the survey are only subject to regulation if officially designated as Landmark Districts under the Ordinance, which requires a 51% approval of the affected property owners. Potential Local Landmarks can also be officially designated as Local Landmarks. To become designated, properties, buildings and/or other urban features must first be nominated, by either the City or property owner, and reviewed by the City's Landmarks Commission. The Commission bases its decision on a variety of factors including the property's role and/or value in local history, its character or exemplification of a particularly important architectural style or its representation of an established and familiar visual feature to a neighborhood.

If officially designated, the affected resource becomes subject to additional restrictions intended to protect it from alterations which would compromise its historical features. Specific restrictions applicable to each site are determined at the time of designation. Future demolition, relocation, exterior construction and additions, work affecting walls, fences, or signs, tree removal, and other substantial alterations proposed for designated landmarks or districts are all subject to discretionary approval by the Landmarks Commission.

Exhibit RM-5 shows potentially historic districts, properties currently listed on the National Register of Historic Places, and those sites with attributes eligible for listing on the National Register.

<b>TABLE RM-9</b> <b>HISTORIC RESOURCES: NATIONAL REGISTER PROPERTIES, POTENTIAL NATIONAL PROPERTIES, LOCAL LANDMARK PROPERTIES, AND POTENTIAL LOCAL LANDMARK PROPERTIES</b>
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**TABLE RM-9  
HISTORIC RESOURCES: NATIONAL REGISTER PROPERTIES, POTENTIAL NATIONAL PROPERTIES, LOCAL  
LANDMARK PROPERTIES, AND POTENTIAL LOCAL LANDMARK PROPERTIES**

<b>ADDRESS</b>	<b>NAME</b>	<b>STATUS</b>
1731 N Bradford Avenue	Pierotti House	National Register
201 E Chapman Avenue	Plummer Auditorium	National Register
515 E Chapman Avenue	Hetebrink House	National Register
122 N Harbor Boulevard	Farmers & Merchants Bank/Landmark Plaza	National Register
1201 W Malvern Avenue	Muckenthaler Cultural Center	National Register
2501 E Nutwood Avenue	Heritage House - CSUF Campus	National Register
110 E Santa Fe Avenue	Union Pacific Depot - relocated from 105 W Truslow	National Register
110 E Wilshire Avenue	Chapman Building	National Register
120 E Santa Fe Avenue	Santa Fe Depot	National Register
201 W. Truslow Avenue	Elephant Packing House	National Register
146 E Amerige Avenue	Church of Religious Science	Potential National Register
201 E Amerige Avenue	Fullerton General Hospital	Potential National Register
142 E Chapman Avenue	Self-Realization Fellowship Church	Potential National Register
213 Claire Avenue	Noutary House	Potential National Register
2501 E Nutwood Avenue	Hetebrink House - CSUF Campus	Potential National Register
314 N Pomona Avenue	Pomona Bungalow Court	Potential National Register
142 E Amerige Avenue	Methodist Parsonage	Local Landmark
315 E Amerige Avenue	Cusick House	Local Landmark
520 W Amerige Avenue	Ruddock House	Local Landmark
126 N Balcom Avenue	Otto House	Local Landmark
720 Barris Drive	Dauser House -- relocated from 117 S. Pomona Ave	Local Landmark
Chapman Park	Chapman Ranch	Local Landmark
2025 E Chapman Avenue	Hale House	Local Landmark
112 E Commonwealth Avenue	Williams Building	Local Landmark
130 E Commonwealth Avenue	Pacific Electric Depot	Local Landmark
300 E Commonwealth Avenue	Amerige Realty Office	Local Landmark
329 E Commonwealth Avenue	Loumagne's Market	Local Landmark
1510 E Commonwealth Avenue		Local Landmark
237 W Commonwealth Avenue	Fullerton Police Station	Local Landmark
302 W Commonwealth Avenue	Stone Pillars in Amerige Park	Local Landmark
305 N Harbor Boulevard	California Hotel--Villa del Sol	Local Landmark
510 N Harbor Boulevard	Fox Fullerton Theater	Local Landmark
604 N Harbor Boulevard	Benchley House	Local Landmark
834 N Woods Avenue	Starbuck House	Local Landmark
1300 N Harbor Boulevard	Hillcrest Park	Local Landmark
412 S Harbor Boulevard	Allen Hotel	Local Landmark
771 W Orangethorpe Avenue	Porter House	Local Landmark
301 N Pomona Avenue	Fullerton Museum Center	Local Landmark
112 E Walnut Avenue	Crystal Ice House	Local Landmark
315 E Wilshire Avenue	Wilshire Junior High School	Local Landmark
124 W Wilshire Avenue		Local Landmark
434 W Amerige Avenue	Klose House	Potential Local Landmark
516 W Amerige Avenue	Russell House	Potential Local Landmark
538 W Amerige Avenue	Richman House	Potential Local Landmark
201 E Chapman Avenue	Fullerton High School	Potential Local Landmark
321 E Chapman Avenue	Fullerton College	Potential Local Landmark
901 E Chapman Avenue	Kroeger House	Potential Local Landmark
2208 E Chapman Avenue		Potential Local Landmark
109-123 E Commonwealth Avenue	Amerige Block	Potential Local Landmark
118 E Commonwealth Avenue		Potential Local Landmark
202 E Commonwealth Avenue	U.S. Post Office	Potential Local Landmark
341 E Commonwealth Avenue		Potential Local Landmark
520 E Commonwealth Avenue		Potential Local Landmark

**TABLE RM-9  
HISTORIC RESOURCES: NATIONAL REGISTER PROPERTIES, POTENTIAL NATIONAL PROPERTIES, LOCAL  
LANDMARK PROPERTIES, AND POTENTIAL LOCAL LANDMARK PROPERTIES**

524 E Commonwealth Avenue		Potential Local Landmark
1530 E Commonwealth Avenue		Potential Local Landmark
2223 E Commonwealth Avenue		Potential Local Landmark
303 W Commonwealth Avenue	Wood Bench at n/w/c Highland and Commowealth	Potential Local Landmark
353 W Commonwealth Avenue	Hitching Posts	Potential Local Landmark
419 W Commonwealth Avenue		Potential Local Landmark
1731 W Commonwealth Avenue	Hunt Wesson Office	Potential Local Landmark
213-215 W Commonwealth Avenue		Potential Local Landmark
845 N Euclid Street	Hunter House	Potential Local Landmark
109 N Harbor Boulevard	Stedman Jewelers' Street Clock	Potential Local Landmark
201 N Harbor Boulevard	Masonic Temple	Potential Local Landmark
219 N Harbor Boulevard		Potential Local Landmark
500 N Harbor Boulevard		Potential Local Landmark
501 N Harbor Boulevard	Masonic Temple	Potential Local Landmark
616 N Harbor Boulevard	Amerige House	Potential Local Landmark
111-113 N Harbor Boulevard	Dean Block	Potential Local Landmark
423-427 S Harbor Boulevard		Potential Local Landmark
719-723 S Harbor Boulevard		Potential Local Landmark
419 E Las Palmas Drive		Potential Local Landmark
150 Marion Boulevard	Davies House	Potential Local Landmark
2501 E Nutwood	Mahr House	Potential Local Landmark
327 W Orangethorpe Avenue	Wintter House	Potential Local Landmark
1155 W Orangethorpe Avenue		Potential Local Landmark
1155 W Orangethorpe Avenue	Pump Houses	Potential Local Landmark
1400 W Orangethorpe Avenue	Spencer House	Potential Local Landmark
1520 W Orangethorpe Avenue		Potential Local Landmark
1330 N Placentia Avenue	Old Fullerton Library	Potential Local Landmark
321 N Pomona Avenue	Y.W.C.A.	Potential Local Landmark
1313 N Raymond Avenue	Gamble House	Potential Local Landmark
120 N Richman Avenue	Klose Market	Potential Local Landmark
701 N Richman Avenue		Potential Local Landmark
705 N Richman Avenue		Potential Local Landmark
225 W Santa Fe Avenue		Potential Local Landmark
229 W Santa Fe Avenue		Potential Local Landmark
119-125 W Santa Fe Avenue		Potential Local Landmark
324 W Truslow Avenue		Potential Local Landmark
123 E Valencia Drive		Potential Local Landmark
1600 W Valencia Drive		Potential Local Landmark
126 W Whiting Avenue	Westwood Apartments	Potential Local Landmark
130 W Whiting Avenue		Potential Local Landmark
232 E Wilshire Avenue	Dewella Apartments	Potential Local Landmark
Downtown Area	Concrete Street Lights	Potential Local Landmark
Richman Avenue/Fern Drive	Iron Street Lights	Potential Local Landmark
Skyline Park Area	Iron Street Lights	Potential Local Landmark

## Historic Map

 National Register Properties

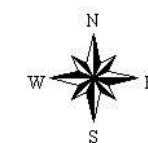
 Potential National Register Listing

 Potential Historic Districts

1. Brookdale Heights
2. Upper Golden Hill
3. 100 E. Valencia
4. 1100 E. Whiting
5. College Park
6. Golden Avenue
7. Jacaranda-Malvern
8. Marwood Avenue
9. 200 & 300 W. Whiting
10. 500 W. Whiting
11. 400 E. Wilshire
12. 600 W. Wilshire
13. Skyline Park
14. 1200 block of E. Central
15. 100 & 200 W. Valencia
16. 100 W. Ash

 City Limits

Refer to the General Plan Resource Management Element, the Fullerton Historic Survey, and the Fullerton Zoning Ordinance for further information and description of National Historic Sites. This map does not include Local Landmarks and Potential Local Landmarks.



3000 0 3000 Feet

City of Fullerton  
Development Services Department  
Geographic Information Systems

Printed: July 23, 2001

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## 7 RESOURCE MANAGEMENT

**Editor's Note:** The goals, policies and programs are annotated to show the reader where changes have been made as a result of the Update. Regular text is from the 1981 plan. Italicized policies and programs represents changes made during initial phases of the Update when 1981 goals and policies were being reviewed. Bold text comes from Council-approved Issue Paper recommendations, and contains new goals, policies and programs which respond directly to concerns identified during the Update.

---

### **Overall Approach**

**Goal RM-1:** *Recognized natural and developed resources such as water, land, flora and fauna and historical and cultural landmarks, to be conserved, enhanced and otherwise protected.*

---

**Policy RM-1.1** Manage the development of those parcels of land which have unique beauty, value, setting or biological significance and where the natural terrain should not be significantly altered.

**Purpose:**

1. Preserve the public's use of scenic areas and vista points which lie within the City.
2. Retain the natural geographic features of the City.

**Programs:**

- a. Identification of land parcels having significant features and distinctive flora and fauna.
- b. Preservation, reservation or acquisition of land which is unique as natural open space or habitat.
- c. Enforcement and revision of Hillside Grading Ordinance as needed.
- d. Joint review and agreement with neighboring cities to approaches which preserve natural open space areas of mutual concern.
- e. Management of natural water recharge areas.

**Policy RM-1.2** Conserve sensitive species, plant communities and wildlife habitats to the maximum extent feasible through open space dedication and easements, creative site design, and other workable mitigation actions.

**Purpose:**

1. Protect endangered and threatened flora and fauna.
2. Acknowledge and protect complex ecological relationships, including the preservation, in concert with neighboring communities, of wildlife corridors.

### **Significant Properties**

*See also the following Chapter:*

- *Land Use*

### **Sensitive Species**

**Programs:**

- a. Evaluate impacts on sensitive species, such as the species identified by California Department of Fish and Game, U.S. Fish and Wildlife Service, the California Nature Plant Society, and the California Natural Diversity Database, as part of the environmental review process on development projects.
- b. Require replacement of valuable biological resources through enhancement or expansion of existing resources areas.
- c. Encourage and enhance the preservation of the East Coyote Hills Habitat Conservation area as created and maintained by Unocal Corporation and approved by the U.S. Fish and Wildlife Service.
- d. Consult the Open Space Map for all new development proposals.
- e. Require development proposals in areas expected to contain important plant communities and wildlife habitat to provide detailed biological assessments.

**Policy RM-1.3** Encourage the preservation of recognized historical and cultural landmarks **and neighborhoods**.

**Purpose:**

- 1. Increase the community's awareness of its heritage.
- 2. Designate local landmarks and landmark districts, as appropriate.
- 3. List outstanding properties on the National Register of Historic Places.
- 4. Properly restore and maintain public historical/cultural landmarks.
- 5. Integrate historic preservation into the planning process.

**Programs:**

- a. Identification of significant historical, cultural, archeological and paleontological landmarks.
- b. Utilization of the Landmarks Ordinance for individual buildings and districts.
- c. Encouragement of private efforts to inform the public about the City's historical and cultural landmarks.
- d. Seek restoration/rehabilitation funds from appropriate sources for publicly owned landmarks.
- e. Identification and recognition of significant trees in both private and public areas.
- f. Periodically update the Historical Resources Survey based on State survey standards and guidelines.
- g. Designate a knowledgeable Staff member to act as City liaison for preservation issues.

**Historic/Cultural Landmarks**

*See also the following Chapter:*  
• *Housing and Land Use*



- h. Active involvement in the preservation and compatible rehabilitation of outstanding significant properties.
- i. Promote a variously aged building stock, particularly in redevelopment project areas insuring that new construction in historic neighborhoods will be structurally and architecturally compatible.
- j. Require adherence to the Secretary of the Interiors Standards and Guidelines for Rehabilitation in both design and construction phases, for any project in which Agency funds are involved.
- k. Recognize landscape features, traditional open spaces, and historic engineering projects for their contribution to Fullerton's heritage.
- l. Actively promote the designation of eligible resources to local, state and national registries, particularly those to which public resources have been dedicated.
- m. Utilize State and/or Federal tax incentive programs and grants, as well as local financial incentives directed toward revitalizing historic buildings or maintaining the historic character of an area.
- n. Strict enforcement of current preservation zoning regulations.
- o. Actively seek alternatives to building demolition requests for building within historic neighborhoods.
- p. Establish rehabilitation guidelines for property owners who wish to rehabilitate or remodel.
- q. Establish guidelines for new construction in historic neighborhoods.
- r. Preservation and stabilization of property values by ensuring that neighborhoods and streets of similar architectural design and landscaping retain their heritage.
- s. Coordinate with Development Services and appropriate community groups to establish a technical publications resources collections in restoration and preservation techniques and in local history of Fullerton.

### **Parks and Open Space**

**Goal RM-2:** *A combination of public and private open space and park land conveniently located and designed to be responsive to residents' needs.*

**Policy RM-2.1** Promote the creation of public and private open spaces throughout the community.

### **Open Space**

**Purpose:**

- 1. Preserve an appropriate amount of land as passive or active usable open space.
- 2. Ensure a compatible pattern of use between public and private open space.

3. Promote access of open space to all residents.

**Programs:**

- a. Implementation of the Greenbelt Concept of usable public and private open spaces in Coyote Hills Specific Plans.
- b. Payment of in-lieu fees or dedication of land for public parks in conjunction with approval of new residential developments.
- c. Continued requirement for developers to provide private and/or community visual and usable open spaces within residential development.
- d. Enforce the Open Space Zone restrictions throughout the City.
- e. When feasible, consider purchasing and maintaining as open space existing school sites that are being considered for development by the school districts.
- f. Require that appropriate resource protection measures are prepared and incorporated into development proposals for open space lands under private ownership.
- g. Distinguish between private and public, and useable vs. non-useable open space and put emphasis on public, useable open space.
- h. Strive for the greatest accessibility of open space as possible.

**Policy RM-2.2** Provide a comprehensive and unified system of public parks and recreational facilities accessible to all residents.

**Purpose:**

1. Adopt minimum standards for park land and recreational facilities.
2. Distribute equitably park land and/or recreational facilities throughout the City.
3. Provide recreational facilities that reflect the needs of the population.
4. Ensure a balanced representation of residents in public participation efforts.
5. Ensure Fullerton's historic parks are maintained to preserve their unique nature and character.

**Programs:**

- a. Development and application of minimum standards for park land and recreational facilities.
- b. Encourage park land and recreation facility provisions beyond minimum standard requirements.
- c. Full and efficient use of existing park and public facility resources.
- d. Utilization of non-City owned facilities and open space lands through joint power agreements or multiple use arrangements.
- e. Payment of in-lieu fees or dedication of lands for public parks in conjunction with approval of new residential developments.

**Parks and Recreation  
Facilities**

*See also the following Chapter:*

- *Implementation*

- f. Acquisition or reservation of public park land and development of recreational facilities.
- g. Public participation in the development of proposed plans and improvements for City parks and recreational facilities.
- h. Update and expand the City's existing Parks and Recreation Needs Analysis into a comprehensive Master Plan and Needs Assessment for Recreation and Open Space resources. The Plan should include:
  - A detailed Updated Needs Assessment to determine the current and projected areas of shortfall;
  - Development and design standards;
  - Specific improvements needed;
  - Acquisition and improvement costs and funding sources;
  - Priorities for implementation;
  - Timing and phasing.
- i. Consider applying and/or expanding user fees on selected facilities.

**Policy RM-2.3** Promote safe, convenient, and pleasant pedestrian, equestrian and off-road bicycle travel on an adopted system of recreational trails which encourages the use of related facilities and services, and connects with a designated regional network.

## **Off Road Recreational Trails**

*See also the following Chapter:*

- *Circulation*

### **Purpose:**

1. Work toward the complete construction and/or marking of the adopted recreational trails network.
2. Increase the effective cooperation between private and public sectors in the maintenance of trails.
3. Increase the availability of recreational trails to the City's population.
4. Increase recreational trail safety.

### **Programs:**

- a. Establishment of guidelines and standards for placement and maintenance of network.
- b. Adoption of a Master Plan of Recreational Trails and revision of the Plan as needed.
- c. Dedication of trail rights-of-way in accordance with the Recreational Trail Map of the General Plan as a condition for development in new residential areas.
- d. Attainment of rights-of-way or easements for recreational trails already in use as shown on Master Plan.
- e. Public/private agreements for maintenance of trails, management of stables, recognized equestrian activities, etc.

- f. Installation of barricades and signs at access points to prohibit motorized vehicles.
- g. Use of State of California design criteria for marking streets at trail crossings.

---

### **Scenic Corridors and Rural Streets**

**Goal RM-3:** *Designated scenic and rural roads designed to retain desirable vistas or close range environment and rustic settings.*

---

**Policy RM-3.1** Identify, manage and regulate the roadside of scenic corridors.

### **Scenic Corridor Design Considerations**

**Purpose:**

- 1. Preserve scenic vistas viewed from the roadside, where possible.
- 2. Preserve the natural environment along roadways which have substantial scenic value, where possible.
- 3. Prevent development along scenic corridors from compromising the views of the valleys or hillsides, when possible.
- 4. Ensure that structures on public or private properties which are visible from the road are compatible with the corridor.

**Programs:**

- a. Designation of scenic corridors where scenic views will be analyzed and preserved.
- b. Establishment of special land use regulations and development standards within the scenic corridors.
- c. Acquisition or reservation of scenic easements.
- d. Development of a streetscape plan along designated scenic corridors.
- e. Staff review of site planning and architectural/landscape design for all new development adjacent to scenic routes.
- f. Utilization of implementation tools such as zoning, specific plans and subdivision ordinances to control development which may directly or indirectly affect vistas or scenic focal points.
- g. Assistance to property owners adjacent to scenic corridors in the selection of screening and landscape materials.
- h. Encouragement to retrofit existing land use, signage and landscape to be compatible with scenic corridor design guidelines.

**Policy RM-3.2** Coordinate with adjoining jurisdictions regarding scenic corridors.

### **Regional Coordination**

**Purpose:**

- 1. Encourage preservation and enhancement of natural scenic resources beyond

but leading into the City limits.

2. Ensure a coordinated approach to scenic corridors of regional importance.

**Programs:**

- a. Provide improvements along principal scenic corridors at the City boundary which clearly distinguishes these as major entries into the City.
- b. Work with adjacent communities on a regional scenic routes program.

**Policy RM-3.3** Maintain designated rural streets as important elements of rustic lifestyles.

**Rural Street Design Considerations**

**Purpose:**

1. Foster design characteristics integral to the maintenance of rural residential street frontages.
2. Preserve provincial integrity of the rural residential lifestyle.

**Programs:**

- a. Complete paving as delineated in the Scenic Corridors/Rural Streets Map and GSP-86.
- b. Provide additional paving along with necessary drainage improvements where drainage problems cause erosion or flooding or where special traffic problems exist.
- c. Require a majority of the owners on one side of the street of any block to agree before parking lanes, curb, gutter, sidewalk, park-way trees and street lights are installed.
- d. Provide additional widths as necessary for left turn pockets.
- e. Provide pavement and critical drainage facility maintenance on an as needed basis.
- f. Allow fronting property owner to provide shoulder, parkway and roadside maintenance.
- g. Allow for variation in standards within reasonable limits by the Director of Engineering when warranted by special circumstances.

---

**Energy Conservation**

**Goal RM-4:** *A well-informed and highly motivated City government and public that recognize the importance of, and practice, energy and resource conservation.*

---

**Policy RM-4.1** Conserve energy, water and other resources.

**Citywide Energy Conservation**

**Purpose:**

1. Increase the community's awareness of ways to use energy and water

efficiently.

2. Reduce energy and resource consumption.
3. Cooperate with private enterprise to avoid a duplication of efforts.

**Programs:**

- a. Encouragement and recognition of voluntary actions to improve the conservation of water and energy.
- b. Encouragement of resource recovery operations.

**Policy RM-4.2** Practice conservation of energy and resources in the City's own operations.

**Energy Conservation**

**Purpose:**

1. Reduce energy and resource consumption.

**Programs:**

- a. Regular energy and water audits of City facilities and operations.
- b. Implementation of short-term and long-term actions to improve energy and water efficiency.
- c. Use of energy and resource recovery operations.

---

**Preservation of Tree Resources**

**Goal RM-5:** *Special recognition and treatment of trees in order to preserve the aesthetic and visual qualities that attract residents, visitors and businesses, and which serve as a source of community image and pride.*

---

**Policy RM-5.1** Comprehensively plan, manage, and promote trees throughout the City.

**Tree Management**

**Purpose:**

1. Maintain and enhance the visual, aesthetic, energy conservation and wildlife preservation that trees provide in both public and private areas.
2. Minimize hazards, nuisances, and maintenance costs.
3. Sustain canopy coverage through properly phased tree planting and removal.

**Programs:**

- a. Establish development standards to create an optimal tree coverage in new public and private development throughout the City.
- b. Develop standards which foster effective tree maintenance practices and which prohibit various activities which are harmful to trees.
- c. Prepare a tree master plan for public areas which provides standards for

setting, species and age selection and mix, removal and replacement, irrigation, pest management, maintenance practices and relationship to hardscape and utilities.

- d. Centralize tree management within the City, and establish guidelines for communication among various City departments regarding tree-related activities.
- e. Establish educational programs for commercial landscape maintenance contractors and property owners in order to encourage effective tree maintenance practices for private property.
- f. Continued maintenance by the City of publicly owned trees consistent with the tree master plan.
- g. Continued maintenance and use of the tree inventory database.
- h. Place emphasis and priority on keeping existing trees.

# **Scenic Corridor Design Guidelines**

**Appendix A of the  
City of Fullerton General Plan,  
Resource Management Element**



## Scenic Corridor Design Guidelines

### INTRODUCTION

Fullerton recognizes that the “view from the road” is important in shaping public attitudes about the City. The Coyote Hills in the northern section of Fullerton, a number of scenic drives, and various roadside vantage points have become distinctive settings particular to the community.

The protection and enhancement of the City’s “view from the road” is critical in promoting the quality image of Fullerton. Accordingly, the City has designated several roadway segments as scenic corridors, with the intent that they be designed and improved in ways which preserve their aesthetic value. The specific segments and the design criteria applicable to them are discussed in this supplemental report to the General Plan.



The “view from the road” at Bastanchury Road and State College Boulevard (looking northeastward) shows that careful design of the adjacent residential development and roadside trails have preserved the view for road travelers and pedestrians alike.

It is not the intent of the Scenic Highway Design Guidelines to preclude private development of land along scenic corridors; rather the guidelines provide a series of special controls for land improvements fronting these rights-of-way as they occur in order to ensure and maintain their value as scenic drives.

### SCENIC CORRIDORS

A scenic corridor consists of the visible land area outside a highway right-of-way which realistically can be protected or preserved through land use control. As such, the lateral extent of a corridor will vary with the characteristics of the landscape as viewed by the motorists.

Many of Fullerton’s roadways are scenic routes. Particular attention is focused on the City’s northern streets because of the view of the local foothills and valleys, and “long-distance” views southward to the Pacific Ocean, northwesterly toward the Los Angeles skyline, and north/northeasterly to the Puente Hills and San Gabriel Mountains.

*City of Fullerton General Plan*

**SCENIC CORRIDORS/RURAL STREETS MAP**

The Scenic Corridors/Rural Streets Map illustrates the location of ten existing scenic corridors, one proposed scenic corridor and three areas of existing rural streets. Existing and proposed scenic corridors may be generally described as being along both sides of the following street segments:

1. Rosecrans Avenue from Euclid Street to the western boundary;
2. Gilbert Street from Rosecrans Avenue to the northern City boundary;
3. Euclid Street between Malvern Avenue and Las Palmas Drive;
4. Harbor Boulevard between Brea Boulevard and Las Palmas Drive;
5. Brea Boulevard between Harbor Boulevard and Bastanchury Road;
6. Bastanchury Road between Harbor Boulevard and Associated Road;
7. State College Boulevard between Yorba Linda Boulevard and Rolling Hills Drive;
8. Local roads within the West Coyote Hills, as identified by the Master Specific Plan.

Rural streets are defined by General Specific Plan-86 (GSP-86) and are found in the following three general areas:

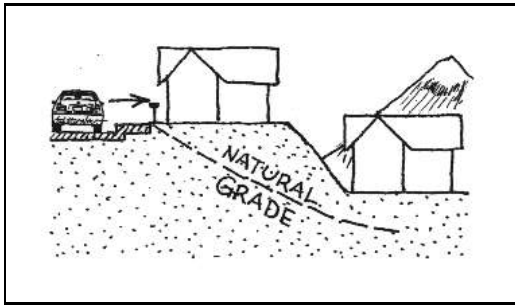
- Area 1: Valencia Mesa Drive and connecting drives and much of the area west of Euclid Street, north of West Malvern Avenue, and east of Bastanchury Road.
- Area 2: The area in the far north of the City to the west and east of Harbor Boulevard along or near Las Palmas Drive and Hermosa Drive.
- Area 3: Skyline Drive, Linda Lane, Rocky Road, the northern half of Almira Avenue and Moody Avenue.

**SCENIC CORRIDOR TREATMENT AND PRESERVATION**

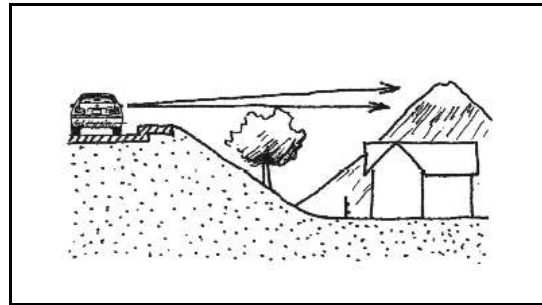
**Preservation of Natural Grade and Landscape**

The preservation of scenic routes/corridors begins with the protection of existing natural features, such as topography, stands of trees, and other plant material of substantial scenic value. Since much of Fullerton's scenic attributes comes from the hillsides and vegetation, it is appropriate to discourage the scarring of natural land contour and the removal of vegetation, as well as preserve "long distance" viewsheds. When land and/or vegetation scarring is unavoidable, generous amounts of replacement landscaping should be used to restore the look of the natural landscape, and contour grading should be utilized to preserve long-distance views.

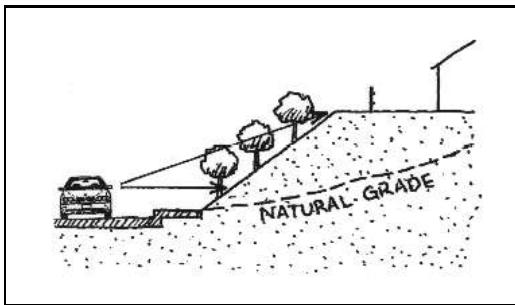
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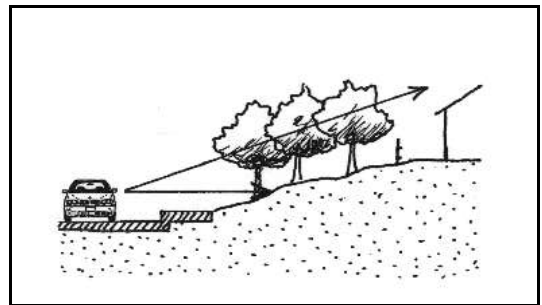
**Not this:** Distant view obscured by loss of natural grade.



**This:** Distant view preserved by retention of natural grade, landscaping.



**Not this:**



**This**

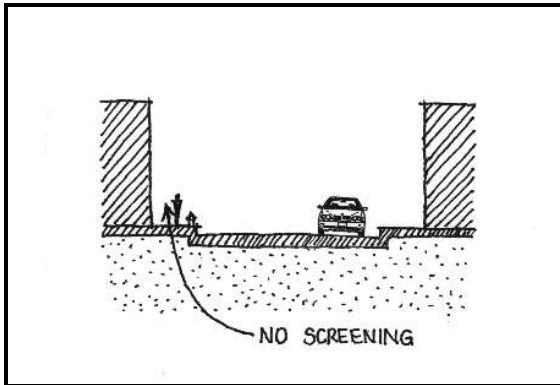
**Building Design and Land Use**

The visual quality of scenic corridors is also strongly influenced by building design and land uses. Conflicting land uses can often draw attention away from exceptional views. Screening such uses from roadside view, combined with special regulations for building heights and setbacks, are most effective.

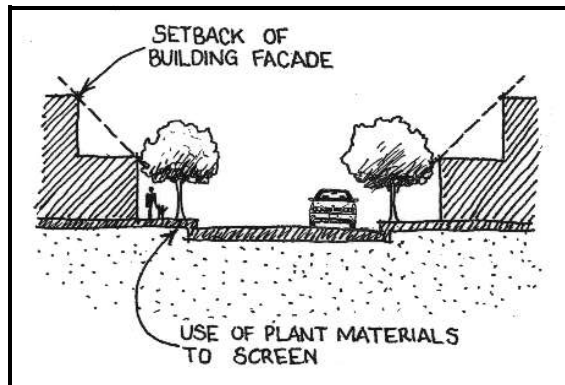
Building design should be regulated to ensure compatibility with preservation of viewsheds, using architectural design standards such as height limits, “stepping back” of facades, use of transparent windows on upper stories, and sensitive site plan/building orientation to retain views. Screening, including the use of landscaping, grading, or attractive fencing, should also be utilized where appropriate.

Residential, open space and recreation, and limited commercial and office/business park land uses are considered appropriate for scenic corridors. Heavy industrial, industrial park, auto related and warehouse-type commercial structures are not considered compatible uses as they typically exceed height limitations appropriate for viewshed preservation and, due to building mass and scale, do not lend themselves to “building siting” practices, such as clustering, which allow for view corridors.

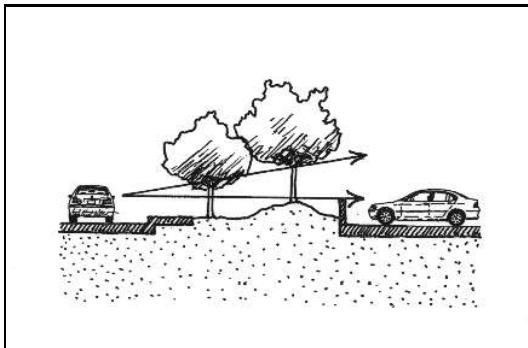
City of Fullerton General Plan



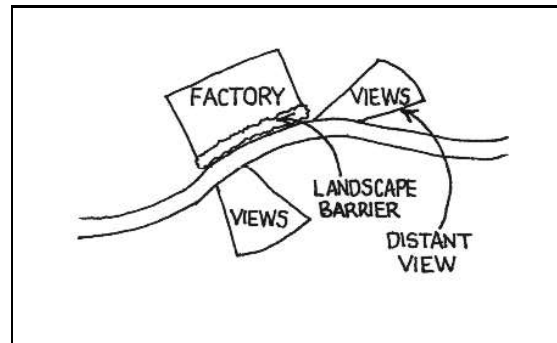
**Don't** construct building which eliminates the streetscape.



**Do** use landscape screening and regulated building heights and setbacks to preserve aesthetic scenic corridors.



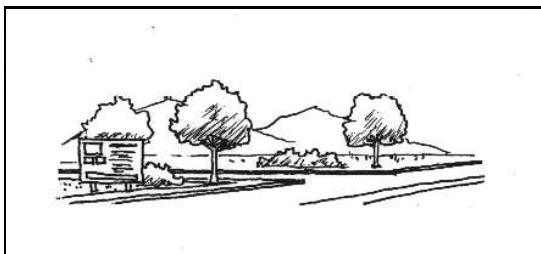
**Do** establish visually compatible screening techniques.



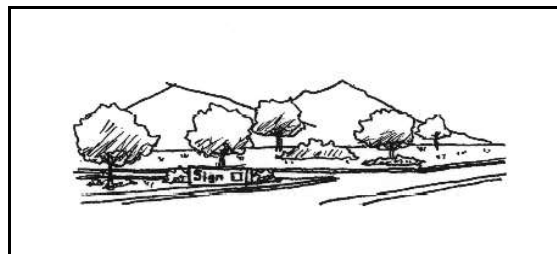
**Do** screen land uses which conflict with local scenery. In the example above, landscape materials screen a factory use from the roadway but do not obscure distant views.

**Signage**

Outdoor advertising and signage can compete for visual attention and therefore affect the visual quality of scenic corridors. Encouraging forms of signage that are harmonious with the scenic route will assure a better visual environment.



**Not this:** Signage that competes with landscaping and view.



**This:** Low profile signs protect views.

## **RURAL STREET TREATMENT AND PRESERVATION**

The City possesses a series of streets which are designated as “rural”, as shown on the Scenic Corridor/Rural Streets Map. This classification is intended to preserve pastoral qualities along a number of picturesque rural residential street frontages. Predominant characteristics of the rural street designation are the absence of sidewalks, curbs and gutters, streetlights and parkway trees.

The preservation of rural streets is inherent in the roadway design standards. Paved shoulders and asphalt beams should remain optional. As well, the installation of parking lanes, curb, gutter, and sidewalk features, parkway landscaping treatment and streetlights are to be determined at the discretion of the majority of property owners. Design and construction criteria, such as roadway intersection width for left-turn pockets and maintenance of pavement and drainage facilities will be in accordance with GSP-86. All other roadside maintenance remains the responsibility of the property owner to continue and promote the rural residential roadway characteristics.

### **GOALS AND POLICIES**

The following scenic corridor and rural street goals and supporting policies and programs are contained in the Resource Management chapter of the General Plan.

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<b>Goal RM-3:</b>	Designated scenic and rural roads designed to retain desirable vistas or close range environment and rustic setting.
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<b>Policy RM-3.1</b>	Identify, manage and regulate the roadside of scenic corridors.
----------------------	---

**Purpose:**

1. Preserve scenic vistas viewed from the roadside, where possible.
2. Preserve the natural environment along roadways which have substantial scenic value, where possible.
3. Prevent development along scenic corridor from compromising the views of the valleys or hillsides, when possible.
4. Ensure that structures on public or private properties which are directly visible from the road are compatible with the corridor.

**Programs:**

- a) Designation of scenic corridors where scenic views will be analyzed and preserved.
- b) Establishment of special land use regulations and development standards to preserve scenic corridors.

*City of Fullerton General Plan*

- c) Acquisition or reservation of scenic easements.
- d) Development of a streetscape plan along designated scenic corridors.
- e) Staff review of site planning and architectural/landscape design for all new development adjacent to scenic routes.
- f) Utilization of implementation tools such as zoning, specific plans and subdivision ordinances to control development which may directly or indirectly affect vistas or scenic focal points.
- g) Assistance to property owners adjacent to scenic corridors in the selection of screening and landscape materials.
- h) Encouragement to retrofit existing land use, signage and landscape to be compatible with scenic corridor design guidelines.
- i) Functional integration of designated bicycle, pedestrian and equestrian paths and other compatible public recreation facilities into the scenic corridor network where feasible.

**Policy RM-3.2**          Coordinate with adjoining jurisdictions regarding scenic corridors.

**Purpose:**

- 1. Encourage preservation and enhancement of natural scenic resources beyond but leading into the City limits.
- 2. Ensure a coordinated approach to scenic corridors of regional importance.

**Programs:**

- a) Provide improvements along principal scenic corridors at the City boundary which clearly distinguishes these as major entries into the City.
- b) Work with adjacent communities to preserve and enhance natural scenic resources beyond but leading into the City limits.

**Policy RM-3.3**          Maintain designated rural streets as important elements of rustic lifestyles.

**Purpose:**

- 1. Foster design characteristics integral to the maintenance of rural residential street frontages.
- 2. Preserve provincial integrity of the rural residential lifestyle.

*City of Fullerton General Plan*

**Programs:**

- a) Paved shoulders and asphalt beams are optional in roadway Sections A and B, as delineated in the Scenic Corridors/Rural Streets Map and GSP-86.
- b) Where drainage problems cause erosion or flooding to occur or where special traffic problems exist, additional paving along with necessary drainage improvements may be required.
- c) Parking lanes, curb, gutter, sidewalk, parkway trees, and street lights where none exist, shall not be installed unless a majority of the owners on one side of the street of any block agree to such construction.
- d) All other design and construction criteria shall be in accordance with City standards.
- e) Additional width may be required at intersections for left-turn pockets.
- f) Pavement and critical drainage facility maintenance will be accomplished by the City on an as-needed basis. All other shoulder, parkway and roadside maintenance will be done by the fronting property owner.
- g) Allow for variation in standards within reasonable limits by the Director of Engineering, when warranted by special circumstances.



# Recreational Trail Design Standards

**May 17, 2000**

City Council Resolution No. 9138



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# TRAIL DESIGN STANDARDS

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Trails included in the Resource Management section of the City of Fullerton General Plan should be developed in accordance with the following standards. The term “regional riding and hiking trails” as used in this document is meant to include equestrian, pedestrian (walking, hiking, and jogging) and mountain biking (non-motorized) use. However, a specific trail may be restricted from one or more of the aforementioned user groups for special reasons. Such restrictions are to be determined on a case-by-case basis by the City of Fullerton (City).

In special locations where physical constraints preclude the practical implementation of a trail under the following standards, approval may be given by the City Engineer and the Community Services Director to deviate from these trail standards if public safety is not jeopardized and the purpose of the General Plan is carried out.

Strict standardization among regional riding and hiking trails or even segments of the same trail is impractical because of the vast differences in topography and other physical characteristics and because of dissimilarities in kinds and extent of use. Standards are good, but flexibility is necessary. Therefore, design may vary among different trails or segments of trails according to development constraints and various special conditions. Nevertheless, certain basic standards, allowing for flexibility and for the safety and maintenance of the trail and their related facilities should be followed.

## 1. Trail Tread Width

(see Appendix A)

10-ft. min.: Regional Trail and Backbone Recreational Trail

12-ft. min.: 15-ft. preferred: Regional and Backbone Multi-recreational Trail

8-ft. min.: Feeder and Connector Recreational Trail

The actual trail tread width needs to be determined according to the level of use or the expected level of use. However, the trail tread width is not to be less than the minimum standard.

## 2. Trail Types

(see Appendix A)

### a. Regional and Backbone Recreational Trail

This trail type is preferred for multiple-use under most conditions. A majority of the Master Plan trails are of this type. Service vehicles could use this trail, if necessary.

### b. Regional and Backbone Multi-recreational Trail

This trail type serves as a major, multiple-use trail where space and topography are not limiting factors. This type is ideal for projected high use trails. It provides adequate space for all uses in a safe, effective manner. Service vehicles could use this trail, if necessary.

### c. Feeder and Connector Recreational Trail

This trail type is appropriate for multiple-use under most conditions. This type is ideal for projected low use trails and trail connections. Service vehicles could use this trail, if necessary.

**3. Right-of-Way**  
(see Appendix A)

**4. Setbacks**

2-ft. minimum setback from existing or future curb face, retaining walls or fences, edge of sidewalk, or edge of paved or unpaved shoulder.

4-ft. minimum buffer separation from bikeway, sidewalk or other trails.

**5. Vertical Clearance**

15-ft. minimum vertical clearance for structures and tree limbs and 12-ft. minimum for culverts.

**6. Trail Fencing**

Fencing shall be provided where users need to be firmly confined within the trail width such as in specific areas of community parks, steep slope areas, bridges, and other potential hazard or high-traffic and general public use areas. Golf ball netting shall be provided where necessary to protect trail users.

The following are standards for split rail and post fencing when needed to separate the trails. However, alternative materials and design standards may be allowed.

Material:	Vinyl fencing, white three rails
Rail Size:	2" x 6" x 16'
Post Size:	5" x 5" x 7'
Post Spacing:	8'

Other Standards:

- a. Fence height shall not exceed five feet.
- b. The center to center distance between the top and bottom rails shall be 21".
- c. Hitching posts shall be constructed of 6" square wood posts, set 18" into the ground, reaching a 4' height. Rings for tethering horses will be attached to the top of the post.
- d. Barbed-wire is prohibited as a trail fencing material. In the event of existing barbed-wire along a trail, additional fencing should be constructed to protect the trail user from the barbed-wire.

**7. Trail Signs**

- a. Trail name signs shall be placed at entry points, halfway points and other points where

trail identification is needed.

- b. Directional signs should be placed, as appropriate, to clarify trail destination and direction to trail users.
- c. Signs shall be offset from the trail edge a minimum of 2 ft. However, exact location for the best visibility can only be accomplished in the field.
- d. Trail user yield signs shall be placed at all trailheads and posted periodically. Especially at trail crossings and along trails that accommodate a variety of users.
- e. Intersection signs shall be placed at intersections to warn both the trail user and oncoming traffic.

All trail signs shall be located where they can be easily read from the trail. The copy shall be large enough so that it is easily legible (2" high letters). Vegetation and other surroundings (usually 40 inches from the ground to bottom of a sign) should determine height of signs.

Material:

- a. Wood, with emblazoned lettering, should be used for trail name signs. The California State Park System guidelines can be referenced for further details.
- b. Metal signs should be used where vandalism may be a problem or where signs interface with public roadways where standard metal signs are used.
- c. Concrete or composite signs and markers can also be used as a less expensive alternative in the construction of trail signs.

## 8. Roadway Treatments

- a. Street signage to warn motorists of impending trail crossings shall be located in advance of trail crossings. Signs shall meet City and State standards.
- b. Roadways at trail crossings shall have a textured surface.

## 9. Grades

(see Appendices A and C)

Grades of 1-7% are ideal. The maximum grade for distances greater than 500 feet is 12%. Maximum grades for distances less than 500 feet are as follows:

Less than 250'	20%
Less than 500'	15%

Long stretches of a steep grade should be avoided. Each stretch of grade over 12% must be separated by a grade less than 12% for a minimum of 250'. The grade should undulate gently to provide natural drainage and to eliminate monotonous level stretches.

Grades should be lessened at approaches to switchbacks and the turns should be as nearly level as practical. Approaches to road crossings should be nearly level.

#### **10. Drainage**

Drainage requires a special study of precipitation, run-off, springs and streams in the area. Surface water must be diverted from the trail surface before it builds up to an erosive force. The method used to drain the trail will depend on the quantity and speed of the water, the type of soil in the area, and the grade of the trail. The best and simplest drainage is to slope the trail surface 2%-3% to allow the water to sheet off, rather than run in a stream down the trail. Low grades help prevent drainage problems; steep grades allow the water to flow faster, building up an erosive force.

Drainage devices shall not be located in the pathway of the trail.

Landscaping adjacent to trails can help to facilitate better drainage. Therefore, emphasis should be placed on the importance of maintaining the integrity of the trail as part of the landscape design.

#### **11. Surfacing Materials**

(see Appendix B)

The trail may be treated or surfaced in areas where; the dust caused by trail use presents a problem, it is needed to prevent erosion, or it is needed to improve slick or muddy conditions. Surfacing color and type should always be compatible with the surrounding environment.

#### **12. Proximity to Roadway**

In combined trail systems, the bicycle trail shall be located closest to a roadway.

#### **13. Signalized Intersections**

Push buttons shall be installed at all signalized intersections interfacing with trails: one at equestrian height and another at pedestrian height. Push buttons should be located on the "trail side" of the signal pole.

#### **14. Barriers**

To prevent motorized vehicles from using the trails, barriers (i.e. bollards) shall be placed appropriately at trail entrances.

#### **15. Undercrossings**

Undercrossings shall only be used when safe at-grade crossing is not feasible.

The rectangular dimension of a pedestrian culvert should be at least 12' high x 10' wide. The

ideal height is 15'. Culverts less than 15' high, shall have a sign posted that warns riders to dismount and walk their horses. Undercrossings shall have no bends, be separate from creeks and have textured surfaces. Adequate drainage and lighting shall be provided as required for safety.

## **16. Bridges & Trestles**

Bridges/trestles are not usually necessary for crossing water, and they may be a major expense. They should be used only when there are no feasible alternatives.

Prefabricated bridges may be used. The following are minimum bridge/trestle standards:

- a. Width:  
Minimum – 10 ft.  
Optimum – 20 ft. (i.e. over freeways)
- b. Side Railings:  
The railings must provide for some type of physical barrier to prevent one from falling off the bridge or trestle.
- c. Side Railing Height:  
Minimum – 7 ft.
- d. Camber:  
Slope of Bridge: 5% - 8%  
10% maximum for short distances with increased surface texture.
- e. Surface:  
Non-skid, textured (i.e. rubber, wood, cement)
- f. Bridges should never be completely enclosed as that may cause horses to spook.

## **17. Water Crossing** (See Appendix D)

When surface flows or subterranean springs are intercepted by a trail, a water culvert may be placed perpendicular to the trail in such a manner to redirect the water and divert it to the downhill side of the trail. All culvert outflows shall be directed into the natural watercourse of the intercepted flow. The size of the culvert should be sufficient to adequately carry the maximum peak flow of water anticipated and promote self-cleaning.

# APPENDIX A

## TRAIL DIMENSIONS AND TYPES

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### Regional and Backbone Recreational Trail

This trail type is preferred for multiple-use under most conditions. A majority of the Master Plan trails are of this type. Service vehicles could use this trail, if necessary.

#### Standards

Trail Tread Width	10.0-ft. minimum
Right-of-Way Easement Width	16.0-ft. to 20.0-ft. minimum
Maximum Grade	12% for distances greater than 500 ft
Suggested Uses	Equestrian, cyclist, pedestrian
Surface	Aggregate base and decomposed granite

### Regional and Backbone Multi-recreational Trail

This trail type serves as a major, multiple-use trail where space and topography are not limiting factors. This type is ideal for projected high use trails. It provides adequate space for all uses in a safe, effective manner by providing two separate treads. Service vehicles could use this trail, if necessary.

#### Standards

Trail Tread Width	12.0-ft. minimum, 15.0 ft. preferred 6.0-ft. to 10.0-ft. all weather surface 6.0-ft. to 10.0-ft. equestrian tread
Right-of-Way Easement Width	16.0-ft. to 20.0-ft.
Maximum Grade	8.33%
Suggested Uses	All
Surface	All weather: Asphalt/concrete Equestrian: Aggregate base and decomposed granite

### Feeder and Connector Recreational Trail

This trail type is appropriate for multiple-use under most conditions. This type is ideal for projected low uses trails and trail connections. Service vehicles could use this trail, if necessary.

#### Standards

Trail Tread Width	8.0-ft. minimum
Right-of-Way Easement Width	10.0-ft.
Maximum Grade	12%
Suggested Uses	Equestrian, cyclists, pedestrian
Surface	Aggregate base and decomposed granite

## APPENDIX B

### SURFACING SPECIFICATIONS

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#### Recreational Trail

(Regional, Backbone, Feeder, and Connector)

Grades less than 7%

4 inches of compacted decomposed granite on 4 inches of compacted aggregate base

Grades greater than 7%

6 inches of compacted aggregate base  
Additional drainage and erosion control must be addressed.

#### Multi-recreational Trail

(Regional and Backbone)

Grades less than 7%

All weather: 4 inches of concrete or  
3 inches of asphalt on 4 inches of compacted aggregate base

Equestrian: 4 inches of compacted decomposed granite on 4 inches of compacted aggregate base

Grades greater than 7%

All weather: 4 inches of concrete or  
3 inches of asphalt on 4 inches of compacted aggregate base

Equestrian: 4 inches of compacted decomposed granite on 4 inches of compacted aggregate base

Additional drainage and erosion control must be addressed.



## **APPENDIX C**

### **LEVEL OF DIFFICULTY**

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#### **Not Difficult (ND)**

- Majority of the trail is on a 0%-7% slope.
- Trail is well marked, maintained, cleared, and graded.
- Frequent and re-occurring access points
- Great for leisure hikes and would present no difficulty for equestrians or cyclists.

#### **Moderately Difficult (MD)**

- Majority of the trail is on a 7%-10% slope.
- Less clearance, more climbs, more water crossings, more downed timber.
- Less access points.
- Better for the intermediate cyclists and equestrian and experienced hiker.

#### **Difficult (D)**

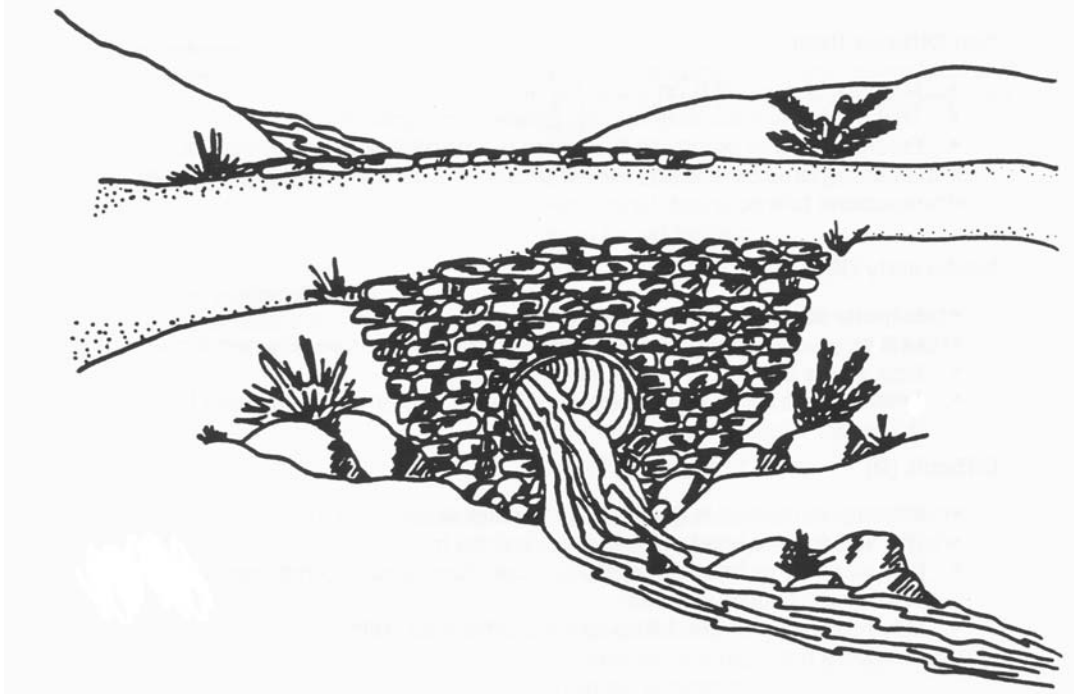
- Majority of the trail is on a 10% or greater slope.
- This would be a less frequently maintained trail.
- Requires one to be in good physical condition and also requires an experienced horse.
- May require cyclists to have technical skills.

# APPENDIX D

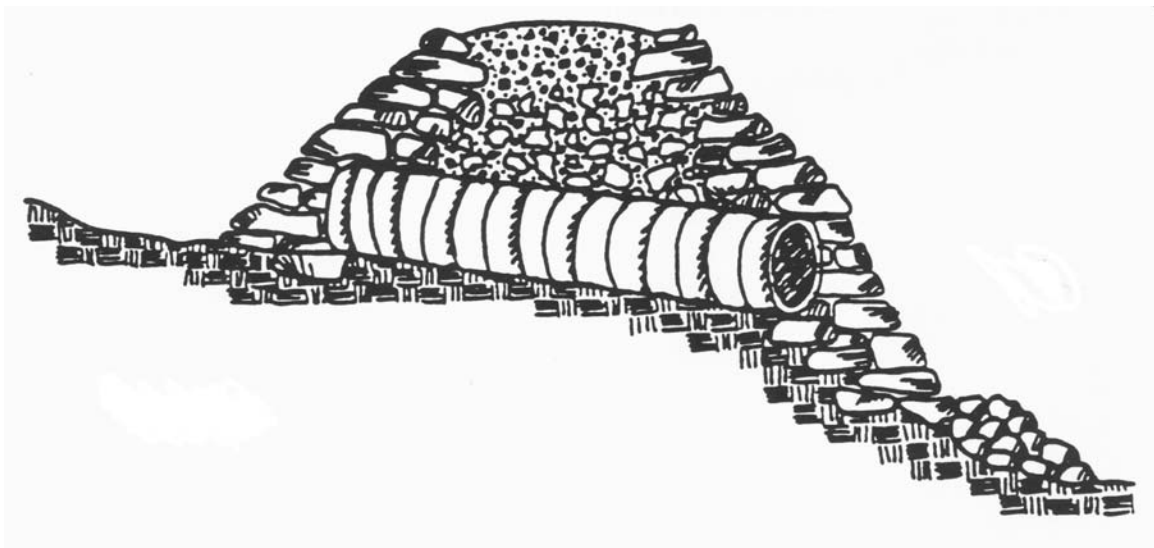
## WATER CROSSINGS

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Typical Culvert



End View



Cross Section