

GOALS, OBJECTIVES AND POLICIES

The following section presents the goals, objectives, policies and programs for the Coastal Zone in the City of Huntington Beach. At the end of each policy is a reference to the appropriate implementation program.

GENERAL RESOURCE PROTECTION POLICIES

The following general policies shall provide the framework for interpreting this Coastal Element:

1. When policies within the Coastal Element conflict, such conflicts shall be resolved in a manner which on balance is the most protective of significant coastal resources.
2. Where there are conflicts between the policies set forth in this Coastal Element and those set forth in any element of the City's General Plan, other City plans, or existing ordinances, the policies of this Land Use Plan (LUP) shall take precedence.
3. In the event of any ambiguities or silence of this Coastal Element not resolved by (1) or (2) above, or by other provisions of the City's LCP, the policies of the California Coastal Act shall guide interpretation of this Coastal Element.

LAND USE***Goal*****C 1**

Develop a land use plan for the Coastal Zone that protects and enhances coastal resources, promotes public access and balances development with facility needs.

Objective**C 1.1**

Ensure that adverse impacts associated with coastal zone development are mitigated or minimized to the greatest extent feasible.

Policies**C 1.1.1**

With the exception of hazardous industrial development, new development shall be encouraged to be located within, contiguous or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services, and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. (*I-C 1, I-C 2*)

C 1.1.2

Coastal dependent developments shall have priority over other developments on or near the shoreline. Coastal-related developments should be accommodated within reasonable proximity of the coastal-dependent uses they support. (*I-C 1, I-C 2*)

C 1.1.3

The use of private lands suitable for visitor serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry. (*I-C 1, I-C 2*)

C 1.1.3a

The provision of public access and recreation benefits associated with private development (such as but not limited to public access ways, public bike paths, habitat restoration and enhancement, etc.) shall be phased such that the public benefit(s) are in place prior to or concurrent with the private development but not later

than occupation of any of the private development. (I-C 1, I-C 2)

C 1.1.4

Where feasible, locate visitor-serving commercial uses in existing developed areas or at selected points of attraction for visitors. (I-C 1, I-C 2, I-C 4)

C 1.1.5

New residential development should be sited and designed in such a manner that it maintains and enhances public access to the coast. (I-C 2, I-C 3, I-C 4)

- a) Provide neighborhood commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads;
- b) provide non-automobile circulation such as bike trails and pedestrian walkways within the development;
- c) provide adequate parking facilities or a substitute means of serving the development with public transportation;
- d) provide for the recreational needs of new residents through local park acquisition or on-site recreational facilities to assure that recreational needs of new residents will not overload nearby coastal recreation areas;
- e) facilitate the provision or extension of public transit service; and
- f) assure the potential for public transit for high intensity uses.

C 1.1.6

Temporary and seasonal activities within the coastal zone which do not qualify as exempt activities pursuant to the Commission's guidelines adopted by the Commission pursuant to Section 30610(i) of the Coastal Act shall be monitored and regulated through the coastal development permit process to protect coastal resources from

adverse impacts associated with the seasonal or temporary activities. (I-C 2)

C 1.1.7

Encourage cluster development in areas designated for residential use within the Coastal Zone. (I-C 1, I-C 2, I-C 4)

C 1.1.8

The City shall, at minimum, consider the following when evaluating annexation proposals in the Coastal Zone: (I-C 8, I-C 13)

1. Is the area to be annexed adjacent to existing corporate boundaries?
2. Does/will the area to be annexed contain land uses that are compatible with City land uses?
3. Does/will the area to be annexed contain land uses that have the ability to provide economic benefit to the City?
4. Would the area to be annexed place an undue or excessive burden on the City's or other service provider's ability to provide services?
5. Would the area to be annexed place an undue burden on school and other public services?

C 1.1.9

Minimize risks to life and property in areas of high geologic, flood (**Figure C-33**) and fire hazard through siting and design to avoid the hazard.

New development shall be designed to assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in anyway require the construction of a protective device. (I-C 20)

Objective**C 1.2**

Provide a land use plan that balances location, type and amount of land use with infrastructure needs.

Policies**C 1.2.1**

Accommodate existing uses and new development in accordance with the Coastal Element Land Use Plan and the Development and Density Schedule Table C-1. (I-C 1)

C 1.2.2

Require that development be designed to account for the unique characteristics of project sites and objectives for Coastal Zone character in accordance with the Development "Overlay" schedule listed in **Table C-1**, as appropriate. (I-C 1, I-C 2, I-C 4)

C 1.2.3

Prior to the issuance of a development entitlement, the City shall make the finding that adequate services (i.e., water, sewer, roads, etc.) can be provided to serve the proposed development, consistent with policies contained in the Coastal Element, at the time of occupancy. (I-C 8, I-C 22k,l)

C 1.2.4

Pursue funding for projects to correct existing deficiencies in community facility systems in the coastal zone. (I-C 10, I-C 17)

**SHORELINE AND COASTAL
RESOURCE ACCESS**

Goal**C 2**

Provide coastal resource access opportunities for the public where feasible and in accordance with the California Coastal Act requirements.

Circulation**Objective****C 2.1**

Balance the circulation system with the circulation demands generated by the implementation of the Coastal Land Use Plan.

Policies**C 2.1.1**

Provide signs along the following corridors to guide and facilitate beach bound traffic: (I-C 9)

- Bolsa Chica Street to Warner Avenue to Pacific Coast Highway.
- Goldenwest Street
- Beach Boulevard
- Magnolia Street
- Brookhurst Street
- Springdale Street to Warner
- Edwards Street, Garfield, Seapoint to PCH

C 2.1.2

Promote increasing the capacity of Pacific Coast Highway through re-striping and traffic signal synchronization to enhance traffic circulation and safety. Require that all recreational beach and on-street parking spaces removed due to re-striping be replaced at a one-to-one ratio. Replacement parking shall be provided based on the following standards: (I-C 9)

- a) Replacement parking shall be provided prior to or concurrent with the loss of any parking.
- b) Replacement parking shall be provided either on-street, in parking lots, and/or parking structures which are within 500 feet of Pacific Coast Highway.
- c) Replacement parking shall be dispersed commensurate with its existing location on Pacific Coast Highway unless it is determined that

public coastal access is better served by concentrating it in one or more locations.

- d) Pedestrian access across Pacific Coast Highway shall be provided.
- e) Dispersed drop off points shall be provided on the seaward side of Pacific Coast Highway.

Objective

C 2.2

Encourage the use of City and State beaches as a destination point for bicyclists, pedestrians, shuttle systems and other non-auto oriented transport.

Policies

C 2.2.1

Encourage the utilization of easements and/or rights-of-way along flood control channels, public utilities, railroads and streets, wherever practical, for the use of bicycles and/or pedestrians. (I-C 8)

C 2.2.2

Maintain existing pedestrian facilities and require new development to provide pedestrian walkways and bicycle routes between developments. (I-C 9)

C 2.2.3

Encourage the development of a pedestrian overpass between the Waterfront Development and the ocean side of Pacific Coast Highway, and in other areas where feasible and necessary, to facilitate safe pedestrian access and safe efficient vehicular movement. (I-C 9)

C 2.2.4

Adopt candidate locations for water-oriented transportation facilities, located in commercial areas in Huntington Beach Harbour. (General Plan Figure CE-10). (I-C 1, I-C 9, I-C 22d)

C 2.2.5

Link bicycle routes with pedestrian trails and bus routes to promote an interconnected system. (I-C 9, I-C 22d)

C 2.2.6

Provide adequate bike racks at appropriate locations within the Coastal Zone with special emphasis for facilities adjacent to the beach. (I-C 9, I-C 22d)

C 2.2.7

Develop a riding and hiking trail network and support facilities that provide linkages within the Coastal Zone where feasible and appropriate. (I-C 9, I-C 22d)

C 2.2.8

Pursue widening the existing Class I Coastal Bikeway between the Pier and Bolsa Chica State Beach to 20 feet. (I-C 9, I-C 22d)

Transit

Objective

C 2.3

Promote mass transit opportunities within the Coastal Zone.

Policies

C 2.3.1

In serving additional recreational traffic demand, place primary emphasis on facilitating public transit such as providing incentives to use public transit while maintaining the present level of parking. (I-C 9)

C 2.3.2

Augment the existing bus routes with any new bus routes designated in the Orange County Transportation Authority (OCTA) Future Transit Needs Study, as appropriate and necessary. (I-C 9, I-C 21d)

C 2.3.3

Encourage the Orange County Transportation Authority to locate bus turnouts along Pacific Coast Highway and other major arterial roads within the City, if feasible and appropriate. (I-C 9, I-C 22d)

C 2.3.4

Continue to reserve the abandoned rail right of way, located parallel to Lake Street, for a future transportation use such as a transit, pedestrian and/or bicycle facility. (I-C 9, I-C 22d)

C 2.3.5

Encourage the development of a transportation center in the Coastal Zone in or near the Downtown area. The transportation center should be located to serve both local and commuter traffic, to promote coastal access, and sited to minimize adverse impacts from the use on adjacent land uses. (I-C 1, I-C 9, I-C 22d)

C 2.3.6

New development, such as multi-unit housing and commercial centers, should maintain and enhance public access to the coast through provisions for enhancing or encouraging ridership on public transportation. (I-C 7, I-C 9)

C 2.3.7

Provide for future use of water borne passenger services along ocean frontages and harbor waterways. (I-C 1, I-C 9, I-C 22d)

Parking***Objective*****C 2.4**

Balance the supply of parking with the demand for parking.

Policies**C 2.4.1**

Maintain an adequate supply of parking that supports the present level of demand and allows for the expected increase in private transportation use. (I-C 9)

C 2.4.2

Ensure that adequate parking is maintained and provided in all new development in the Coastal Zone utilizing one or a combination of the following: (I-C 9)

- a. Apply the City's parking standards at a minimum.
- b. Implement the Downtown Parking Master Plan.
- c. Consider developing new parking standards specific to the coastal zone, subject to Coastal Commission approval.
- d. Develop parking assessment districts to fund off-site parking structures, if necessary.
- e. Monitor parking programs to make the most effective use of parking resources.
- f. Replace any on-street parking lost in the coastal zone on a 1:1 basis within the coastal zone prior to or concurrent with the loss of any parking spaces.

C 2.4.3

Consider the cost effectiveness of new parking facilities and encourage those that re-coup the cost of providing the land, structures, maintenance and management of the facilities in order to minimize ongoing municipal costs. (I-C 9)

C 2.4.4

Develop parking areas outside the Coastal Zone for passenger cars and the development of alternate transportation modes for beach users including incentives for parking in those locations. (I-C 9)

C 2.4.5

Prohibit the establishment of preferential parking districts, whenever it would adversely affect public access to the coast through a reduction in the availability of on-street spaces for public visitors to the coast. (I-C 9)

C 2.4.6

Consistent with the Water and Marine Resources policies of this LCP, design parking lots to minimize the adverse impacts of urban runoff by: (I-C 8)

- a) Minimizing the area covered by impervious surfaces,
- b) Minimizing pollutant loads associated with runoff, and
- c) Periodic sweeping of parking lots on a regular basis.

C 2.4.7

The streets of new residential subdivisions between the sea and the first public road shall be constructed and maintained as open to the general public for vehicular, bicycle, and pedestrian access. General public parking shall be provided on all streets throughout the entire subdivision. Private entrance gates and private streets shall be prohibited. All public entry controls (e.g. gates, gate/guard houses, guards, signage, etc.) and restrictions on use by the general public (e.g. preferential parking districts, resident-only parking periods/permits, etc.) associated with any streets or parking areas shall be prohibited.

Direct Access***Objective*****C 2.5**

Maintain and enhance, where feasible, existing shoreline and coastal resource access sites.

Policies**C 2.5.1**

Require that existing public access to the shoreline and Huntington Harbour waterways be maintained and enhanced, where necessary and feasible, not withstanding overriding safety, environmental or privacy issues. (I-C 22m)

Objective**C 2.6**

Promote and provide, where feasible, additional public access, including handicap access, to the shoreline and other coastal resources.

Policies**C 2.6.1**

Require an offer of dedication of an easement in all new development, pursuant to Article 2, Section 30212 of the Coastal Act, to allow vertical access to the shoreline or to public recreation areas or to public trails and bikeways unless the following condition(s) exists: (I-C 2, I-C 8) (*Note: These exceptions shall not apply to the Transit Corridor*)

- a) Adequate access exists nearby; or
- b) Access at the site would significantly degrade environmentally sensitive habitat areas; or
- c) Findings are made, consistent with Section 30212 of the Coastal Act, that access is inconsistent with public safety, military security needs, or that agriculture would be adversely affected; or
- d) Offers of dedication for vertical access in accordance with this policy shall be provided only to sandy beaches and recreation areas and in conjunction with development on vacant parcels, replacement of existing structures or in commercial projects.

C 2.6.2

Require an offer of dedication of an easement in all new development, pursuant to Article 2, Section 30212 of the Coastal Act, to allow lateral access along the shoreline, public recreation areas or to public trails and bikeways unless the following condition(s) exists: *(I-C 2, I-C 8)*
(Note: These exceptions shall not apply to the Transit Corridor)

- a) Findings are made consistent with Section 30212 of the Coastal Act that access is inconsistent with public safety, military security needs, or that agriculture would be adversely affected; or
- b) Access at the site would significantly degrade environmentally sensitive habitat areas; or
- c) An offer of dedication for lateral access in accordance with this policy shall be required in conjunction with new development or redevelopment and along all sandy beach areas. Access along the bulkhead may be appropriate, particularly in public use areas such as fishing piers or provided in new development through such accessways.

C 2.6.3

The City shall accept offers of dedication for access consistent with its ability to assume maintenance and liability. If not accepted by the City, offers of dedication for access may be accepted by any other public agency or private association, provided that any association or agency which proposes to accept accessways is able to assume maintenance and operation of such accessway prior to opening it to the public. *(I-C 2, I-C 8)*

C 2.6.4

Development shall not interfere with the public's right of access to the sea where acquired through use of legislative authorization, including but not limited to the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation. *(I-C 2, I-C 8)*

C 2.6.5

Promote the incorporation of pedestrian/equestrian/bike trail linkages to the shoreline within the proposed Harriett M. Wieder Regional Park where feasible. *(I-C 2, I-C 9)*

C 2.6.6

Promote public access to coastal wetlands for limited nature study, passive recreation and other low intensity uses that are compatible with the sensitive nature of these areas. *(I-C 2, I-C 9, I-C 22b)*

C 2.6.7

Pursue local, State and Federal funding to provide and maintain boardwalks, peripheral trails, interpretive exhibits and other educational facilities in coastal wetlands where compatible. *(I-C 17)*

Objective**C 2.7**

Promote public awareness of existing access opportunities to coastal resources.

Policies**C 2.7.1**

Maintain and enhance, where necessary, the coastal resource signing program that identifies public access points, bikeways, recreation areas and vista points throughout the Coastal Zone. *(I-C 3, I-C 9, I-C 14)*

C 2.7.2

Pursue local, state and federal funding to facilitate the development, implementation and maintenance of a public signing program. *(I-C 17)*

C 2.7.3

Assemble and make available for public information purposes, the documentation necessary to identify the public rights-of-way, ownership and other agreements concerning the Huntington Harbour channels including applicable homeowners' association deed restrictions. (I-C 22m)

Objective**C 2.8**

Promote pedestrian safety in providing coastal resource access.

Policies**C 2.8.1**

Promote safe pedestrian access to the beach from the inland side of Pacific Coast Highway. (I-C 2, I-C 9)

C 2.8.2

Provide for the use of a pedestrian overpass connecting the Waterfront development to the beach parking area, and in other areas where feasible and necessary to enhance pedestrian safety. (I-C 9)

C 2.8.3

Initiate cooperative planning efforts with the State Parks and Recreation Department and other responsible agencies and affected private parties, and pursue funding to develop a pedestrian access program to safely link the north side of Pacific Coast Highway to the beach. (I-C 9, I-C 12, I-C 16)

RECREATIONAL AND VISITOR SERVING FACILITIES

Goal**C 3**

Provide a variety of recreational and visitor commercial serving uses for a range of cost and market preferences.

Objective**C 3.1**

Preserve, protect and enhance, where feasible, existing public recreation sites in the Coastal Zone.

Policies**C 3.1.1**

Prohibit development of permanent above ground structures on the beach sand area with the exception of the following conditionally permitted uses: (I-C 1, I-C 2)

- a) Lifeguard towers and other facilities necessary for public safety.
- b) Public restrooms and beach concession stands when located immediately adjacent to paved parking or access areas.
- c) Reconstruction and/or expansion related to the Municipal Pier.
- d) Fire rings and volleyball nets.
- e) Pedestrian trails including those necessary for handicapped access.
- f) Bike trails, bike support facilities, and handicapped access.
- g) Shade structures and picnic facilities.
- h) Pedestrian overpasses.

C 3.1.2

Prohibit the expansion of parking facilities that would result in the loss of recreational sand area with the exception of the area listed below: (I-C 1, I-C 2)

1. Conditionally provide for the expansion of parking facilities onto the vacated oil production area that is elevated above the beach located between the existing seawall and bluff face between Goldenwest and 9th Streets.

C 3.1.3

Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible. (I-C 7)

C 3.1.4

Conduct an inventory of existing beach facilities on a periodic basis to determine requirements of renovation and/or future capital improvements, prepare a capital improvements program and adopt a prioritization schedule for improvement. (I-C 16, I-C 17, I-C 22c and d)

Objective**C 3.2**

Ensure that new development and uses provide a variety of recreational facilities for a range of income groups, including low cost facilities and activities.

Policies**C 3.2.1**

Encourage, where feasible, facilities, programs and services that increase and enhance public recreational opportunities in the Coastal Zone. (I-C 2, I-C 22c, d and e)

C 3.2.2

Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. On oceanfront, waterfront or nearshore areas or lands designated for visitor uses and recreational facilities, an assessment of the availability of lower cost visitor uses shall be completed at the time of discretionary review and an in-lieu fee in an amount necessary to off-set the lack of the preferred lower cost facilities in or near Huntington Beach shall be imposed. (I-C 7)

C 3.2.3

Privately-owned recreation facilities on public land shall be open to the public. Encourage privately-owned recreation facilities on private land to be open to the public. (I-C 7)

C 3.2.4

Encourage the provision of a variety of visitor- serving commercial establishments within the Coastal Zone, including, but not

limited to, shops, restaurants, hotels and motels, and day spas. (I-C 1, I-C 2, I-C 3, I-C 4)

C 3.2.5

Timeshares may be permitted in Commercial General District (CG) and Mixed Use Districts (M, MH, and MV) provided that any such project be conditioned as follows: (I-C 1, I-C 2, I-C 3, I-C 7)

- a) That at least twenty-five percent of the units be permanently reserved for transient overnight accommodations during the summer season (beginning the day before the Memorial Day weekend and ending the day after Labor Day).
- b) That the timeshare facility operate as a hotel including requirements for a centralized reservations system, check-in services, advertising, security, and daily housecleaning.

C 3.2.6

Any hotel rooms for which a certificate of occupancy has been issued at the effective date of adoption of this Section shall not be permitted to be converted to a Limited Use Overnight Visitor Accommodation. (I-C 1, I-C 2)

C 3.2.7

Within Commercial Visitor Districts (CV) Limited Use Overnight Visitor Accommodations shall be prohibited except for a Fractional Ownership Hotel in Subarea 4C (Pacific City) and a Condominium-Hotel in Subarea 4D (Waterfront) which shall be subject to the specific restrictions on quantity, management, and use of such facilities listed below. (I-C 1, I-C 2)

- a) Fractional Ownership Hotel Area 4C
A Fractional Ownership Hotel may be permitted in Area 4C (Pacific City), described in Table C-2, subject

to the following requirements as well as those contained in Section 4.9.12 of the Downtown Specific Plan:

Any hotel rooms for which a certificate of occupancy has been issued at the effective date of adoption of this Section shall not be permitted to be converted to a Limited Use Overnight Visitor Accommodation.

A minimum of 90% of the total number of guestrooms (units) within the Fractional Ownership Hotel facility shall be available to the general public as traditional use hotel rooms year-round. A maximum of 10% of the total number of units within the facility may be owned by separate individual entities on a fractional time basis. Fractional interests sold shall not exceed three month (1/4) intervals within any one-year period.

The hotel owner/operator shall retain control and ownership of all land, structures, recreational amenities, meeting space, restaurants, "back of house" and other non-guest facilities.

The non-fractional use guestrooms (units) shall be available to the general public on a daily, year-round basis.

The facility shall have on-site hotel operator to manage rental of all guestrooms/units.

The hotel operator shall manage all guestrooms/units as part of the hotel inventory, which management shall include the booking of reservations, mandatory front desk check-in and check-out, maintenance, cleaning

services and preparing units for use by guests and owners.

When an individual owner chooses not to occupy his/her unit, that unit shall be added to the pool of hotel rooms available to the general public.

Fractional time owners shall have limited rights to use their units including a maximum use of 90 days per calendar year with a maximum of 29 consecutive days of use during any 60 day period.

- b) Condominium-Hotel Area 4D
A Condominium-Hotel may be permitted in Subarea 4D (Waterfront), described in Table C-2, subject to the following requirements as well as those contained in Section 4.11.13 of the Downtown Specific Plan:

Any hotel rooms for which a certificate of occupancy has been issued at the effective date of adoption of this Section shall not be permitted to be converted to a Limited Use Overnight Visitor Accommodation.

The hotel owner/operator shall retain control and ownership of all structures, recreational amenities, meeting space, restaurants, "back of house" and other non-guest facilities. When the Condominium-Hotel is located on land owned by the City, the hotel owner/operator shall be a leaseholder of the land upon which the Condominium-Hotel exists.

The Condominium-Hotel facility shall have on-site hotel operator to

manage rental/booking of all guestrooms/units.

The hotel operator shall manage all guestrooms/units as part of the hotel inventory, which management shall include the booking of reservations, mandatory front desk check-in and check-out, maintenance, cleaning services and preparing units for use by guests and owners.

Owners of individual units shall have limited rights to use their units including a maximum use of 90 days per calendar year with a maximum of 29 consecutive days of use during any 60 day period.

When not occupied by the individual owner, each unit shall be available to the general public in the same manner as the traditional guestrooms/units.

C 3.2.8

Establish an ongoing program to permit recreational vehicle camping during the winter months at City beach parking lots. *(I-C 22j)*

C 3.2.9

Encourage additional overnight recreational vehicle camping facilities, adequately screened, in the recreation areas on both sides of Newland Street near Pacific Coast Highway and on the State beach parking lots during the winter months. *(I-C 22j)*

C 3.2.10

Investigate the feasibility of providing year round camping below the bluffs, northwest of the Municipal Pier, between Ninth Street and Goldenwest Street. *(I-C 22j)*

C 3.2.11

Promote the implementation of and funding for the proposed Orange Coast River Park

concept. The Orange Coast River Park is envisioned as a linkage of public parks (Talbert and Fairview Regional Parks) and private open space lands along and near the mouth of the Santa Ana River, including possible linkages with open space lands located on the inland side of Pacific Coast Highway, between the Santa Ana River and Beach Boulevard in Huntington Beach. *(I-C 1, I-C 2, I-C 17)*

C 3.2.12

Promote and support the implementation of the proposed Wintersburg Channel Class I Bikeway. *(I-C 1, I-C 2)*

C 3.2.13

Promote and support the development of, the City and County portions of the Harriett M. Wieder Regional Park. Include a continuous trail system from Huntington Central Park to the beach, along the eastern border of the Bolsa Chica wetlands, if feasible. *(I-C 1, I-C 2, I-C 17)*

C 3.2.14

Encourage and support the following recreational facilities and design characteristics within the Harriett M. Wieder Regional Park: *(I-C 1, I-C 2)*

- a) Limit above ground structures to support facilities such as restrooms, picnic tables, bike racks, view points, interpretive centers and education facilities.
- b) Site facilities and uses to maximize view opportunities to the adjacent Bolsa Chica.
- c) Provide public access to the Regional Park as a coastal resource, by providing a public bluff top road to the park area.
- d) Prohibit development of the bluff faces at the eastern edge of the Bolsa Chica wetlands in order to preserve the natural landform and maintain stability of the bluffs.

Drainage improvements or other facilities needed to maintain public health and safety are allowed to the minimum extent necessary.

- e) Require adjacent land uses to provide and/or preserve access to the Regional Park.
- f) Promote the removal of oil operations within the park.
- g) Support the proposed Class I Bikeway through the park.
- h) Provide adequate parking for the park.
- i) Facilitate the provision of transit service including bicycling to the park.

C 3.2.15

Pursue an implementation plan for the Regional Park in cooperation with the County of Orange. (I-C 1, I-C 2)

C 3.2.16

Actively pursue County, State and Federal funding for development of the Harriett M. Wieder Regional Park. Work to ensure that funds earmarked for the Regional Park are not transferred to other projects. (I-C 17)

Objective

C 3.3

Consider long term fiscal and liability impacts of new or expanded recreational facilities within the Coastal Zone and minimize impacts where feasible.

Policies

C 3.3.1

Establish the responsibility for long term maintenance and liability prior to approval of any major recreational facility, including marina, public park, trail, etc. (I-C 2, I-C 7, I-C 10)

Objective

C 3.4

Encourage and protect water oriented recreational activities that cannot readily be provided at inland water areas.

Policies

C 3.4.1

Provide opportunities for recreational fishing and support facilities on the Huntington Beach Municipal Pier. (I-C 1, I-C 2)

C 3.4.2

Enhance the Municipal Pier and surrounding area to function as the "hubs" of tourist and community activity. (I-C 1, I-C 2, I-C 3, I-C 4)

C 3.4.3

Require that any plans for restoration or replacement of the Municipal Pier include the following provisions: (I-C 2, I-C 3, I-C 4)

- a) Areas for recreational fishing and support facilities.
- b) Unobstructed public views seaward from the end of the Pier.
- c) Significant opportunities for unobstructed public views of the shoreline.
- d) Limit Pier access to pedestrians and trolley type transit.
- e) Maintain a minimum of 70 percent of the total area of the Pier as public open space and ensure that adequate pedestrian flow is maintained along the Pier length.
- f) Provide adequate handicap access.
- g) Limit building heights on the pier to a maximum of 2 stories (35 feet).
- h) Require that public access be maintained around the entire perimeter of the pier.

C 3.4.4

Encourage the provision of public boating support facilities compatible with surrounding land uses and water quality. (*I-C 2, I-C 3, I-C 4*)

C 3.4.5

Encourage additional dry storage areas for boats in industrial areas. (*I-C 2, I-C 7*)

C 3.4.6

Increased recreational boating use of coastal waters shall be encouraged by increasing public launching facilities, providing additional berthing spaces, and limiting non-water dependent land uses adjacent to the coast. (*I-C 7, I-C 22e*)

Objective**C 3.5**

Ensure that local interests and concerns are included in State and regional recreation planning within the Coastal Zone. Consider long term fiscal and liability impacts of new or expanded recreational facilities within the Coastal Zone and minimize impacts where feasible.

Policies**C 3.5.1**

Require review and approval by the City of final development plans prior to permitting any additional development on the State beaches. (*I-C 2, I-C 12*)

C 3.5.2

Prior to permitting any additional development on the state beaches in Huntington Beach, consider the following: (*I-C 2, I-C 12*)

- a) Review and approval by the City of final landscape and architectural plans.
- b) Location of new facilities and landscaping in a manner that minimizes public view blockage and enhances visually degraded areas.

- c) Location of new facilities in a manner that maximizes the area of beach sand available for recreational use.
- d) Location of comfort stations within or adjacent to parking facilities.
- e) Provision of drop-off and turn-around facilities for public transit.
- f) Provision of bus and bicycle parking areas.
- g) Removal of the existing chain link fence; City review and approval of the location, design and materials of any fencing necessary for safety purposes.
- h) Access provisions for early beach users.
- i) Provisions for transit service and non-automobile access.

VISUAL RESOURCES**Goal****C 4**

Preserve and, where feasible, enhance and restore the aesthetic resources of the City's coastal zone, including natural areas, beaches, harbors, bluffs and significant public views.

Objective**C 4.1**

Provide opportunities within the Coastal Zone for open space as a visual and aesthetic resource.

C 4.1.1

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect public views to and along the ocean and scenic coastal areas. (*I-C 7, I-C 8, I-C 14*)

Policies**C 4.1.2**

Designate lands for the provision of passive and visual open space on the Coastal Land Use Map, which provide a balance to the urban and suburban development of the Coastal Zone. (I-C 1, I-C 2)

C 4.1.3

Develop City approved plans that provide natural open space linkages between Central Park, the freshwater riparian habitat to the southwest, and the freshwater marsh areas within the Bolsa Chica. These linkages may include the use of open space dedications, development of park/natural reserves, trails or greenbelts. (I-C 1, I-C 2)

C 4.1.4

Preserve skyward, night time views through minimization of lighting levels along the shoreline. (I-C 1, I-C 2)

Objective**C 4.2**

Promote the protection of the Coastal Zone's visual and aesthetic resources through design review and development requirements.

Policies**C 4.2.1**

Ensure that the following minimum standards are met by new development in the Coastal Zone as feasible and appropriate: (I-C 2, I-C 4)

- a) Preservation of public views to and from the bluffs, to the shoreline and ocean and to the wetlands.
- b) Adequate landscaping and vegetation.
- c) Evaluation of project design regarding visual impact and compatibility.
- d) Incorporate landscaping to mask oil operations and major utilities, such

as the electrical power plant on Pacific Coast Highway.

C 4.2.2

Require that the massing, height, and orientation of new development be designed to protect public coastal views. (I-C 2, I-C 7)

C 4.2.3

Promote the preservation of significant public view corridors to the coastal corridor, including views of the sea and the wetlands through strict application of local ordinances, design guidelines and related planning efforts, including defined view corridors. (I-C 2, I-C 7, I-C 8, I-C 14)

C 4.2.4

Wireless communication facilities shall be sited, to the maximum extent feasible, to minimize visual resource impacts. Minimization may be accomplished through one or more of the following techniques: co-locating antennas on one structure, stealth installations, locating facilities within existing building envelopes, or minimizing visual prominence through colorization or landscaping and removal of facilities that become obsolete. (I-C 2, I-C 7)

C 4.2.5

New wireless communication facilities affecting the public view shed and/or located in areas designated Water Recreation, Conservation, Parks, and Shoreline shall be conditioned to require removal within six (6) months of termination of use and restoration of the site to its natural state. (I-C 2)

Objective**C 4.3**

Promote designated coastal roadways as scenic corridors.

Policies**C 4.3.1**

Adopt an ordinance that contains regulations adequate to achieve State Scenic Highway

status for Pacific Coast Highway and pursue the establishment of Pacific Coast Highway as a State Scenic Highway. (I-C 14, I-C 22a)

Objective

C 4.4

Promote the preservation of significant landforms and physical features within the Coastal Zone.

Policies

C 4.4.1

Promote the preservation of the natural landform of the bluffs seaward of Pacific Coast Highway. Alterations necessary for development of public access trails, parking facilities and/or bluff stabilization may be permitted if they are the least environmentally damaging feasible alternatives and the landform is preserved to the maximum extent. (I-C 1, I-C 2, I-C 4)

C 4.4.2

Prohibit private development along the bluffs rising up to the Bolsa Chica mesa (the bluff face that rises above the northwestern edge of the Bolsa Chica low land) within the City's jurisdiction that would alter the natural landform or threaten the stability of the bluffs.

Drainage systems and other such facilities necessary to ensure public health or safety may be allowed provided that bluff alteration is restricted to the minimum necessary and is done in the least environmentally damaging feasible manner. (I-C 1, I-C 2, I-C 4, I-C 8)

C 4.4.3

Prohibit development of the bluff faces at the eastern edge of the Bolsa Chica area that would alter the natural landform or threaten stability of the bluffs.

Drainage systems and other such facilities necessary to ensure public health or safety may be allowed provided that bluff

alteration is restricted to the minimum necessary and is done in the least environmentally damaging feasible manner. (I-C 1, I-C 2, I-C 4, I-C 8)

C 4.4.4

Develop implementation programs that will preserve and maintain the physical features of the wetlands, bluffs, and beaches. (I-C 2, I-C 4)

Objective

C 4.5

Minimize the negative aesthetic impacts of signage in the Coastal Zone.

Policies

C 4.5.1

Prohibit new billboards within the Coastal Zone and require the removal of all existing billboards along Pacific Coast Highway as properties are developed, or improved. (I-C 2, I-C)

C 4.5.2

Establish special regulations for on-premise signs within the Coastal Zone that may include but will not be limited to: (I-C 21g)

- a) Prohibition of signs that do not display information related to an activity, service or commodity available on the premises, excluding direction signage and informational signage for beach areas.
- b) Limits to the height, size, design and materials of signs.
- c) Prohibition of rooftop signs.
- d) Restrictions on the use of lights and moving parts in signs.
- e) Enforcement of maintenance controls.

C 4.5.3

Coordinate the design of public and private signs and graphics in the coastal zone. (I-C 22g)

- a) Prepare and implement a coordinated public/private sign program that fosters a cohesive image and includes the following:
1. Sign standards that identify public places, recreational opportunities and tourist destinations;
 2. Design standards for public monument signage and public banners for street light standards along the major arterials;
 3. Identification sign designs for each of the residential districts;
 4. Design standards for primary and secondary entry node signage; and
 5. Improved street signage that incorporates such elements as city logos or local design elements.
- b) Develop a major arterials public signage installation program.
- c) Consider developing guidelines for private monument signage that incorporates a consistent public identification device such as a City logo or a logo for the business' location, i.e., Beach Boulevard.

C 4.5.4
Pursue funding to implement LCP Policy 4.5.3. (I-C 17)

Objective

C 4.6
Enhance the visual appearance of the Coastal Zone through the development and implementation of landscaping standards.

Policies

C 4.6.1
Landscaping adjacent to environmentally sensitive habitat areas, such as wetlands, and coastal dunes shall consist of non-invasive,

native drought tolerant plants. No permanent irrigation systems shall be allowed adjacent to environmentally sensitive habitat areas. (I-C 2, I-C 7, I-C 8)

C 4.6.2
Landscaping on coastal bluffs, including the bluff face, and coastal parks shall consist of non-invasive, native drought tolerant plants. No permanent irrigation systems shall be allowed on coastal bluffs. (I-C 2, I-C 7, I-C 8)

C 4.6.3
For new re-development, require the preservation of existing mature trees (as defined by the City's Landscape Ordinance). If preservation of existing mature trees is not feasible, require that removed trees be replaced at a minimum 2:1 ratio either on site, or elsewhere within the Coastal Zone, as prescribed by the City. (I-C 3, I-C 8)

C 4.6.4
Establish landscaping ordinances/guidelines specifying vegetation types for the coastal area. Such ordinances and guidelines are subject to Coastal Commission approval. (I-C 3)

C 4.6.5
Require additional landscaping and varying hardscape along the beach trail and roadway medians in the Coastal Zone. (I-C 2, I-C 3, I-C 4)

C 4.6.6
Where feasible, require landscaped medians along Pacific Coast Highway prior to permitting any major improvements that would increase vehicular capacity of the highway. (I-C 3)

C 4.6.7
Promote a cooperative agreement between the City and the State to landscape parking areas along the State beaches. (I-C 3, I-C 12)

C 4.6.8

Require landscaping to screen flood control channels where visible to public views and where there is adequate planting area available. (I-C 2, I-C 3)

Objective**C 4.7**

Improve the appearance of visually degraded areas within the Coastal Zone.

Policies**C 4.7.1**

Promote the use of landscaping material to screen uses that detract from the scenic quality of the coast along public rights-of-way and within public view. (I-C 2, I-C 3)

C 4.7.2

Continue to locate new and relocated utilities underground when possible. All others shall be placed and screened to minimize public viewing. (I-C 2, I-C 7)

C 4.7.3

Consider the following priority within the Coastal Zone for underground placement of overhead utility and telephone lines, in accordance with the rules and regulations of the California Public Utilities Commission: (I-C 2, I-C 7)

- a) Pacific Coast Highway
- b) Beach Boulevard, Adams Street to Pacific Coast Highway.
- c) Brookhurst Street from Hamilton Avenue to Pacific Coast Highway.
- d) Magnolia Street from Hamilton Avenue to Pacific Coast Highway.
- e) Goldenwest Street from Huntington Central Park to Pacific Coast Highway.
- f) Warner Avenue within the Coastal Zone.
- g) Newland Street within the Coastal Zone.

Any project to place utility and telephone wires underground must be consistent with all other provisions of this local coastal program.

C 4.7.4

Investigate the feasibility of rerouting or undergrounding transmission lines which currently traverse wetlands. (I-C 2, I-C 7)

C 4.7.5

Require the review of new and/or expansions of existing industrial and utility facilities to ensure that such facilities will not visually impair the City's coastal corridors and entry nodes. (I-C 2, I-C 7)

C 4.7.6

Ensure beaches and associated facilities are clean and litter free. (I-C 6)

C 4.7.7

Oppose offshore drilling off Huntington Beach where visual and environmental quality may be impacted and where 1) feasible alternative locations are available that would be less environmentally damaging; 2) to do otherwise would adversely affect the public welfare; and 3) adverse environmental effects have not been mitigated to the maximum extent feasible. (I-C 8, I-C 12, I-C 15, I-C 22q)

C 4.7.8

Require landscape and architectural buffers and screens around oil production facilities and other utilities visible from public rights-of-way. (I-C 2, I-C 3)

C 4.7.9

Require the removal of non-productive oil production facilities and the restoration of the vacated site. (I-C 2, I-C 3)

C 4.7.10

Encourage the remediation and clean up of the NESI (Ascon) site. Work with other

responsible agencies and property owner to facilitate site clean-up. (I-C 1, I-C 2, I-C 12)

HISTORIC AND CULTURAL RESOURCES

Goal

C 5

Promote the preservation of significant archaeological and paleontological resources in the Coastal Zone.

Objective

C 5.1

Identify and protect, to the maximum extent feasible, significant archaeological, paleontological and historic resources in the Coastal Zone.

Policies

C 5.1.1

Coordinate with the State of California Historic Preservation Office to ensure that archaeological, paleontologic and historically significant resources within the Coastal Zone are identified. (I-C 12, I-C 22I)

C 5.1.2

Where new development would adversely impact archaeological or paleontological resources within the Coastal Zone, reasonable mitigation measures to minimize impacts shall be required. (I-C 8)

C 5.1.3

In the event that any Native American human remains are uncovered, the County Coroner, the Native American Heritage Commission, and the Most Likely Descendants, as designated by the California Native American Heritage Commission, shall be notified. The recommendations of the Most Likely Descendants shall be obtained prior to the disposition of any prehistoric Native American human remains. (I-C 12)

C 5.1.4

A completed archeological research design shall be submitted along with any application for a coastal development permit for development within any area containing archeological or paleontological resources. The research design shall determine the significance of any artifacts uncovered and make recommendations for preservation. Significance will be based on the requirements of the California Register of Historical Resources criteria, and prepared based on the following criteria: (I-C 2, I-C 3, I-C 22i)

- a) Contain a discussion of important research topics that can be addressed; and
- b) Be reviewed by at least three (3) County-certified archeologists (peer review committee).
- c) The State Office of Historic Preservation and the Native American Heritage Commission shall review the research design.
- d) The research design shall be developed in conjunction with affected Native American groups.
- e) The permittee shall comply with the requirements of the peer review committee to assure compliance with the mitigation measures required by the archeological research design.

C 5.1.5

A County-certified paleontologist/ archeologist, shall monitor all grading operations where there is a potential to affect cultural or paleontological resources based on the required research design. A Native American monitor shall also monitor grading operations. If grading operations uncover paleontological/archeological resources, the paleontologist/archeologist or Native American monitor shall suspend all development activity to avoid destruction of

resources until a determination can be made as to the significance of the paleontological/archeological resources. If found to be significant, the site(s) shall be tested and preserved until a recovery plan is completed to assure the protection of the paleontological/archeological resources. (I-C 2, I-C 3, I-C 8)

C 5.1.6

Reinforce downtown as the City's historic center and as a pedestrian-oriented commercial and entertainment/recreation district, as follows: (I-C 1, I-C 2, I-C 4)

1. Preserve older and historic structures;
2. Require that new development be designed to reflect the Downtown's historical structures and adopted Mediterranean theme;
3. Amend the Downtown Specific Plan (as an LCP amendment subject to Commission certification) to:
 - a. Coordinate with the Citywide Design Guidelines; and
 - b. Incorporate historic preservation standards and guidelines.
 - c. Coordinate Downtown development and revitalization with polices and programs of the Historic and Cultural Resources Element.

WATER AND MARINE RESOURCES

Goal

C 6

Prevent the degradation of marine resources in the Coastal Zone from activities associated with an urban environment.

Objective

C 6.1

Promote measures to mitigate the adverse impacts of human activities on marine organisms and the marine environment through regulation of new development, monitoring of existing development, and retrofitting necessary and feasible.

Policies

C 6.1.1

Require that new development include mitigation measures to enhance water quality, if feasible; and, at a minimum, prevent the degradation of water quality of groundwater basins, wetlands, and surface water. (I-C 2, I-C 8)

C 6.1.2

Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. (I-C 6, I-C 8, I-C 12, I-C 15, I-C 22e)

C 6.1.3

Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes. (I-C 7, I-C 8)

C 6.1.4

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain organisms and for the protection of human health shall be maintained and, where feasible, restored. (I-C 7, I-C 8, I-C 12)

C 6.1.5

Require containment curtains around waterfront construction projects on inland

waterways to avoid turbid waters drifting into the ocean. (*I-C 2, I-C 3, I-C 8*)

C 6.1.6

It is the policy of the City to recognize the value of watershed based planning efforts in achieving coastal and marine water quality and resource protection goals of the LUP. Therefore, the City shall support such efforts by initiating and participating in watershed wide planning and management groups, with the involvement of appropriate stakeholders and/or regulatory agencies. Such efforts shall include participation in updating Orange County's Drainage Area Management Plan, forming partnerships to combine resources to implement restoration projects which involve and benefit multiple stakeholders, and pursuing funding opportunities to accomplish water quality improvement projects.

A public participation component that identifies methods to encourage public participation in managing development and minimizing urban runoff impacts to the coast shall be developed. This component should outline a public education and involvement program designed to raise public awareness about stormwater issues and the potential impacts of water pollution, and involve the public in development and implementation of the City's pollution control goals.

The City shall require that new development and redevelopment, as appropriate, employ nonstructural Best Management Practices (BMPs) and structural BMPs designed to minimize the volume, velocity and pollutant load of stormwater runoff, prior to runoff discharge into stormwater conveyance systems, receiving waters and/or other sensitive areas. All development shall include effective site design and source control BMPs. When the combination of site design and source control BMPs is not sufficient to protect water quality, structural

treatment BMPs along with site design and source control measures shall be required. BMPs should be selected based on efficacy at mitigating pollutants of concern associated with respective development types or uses.

To this end, the City shall continue implementation of the Municipal Stormwater National Pollutant Discharge Elimination System (NPDES) permit (Santa Ana Regional Water Quality Control Board Order No. R8-2002-0010, dated January 18, 2002, or any amendment to or re-issuance thereof) of which the City is a co-permittee with the County of Orange through the Santa Ana Regional Water Quality Control Board. Per program parameters, continue to require a Water Quality Management Plan for all applicable new development and redevelopment within the Coastal Zone, and include mitigation measures such as the following: (*I-C 2, I-C 3, I-C 8*)

- a) Regulating development to include the use of the best available erosion and runoff control management techniques and BMPs designed to minimize pollutant loads contained in post-development runoff, and to maintain post-development peak runoff rate and average volume at levels similar to pre-development levels to the maximum extent feasible. Design elements and other measures shall be incorporated into new development and appropriate re-development in order to carry out the objectives specified herein, including implementation of measures required pursuant to the National Pollutant Discharge Elimination System (NPDES) Standards, and any amendment to or re-issuance thereof;
- b) Adoption of guidelines to reduce runoff (silt, debris, litter, and chemicals) from construction sites.

These implementation guidelines will be developed with the guidance and approval of the Santa Ana Regional Water Quality Control Board and/or the State Water Resources Control Board. The guidelines shall be based on the following three principals: (1) Minimizing the potential sources of sediment and/or other pollutants from the outset; (2) Controlling the amount of runoff and its ability to carry sediment and/or other pollutants; and (3) Retaining sediment and/or other pollutants picked up on the project site for appropriate treatment and disposal. Until such guidelines are developed and approved, erosion and sediment control plans which shall accompany applications for new development and re-development, shall be reviewed for conformance with applicable recommendations contained in California's Storm Water Best Management Practice Handbook (Construction Activity) [Stormwater Quality Taskforce, 1993] and any amendment to or re-issuance thereof;

- c) Establishment of runoff controls for soils removed in restoration and/or remediation of oil sites; and
- d) Encourage and assist, where appropriate, County efforts to implement restoration or other water quality improvement projects in flood control channels that empty into the Bolsa Chica, Huntington Beach Wetlands and beach areas in order to minimize negative impacts from urban runoff while maintaining flood control effectiveness.

C 6.1.7

Improve and maintain existing infrastructure to prevent sewage system failures that may result in the discharge of untreated sewage

into coastal and ocean waters. Regular inspection of sewer lines, pumps stations and preventative maintenance activities shall be undertaken to minimize the potential for ruptured lines or faulty infrastructure to cause or contribute to a sewage spill. The City shall implement management measures for its systems to prevent sewage spills, and other causes of bacterial pollution in coastal waters in response to scientific findings and recommendations resulting from monitoring and other investigations. *(I-C 10)*

C 6.1.8

Periodically assess the adequacy of the County's water quality monitoring procedures for the City's wetlands, harbors and beaches and coordinate with responsible agencies to ensure adequate monitoring. *(I-C 11, I-C 12)*

C 6.1.9

Coordinate with responsible agencies to investigate probable Huntington Harbour water quality impairments and establish improvement measures such as requiring boat pumpout or holding tank facilities in existing and new development. *(I-C 12)*

C 6.1.10

Monitor and coordinate with responsible agencies to ensure that dissolved oxygen levels in Huntington Harbour do not fall below minimum standards. Encourage, and require when appropriate, the installation of aeration and water circulation devices, regulate the dredging schedule and implement other appropriate mitigation measures when and where needed. *(I-C 12)*

C 6.1.11

The City, in consultation with appropriate agencies, and interested stakeholders shall identify regulatory and non-regulatory mechanisms for implementing management measures for marinas and recreational boating activities contained in California's Plan for the Control of Nonpoint Source

Pollution (CCC & SWRCB 2000) in Huntington Harbour. Additionally, the City shall identify and support mechanisms for implementing an educational program targeted at boat operational and maintenance activities such as the Boating Clean & Green Campaign or equivalent in the Harbour. Eliminate the use of anti-fouling chemical treatments on boats moored in the harbor, except at permitted locations. (*I-C 2, I-C 3, I-C 12*)

C 6.1.12

Periodically review the City's policies on water conservation, including the Water Conservation Ordinance, to ensure the use of state of the art conservation measures for new development and redevelopment, and retrofitting of existing development, where feasible and appropriate, to implement these measures. (*I-C 11*)

C 6.1.13

Encourage research and feasibility studies regarding ocean water desalinization as an alternative source of potable water. Participate in regional studies and efforts where appropriate. (*I-C 22n*)

C 6.1.14

Encourage water reclamation projects, including household wastewater reclamation, and the use of reclaimed water for purposes such as irrigation, where feasible and appropriate. (*I-C 2, I-C 3*)

C 6.1.15

Where new storm drain outlets are necessary, discharge points shall be sited and designed to release in the least environmentally sensitive location and manner. (*I-C 3, I-C 7, I-C 8, I-C 22k*)

- a) Storm drains are prohibited from discharging directly into ESHA, or wetlands unless there is no other feasible alternative in which case storm drain discharge shall be

accomplished in a manner that is the least environmentally damaging feasible alternative.

- b) The volume and quality of stormwater discharged into coastal waters, ESHA, or wetlands shall maintain or enhance the functional capacity of the receiving waters or ESHA.
- c) Energy dissipater devices shall be installed on all approved storm drain outlets to prevent erosion and scour.

C 6.1.16

Encourage the Orange County Sanitation District to accept dry weather nuisance flows into the sewer system for treatment prior to discharge. New developments shall be designed and constructed to minimize or eliminate dry weather nuisance flows to the maximum extent practicable. (*I-C 12*)

C 6.1.17

Natural drainage patterns in areas designated as Conservation or Open Space and Recreation shall be maintained and restored where feasible. (*I-C 7, I-C 8*)

C 6.1.18

New flood control projects and substantial reconstruction of existing flood control facilities shall, to the extent feasible: (*I-C 7, I-C 12, I-C 22l*)

- a) Expand the floodplain.
- b) Maximize soft bottom habitat.
- c) Slow water to encourage percolation through the use of off-line detention basins or other similar structures.
- d) Consider the diversion of dry weather nuisance flows to the sewer system.
- e) Prevent and remove encroachments into the floodplain to the extent feasible.
- f) Restore pool and riffle sequence to slow and aerate the water.

C 6.1.19

Prior to approval of any new or expanded seawater pumping facilities, require the provision of maximum feasible mitigation measures to minimize damage to marine organisms due to entrainment in accordance with State and Federal law. (I-C2, I-C 7, I-C 8)

C 6.1.20

Limit diking, dredging, and filling of coastal waters, wetlands, and estuaries to the specific activities outlined in Section 30233 and 30607.1 of the Coastal Act and to those activities required for the restoration, maintenance, and/or repair of the Municipal Pier and marina docks. Conduct any diking, dredging and filling activities in a manner that is consistent with Section 30233 and 30607.1 of the Coastal Act. (I-C 2, I-C 7, I-C 8)

C 6.1.21

Monitor harbor dredging to ensure consistency with Coastal Act Section 30233 and minimal impacts to water quality, plant, and biological resources. (I-C 2, I-C 7, I-C 8, I-C 12)

C 6.1.22

Monitor sand movement, coastal erosion and methods of mitigation. (I-C 12, I-C 15)

C 6.1.23

Prohibit groins, cliff retaining walls, pipelines, outfalls, and other such construction structures or activities that may alter natural shoreline processes unless designed to eliminate or mitigate adverse impacts on local shoreline sand supply. (I-C 2)

C 6.1.24

Promote the improvement of tidal circulation in the Talbert Marsh, the Bolsa Chica, Huntington Harbour, and Anaheim Bay resulting in minimal impacts to sand

migration, aesthetics, and usability of the beach area. (I-C 8, I-C 12)

C 6.1.25

Require that new development and redevelopment minimize the creation of impervious areas, especially directly connected impervious areas, and, where feasible, reduce the extent of existing unnecessary impervious areas, and incorporate adequate mitigation to minimize the alteration of natural streams and/or interference with surface water flow. The use of permeable material for roads, sidewalks and other paved areas shall be incorporated into new development to the maximum extent practicable. (I-C 8, I-C 15)

C 6.1.26

Protect, maintain and enhance, where feasible, existing natural vegetation buffer areas surrounding riparian habitats. (I-C 2, I-C 8)

C 6.1.27

Channelizations, dams, or other substantial alterations of rivers and streams shall incorporate the best mitigation measures feasible, and be limited to (1) necessary water supply projects, (2) flood control projects where no other method for protecting existing structures in the flood plain is feasible and where such protection is necessary for public safety or to protect existing development, or (3) developments where the primary function is the improvement of fish and wildlife habitat. (I-C 7, I-C 8)

C 6.1.28

Support the creation of a wildlife sanctuary for habitats along the coast in order to preserve and protect natural beach environments. (I-C 1, I-C 2, I-C 7, I-C 8)

C 6.1.29

Continue to support the ongoing Orange County Water District's Barrier Wells project. (I-C 12)

C 6.1.30

Natural or vegetated treatment systems (e.g. bio-swales, vegetative buffers, constructed or artificial wetlands) that mimic natural drainage patterns are preferred for new development over mechanical treatment systems or BMPs (e.g. water quality treatment plants, storm drain inlet filters). (I-C 8)

ENVIRONMENTALLY SENSITIVE HABITATS

Goal**C 7**

Preserve, enhance and restore, where feasible, environmentally sensitive habitat areas (ESHAs) in the City's Coastal Zone, including the Bolsa Chica which is within the City's Sphere of Influence.

Objective**C 7.1**

Regulate new development through design review and permit issuance to ensure consistency with Coastal Act requirements and minimize adverse impacts to identified environmentally sensitive habitats and wetland areas.

Policies**C 7.1.1**

Evaluate any existing environmental degradation or potential degradation from current or planned storm drain and flood control facilities in wetlands or other sensitive environments.

Storm drains and flood control projects shall be designed to minimize adverse impacts to wetlands or other environmentally sensitive areas. Additionally, flood control projects

shall be designed, to the maximum extent feasible, to avoid reducing the width of the floodplain, to remove any encroachments into the floodplain, and to restore the natural bottom and width of the floodplain. (I-C 7, I-C 8)

C 7.1.2

Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.

In the event that development is permitted in an ESHA area pursuant to other provisions of this LCP, a "no-net-loss" policy (at a minimum) shall be utilized. (I-C 7, I-C 8)

C 7.1.3

Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas. (I-C 7, I-C 8)

C 7.1.4

Require that new development contiguous to wetlands or environmentally sensitive habitat areas include buffer zones. Buffer zones shall be a minimum of one hundred feet setback from the landward edge of the wetland, with the exception of the following: (I-C 2, I-C 7)

A lesser buffer may be permitted if existing development or site configuration precludes a 100 foot buffer, or conversely, a greater buffer zone may be required if substantial development or significantly increased human impacts are anticipated. In either case, the following factors shall be considered when determining whether a lesser or wider buffer zone is warranted. Reduced buffer zone areas shall be reviewed by the Department of Fish and Game prior to implementation.

- a) Biological significance of adjacent lands: The buffer should be sufficiently wide to protect the functional relationship between wetland and adjacent upland.
- b) Sensitivity of species to disturbance: The buffer should be sufficiently wide to ensure that the most sensitive species will not be disturbed significantly by permitted development, based on habitat requirements of both resident and migratory species and the short and long term adaptability of various species to human disturbance.
- c) Susceptibility of parcel to erosion: The buffer should be sufficiently wide to allow for interception of any additional material eroded as a result of the proposed development based on soil and vegetative characteristics, slope and runoff characteristics, and impervious surface coverage.
- d) Use existing cultural features to locate buffer zones: The buffer zone should be contiguous with the environmentally sensitive habitat area and make use of existing features such as roads, dikes, irrigation canals, and flood control channels where feasible.

C 7.1.5

Notify County, State and Federal agencies having regulatory authority in wetlands and other environmentally sensitive habitats when development projects in and adjacent to such areas are submitted to the City.

The implementation of any Habitat Conservation Plan shall require an amendment to the Local Coastal Program. Incidental take of sensitive habitat and/or species that occurs in the context of development must be consistent with this LCP. (I-C 8, I-C 12)

Objective**C 7.2**

Promote the improvement of the biological productivity and appearance of wetland and environmentally sensitive habitats.

Policies**C 7.2.1**

Promote the re-establishment of tidal flushing in wetland areas. (I-C 7, I-C 8, I-C 12)

C 7.2.2

Promote the participation of County, State and federal agencies in the enhancement and maintenance of environmentally sensitive habitats by actively pursuing funding from the California Coastal Conservancy and other State and federal agencies to develop and maintain landscaped buffer areas around the edge of the wetlands. (I-C 12)

C 7.2.3

Require that agencies involved in the enhancement of wetlands implement the following measures: (I-C 7, I-C 8)

- a) Site and design culverts to ensure against the risk of flood damage to adjacent property, and
- b) Develop a contingency plan to protect environmentally sensitive habitats in the event of spills of toxic and other harmful substances into flood control channels.

C 7.2.4

Encourage the Orange County Flood Control District to improve, and continue to maintain once improved, the Huntington Beach and Talbert Flood Control Channel embankment from Beach Boulevard to the Santa Ana River by implementing the following measures: (I-C 12)

- a) Restore and enhance tidal flows into the area and expand the existing mudflat and saltmarch habitats.

- b) Plant native plant species to enhance wildlife diversity.
- c) Enhance the visual appearance of wetland areas.
- d) Projects that impact the wetlands shall be sited and designed to improve the overall functioning of the wetland ecosystem.

C 7.2.5

Prohibit all uses within the least tern nesting site on Huntington State Beach except those related to habitat restoration. (I-C 7, I-C 12)

C 7.2.6

Prohibit fill in any wetland areas for the purpose of road construction, except for roads allowed pursuant to Section 30233 of the Coast Act or when required to serve uses allowed in wetlands pursuant to and consistent with Sections 30260-30264 of the Coastal Act for coastal dependent and energy uses. Any roads governed by this policy shall be limited to necessary access roads appurtenant to the facility, and shall be permitted only where there is no feasible, less environmentally damaging alternative and where feasibility mitigation measures have been provided. (I-C 7, I-C 8)

C 7.2.7

Any areas that constituted wetlands or ESHA that have been removed, altered, filled or degraded as the result of activities carried out without compliance with Coastal Act requirements shall be protect as required by the policies in this Land Use Plan.

Objective**C 7.3**

Promote public awareness of sensitive habitats and their environmental benefits.

Policies**C 7.3.1**

Encourage educational centers such as wetland/coastal habitat models and information booths or displays in non-

residential projects adjacent to wetlands. Such centers shall be sited and designed to prevent impacts, which would significantly degrade the wetlands. (I-C 22b)

ENERGY FACILITIES**Goal****C 8**

Accommodate energy facilities with the intent to promote beneficial effects while mitigating any potential adverse impacts.

Objective**C 8.1**

Continue to pursue and promote interdepartmental coordination within the City, as well as, interagency coordination between the City, other levels of government and outside agencies regarding energy related issues affecting the City.

Policies**C 8.1.1**

Maintain an up to date catalogue identifying the outside agencies with control or influence over energy issues, including a definition of their role, authority and responsibilities. (I-C 12)

C 8.1.2

Continue to identify and participate in opportunities for local input in the planning and decision making processes of State and federal agencies involved with energy issues. (I-C 12)

C 8.1.3

Monitor energy activities that could affect Huntington Beach by undertaking the following tasks: (I-C 12)

1. Joining mailing lists of relevant State and federal agencies;
2. Commenting on EIR's, EIS's, call-for-nominations for OCS tract selections and other reviews; and

3. Periodically meeting with major energy companies in the City
4. Promote increased coordination among municipal departments charged with different aspects of energy planning and regulation, and establish a common data base for all departments involved with energy issues.

C 8.1.4

Continue to inventory, review and monitor existing oil spill plans and ensure that the role of the City is defined and acceptable. (I-C 22o,p,q)

C 8.1.5

Continue to support the U.S. Coast Guard in the Local Response Team effort for oil spill emergencies. (I-C 12)

C 8.1.6

Continue to support efforts of the U.S. Geological Survey and State Division of Oil and Gas to ensure the safety of oil extraction and related activities onshore and offshore. (I-C 12)

C 8.1.7

Continue to support efforts by the U.S. Coast Guard and the Army Corps of Engineers to protect marine traffic safety while accommodating offshore oil development. (I-C 12)

C 8.1.8

Maintain an up to date data base identifying the location, status and ownership of all oil wells and tanks in the City. Account for any discrepancies between State and City records. (I-C 22q)

C 8.1.9

Through the development permit process, ensure that new development provides for the retention of access to underground oil reserves where needed. (I-C 7, I-C 8)

Objective**C 8.2**

Encourage the production of energy resources as efficiently as possible with minimal adverse impacts.

Policies**C 8.2.1**

Support the research, development and application of new energy technologies so long as public health, safety and welfare are not jeopardized and environmental impacts are mitigated to the maximum extent possible. (I-C 7, I-C 17)

C 8.2.2

Require the mitigation of adverse impacts from new technologies employed in electricity generation to the maximum extent feasible. (I-C 7, I-C 8)

C 8.2.3

Encourage unitization and consolidation of existing oil operations and require the consolidation of new or expanded operations in accordance with LCP Policy 8.3.4 to the maximum extent feasible and legally permissible when such activities (1) reduce the area used for oil facilities; (2) are not more environmentally disruptive than existing arrangements, and (3), do not jeopardize public health, safety or welfare. (I-C 7, I-C 8)

C 8.2.4

Accommodate coastal dependent energy facilities within the Coastal Zone consistent with Sections 30260 through 30264 of the Coastal Act. (I-C 1, I-C 2)

C 8.2.5

Continue to accommodate "enhanced" oil recovery activities that reduce negative environmental and safety impacts. (I-C 2, I-C 7)

C 8.2.6

Periodically review the City Oil Code to determine the adequacy of measures to protect public safety. Modify the Oil Code accordingly to the extent that the revisions are not inconsistent with this LCP. (I-C 3)

C 8.2.7

Periodically review monitoring and enforcement of the City Oil Code and Noise Ordinance as related to energy operations to determine their effectiveness in regulating energy operations, and where necessary adopt improvements to the extent that the revisions are not inconsistent with this LCP. (I-C 3, I-C 6)

C 8.2.8

Ensure that both on and off shore oil spill containment plans for the City include adequate measures consistent with this LCP to protect the shoreline and sensitive areas such as Huntington Harbour, the wetlands, the Santa Ana River mouth and the least tern nesting area, as well as the health, safety and welfare of the public in case of an oil spill. (I-C 22q)

C 8.2.9

Maintain the requirements for site specific emergency evacuation plans for the areas adjacent to the tank farms in the event of dike system failure or other upset. Ensure that the contingency plans, consistent with this LCP, provide for the protection of public health, safety and welfare, as well as sensitive habitat areas nearby. (I-C 2, I-C 22q)

C 8.2.10

Continue to participate in the Orange County Cities Hazardous Material Emergency Response Authority or its equivalent to provide for coordination, training and compensation for prevention, monitoring and clean up of oil spills and/or hazardous materials. (I-C 12)

Objective**C 8.3**

Accommodate new energy production facilities while requiring maximum efficiency and mitigation of adverse impacts.

Policies**C 8.3.1**

Promote the use of solar energy and encourage energy conservation. (I-C 1, I-C 2, I-C-3, I-C 8)

C 8.3.2

Inventory existing credits and incentives regarding solar energy and conservation available to individuals, businesses and the City from State and federal governments and make this information available to the public. (I-C 12)

C 8.3.3

Encourage development of new methods to conserve energy such as the following: (I-C 2, I-C 7)

1. Solar water heating requirements for new developments;
2. Solar access and orientation;
3. The limited use of conventional fuels for heating swimming pools;
4. Requirements for "weatherization" and other minimum conservation measures, and
5. Energy audits of buildings at time of deed transfer.

C 8.3.4

Adopt the following priority for siting new oil-related facilities, provided that the new activities are adequately screened and buffered from surrounding uses, adverse environmental impacts are mitigated to the maximum extent feasible, the activities do

not jeopardize public health, safety or welfare, and there is no other feasible location which is less environmentally damaging or less disruptive of significant social, aesthetic or economic concerns: (I-C 2, I-C 4)

1. Existing, consolidated islands
2. New consolidated islands
3. Existing oil parcels
4. New parcels outside the coastal zone
5. New parcels within the coastal zone

C 8.3.5

Encourage the merger of existing oil production sites to approved consolidation sites. (I-C 2, I-C 4)

C 8.3.6

Participate in the evaluation of any proposed tanker unloading operations off of the Huntington Beach shoreline. Ensure that upset risks be adequately addressed and discourage increased threats to recreational activities and sensitive habitats. (I-C 7, I-C 8, I-C 12)

C 8.3.7

Require the use of pipelines rather than tankers to transport offshore oil and gas to shore. (I-C 2, I-C 8, I-C 12)

C 8.3.8

Coordinate with responsible agencies to discourage the re-activation or construction of offshore marine terminals where the terminals cannot be accommodated without resulting in either 1) increased tanker operations and associated onshore development incompatible with the land use and environmental goals for the area or 2) increased risk to environmentally sensitive habitat areas. (I-C 7, I-C 8, I-C 12)

C 8.3.9

As a part of the permit process, require that a survey be conducted along the route of any new pipeline in the coastal zone to determine what, if any, coastal resources may be impacted by construction and operation of the pipeline. (I-C 7)

C 8.3.10

Require the routes of new pipelines and transmission lines to avoid important coastal resources, including recreation areas and sensitive habitats, to the maximum extent feasible; pipelines which cannot be routed to avoid such areas shall be constructed and maintained in ways that minimize the impacts from spills or leaks to the maximum extent feasible; appropriate cleanup and spill prevention measures shall be included in a spill contingency plan. (I-C 7, I-C 8)

C 8.3.11

Require automatic shut off valves to isolate segments of pipelines carrying hazardous liquids passing through important coastal resource areas, including recreation, sensitive habitat and archeological areas. (I-C 2, I-C 8)

C 8.3.12

Protection against the spillage of crude oil, gas, petroleum products, or hazardous substances shall be provided in relation to any development or transportation of such materials. Effective containment and cleanup facilities and procedures shall be provided for accidental spills that do occur. (I-C 7, I-C 8)

C 8.3.13

As part of the permit process, require the mitigation of erosion in the siting and construction of new pipelines. (I-C 2, I-C 8)

C 8.3.14

Prohibit the use of chemical herbicides during pipeline construction. (I-C 8)

C 8.3.15

Require new pipelines, including offshore to onshore lines to be consolidated in existing pipeline corridors, where feasible, unless there are overriding technical constraints or significant social, aesthetic, environmental or economic concerns. (I-C 2, I-C 7)

C 8.3.16

As part of the permit process, require mitigation measures to repair scarring, grading or other vegetative removal resulting from transmission line or pipeline installation or maintenance through methods including but not limited to spreading topsoil removed in pipeline trenching over the surface of the construction area. Affected areas are to be re-vegetated with plants similar to those in the area. (I-C 2, I-C 7, I-C 8)

Objective**C 8.4**

Minimize the safety and aesthetic impacts of resource production facilities on non-resource production land uses.

Policies**C 8.4.1**

Promote aesthetic and environmental compatibility between oil activities and other uses through measures such as fencing, planting and landscaping, screening and buffering. (I-C 2, I-C 4)

C 8.4.2

Encourage the owners of the electric generating plant located on Pacific Coast Highway to provide landscaping and other measures to buffer and screen the power plant from Pacific Coast Highway and Beach Boulevard. Require any power plant expansion or alteration proposals to include adequate buffer and screening measures. (I-C 2, I-C 7)

C 8.4.3

Encourage comprehensive planning for new uses on large oil parcels. (I-C 1, I-C 2)

C 8.4.4

Encourage dual-uses of oil field surface areas so long as new uses and oil activities are compatible, and access to underground zones can be accommodated by the new use. (I-C 1, I-C 2)

C 8.4.5

Encourage the conversion of the NESI (Ascon) site at the southwest corner of Hamilton and Magnolia to new uses if the contents of the site are found not to be dangerous to public health, safety and welfare, or if all harmful deposits are removed, capped or decontaminated pursuant to Federal and State Environmental Protection Agency, as well as, City safety standards. (I-C 1, I-C 2, I-C 4, I-C 7, I-C 8)

WATER, SEWER AND DRAINAGE FACILITIES**Goal****C 9**

Provide water, sewer and drainage systems that are able to support permitted land uses; upgrade existing deficient systems; and pursue funding sources to reduce costs of wastewater service provision in the City.

Objective**C 9.1**

Provide and maintain water, sewer and drainage systems that adequately serve planned land uses at a maximized cost efficiency.

Policies**C 9.1.1**

Approve and implement development in accordance with the Coastal Element Land Use Plan. (I-C 21)

C 9.1.2

Adopt and maintain master plans and capital improvement programs consistent with this LCP to ensure that water, sewer and drainage needs are met. The master plan and capital improvement program shall address issues such as ongoing maintenance, new facility needs to meet projected demands of planned land uses, funding sources, phasing and prioritization and responsible agencies. (I-C 10, I-C 18, I-C 22)

C 9.1.3

New sewer systems and substantial improvements to existing sewer systems shall incorporate monitoring systems which verify the operational integrity of the sewer system to assure that coastal waters are protected. (I-C 3, I-C 7, I-C 22)

HAZARDS*Goal***C 10**

Minimize risks to life and property in areas of high hazards (e.g., geologic, flood and fire) within the Coastal Zone and ensure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

*Objective***C 10.1**

Identify potential hazard areas in the City and manage/mitigate potential risks and impacts through land use regulation, public awareness and retrofitting where feasible.

*Policies***C 10.1.1**

Maintain a complete data-base of the locations and distribution of seismic and

geologic hazards related to ground shaking, liquefaction, subsidence, soil stability, slope stability and water table levels. (I-C 20)

C 10.1.2

Promote land use patterns, zoning ordinances and locational criteria that mitigate potential risks posed by development in hazard areas, or which significantly reduce risk from seismic hazards. (I-C 2, I-C 8)

C 10.1.3

Require seismic/geologic assessment prior to construction in the Alquist-Priolo Earthquake Fault Zone as shown in **Figure C-28**. (I-C 7)

C 10.1.4

Require appropriate engineering and building practices for all new structures to withstand ground shaking and liquefaction such as those stated in the Uniform Building Code. (I-C 5)

C 10.1.5

Establish specific priorities for improvement of existing structures based on hazard to life, type of occupancy, method of construction, physical condition, and location. (I-C 5)

C 10.1.6

Minimize bluff and mesa edge erosion through the regulation of new development up stream. (I-C 7)

C 10.1.7

Minimize beach sand loss through the regulation of new development. (I-C 7, I-C 15)

C 10.1.8

Continue to establish, through the identification of Methane Overlay Districts, areas of existing methane seepage in the Coastal Zone as shown in **Figure C-32** and continue to investigate and evaluate new

areas in the City with methane seepage. (I-C 20)

C 10.1.9

Maintain and revise as necessary, standards of construction (consistent with this LCP) within identified Methane Overlay Districts. (I-C 3)

C 10.1.10

Establish, enforce and periodically update testing requirements for sites proposed for new construction within the identified Methane Overlay Districts. (I-C 3)

C 10.1.11

Provide mitigation measures and other assistance intended to reduce the potential for the buildup of methane to hazardous levels within existing buildings (residences and businesses). (I-C 8)

C 10.1.12

Monitor methane levels in the identified Methane Overlay District. (I-C 6)

C 10.1.13

Prepare emergency response plans for use in methane related emergencies. (I-C 8)

C 10.1.14

During major redevelopment or initial construction, require specific measures to be taken by developers, builders or property owners in flood prone areas (**Figure C-33**), to prevent or reduce damage from flooding and the risks upon human safety. Development shall, to the maximum extent feasible and consistent with the Water and Marine Resource policies of this LCP, be designed and site to: (I-C 7, I-C 8)

- a) Avoid the use of protective devices,
- b) Avoid encroachments into the floodplain, and
- c) Remove any encroachments into the floodplain to restore the natural width of the floodplain.

C 10.1.15

Maintain and upgrade, as appropriate, the County of Orange and the City of Huntington Beach's flood control systems in conjunction with the Santa Ana River Main Stem Project to minimize hazards due to flooding. To the maximum extent feasible, upgrading to the 100 year flood event should be accomplished through development setbacks and the removal of encroachments into the floodplain. Upgrades to the flood control system shall incorporate the best mitigation measures. (I-C 10, I-C 12)

C 10.1.16

Support the Santa Ana River Main Stem Project to the extent that it is consistent with the policies and standards of this LCP. (I-C 12)

C 10.1.17

Coordinate with the County of Orange for the operation of the County's portion of the flood control system. (I-C 12)

C 10.1.18

Maintain the City's portion of the flood control system at a level necessary to protect residents from 100-year flood risks. Upgrades to the flood control system shall incorporate the best mitigation measures feasible. (I-C 10)

C 10.1.19

Identify tsunami and seiche susceptible areas (**Figure C-30**), and require that specific measures be taken by the developer, builder or property owner during major redevelopment or initial construction, to prevent or reduce damage from these hazards and the risks upon human safety. Development permitted in tsunami and seiche susceptible areas shall be designed and sited to minimize this hazard and shall be conditioned to prohibit a shoreline protective device. (I-C 20)

C 10.1.20

Participate in the National Weather Service or other system for local tsunami and/or seiche warnings. (I-C 12)

C 10.1.21

Maintain a thorough knowledge of the location and distribution of peat conditions in the City of Huntington Beach Coastal Zone and minimize associated hazards through the regulation of new development. (I-C 7, I-C 8)

C 10.1.22

Subsidence shall be monitored and groundwater re-pressurization or other methods shall be used to limit potential subsidence impacts. (I-C 8)

C 10.1.23

Where development areas adjoin bluffs, all buildings and habitable structures shall be set back a sufficient distance from the bluff edge to be structurally safe from the threat of bluff erosion for a minimum of seventy-five (75) years. Geotechnical engineering reports shall be required from all applicants at the time an application for development adjoining a blufftop is submitted to determine the adequacy of any proposed setback. (I-C 7)

INTERAGENCY COORDINATION***Goal*****C 11**

Provide for formal cooperation among adjacent jurisdictions and other public agencies whose actions may have significant impacts on the City's coastal zone resources and planning efforts.

Objective**C 11.1**

Establish a process to ensure adequate inter-jurisdictional coordination.

Policies**C 11.1.1**

Establish a staff coordinating committee of representatives from planning, public works and community services to coordinate and cooperate with adjacent jurisdictions and other public agencies in developing and reviewing plans affecting the Huntington Beach Coastal Zone and adjacent areas. The committee shall review plans and provide comments and recommendations for the following projects/project areas: (I-C 12)

1. The Bolsa Chica
2. Huntington and Bolsa Chica State Beach
3. Santa Ana River Flood Control Project
4. Arterial Highways and Bridges
5. NESI (Ascon) site

IMPLEMENTATION PROGRAMS**I-C 1****Coastal Element**

Implement the Coastal Element Land Use Plan Map and policies. The Coastal Element should be reviewed and updated periodically to ensure consistency with the General Plan and Coastal Act. In the event of a proposed amendment to the Coastal Element, the established procedure for general plan amendments, including environmental review, public notification and hearings, shall be followed. In addition, Coastal Act procedures for amending Coastal Elements shall be followed.

I-C 2**Zoning and Subdivision Ordinance**

The principal method for the implementation of the Coastal Element is the Huntington Beach Zoning and Subdivision Ordinance. The City's zoning mechanisms, such as the "City of Huntington Beach District maps", and

Huntington Beach Zoning and Subdivision Ordinance shall be updated to be consistent with the Coastal Element provisions of the land use, density/intensity, design and development standards, and other pertinent policies contained in this Element, and shall be incorporated into the Local Coastal Program Implementation Program. Updates affecting the coastal zone will be processed as amendments to the City's Local Coastal Program and will not become effective until certified by the California Coastal Commission.

I-C 3

Other Ordinances

- a) Continue to implement the City's sign, oil and landscape ordinances, as well as other ordinances, to the extent that they are not inconsistent with the Coastal Element. Periodically review and update all Coastal Zone applicable ordinances to ensure consistency with the Coastal Act and Coastal Element policy. Ordinance updates affecting the coastal zone will be processed as amendments to the City's Local Coastal Program and will not become effective until certified by the California Coastal Commission.
- b) Adopt and enforce an ordinance to define, identify and protect significant trees and groves in the Coastal Zone consistent with the standards of the City's Local Coastal Program. Require that removed mature trees be replaced at a 2:1 ratio.
- c) Adopt and enforce an Efficient Water Use Ordinance in accordance with AB325 to the extent that it is not inconsistent with the Coastal Element. The Efficient Water Use Ordinance shall require the following to use reclaimed water, where available, in landscape areas:
 1. Homeowner associations';
 2. Public buildings; and
 3. Non-residential buildings with landscaped areas greater than 5,000 square feet.
- d) Develop and implement a pollutant runoff control program/ordinance that includes structural controls, non-structural controls, and best management policies. Require all residential, commercial, and industrial sites and construction sites to implement the pollutant runoff control program. Include guidelines for the use of anti-fouling treatments by boat repair service operating in the City of Huntington Beach and the use of such treatments by boat owners that use Huntington Harbour as their home port. The water quality ordinance shall be implemented consistent with the requirements of the City's Local Coastal Program.
- e) Continue to expand the NPDES program, consistent with the City's Local Coastal Program, including the following:
 1. Adopting an ordinance patterned after the countywide ordinance requiring industries and businesses, and construction activities larger than five acres to obtain regulatory permits for pollution runoff control;
 2. Adopting a drainage area management plan for the city to control pollution runoff, and
 3. Performing a reconnaissance survey of the discharges to eliminate illegal and illicit surface water and groundwater discharges.

I-C 4**Specific Plans**

Continue to use Specific Plans as a mechanism to provide more thorough and definitive planning standards for both the undeveloped lands and the revitalization of existing urbanized areas. Specific Plan amendments will be processed as amendments to the City's Local Coastal Program and will not become effective until certified by the California Coastal Commission. Specific Plans shall be considered and/or continued for a number of areas, including the following within the Coastal Zone:

- Downtown
- Huntington Harbour Bayclub
- Holly Seacliff (a portion of)
- Seacliff
- Magnolia/Pacific
- Palm/Goldenwest

I-C 5**Building Codes**

- a) The City shall continue to use the Uniform Building Code, National Electrical Code, Uniform Plumbing Code, Uniform Mechanical Code, American Disabilities Act, and Uniform Fire Code, as adopted by the State of California and local amendments, as the sets of rules and regulations by which new construction, adaptive re-use, and renovations shall occur. The Codes shall be reviewed to ensure their consistency with the Coastal Element; reflect changes in State legislation, and reflect conditions that are unique to the City.
- b) Utilize the State of California Historic Structures Building Code to the extent it is not inconsistent with the City's Local Coastal Program to accommodate the rehabilitation and revitalization of historic and older structures.

I-C 6**Code Enforcement/Maintenance**

- a) City of Huntington Beach codes and ordinances that implement the Coastal Element shall be enforced. The City may wish to expand pro-active code enforcement efforts to include periodic City-initiated surveys of buildings and site conditions, and, where problems are found, require code compliance.
- b) Solicit volunteer groups (local scouts, local ecological groups, churches, etc.) to coordinate and work annual volunteer "clean up" sessions or other programs at beaches and other recreational facilities within the Coastal Zone.
- c) Clean and inspect City marine facilities daily.

I-C 7**Design and Development Review**

- a) Some of the policies in the Coastal Element specify standards and guidelines for architecture, site, and landscape design for development within the Coastal Zone. These policies should be implemented in the following manner:
 1. The most critical should be incorporated in the City's Zoning and Subdivision Ordinance.
 2. The guidelines and standards should be incorporated into and precisely defined in Specific Plans.
 3. They may be formally structured as Design Guidelines, to be used to review proposed development projects subject to discretionary review. In this application, guidelines should be defined as they apply to each category of use within

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- the Coastal Zone, and for specific uses and sub-areas, as applicable.
- b) Development review procedures should include review by all City Departments and outside service providers, as appropriate. Recommendations of other public agencies that provide infrastructure, facilities, and services should be reviewed through the development review process.
 - c) The City Design Review Board shall review projects subject to discretionary approval according to their compliance with the City's Local Coastal Program. Other established design guidelines may be used to the extent they are not inconsistent with the City's Local Coastal Program.
 - d) Require through the development/design review process the following:
 - 1. That all Huntington Beach facilities have barrier free access;
 - 2. The protection, enhancement and sensitive development of park and open space areas which possess scenic, environmental, historic, and cultural values;
 - 3. That all park and recreation facility sites have numerous access points to roads, paths, trails and bikeways, and
 - 4. The construction and dedication of recreational trails and bikeways determined to enhance and/or link the existing trails and bikeways system.
 - 5. Review potential impacts of proposed projects to the circulation system and require appropriate mitigation measures. Proposed projects shall be designed to, or include mitigation measures that, facilitate the provision or extension of transit service and minimize energy consumption and vehicle miles traveled.
- 6. Require that new bicycle trip destinations be equipped with bicycle racks.
 - 7. Review all projects for potential visual impacts to surrounding areas.
 - 8. Utilize the development review process to examine each development's potential to provide public plazas, entry courts, or common areas. Require such amenities where feasible and appropriate.
 - 9. Require that coastal recreational facilities to be developed with amenities that can be used during all of the seasons.
 - 10. Require a truck routing plan for all proposed mineral/oil extraction operations.
 - 11. Require all extraction operations to mitigate noise, odor and dust impacts to the maximum extent feasible.
 - 12. Require extraction operations to visually buffer extraction facilities and equipment from surrounding land uses.
 - 13. Require a reclamation plan, if needed, pursuant to state and federal statutes.
 - 14. Require that all proposals for mineral/oil extraction and reclamation be reviewed by the

Planning Commission and City Council.

- 15. All new development shall be linked to the existing sewer system.
- 16. Sufficient utility capacity, including potable water supply must be available at time of occupancy or earlier, unless adequate alternative mitigation is approved.
- 17. Water efficient fixtures shall be required for all new development.
- 18. The use of reclaimed water for the irrigation of all large landscaped areas in all developments shall be encouraged.
- e) Revisions to policies and standards affecting the City's coastal zone which are contained in the Coastal Element, Specific Plans, the City's Zoning Code, and other City Ordinances shall be processed as amendments to the City's Local Coastal Program and shall not become effective until certified by the California Coastal Commission.

I-C 8

Environmental Review

- a) Annually review procedures of the California Environmental Quality Act mandating environmental review of projects for consistency with the Plan, legislative changes, and their effectiveness in providing adequate information for discretionary project approvals.
- b) Utilize the development review/environmental review process to determine the proposal's conformance with the requirements of local, State, and Federal environmental protection laws, such as but not limited to the

California Environmental Quality Act (CEQA).

- c) For proposed projects within the Coastal Zone, utilize the development review/environmental review process to accomplish the following:
 - 1. Examine each development's potential to affect habitat. To the maximum extent feasible project impacts on habitat shall be minimized through avoidance. In the event mitigation is necessary, mitigation shall be provided on-site if feasible or within the general vicinity if on-site mitigation is not feasible. Determine the necessity for Mitigation Agreements or other coordination with the California Department of Fish and Game, California Coastal Commission and/or federal agencies to obtain necessary permits for developments that appear to affect habitat.
 - 2. Permit resource dependent and incidental public service related land uses within wetlands and environmentally sensitive habitat areas only if consistent with the following Coastal Act policies: Section 30233 and Section 30240.
 - 3. Require improving the natural biological value, integrity and function of coastal wetlands and dunes through native vegetation restoration, control of alien plants and animal, landscape buffering and development setbacks.
 - 4. Review any development proposal for the Bolsa Chica area to ensure that no development is permitted in wetlands.

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5. Review any development proposed for non-wetland areas to ensure that appropriate setbacks and buffers are maintained between development and environmentally sensitive areas to protect habitat quality.
 6. Maintain on file an up to date copy of the Department of Fish and Game's Natural Diversity Data Base and utilize the information when conducting development review and/or environmental analysis of proposed projects or activities in the Coastal Zone.
2. Compliance with the Congestion Management Plan and Circulation Element;
 3. Improvements required by new development;
 4. Timing of improvements;
 5. Funding of improvements;
 6. Transportation demand management strategies, including strategies that would minimize energy consumption and vehicle miles traveled;

I-C 9**Access*****Circulation***

- a) Implement the Potential For 2010 Circulation Plan as depicted in **Figure C-12** of this Coastal Element. Update as necessary to maintain consistency with the General Plan, however, revisions to 2010 Circulation Plan, occurring in the coastal zone shall be processed as an LCP amendment and shall not become effective until certified by the Commission.
 - b) Through the City's development review and California Environmental Quality review process, require an analysis of traffic impacts (including public access to the coast) and a program for the implementation of mitigation measures for new development and the adaptive re-use of existing structures, where it is determined to be appropriate. The studies should include an analysis of the following:
 1. Specific site characteristics such as access/ingress, level of service at peripheral intersections, traffic intrusion into adjacent residential neighborhoods;
 - c) Continue to implement, review, monitor and update, as necessary to improve public coastal access, the following:
 1. Existing and proposed roadway systems on an annual basis. Use the information to identify and prioritize capital improvements including road widening, paving and intersection improvements to promote public coastal access opportunities when consistent with the City's Local Coastal Program;
 2. The City's circulation plan to the extent it is consistent with the City's Local Coastal Program;
7. An analysis of traffic impacts (including cumulative and parking impacts) on the ability of the public to access the coast with mitigation measures designed to enhance, where feasible, public access to the coast; and
 8. Effect of proposed development and circulation improvements on the provision or extension of transit service.

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- 3. The City's traffic model to the extent it is consistent with the City's Local Coastal Program;
 - 4. The City's Trail Master Plan to the extent it is consistent with the City's Local Coastal Program;
- d) Coordinate with neighboring jurisdictions regarding circulation for autos, pedestrians and cyclists to promote coastal access opportunities.
 - e) Explore the use of water taxis in Huntington Harbour and ocean frontages, especially those near commercial land uses.
- Parking Management***
- f) Prohibit the implementation of preferential parking districts whenever it would adversely affect public access to the coast through a reduction in the availability of public parking spaces used by public visitors to the coast.
 - g) Develop parking and traffic control plans to promote public access to the coast for those neighborhoods that are adversely impacted by spill over parking and traffic.
 - h) Explore areas where park and ride facilities can be implemented at existing shopping center parking lots where the available parking is under utilized.
 - i) Continue to implement the Downtown Master Parking Plan. Monitor the Plan on an annual basis, and update when necessary. Evaluate the impact of downtown parking on coastal access, public transit, and vehicle miles traveled. Updates to the Downtown Master Parking Plan shall be processed as an amendment to the City's Coastal Program and shall not become effective until certified by the California Coastal Commission.
- j) Continue to implement the City's Zoning Ordinance to the extent it is not inconsistent with the City's Local Coastal Program as it pertains to parking requirements.
 - k) Promote public parking opportunities through the establishment of new or enlarged off-site parking facilities, creation of on-street public parking opportunities, shared parking, and requiring that adequate on-site parking be provided in relation to any development.
 - l) Enhance public transit to improve public access to the coast and to minimize energy consumption and vehicle miles traveled.
- Direct Access***
- m) Provide directional signage for cyclists, pedestrians and autos to guide beach bound traffic.
 - n) Annually assess existing access points for maintenance needs. Repair/maintain as needed, or as prioritized per capital improvement program. Acquire new access points where feasible and appropriate through the development review process.
 - o) Evaluations for new access points should focus on pedestrian safety.
- Transit***
- p) Coordinate with the Orange County Transportation Authority to develop a transportation center within the Coastal Zone, if feasible.
-

I-C 10**Infrastructure Improvements**

- a) The City of Huntington Beach shall continue to incorporate and fund necessary public infrastructure and service improvements by the annual Capital Improvements Program (CIP) consistent with the requirements of the City's Local Coastal Program.
- b) Allow for the formation of benefit assessment districts and/or undertake municipal bonding programs for the maintenance and construction of water supply and distribution, sewage collection and treatment, street and storm drain systems and facilities.
- c) Solicit funds for an improvement study, and the resulting design, construction, maintenance of the Coastal Zone's infrastructure system.
- d) Construct the Sunset Heights Reservoir, or acceptable alternative(s), in a timely manner to meet the needs of the approved development.
- e) Develop the Southeast Reservoir Complex to ensure proper water storage, and distribution balance and capacity in affected areas of the Coastal Zone.

I-C 11**Policy Coordination**

- a) Incorporate the Beach Pier Plaza Master Plan, Trails Master Plan and other Coastal Zone related recreational master plan into the proposed, system wide Parks and Recreation Master Plan.
- b) Coordinate all guidelines and standards within the City of Huntington Beach Coastal Zone to conform to the objectives and criteria outlined in the policies of this element. Update and/or

amend the following policies, guidelines, standards and specifications as necessary:

1. Public Works Standard Plans/Specifications (for landscape and tree planting).
2. Master Plan for landscaping of Arterial Street Medians.
3. Arboricultural and landscape Standards/Specifications.
4. Downtown Design Guidelines.
5. Downtown Specific Plan.

I-C 12**Interagency Coordination**

- a) The City of Huntington Beach will continue to coordinate with the following agencies to ensure Coastal Element implementation and Coastal Resource preservation and enhancement:
 1. Surrounding jurisdictions, especially Seal Beach to the North and Newport Beach to the south, to ensure land use compatibility and proper interface of streets and traffic.
 2. California Coastal Commission.
 3. State of California for the operation and maintenance of state beaches and Pacific Coast Highway.
 4. Jurisdictions responsible for, or involved with the provision of services, infrastructure and/or utilities with the Coastal Zone.
 5. The County of Orange.

-
6. The California State Lands Commission.
- b) Continue to work with adjacent cities to ensure that their traffic impacts do not adversely impact Huntington Beach.
 - c) Coordinate with the Coast Guard and the local oil spill companies to ensure prompt and thorough clean up of oil spills.
 - d) Coordinate with the State Department of Parks and Recreation to permit year round camping at the State beaches.
 - e) Coordinate with the California Coastal Conservancy to review coastal resource issues in Huntington Beach and develop and implement cooperative preservation, development and/or enhancement measures.
 - f) Consult with the California Department of Fish and Game and United States Fish and Wildlife Service on any project that could affect a species that is listed or in fact rare, threatened or endangered.
 - g) Actively encourage and pursue the following:
 1. The inclusion of all identified wetlands into a "coastal wetland preserve."
 2. The linking of any upland development in the Bolsa Chica Local Coastal Plan area to the Bolsa Chica Wetland Restoration Plan.
 3. Restoration of the Bolsa Chica wetlands.
 4. Development of the proposed Harriet M. Wieder Regional Park.
 - h) Coordinate with responsible local, County, State and Federal agencies to establish development compliance criteria, health hazard safeguards, and necessary on-site monitoring programs to assure mitigation of potential environmental impacts (such as approved access, dust, noise, visual).
 - i) Coordinate with appropriate local, regional, state and federal agencies to ensure that greater than local concerns regarding water, sewer and drainage facilities within the Coastal Zone are addressed.
 - j) Work with the County to facilitate high quality marine safety in Huntington Beach.
 - k) The City will coordinate with the Orange County Coalition of Cities and support lobbying efforts opposing offshore oil drilling and the creation of protected habitat sanctuaries along the Orange County coastline.
 - l) The City Fire Department will coordinate with the Community Services Department, the Emergency Operations Center (EOC) and appropriate State and Federal agencies in preparing and maintaining oil spill contingency plans.
 - m) Continue to coordinate with Federal, State, County, and local safety agencies to facilitate a high level of cooperation in responding to emergencies such as oil spills, search and rescue or swiftwater response.
 - n) Coordinate with the Orange County Sanitation District in identifying infrastructure requiring maintenance and/or replacement and schedule repairs.
-

- o) Coordinate with interested local, state and federal agencies, as well as, responsible property owners to ensure the remediation of the NESI (Ascon) site.

highways and corridors; design standards and concepts for each of the designated scenic highways, including Pacific Coast Highway within the Coastal Zone.

I-C 13
Annexation Feasibility

- a) Consider adopting a policy statement or resolution to guide decision making when evaluating annexation proposals in the Coastal Zone. The following issue areas should be addressed:
 1. Is the area to be annexed adjacent to existing corporate boundaries?
 2. Does/will the area to be annexed contain land uses that are compatible with City land uses?
 3. Does/will the area to be annexed contain land uses that have the ability to provide economic benefit to the City?
 4. Would the area to be annexed place an undue or excessive burden on the City's or other service provider's ability to provide services?
 5. Would the area to be annexed place an undue burden on school and other public services?

- c) Landscape installation responsibilities should be coordinated among the City, Caltrans and other affected property owners for parkways, medians, and entry landscaping. These responsibilities, as well as, long-term maintenance shall be assigned within the Scenic Highway Plan.
- d) The following shall apply for proposed development along designated scenic highways, including Pacific Coast Highway within the Coastal Zone:
 1. Through the design review process, require view shed analysis evaluating the impacts on public views to the ocean.
 2. Require that open space easements be dedicated to the City, master homeowners association, or other responsible party as a condition of approval for all new projects proposed in "natural" open space areas.

I-C 14
Scenic Highways

- a) Continue to pursue the removal of billboards along Pacific Coast Highway as a condition of approval for new or re-development, and continue to remedy problems or hindrances that prohibit Pacific Coast Highway from qualifying as a State Scenic Highway.
- b) Create a Scenic Highway Plan consistent with the City's Local Coastal Program that includes newly designed

- e) Utilize the City's Design Review Board to evaluate developments within scenic and landscape corridors. Proposed developments shall be analyzed by criteria established in the Scenic Highway Plan, as well as, other relevant City standards and guidelines to the extent that they are not inconsistent with the City's Local Coastal Program.

I-C 15
Beach Area Preservation and Enhancement

- a) Identify the beach areas that are not conducive to recreational development

(those facilities permitted by the Open Space-Shoreline/OS-S land use designation listed in Table C-1 herein) and protect them.

- b) Permit recreational development only in those beach areas identified as being conducive to such development without risk of negatively impacting coastal resources.
- c) Annually report on the City's coastal conditions utilizing studies such as the Coast of California Storm and Tidal Wave Study, coastal erosion and public safety hazards due to the natural removal of sand.

I-C 16

Marine Safety

- a) Marine Safety needs shall be seasonally reported every three years, identifying necessary changes in staffing and facilities to maintain public safety.
- b) Marine Safety Officers shall monitor, on a daily basis, through weather service information and department estimates, the beach's population, weather and surf conditions for the purpose of locating public lifeguard needs.
- c) Require competitive recruitment and intensive training in the latest life-saving techniques.
- d) Continue the exchange program with Australian and New Zealand lifesavers to help ensure the use of state-of-the-art rescue techniques and management procedures.
- e) Continue annual testing consisting of written and physical exams to re-qualify City lifeguards.

- f) Continue the existing Junior Lifeguard Program to educate youth about ocean hazards and instruct them in basic lifesaving techniques.

I-C 17

Funding

- a) Adequate development, maintenance, and operation funding shall be a prerequisite to developing additional public recreational facilities in the Coastal Zone.
- b) Solicit other corporate funding programs to fund and sponsor maintenance and other volunteer programs at recreational facilities.
- c) Actively pursue available local, state, federal or private funds for needed infrastructure improvement.
- d) Allow for the formation of benefit assessment districts and/or undertake municipal bonding programs for the supply and distribution, sewage collection and treatment, street and storm drain systems and facilities.

I-C 18

Public Facilities and Services Element

Implement the programs and policies contained in the Public Facilities and Services Element of the General Plan to the extent that these programs and policies are not inconsistent with the City's Local Coastal Program.

I-C 19

Historic and Cultural Resources Element

Implement the policies and programs of the Historic and Cultural Resources Element as applicable to the Coastal Zone Plan to the extent that these programs and policies are

not inconsistent with the City's Local Coastal Program.

I-C 20
Environmental Hazards Element

Enforce and implement the policies and programs of the Environmental Hazards Element of the General Plan to the extent that these programs and policies are not inconsistent with the City's Local Coastal Program.

I-C 21
Growth Management Element

Implement the Growth Management Element to the extent that it is not inconsistent with the City's Local Coastal Program.

I-C 22
Special Studies/Plans/Programs

- a) ***Streetscape Improvement Plan*** Prepare a comprehensive streetscape improvement plan consistent with the City's Local Coastal Program for the Coastal Zone specifying all potential improvements projects within the public rights-of-way, including design concepts and design criteria for median and parkway landscape, bus stops, sidewalk elements including street furniture, and public signage, including gateway entry identification signage.
- b) ***Educational Facilities*** Consistent with the City's Local Coastal Program establish interpretive, historical and environmental education facilities, as well as, programs utilizing various natural and/or cultural (e.g., wetland areas or culturally significant sites) resources found in the Coastal Zone.
- c) ***Marine Safety Services Assessment***
Conduct a study to review the adequacy

of all beach lifeguard and rescue services. Develop programs to remedy any deficiencies determined to exist in personnel training and equipment.

- d) ***Recreational Circulation Study***
Conduct a City-wide recreational circulation study and incorporate into the Parks and Recreation Master Plan. This would combine the aims of the State Trails Plan, the County Trails and Bikeway Plan, the Local Coastal Program (Coastal Access), and the Circulation Element of the General Plan into a unified and coordinated trails plan for Huntington Beach. Issues such as implementation strategy, funding and the establishment of design criteria and maintenance responsibilities consistent with the City's Local Coastal Program should be included in the plan.
- e) ***Coastal Amenities Study and CIP***
Consistent with the City's Local Coastal Program implement a park and recreational facilities renovation study to determine each site's maintenance and renovation needs, including Federal and State laws such as American's with Disabilities Act accessibility standards. Develop a prioritization and phasing program, and establish a capital improvements program.
- f) ***Urban Design Improvement Plan***
1. The City shall prepare a master list of public urban design improvements, such list to be revised and extended as projects are completed or new projects are conceived.
 2. In coordination the preparation of the City budget, the City shall each year prepare a Five Year Plan for Urban Design Improvements that

prioritizes the projects on the master list, and shall budget for those projects accordingly. The Five Year Plan shall be updated each year to reflect changes in the priorities for implementation.

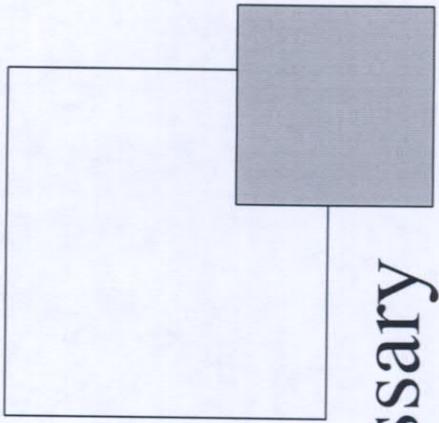
- g) ***Comprehensive Signage and Graphics Program*** Prepare a comprehensive Citywide program consistent with the City's Local Coastal Program for the design and installation of signage and graphics that identifies standards for high quality and character for all public graphics (including identification and directional signage) and that integrates standards for private signs.
- h) ***Utility Undergrounding*** Continue to expand the electrical transmission line undergrounding program.
- i) ***Historic Site Survey*** Perform a Coastal Zone wide survey that updates the list of structures or sites identified as having historical or archeological significance.
- j) ***Year Round Camping at City Beach*** Study the feasibility of permitting year round camping at the City Beach.
- k) ***Infrastructure Improvement Programs*** Develop and implement the following, as funding permits consistent with the requirements of the City's Local Coastal Program:
1. A "maintenance" program for necessary water reservoir repairs. The maintenance program shall discuss prioritization, funding, responsible departments and scheduling.
 2. A program for water, wastewater and storm drain and pipeline repairs, upsizing and replacements including provisions for automatic leak detection and clean-up, and the

installation of structural and non-structural best management practices to minimize the introduction of pollutants into coastal waters.

3. Continue to expand the following programs:
 - Public education promoting water conservation.
 - Water use audits for all City owned buildings.
 - The Green Acres and other reclaimed water programs.
- l) ***Utility Master Plans*** Collect and maintain data on the location, capacity, levels of utilization and conditions of the following utilities in the Coastal Zone; develop and implement appropriate master plans and/or capital improvement programs consistent with the City's Local Coastal Program. Review the master plans and improvement programs every five years to ensure viability:
 1. Wastewater collection and treatment facilities.
 2. Water supply, transmission, distribution, storage, and treatment facilities.
 3. Storm drain and flood control facilities.
 4. Wireless telecommunication facilities.
- m) ***Document Public Access in Huntington Harbour*** Assemble and make available to the public the documentation necessary to identify the public rights-of-way within Huntington Harbour including applicable deed restrictions for private property. Public

accessways shall be kept open for public access and impediments to public access shall be removed. Assemble a list of locations suitable for both lateral and vertical public access. This list shall prioritize the access opportunities and shall also identify if the acquisition will be through a fee purchase or through an open space easement.

- n) ***Desalinization Feasibility Studies***
Coordinate with interested agencies to study desalinization as an alternative source of potable water.
- o) ***Energy Agency Catalogue*** Prepare and maintain an up to date catalogue identifying the outside agencies with control or influence over energy issues. Include in the catalogue a definition of the agency's role, authority and responsibilities, as well as a contact person or office.
- p) ***Oil Facility Catalogue*** Prepare and maintain an up to date catalogue and map of oil well and ancillary facility locations in the City. Include active, inactive and abandoned sites
- q) ***Oil Spill Contingency Plans*** Maintain an up to date catalogue of oil spill contingency plans for all active oil facilities on land and off of the City's shoreline. Annually review these plans for conformance to the City's Local Coastal Program and to ensure adequacy and proper inter-agency coordination in the event of an oil spill.



Glossary

GENERAL PLAN
HUNTINGTON BEACH

GLOSSARY

ACCESS	Permission, liberty or ability to enter, approach or make use of a place or facility.
AERATION	Process in which air is circulated through water to increase the amount of dissolved oxygen.
AMENITIES	Attractive or desirable features.
ANCILLARY	Supplementary, adding or making more complete.
AQUACULTURE	The cultivation of aquatic plant and animal species.
AQUATIC ECOSYSTEM	An area where organisms grow or live in the water and interact with each other.
BAFFLE	A plate, wall, screen or other device, which can be installed in a storm drain to catch floating debris.
BARRIER WELLS PROJECT	The injection and extraction of water through wells to control sea water intrusion.
BERTH	To anchor or tie up boats.
BIOLOGICAL QUALITY	The ability of an area to support living organisms.
BOARDWALK	A wooden walkway on raised pilings.
BLUFF EDGE	The upper termination of a bluff, cliff, or seacliff. When the top edge of the bluff is rounded away from the face of the bluff as a result of erosional processes related to the presence of the steep bluff face, the edge shall be defined as the point nearest the bluff beyond which the downward gradient of the land surface increases more or less continuously until it reaches the general gradient in the bluff. In the case where there is a step like feature at the top of the bluff face, the landward edge of the topmost riser shall be taken to the bluff edge.
BUFFER	Open space that horizontally separates and protects environmentally sensitive habitat areas from development areas. Buffer areas should be contiguous with the sensitive habitat but are not in themselves a part of the environmentally sensitive habitat area to be protected. A typical buffer standard width is 100 feet, but this width may vary depending on the species and habitat to be protected. Buffers may contain limited trail usage and other non-substantial structures such as interpretive signage that serve to reduce the impact of human activities on wildlife. Public trails should not be constructed where construction could

	have significant adverse affects on the environment or where public access could have significant adverse impacts on habitat.
BULK	Spatial dimension, height and width.
BULKHEAD	A retaining wall along a waterfront; a wall or embankment for holding back earth to crate water channels.
CALIFORNIA COASTAL ACT	State law (California Public Resources Code, Division 20) enacted by the legislature in 1976 establishing policies for coastal protection and development to be implemented through cooperative action by state and local governments.
CALIFORNIA COASTAL COMMISSION	A 16 member statewide regulatory body with primary responsibility for implementing the provisions of the California Coastal Act. The Commission will remain in existence after the certification of local plans to hear appeals from permit decisions and to perform other administrative functions. All local coastal programs must be approved and certified by the Commission prior to implementation.
CALIFORNIA LEAST TERN	An endangered bird species (<i>Sterna antillarum browni</i>) that is native to the coast of southern California. Inhabits sandy beaches with bare or sparsely vegetated flat substrates. Usually associated with river mouths or estuaries.
CLUSTER	Groupings of buildings to maximize open space and preserve views.
COASTAL DEPENDENT	Any development or use which requires a site on, or adjacent to, the sea to be able to function at all.
COASTAL ELEMENT	That portion of the general plan applicable to the coastal zone prepared by the local government according to the provisions of the Coastal Act.
COASTAL LAND USE PLAN	The relevant portions of the Coastal Element which are sufficiently detailed to indicate the kinds, location and intensity of land uses and the applicable resource protection and development policies.
COASTAL WATERS	Includes waters of the Pacific Ocean, streams, wetlands, estuaries, lakes, and other areas subject to tidal action through any connection with the Pacific Ocean.
COASTAL ZONE	Land and water area along the coast of California that is subject to the provisions of the Coastal Act. The Coastal Zone extends inland generally 1,000 yards from the mean high tide line of the sea. In significant coastal resource areas, it extends inland to the first major ridgeline paralleling

	<p>the sea or five miles from the mean high tide line, whichever is less. In developed urban areas, the zone generally extends inland less than 1,000 yards. In this element the term "Coastal Zone" refers only to that portion of the State's Coastal Zone which lies within the City of Huntington Beach.</p>
COMMUNITY FACILITIES	<p>Structures or systems that are built, installed or established to serve the community.</p>
CONCESSION	<p>The lease of a portion or premise for a particular purpose such as the operation of a refreshment stand on a public beach.</p>
CONCESSION STAND	<p>A small-scale, one story structure used for sales of refreshments and beach-related sundries.</p>
CONDOMINIUM-HOTEL	<p>Facility providing overnight visitor accommodations where ownership of at least some of the individual guestrooms (units) within the larger building or complex is in the form of separate condominium ownership interests, as defined in California Civil Code section 1351(f). The primary function of the Condominium-Hotel is to provide overnight transient visitor accommodations within every unit that is available to the general public on a daily basis year-round, while providing both general public availability and limited owner occupancy of those units that are in the form of separate condominium ownership interests.</p>
CONSERVATION	<p>Planned management of a natural resource to prevent exploitation, destruction or neglect.</p>
CONSOLIDATE	<p>To join together into one common whole: e.g., parcels of land under one ownership.</p>
CONTINGENCY PLANNING	<p>Planning for events that are of possible but uncertain occurrence.</p>
CULVERT	<p>A drain or pipe to carry water under a road or embankment.</p>
DEGRADED	<p>Visually unattractive, often due to the presence of incompatible features (i.e., oil wells, litter, billboards, etc.) Also pertains to environmentally sensitive habitat that has been subjected to developmental impacts that have reduced its habitat value and/or ecological function.</p>
DEVELOPMENT	<p>Pursuant to Section 30106 of the Coastal Act, "development" means, on land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste, grading, removing, dredging, mining, or</p>

extraction of any materials; change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access, thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'berg-Nejedly Forest Practice Act of 1973 (commencing with Section 4511).

As used in this section, "structure" includes, but is not limited to, any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line.

DIKE	An embankment or low dividing wall of earth or stone used to control and confine water.
DISPERSED OWNERSHIP	Term used to describe an area in which individual lots are owned by different people.
DREDGE	To dig or deepen a waterway.
DRY STORAGE	Storage of boats on land either at place of residence or in specially designated areas.
DWELLING, ACCESSORY UNIT	A fully equipped dwelling unit which is ancillary and subordinate to a principal dwelling unit located on the same lot.
EASEMENT	Right created by an express or implied agreement to make lawful and beneficial use of the land, water or air space of another owner.
ECOLOGICAL RESERVE	Officially determined area being preserved for its environmental value.
ECOSYSTEM	A co-evolved community of interdependent plants and animals specific to a particular physical environment. The complex of a community and its environment functioning as a unit in nature.
EFFLUENT	Waste material such as smoke, liquid industrial refuse, or sewage discharged into the environment.

ENHANCE	To increase in value and attractiveness.
ENTRAIN	To draw in and transport through the flow of a fluid.
ENVIRONMENTALLY SENSITIVE HABITAT	Any area in which plant or animal life or their habitats are rare or especially valuable and which could be easily disturbed or degraded by human activities and developments.
FEASIBLE	Capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.
FILL	Any earth or any other substance or material placed in a submerged area.
FLOOD FREQUENCY	The expected time interval expected between floods of a certain magnitude.
FRACTIONAL OWNERSHIP HOTEL	Facility providing overnight visitor accommodations where at least some of the guestrooms (units) within the facility are owned separately by multiple owners on a fractional time basis. A fractional time basis means that an owner receives exclusive right to use of the individual unit for a certain quantity of days per year and each unit available for fractional ownership will have multiple owners.
GRANNY UNIT	See Dwelling, Accessory Unit.
GRANTSPERSON	Person employed to seek out sources of state and federal funding for local projects.
GREENBELT	Area designated for open space or parks, where urban development is prohibited.
GROUNDWATER	Fresh water within the earth that supplies wells and springs.
HAZARDS	Change events in nature that can pose a danger to life and property, such as earthquakes, floods and fires.
HISTORIC DISTRICT	A geographic area which contains a concentration of historic buildings, structures, or sites united historically, culturally, or architecturally. "Historic Districts" are defined by precise geographic boundaries.
HISTORIC RESOURCE	Any object, building, structure, site, area, place, record, or manuscript which is historically or archeologically significant, or which is significant in the architectural, engineering, scientific, economic, agriculture, educational, social, political, military, or cultural history of the City of Huntington Beach and/or California.

HISTORIC STRUCTURE (BUILDING)	See Historic Resource
HOTEL OWNER/OPERATOR	The entity that owns and operates a hotel. If the hotel operator is separate from the hotel owner both are jointly and severally responsible for ensuring compliance with the requirements described in this LCP and/or recorded against the property, as well as jointly and severally liable for violations of said requirements and restrictions.
IMPEDE	Obstruct or block by obstacles.
IMPLEMENTATION	Those actions necessary to fulfill the goals, objectives and policies of a plan.
IMPLEMENTATION MEASURE	A plan, program or action intended to fulfill the directive of a stated policy.
INDICATOR SPECIES	A species whose dynamics and well being are indicative of the ecological health of the community in which it lives. Species which are representative of a specific area or habitat.
INFILTRATION	Downward movement of water into soil or other porous material.
INVENTORY	An itemized list of current assets: e.g., a catalogue of all commercial establishments within the City's Coastal Zone.
LAND USE CATEGORY	A division within the system of land use classification used in the City's general plan.
LAND USE PLAN	As defined in Coastal Act §30108.5: the portion of the City's general plan applicable to the coastal zone.
LEVEE	An embankment built alongside a river to prevent high water from flooding adjacent land.
LIMITED USE OVERNIGHT VISITOR ACCOMMODATIONS	Any hotel, motel, or other similar facility that provides overnight visitor accommodations wherein a purchaser receives the right in perpetuity, for life, or a term of years, to the recurrent, exclusive use or occupancy of a lot, parcel, unit, room(s), or segment of the facility, annually or on some other seasonal or periodic basis, for a period of time that has been or will be allotted from the use or occupancy periods into which the facility has been divided and shall include, but not be limited to Timeshare, Condominium-Hotel, Fractional Ownership Hotel, or uses of a similar nature.
LINEAR PARK	A long, narrow park which often follows a natural land form, such as a stream or a bluff line, and which may also connect other recreational and scenic areas.

LOCAL COASTAL PROGRAM	As defined in Coastal Act §30108.6: a local government's land use plans, zoning ordinances, zoning district maps, and other implementing actions, which taken together, meet the requirements of, and implement the provisions and policies of the Coastal Act at the local level.
MARINA	A dock or basin providing secure moorings for motorboats and yachts and other offering supply, repair and other facilities.
MARKET VALUE	For purposes of determining "substantial improvement," the replacement cost as determined by its replacement value according to the valuation figures used by the Director. Alternatively a property owner may submit a report by a qualified real estate appraiser which indicates the "replacement cost" of the structure.
MARSHLAND	See Wetland.
MEDIAN	A strip of land between opposing lanes of a highway.
MITIGATION	As defined in §15370 of the State Guidelines for Implementation of the California Environmental Quality Act, mitigation includes: <ol style="list-style-type: none">a) Avoiding the impact altogether by not taking a certain action or parts of an action.b) Minimizing impacts by limiting the degree or magnitude of the action and its implementation.c) Rectifying the impact by repairing, rehabilitating, or restoring the impacted environment.d) Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action.e) Compensating for the impact by replacing or providing substitute resources or environments.
MITIGATION MEASURE	Measures imposed on a project consistent with §15370 of the State Guidelines for Implementation of the California Environmental Quality Act to avoid, minimize, eliminate, or compensate for adverse impacts to the environment.
NODE	A significant focal point in an urban environment, such as a public square or street intersection, that is a center or junction of movement and activity.
OFFSHORE PLATFORMS	Platforms where oil is extracted from strata beneath the ocean floor.
OVERLAY	A supplemental map presenting additional information.

PATHOGENIC	Causing or capable of causing disease.
PEAK LOAD	The maximum demand placed on the operating resources of a community facility.
PERIMETER	A line or strip bounding an area.
PERIPHERAL	Located away from the central portion of an area.
PERMANENT WETLAND	Areas that are permanently wet or covered by shallow water, such as saltwater and freshwater marshes, open or closed brackish marshes, mud flats and fens.
POLICY	A statement or directive for private and/or governmental action to achieve adopted goals and objectives.
POLLUTANT	Anything that contaminates a medium (air, water or soil) with some form of undesirable matter or energy.
PREEMPT	To take jurisdiction away from an existing agency or entity.
PRESERVE	To keep from harm, protect or save.
RIPARIAN HABITAT	The land and plants bordering a watercourse or lake.
RUDERAL	A disturbed area dominated by seedy, typically annual, non-native plant species.
RUNOFF	Water from rain that flows over the surface of the land and ultimately reaches flood control channels or the ocean.
SALTWATER INTRUSION	Situation in which ocean water comes in contact with and contaminates fresh water both above and below ground.
SCENIC	Visually appealing and attractive landscape. Affording picturesque views.
SEA	Consistent with Section 30115 of the Coastal Act, "Sea" means the Pacific Ocean and all harbors, bays, channels, estuaries, salt marshes, sloughs, and any other areas subject to tidal action through any connection with the Pacific Ocean, excluding non-estuarine rivers, streams, tributaries, creeks, and flood control and drainage channels.
SEISMIC-SAFETY ORDINANCE	Ordinance passed by the Huntington Beach City Council in July, 1979, as amended, requiring that existing buildings which cannot sufficiently withstand earthquake action be corrected to eliminate hazards.

SETBACK	Placement of buildings a distance back from a road or other boundary to allow for open space, views, and mitigation of adverse impacts on adjacent areas. (Also see buffer)
SIGNING	The construction and utilization of signs to locate various points of interest.
SILT	Loose, sedimentary material, dirt or soil in which most of the particles are extremely small (1/20 millimeter or less).
SITE PLAN REVIEW	Process by which proposed new development projects are reviewed by city staff for conformance with city ordinances and codes.
SPECIFIC PLAN	<p>A document that contains all detailed regulations, conditions, programs and proposed legislation necessary to implement general plan policies in a distinct geographical area. Specific plans may supplement or supersede zoning.</p> <p>Amendments to Specific Plans in the coastal zone will be submitted to the California Coastal Commission as an amendment to the City's certified local coastal program and will not become effective until certified by the Coastal Commission.</p>
STATE SCENIC HIGHWAY	A segment of a state highway identified in the "Master Plan of State Highway Eligible for Official Scenic Highway Designation." The segment must also be designated as such by the Director of the State Department of Transportation.
STRUCTURAL SURVEY	An investigation by a qualified engineer of a structure's ability to withstand certain physical factors such as an earthquake.
SUBSTANTIAL DAMAGE	Damage of any origin sustained by a structure whereby the cost of restoring the structure to the condition existing before damage would equal or exceed fifty (50%) percent of the market value before the damage occurred.
SUBSTANTIAL IMPROVEMENT	Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds fifty (50%) percent of the market value of the structure before such repair, reconstruction, or improvement. This term includes structures that have incurred "substantial damage" regardless of the actual repair work performed.
SUMMER SEASON	Begins the day before the Memorial Day weekend and ends the day after the Labor Day weekend.
SURFACE WATER	See Coastal Waters.

TERMINUS	Either end of a transportation line or travel route.
TERRESTRIAL	Having to do with the land or earth, as opposed to air or water.
THERMAL DISCHARGE	The release of hot water from industrial cooling or processing operations or from electrical power production.
TIDAL FLUSHING	A process in which normal tidal action results in continual exchange of ocean water within a wetland.
TIMESHARE	Any arrangement, plan, or similar program, other than an exchange program, whereby a purchaser receives ownership rights in or the right to use accommodations for a period of time less than a full year during any given year, on a recurring basis for more than one year, but not necessarily for consecutive years.
TOPOGRAPHY	The natural surface features of an area, such as hills, valleys and rivers.
TRANSPORTATION CENTER	A passenger and community oriented facility strategically located where transit services converge.
TURBIDITY	A state of reduced clarity in a fluid caused by the presence of suspended matter.
UNDERGROUNDING	Relocation of utility wires from above ground to beneath the surface of the earth to enhance scenic quality.
VISITOR SERVING FACILITIES	Public and private developments that provide accommodations, food and services, including hotels, motels, timeshares, campgrounds, restaurants, shops and amusement areas for tourists.
VISTA	A view or outlook.
VISUAL ACCESS	An unobstructed view.
WASTEWATER RECLAMATION	A process of purifying and recycling domestic and industrial wastewater.

WETLAND

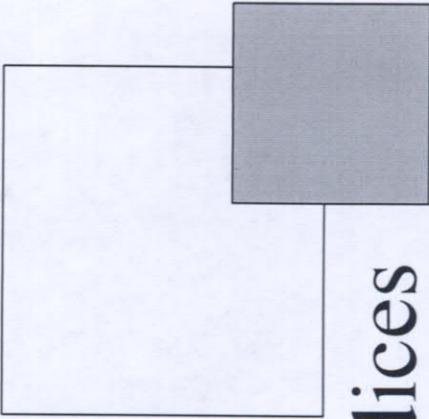
Land which may be covered periodically or permanently with shallow water and includes saltwater marshes, freshwater marshes, open or closed brackish water marshes, mudflats, and fens. Wetlands are lands transitional between terrestrial and aquatic systems where the water table is usually at or near the surface or the land is covered by shallow water. For purposes of this classification², wetlands must have one or more of the following attributes:

1. At least periodically, the land supports predominantly hydrophytes; or
2. The substrate is predominantly undrained hydric soil; or
3. The substrate is non-soil and is saturated with water or covered by shallow water at some time during the growing season of each year.

WET STORAGE

Storage of boats in the water, usually in a boat slip at a marina.

²“Classification of Wetlands and Deep-Water habitats of the United States” by Lewis M. Cowardin, et al, United States Department of the Interior, Fish and Wildlife Service, December 1979



Appendices

GENERAL PLAN
HUNTINGTON BEACH

PUBLIC RESOURCES CODE

DIVISION 20

CALIFORNIA COASTAL ACT

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