

SIGNIFICANT RECREATIONAL RESOURCES
CITY OF HUNTINGTON BEACH COASTAL ELEMENT



**TABLE C-4
Coastal Zone Parks**

LOCATION	SIZE/Acres
Zone 1	
Booster Park – Baruna and Davenport	1.00 0.85
Conrad Park – Aquarius and Trinidad	3.02 2.71
<u>Davenport Beach – 4031 Davenport Dr.***</u>	0.46
French Park – Venture @ Harbor Channel***	0.50 0.33
<u>Humboldt Beach – 4141 Humboldt Dr.***</u>	0.48
Prince Park – Typhoon and Venture	0.22
Seabridge Beach Park – 3222 Countess	4.53 3.91
<u>Sunset Beach Linear Park – between N. and S. Pacific Avenues**</u>	6.41
Tarbox Park – Wellington and Melville	0.50 0.44
Trinidad Beach Park – Trinidad @ Long Channel***	1.00 0.75
<u>11th Street Beach – 11th St. & PCH***</u>	0.17
Zone 2	
Bolsa View Park-Brighton and Crestmoor	3.02 2.70
Zone 3	
<u>Pattinson Park</u>	3.51
Harriett M. Wieder Regional Park	*111.00
Bluff Top Park	20.01 19.66
<u>Bailey-Lower Seacliff Greenbelt Island Bay and Palm</u>	0.50 0.59
Zone 4	
Manning Park – Delaware and Detroit	2.52 2.46
Total Acres	147.71156.65

*At present, 49 acres of the 111 total are privately owned, to be dedicated, per agreement, at a later date.

****The 6.41 acres represents the tot lot, restrooms, walking path and adjacent landscape areas. In addition to the park space there are approximately 6.6 acres of public parking.**

*****Beach Park**

Proposed parks include the Harriett M. Wieder Regional Park (formerly known as the Bolsa Chica Linear Park) and the Orange Coast River Park. Land for the Regional Park has been identified (approximately one-third has been dedicated and is in public ownership). A development plan for the park has been devised through coordinated efforts between the City and County of Orange. Once developed, the Harriett M. Wieder Regional Park will connect Central Park to the coastline via the Huntington Beach bluffs, at Seapoint and Goldenwest. The Regional Park will provide views and linkages to the Bolsa Chica wetlands as well.

The Orange Coast River Park is in the early stages of planning at this time. The present conceptual plan for the park is to link parks from inland cities to the coastline via the Santa Ana River trail. The Orange Coast River Park is proposed to extend north from the Santa Ana River, in Huntington Beach, along the inland side of Pacific Coast Highway to Beach Boulevard. Feasibility studies for the park concept are now underway. Coastal Element policy supports and promotes the maintenance and preservation of existing parks, the development of the planned Harriett M. Wieder Regional Park, and further study of the feasibility of the proposed Orange Coast River park.

Recreational Vehicle Camping

The Sunset Vista Camper Facility, located on Pacific Coast Highway in the Huntington City Beach parking lot at First Street, is a City-operated recreational vehicle camping site offering 150 spaces from September 15 through May 31 annually. The facility allows camping immediately adjacent to the beach sand area.

In addition, the State Department of Parks and Recreation allocates 50 spaces for enroute overnight camping at both Huntington State Beach and Bolsa Chica State Beach. Campers pay a nominal fee per night and are required to check in after 8:00 p.m. and leave by 9:00 the following morning. The RV spaces made available under this program are for year-round use. The City Beach also offers a similar program for enroute RV camping between June 1 and September 14, annually. Coastal Element policy promotes the preservation of these opportunities and expansion of the camping program at the State beaches to mirror the overnight program permitted at the City beach parking lot.

Trails and Bikeways

The City boasts an extensive trail system that can be used by bicyclists, roller bladers, joggers and strollers. The Coastal Zone includes a Class I trail that runs the entire length of the Coastal Zone and is linked to regional bikeways. It also includes several east west bikeways that access the City's Coastal Zone, and a major trail along the Santa Ana River. In addition, the County has plans for a future riding and hiking trail that will extend from the existing riding and hiking trail system in Central Park, which is just outside the City's Coastal Zone boundary, along the proposed Harriett M. Wieder Regional Park to points near the shoreline. The County's Master Plan of Regional Riding and Hiking Trails identifies two regional trails within the City's Coastal Zone: the Santa Ana River Trail and the Huntington Beach Trail. The Commuter Bikeway Strategic Plan (the regional bikeways plan for Orange County) identifies three regional Class I bikeways within the Coastal Zone: the Santa Ana River Bikeway, Wintersburg Channel Bikeway and the Coastal Bikeway. (Figure C-14.)

Golf Courses

There is one private (no public) golf course in the City's Coastal Zone: Seacliff Country Club. It is an eighteen hole course located on Palm Avenue, west of Goldenwest Street.

Huntington Harbour

Huntington Harbour is an 860 acre residential development oriented around a network of manmade channels located in the northwest corner of the City. The channel system covers a surface area of 225 acres and houses approximately 2,300 mostly private boat slips. The waterways, which are available for public use, provide significant opportunities for boating. Access to the channels is provided in several areas where boats and boat slips may be rented, and by the City operated boat ramps (Percy Dock and Warner Dock) located near the Warner Avenue

Fire Station. The Percy Dock also provides City operated parking. An additional boat ramp, French Dock, that can accommodate large boats is available at the Sunset Aquatic Regional Park immediately north of Huntington Harbour within the City of Seal Beach. The entrance to the Huntington Harbour channels is located at the northwest end of the harbor and passes under a bridge at Pacific Coast Highway.

Some of the recreational opportunities in Huntington Harbour are private, accessible only to Harbour residents. However, a number of public recreation areas are available. Trinidad Island includes a 2.7 acre greenbelt park (**Conrad Park**) with a bicycle/pedestrian path, two small vista parks, a fishing dock and a walkway around half the island. A ~~4.1~~ **3.9** acre City neighborhood park is also located on Seabridge Peninsula. The Harbour area also includes three small beaches and parks accessible to the public.

The developed status of Huntington Harbour dictates the current state of public access in the area. In the event that new development, or significant redevelopment, fronting a channel area does occur, the City's Coastal Element policy requires that adequate public access to the waterways be provided.

Sunset Beach

Sunset Beach is a 109 acre community that extends approximately one mile from Seal Beach at the northwest to Bolsa Chica State Beach at the southeast. It is comprised primarily of public land uses including right-of-way. Only 31 acres of the community are developed with private residential and commercial uses. The majority of the community is located seaward of Pacific Coast Highway and is characterized by the open sandy beach and combination linear park and public parking facility. This facility contains a tot lot, walking path, five public restroom buildings and 660 public parking spaces. Access to the beach is provided at 27 street-end locations, through the residential areas, located every 200 feet along the beach frontage. The inland portion of Sunset Beach includes Sunset Channel, which is connected with the Huntington Harbour channel system, and 11th Street beach, where small boats such as kayaks and canoes may be launched.

Boating Facilities

Boating facilities in Huntington Beach are primarily provided in Huntington Harbour. Development of a second marina in the City's Coastal Zone is limited by a lack of appropriate sites. Boat storage is provided within the Huntington Harbour Marina and in off-site dry storage areas. City policy allows for boat storage on private residential property if properly screened and accommodated, as well as within industrially zoned areas.

Visitor-Serving Commercial Facilities

The City's Coastal Zone is host to millions of visitors each year. The Coastal Act places a high priority on land uses and facilities that serve the needs of these visitors. Visitor-serving facilities include public and private developments that provide accommodations, food, entertainment and services. The City's Coastal Land Use Plan defines activity nodes where visitor serving uses are concentrated. The use of concentrated nodes allows the City to capitalize on shared facilities and minimize impacts to more sensitive resource areas in the Coastal Zone. The most concentrated area of visitor serving uses is within the Downtown area near the Municipal Pier. Significant visitor serving facilities within the Coastal Zone are briefly described below.

Huntington Harbour/Sunset Beach

The Huntington Harbour **and Sunset Beach** areas includes commercial uses to serve residents and visitors. Visitor serving commercial uses include **hotels, motels**, restaurants, retail shops, entertainment and private recreational facilities such as the Huntington Harbour Yacht Club and a fitness/racquet club.

Seacliff Promenade Conceptual Master Plan Area

The Seacliff Promenade Conceptual Master Plan Area is bounded by Pacific Coast Highway to the south, Palm Avenue to the north, Seapoint Avenue to the west and Goldenwest Street to the east. The planning area comprises approximately 150 acres and is presently under the ownership of PLC Properties and Aera Properties. PLC Properties owns the 56 acre parcel located at the northeastern section of the site. Aera owns the remaining 94 acre portion which fronts Pacific Coast Highway. At this time, the site represents one of the largest, undeveloped contiguous areas in the Huntington Beach Coastal Zone. The planning area is designated in the Coastal Element Land Use Map as Mixed Use-Horizontally Integrated Housing (MH-F2/30(Avg. 15)-sp), which permits residential, visitor serving commercial and open space uses. A specific plan or plans, as well as, a "conceptual master plan of development", consistent with the Coastal Element Land Use Map, are required before any development may be approved on the site.

Per the site's Coastal Element Land Use Map designation, commercial uses will be limited to those permitted by the Commercial Visitor land use category. (See Table C-1, Coastal Element Land Use Plan Land Use, Density and Overlay Schedule, and Table C-2, Community District and Subarea Schedule). The amount and precise location of commercial land that will be included within this planning area will be determined through the conceptual master plan and specific plan preparation and adoption processes. The required master and specific plans are subject to Coastal Commission approval which would be submitted to the Coastal Commission as an LCP amendment that would take effect upon Commission certification. Both are consistent with Coastal Act and adopted City policy noted in this Coastal Element.

Pursuant to the adopted Palm/Goldenwest Specific Plan, it is anticipated that the 94 acre Aera property, which fronts Pacific Coast Highway, will house visitor-serving commercial, open space and recreational/civic uses such as a public museum, with visitor-serving commercial uses having preference. This property is presently used for oil production and is expected to maintain its existing oil activities for the next 15 to 20 years. The 56 acres located in the northeast portion of the planning area and owned by PLC Properties, is approved for up to 315 dwelling units.

While supply does not appear to be an issue, studies reveal an inadequacy in the amount of emergency and reserve storage and booster pumping capacity for present day and future demands. The City's water storage system consists of the Overmyer Reservoirs Nos. 1, 2 and 3 and the Peck Reservoir. All are located within the City, but outside of the Coastal Zone. The Peck Reservoir capacity is 16 million gallons and the Overmyer Reservoirs' combined capacity is 24 million gallons. The reservoirs serve as regulating reservoirs for peak demands and provide storage for planned outages and emergencies. The reservoirs generally fill with water during nighttime low demand periods with imported MWD water or groundwater and drain during the daytime high demand periods. Booster pumping facilities pump water from the reservoir storage into the water distribution system to maintain adequate supply during peak periods to supplement groundwater and MWD water supplies.

Improvements to increase the City's water storage capacity will be achieved with the addition of new reservoirs and increased capacity at existing reservoirs. A new Ellis-Edwards Reservoir with a nine million gallon capacity, and a nine million-gallon expansion next to the Peck Reservoir are currently under construction, and an expansion of the Talbert Valley Reservoir site is under consideration. Other new reservoir sites are under investigation, including potential sites within the Coastal Zone. Booster pumping capacity will also be expanded as appropriate, with the new expanded storage. In addition, data acquisition and control systems for water storage will be modernized to allow for enhanced monitoring and control capabilities under both normal operations and emergencies. The City's water distribution system consists of over 480 miles of water lines ranging in size from 2 to 42 inches in diameter. Improvements in the piping system are implemented as older deteriorated or undersized pipes are replaced. This will eliminate flow restrictions and help to accommodate future demands. Coastal Element policy mirrors General Plan policy by calling for an adopted Water Master Plan to be implemented to address identified water storage, booster and distribution system deficiencies.

Sanitation Treatment and Sewerage

Sanitation Treatment and Sewerage services are provided by the Orange County Sanitation District (OCSD), ~~and the City of Huntington Beach Public Works Department, Engineering Division~~ **and the Sunset Beach Sanitary District**. Two OCSD treatment plants serve Huntington Beach. Plant No. 1 treats wastewater generated by other cities and the northern portion of Huntington Beach. Plant No. 2 treats the remainder of the City's sewage. The OCSD has developed improvement plans for the plants to serve the needs of the City through the year 2050. This includes buildout of the City's Coastal Land Use Map.

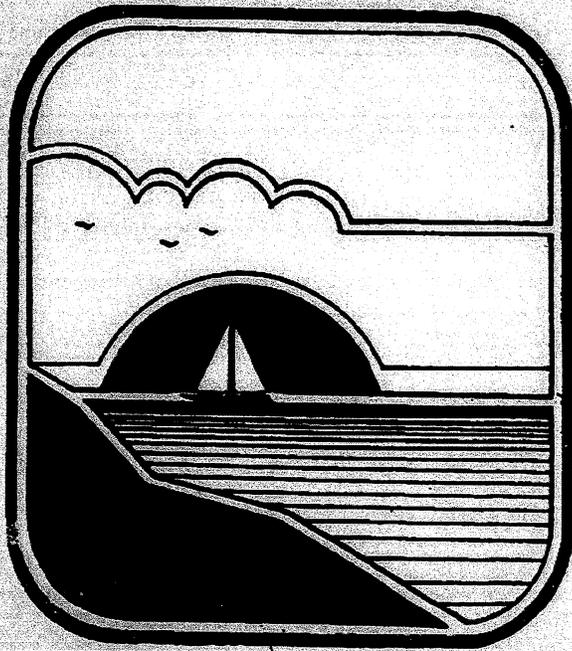
The existing sewage collection system consists of major trunk lines, smaller feeder lines, and lift stations. The City's Public Works Department **and the Sunset Beach Sanitary District** **are** responsible for the local level of service while the OCSD is responsible for the regional service. Deficiencies in the City's pipeline and pump station system have been identified through recent studies. The Coastal Zone, specifically the older Downtown area, includes sewage facilities that are dated and in need of maintenance, repair and/or upgrade. In addition, there are numerous sewer lift stations in the City that are in need of repair and/or replacement. Many of these facilities are in the Coastal Zone. The City has identified the deficiencies and has plans in place to correct them. Coastal Element policy mirrors General Plan policy by calling for master plans and capital improvement programs to ensure adequate sewage facilities to meet the demands of permitted development.

This is an annotated version of the County's Specific Plan/ Local Coastal Program, as prepared by the City of Huntington Beach. Its purpose is to identify: 1) the sections and language of the County's document that have been carried forward into the City's proposed Sunset Beach Specific Plan and 2) the sections and language that are not included in the City's document with a brief explanation.

As a general note, the County prepared their Sunset Beach document as a combined Specific Plan and Local Coastal Program (Land Use Plan and Zoning). In Huntington Beach, the City's General Plan Coastal Element (the City's Local Coastal Program Land Use Plan) contains the land use, policy statements and descriptions of the Coastal Zone, whereas specific plans are focused documents that are more specific to zoning, though they discuss land use. As a consequence, much of the information in the County document is (already) covered by the City's General Plan and Local Coastal Program Policies and is not proposed to be repeated in the City's Specific Plan for Sunset Beach.

Notes:

1. The annotations are generally provided in the right margin in regular font.
2. City Local Coastal Program (LCP) Policies are designated with a "C" in front. City General Plan (GP) Policies are designated with various letters, depending on the Element they are located in.
3. References to Specific Plan (SP) Sections are references to the City's Draft Sunset Beach Specific Plan, dated August 2010.

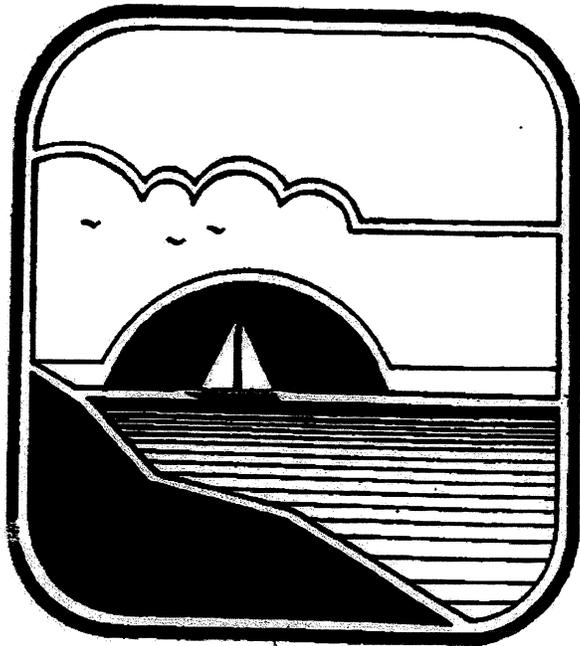


SUNSET BEACH

SPECIFIC PLAN/ LOCAL COASTAL PROGRAM

August 2010

ATTACHMENT NO. 6.1



SUNSET BEACH
**SPECIFIC PLAN/
LOCAL COASTAL
PROGRAM**



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Sunset Beach Commercial Association

SUNSET BEACH SPECIFIC PLAN/LOCAL COASTAL PROGRAM

**COUNTY OF ORANGE
ENVIRONMENTAL MANAGEMENT AGENCY**

SEPTEMBER 1990

ATTACHMENT NO. 6.4

TABLE OF CONTENTS

	<u>PAGE</u>
Section I INTRODUCTION	I-1
Section II GENERAL PLAN REVIEW	II-1
Section III LAND USE PLAN	
I. Introduction	III-1
A. Sunset Beach	III-1
II. Resource Component	
A. Introduction	III-3
B. Sunset Beach Resources	III-3
C. Policies	III-10
III. Transportation Component	
A. Introduction	III-18
B. Regional Transportation	III-18
C. Sunset Beach Transportation	III-20
D. Policies	III-22
E. Air Quality	III-23
IV. Access Component	
A. Introduction	III-25
B. Coastal Access Program	III-27
C. Definitions	III-27
D. County-wide Recreational Needs	III-28
E. Sunset Beach Coastal Access	III-29
F. Policies	III-30
V. RECREATION AND NEW DEVELOPMENT COMPONENT	
A. Introduction	III-33
B. Sunset Beach Land Use Plan	III-34
C. Sunset Beach Land Use Plan Policies	III-36
D. Sunset Beach Land Use Plan Development Guidelines	III-37
E. Sunset Beach LCP Advisory Committee	III-41

LIST OF FIGURES

<u>FIGURE NO.</u>	<u>DESCRIPTION</u>	<u>PAGE</u>
1	Orange County Coastal Zone	III-1a
2	Geology	III-8a
3	Photos	III-9a
4	View Analysis	III-9b
5	Master Plan of Arterial Highways	III-19a
6	Traffic Volumes and OCTD Routes	III-20a
7	Existing Bike Trails	III-20b
8	Typical Section	III-22a
9	Existing Access	III-29a
10	Land Use Map	III-34a
11	Land Use Regulation	IV-A
12	Channel Encroachments	IV-17a
13	Criteria for Channel Encroachments	IV-17b
14	Post LCP Certification Permit for Appeal Jurisdiction Map	IV-24a

INTRODUCTION

On March 9, 1982 the Orange County Board of Supervisors adopted Resolution No. 82-349, authorizing preparation of a Specific Plan for Sunset Beach. As stated in that resolution, the Board determined that development of a Specific Plan is an appropriate mechanism for preparing the land use regulations necessary to implement the Local Coastal Program (LCP)/Land Use Plan (LUP) for Sunset Beach. The Land Use Plan, including Development Guidelines, was approved by the Board of Supervisors on May 6, 1981 as an amendment to the Orange County General Plan. The purpose of the Sunset Beach Specific Plan is to tie together the Land use Plan and Implementing Actions Program of the Local Coastal Program.

In SP Section 1.5
Previous
approvals, pg. 6

In January, 1986, the Board of Supervisors directed the Environmental Management Agency (EMA) to prepare an amendment to the SBSP/LCP. EMA staff worked in close coordination with the LCP Board to prepare the comprehensive amendment which served to modify and clarify Specific Plan policies and regulations. Amendment 90-1 to the SBSP/LCP was approved by the Board of Supervisors by Resolution # 90-1244 and Ordinance # 3798 on September 26, 1990.

The Sunset Beach Specific Plan and Local Coastal Program (SBSP/LCP) consists of the following four sections:

Section I, Introduction, describes the authorization and purposes of the Specific Plan, and the structure of the plan.

Section II, General Plan Review, includes analysis of all elements of the General Plan to ensure consistency with the Specific Plan.

Section III, Land Use Plan, provides the background analysis for the Specific Plan and includes the four required components of the Land Use Plan Phase of the Local Coastal Program: Resource, Transportation, Access and Recreation and New Development. Each component includes a section of policies designed to cover issues raised in that component. Also, the Recreation and New Development Component includes the Land use Plan map and Development Guidelines, both designed to carry out the intent of the California Coastal Act consistent with the desires of the Sunset Beach Community.

Describes
document
organization;
not necessary
in SP

Section IV, Land Use Regulations, consists of the Land Use District map and Land Use Regulations which implement the LCP/Land Use Plan. The regulations include general provisions, district regulations, and off-street parking requirements.

GENERAL PLAN REVIEW

II

GENERAL PLAN REVIEW

Section 65451 of the California Government Code delineates what a specific plan shall contain. In particular, specific plans "shall include all detailed regulations, conditions, programs, and proposed legislation which shall be necessary or convenient for the systematic implementation of the general plan." The Sunset Beach Specific Plan addresses the mandated elements of Orange County's General Plan as follows:

A. Land Use Element

The Land Use Element (LUE) contains objectives and policies for development of the unincorporated area in both narrative and graphic terms and establishes development criteria and standards, including population density and building intensity. A land use plan depicts the general distribution, location, and extent of public and private uses of land. Policies provide a basis for the evaluation of physical development and growth trends, determine land use capacities and the appropriate level of public services necessary to support these capacities.

B. Transportation Element

The Transportation Element contains objectives and policies for planning, developing and maintaining, on a county-wide basis, a system of surface transportation necessary to serve the existing and planned land uses of the County. It also describes the practices necessary to implement such a system, establishes criteria and standards, and graphically depicts the general location and classifications of a system consisting of freeways, transportation corridors, arterial highways, transit, bikeways and scenic highways. The Transportation Element has the following four Master Plans:

1. Master Plan of County-wide Bikeways
2. Master Plan of Arterial Highways
3. Master Plan of Transit Systems
4. Master Plan of Scenic Highways

C. Housing Element

The Housing Element is the statement of County commitments to the development of housing in the unincorporated area. These commitments are expressed in housing goals, objectives, policies and programs. The goals of the element are based on state law, assessment of shelter needs, quantified objectives and identification of problems impeding the development and acquisition of housing. As such, the element serves to guide and direct County affordable housing programs and coordinates local, state and federal housing policies and programs.

Describes the County General Plan; not necessary in SP

D. Public Services and Facilities Element

The Public Services and Facilities Element sets forth goals, objectives, policies and strategies for the planning, management, and implementation of public facilities that are necessary to meet Orange County's existing and future demands.

The goals of the element are based on quantified objectives, an assessment of public facility needs, and the identification of problems impeding the planning, management, or implementation of County public facilities. The Public Services and Facilities Element serves to guide and direct County decision-making in public facility matters, and also fosters coordination with regional, state, and federal policies and programs.

E. Noise Element

The Noise Element identifies the sources of noise, analyzes the extent of the noise intrusion and estimates its potential impact upon the County. This identification process in turn provides the basis for goals, policies and implementation programs designed to preserve, where possible, a quiet environment.

F. Recreation Element

The Recreation Element contains goals, objectives, policies and strategies for the acquisition, development, operation, maintenance, management and financing of County recreation facilities necessary to meet Orange County's existing and future needs. The policies and programs of the Recreation Element form an effective implementation plan to meet the established goals. The Recreation Element serves to guide and direct local government decision-making regarding recreation issues and facilitates the coordination of local, regional, state and federal efforts. The Recreation Element has the following three Master Plans:

1. Master Plan of Regional Recreation Facilities Component
2. Master Plan of Local Parks Component
3. Master Plan of Regional Riding and Hiking Trails Component

G. Resources Element

The Resources Element sets forth goals, objectives, policies and strategies for the development, management, preservation and conservation of physical resources necessary to existing and future demands. The goals are consistent with state requirements, and are based on quantified objectives, an assessment of resource needs, and identification of constraints impeding the development, management, preservation or conservation of county resources. The Element serves to guide local government decision-making in resource-related matters. The Resource Element has the following components:

Describes the County General Plan; not necessary in SP

1. Natural Resources Component
2. Energy Resources Component
3. Water Resources Component
4. Open Space Component
5. Cultural and Historic Resources Component

H. Safety Element

The Safety Element summarizes seismic, geologic, fire, flood, crime, and airport hazards in Orange County contained in a Technical Report which presents detailed background data for each hazard.

A discussion of levels of risk is included which considers economic and social implications along with illustrative examples of levels of risk for certain structures.

Goals and policies to mitigate the effects of each hazard are proposed. The relationship of the Safety Element to other components of the General Plan is reviewed.

A plan Implementation Program is proposed with recommendations to initiate required actions.

A major amendment to reformat and modernize the Safety Element is under way. The existing Element sets forth a phased implementation program relating to the identification and analysis of hazards in Orange County. More detailed implementation programs, including a Hazardous Waste Element, will be included in the updated Element set for Board of Supervisors adoption in August, 1987.

I. Growth Management Plan Element

The Growth Management Plan Element sets forth goals, objectives and policies for the planning and provision of traffic improvements and public facilities necessary for orderly growth and development.

The purpose and intent of this element is to mandate that growth and development be based upon the County's ability to provide an adequate circulation system; adequate sheriff, fire, paramedic and library services and other necessary facilities; and, through all of the processes established in this Element, natural resources and the natural environment shall be protected.

A major goal of the Growth Management Plan Element is to ensure that the planning, management and implementation of traffic improvements and public facilities are adequate to meet the current and projected needs of Orange County.

Describes the
County General
Plan; not
necessary
in SP

LAND USE PLAN

III

LAND USE PLAN

I. INTRODUCTION

This Local Coastal Program (LCP) comprises the Land Use Plan (LUP) and Implementing Actions Program (IAP) for the Sunset Beach Community in northern Orange County (Figure 1).

General discussion on local coastal programs; not necessary in SP

The Coastal Act of 1976 sets forth state-wide goals concerning the environment within the coastal zone. To achieve these goals the Act mandates each local government to prepare a "local coastal program" for areas within the coastal zone under its jurisdiction. Accordingly, the underlying objectives of the County's Sunset Beach Local Coastal Program are to:

- Protect, maintain, and, where feasible, enhance and restore the overall quality of the coastal zone environment and its natural and man-made resources.
- Assure orderly, balanced utilization and conservation of coastal zone resources taking into account the social economic needs of the people of the state.
- Maximize public access to and along the coast and maximize public recreational opportunities in the coastal zone consistent with sound resource conservation principles and constitutionally protected rights of private property owners.
- Assure priority for coastal-dependent and coastal-related development over other development on the coast.
- Encourage state and local initiatives and cooperation in preparing procedures to implement coordinated planning and development for mutually beneficial uses, including educational uses, in the coastal zone.

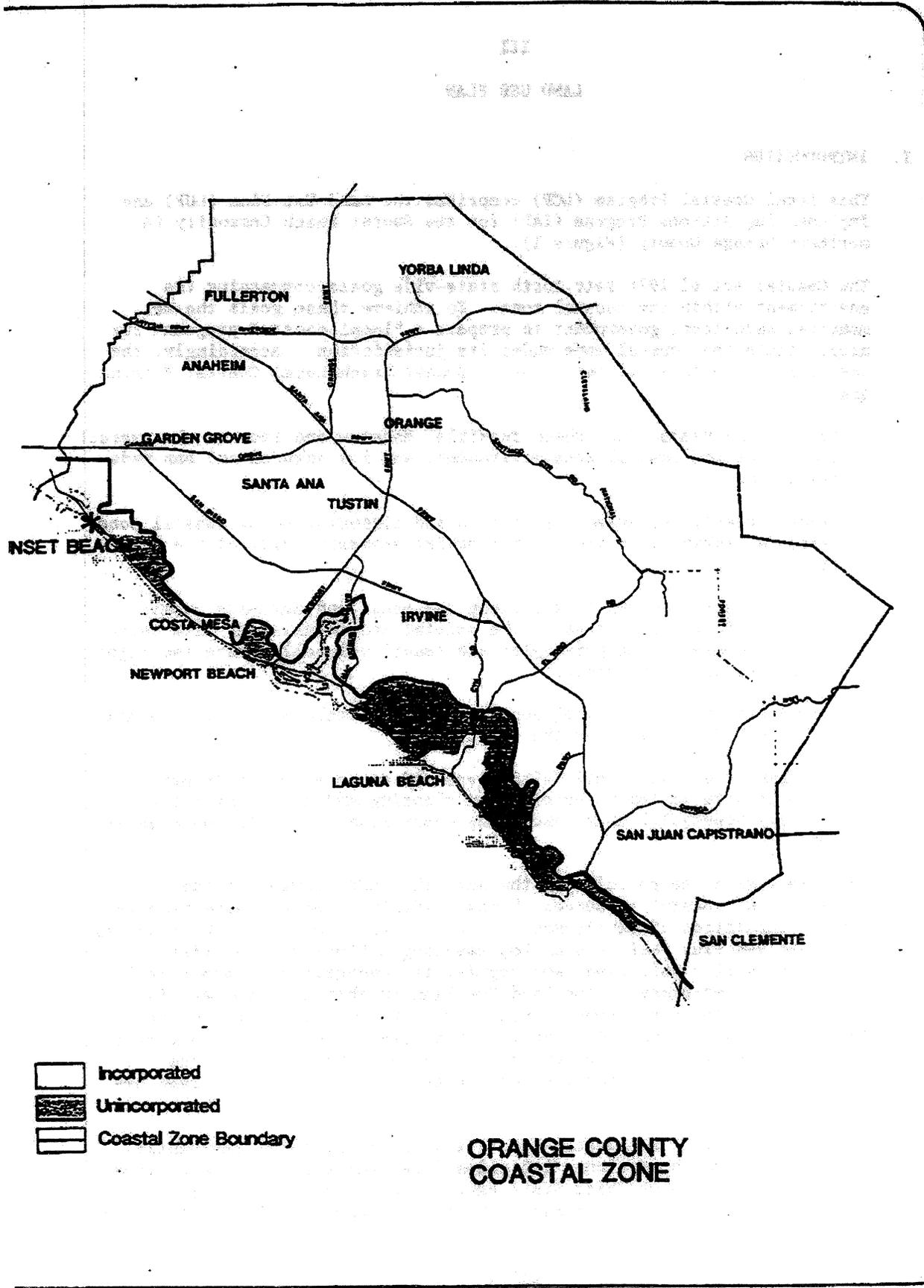
In SP Section 2.2 Land Use, pg. 10

Consistent with the policies of the Act, this LCP focuses on the protection of coastal resources through orderly, comprehensive planning, and the regulation of development in the coastal zone. The LCP consists of a Land Use Plan (LUP) and an Implementing Actions Program (IAP) comprising policy guidelines and regulatory requirements, respectively. The policies contained in the Land Use Plan establish parameters for evaluating future development projects within the area. The LUP sets forth the measures that the County should take to achieve the degree of resource protection required by the Coastal Act and serves as the foundation for the IAP (Regulations) which will carry out the land use plan through zoning.

General local coastal program discussion; not necessary in SP

- A. Sunset Beach is a 115-acre County island, a primarily residential community which stretches 1.2 miles from Seal Beach at the northeast extremity to Bolsa Chica State Park, with which it is contiguous, at the southeast. It is bordered on the southwest by the Pacific Ocean

In SP Section 1.1 Location, pg. 1



In SP
Section 1;
Exhibit 1.1,
pg. 2

Figure 1
ATTACHMENT NO. 6.14

and on the northeast by the Huntington Harbor and Peter's Landing developments of the City of Huntington Beach. From the ocean inland Sunset Beach is formed by five successive strips running the length of the community; the approximately 30-acre County beach, the ocean front residences along South Pacific Avenue, the County "green strip" and public parking facility between South and North Pacific Avenues, the residences along North Pacific and side streets, the mixed residential-commercial buildings on both sides of Pacific Coast Highway, and the residences on Sunset Island and adjacent to Park Avenue.

In SP
Section 1.1
Location,
pg.1

Sunset Beach is unique among coastal communities in that 61 percent of its total area is publicly owned and utilized. Of its 115 acres, 70 acres are devoted to public uses.

In SP Section
1.2 SP Area
Background,
pg. 1

There is a mix of residential densities and types in the community, chiefly as a result of zoning variances granted; these variances have accommodated duplexes, triplexes, and four-plexes on 2,700-square-foot lots. While the community is mostly built out, recycling is occurring. Some housing in the area is serving moderate income families.

Direct access to the beach is provided by numerous public streets through the residential areas. The County improved the old Pacific-Electric right-of-way as a linear park, bisecting the community with play areas, picnic areas, pathways, and 660 parking spaces. As of 1989, parking problems still exist due to poor distribution of supply as related to demand in certain areas.

II. RESOURCE COMPONENT

A. INTRODUCTION

The Resource Component of the Sunset Beach Local Coastal Program is comprised of the following seven products:

1. Habitat Constraints and Protection -- addresses protection of water resources, marine resources, and buffer areas;
2. Long Term Habitat Management Program -- addresses methods for permanently protecting resources;
3. Public Health and Safety -- addresses management of areas containing hazardous conditions pertaining to geology, floods and fire;
4. Land and Water Conservation -- addresses protection of land and water resources;
5. Viewshed Protection -- addresses protection of scenic resources (scenic vistas, scenic corridors, unique landforms, architectural character, significant vegetation, land use character, landscape character);
6. Viewshed Reclamation Program -- addresses reclamation of viewsheds in scenic areas degraded by development;
7. Cultural/Scientific Resources -- addresses protection of archaeological, paleontological and historic resources.

The Resource Component specifically contains the following information:

- Description of the environmental setting or existing conditions for each subarea within the Sunset Beach Local Coastal Program area;
- Statement of specific issues resulting from analyses of the environment setting/existing conditions information;
- List of existing County of Orange policies and additional policies that will ensure conformance of County policies with the California Coastal Act.

B. SUNSET BEACH RESOURCES

1. Habitat Constraints and Protection

a. Terrestrial

Land uses in the study area are predominantly residential and commercial/business with recreational use along the ocean shoreline. The residential use consists of single and

Describes organizational section; not necessary in SP

In SP Section 2.1 Existing Conditions, pg. 8

multiple family type dwellings which are well mixed throughout both residential and commercial zoned areas. Existing commercial uses range from neighborhood convenience facilities such as markets, to more area-wide facilities such as motels, restaurants and specialty shops. The existing residential and commercial areas are 96 percent developed.

The study area poses the unique and increasingly valuable commodity of its beach shoreline. The study area is also surrounded on its inland side by a system of waterway canals in the Huntington Harbor development and is in proximity to a major wildlife refuge and Sunset Aquatic Park.

The area exhibits generally low relief with elevations ranging from sea level to 5 feet above sea level.

Erosion of the shoreline in this segment has been relatively continuous since the construction of the east jetty of Anaheim Bay in 1944. In 1945, the Navy constructed 600 feet of stone revetment downcoast from the Anaheim Bay east jetty to retard the erosion but had to reinforce it the following year. In 1947, the revetment was further extended and a wood sheet-pile bulkhead established to strengthen the shore road. In the 1940s, 1,422,000 cubic yards of material were placed on the beach. Additional material placed along the Surfside-Sunset Beach shoreline later included 874,000 cubic yards in 1956, 4 million cubic yards in 1964, 2.3 million cubic yards in 1971, 1.5 million cubic yards in 1979, and 1.1 million cubic yards of sand in 1985.

Much of the area northeast of Pacific Coastal Highway was once a marsh and slough and was dredged and redeveloped to establish Sunset Island and Huntington Harbour. The development of these communities destroyed the marsh-slough habitat and much of the wildlife was displaced. The study area itself does not provide a suitable habitat for wildlife or native vegetation because of its highly urbanized character, although certain avifauna may forage on the beach.

b. Littoral

Along the sandy beaches of the study area, plankton, organic detritus, and debris form a primary food source for many of the macroscopic (i.e., large enough to be observed by the naked eye) species of marine animals, such as beach hoppers, sand crabs, and various species of clams. Also, microfauna could possibly be a food source for invertebrate macroscopic filter feeders. Filter and deposit feeders provide a food source for many fish species such as barred surfperch and California corbina, and also for numerous shore birds such as willets, whimbrels, dowitchers, plovers, and gulls. In turn, many of the vertebrates, especially the fishes, provide a food source for larger carnivorous vertebrates such as other fishes and mammals.

In SP
Section 2.1
Existing
Conditions,
pp. 8-9

Many invertebrate species are subject to cycles of abundance and rarity on any segment of sandy beach shoreline. The fish species present are frequently taken by in-shore anglers but are not exclusively confined to the shallow water of the open coast sandy beaches; they can also be found in deeper waters or in bays and harbors, depending on such factors as migratory habits, spawning habits, weather conditions, wave conditions, and currents. Pismo clams are known to exist all along the intertidal and subtidal zones of the sandy beach shoreline from Anaheim Bay Harbor to the entrance to Newport Harbor. This bivalve is an important resource sought by recreational clammers.

In SP
Section 2.1
Existing
Conditions,
pg. 9

Previous beach nourishment operations have severely disturbed intertidal fauna. To determine whether pismo clams had recolonized along the project area shoreline since the previous nourishment operation in 1971, a reconnaissance investigation was made by Corps personnel on December 2, 1976. In about 50 minutes of probing with one claming fork, 28 clams were taken from the lower intertidal zone of the beach. On most beaches it requires 6 or 7 years for pismo clams to attain legal size (California Fish and Game's game limit size) of 4.5 inches and 8 to 9 years to reach 5 inches (California Fish and Game, 1971). The majority of clams found by the Corps were less than 4 inches, which seems to indicate a recolonization of the intertidal sandy beach since the previous 1971 beach nourishment. Two of the clams taken were over 5 inches in diameter. These clams could have come from subtidal depths seaward of the last beach fill deposition limits.

Description of
clam study,
not necessary
in SP

The open coast sandy beach along the project area and remaining beaches along the study area are spawning habitat for the grunion. Other fish species such as the barred surfperch and California corbina are found in the surf zone feeding primarily upon sand crabs.

In SP
Section 2.1
Existing
Conditions,
pg. 9

Common sandy beach organisms such as the sand crab, pismo clam, bean clam and polychaetes are known to exist intertidally and subtidally along the Surfside-Sunset Beach shoreline in spite of previous beach deposition operations. There is little doubt that recolonization of the project shoreline will continue to occur. However, the re-establishment of a community may be hindered, depending upon the time the disturbance occurs. If the disturbance occurs during a potentially successful period of species recruitment, larval settlement could be retarding owing to the instability of disturbed habitat and changes in water quality. If future nourishment operations occur during a period of potentially successful pismo clam recruitment, a year class of clams could be adversely affected along the project shoreline.

c. Aquatic

There seems to be a scarcity of information concerning the distribution and abundance of most fauna species found in association with the open coast subtidal sand-bottom habitats of southern California. According to Oliver and Slattery there are no published studies of the spatial and temporal variations of fauna within an exposed subtidal sand-bottom community on the west coast.

In 1971, Gotshall (1971) investigated the subtidal sand-bottom habitats offshore from Seal and Surfside-Sunset Beaches. Biological surveys were conducted prior to, during, and after the Corps State 4A beach nourishment operation to help determine the impacts that the operation had on the marine biota.

d. Issues

Identification must be made of optimum timing of beach nourishment to protect habitat areas.

e. Buffer Areas

There are no significant buffer areas in Sunset Beach.

General ocean habitat information, not necessary in SP

2. Long-Term Habitat Management Program

There are no significant habitat areas within Sunset Beach, due to the fact the area is fully developed. Therefore, a County-wide management plan is proposed.

The California Coastal Act mandates inclusion of implementation measures as well as policies and plans in the context of the Local Coastal Program. Much of the organizational and institutional framework currently exists within the County of Orange for management of implementation measures.

The mandated elements of the Orange County General Plan may be amended four times annually. This is but a partially sufficient implementation measure because such action conducted at a specific moment in time cannot delineate entirely a complete resource management program. Such is the case because resource management decisions and implementations may be sequential.

The Orange County Zoning Code and other ordinances, policies or guidelines may be written and/or interpreted liberally. Such action often allows habitat destruction or degradation in development projects.

Additional problems exist that may impede the creation and operation of a Long-Term Habitat Maintenance Program. Within the County of Orange, authority and responsibility for implementation of resource management measures are fragmented among several

Describes the County's approach to creating a management plan; not necessary in SP

agencies, divisions or service functions. Funding availability dictates existence and scope of habitat management actions. Competition among private and public interest groups often impedes or reserves habitat management efforts. Vested interests often associate their concerns with those of the "Public".

It is recommended that the County of Orange create a study team of technical experts employed within County agencies or by County-designated consultant firms to create, compose, implement or enforce a long-term habitat management program on a County-wide scale. The overall program should contain, but not be limited to, the following phases:

a. Organizational Phase

- Creation of Study Team
- Goals and organizational procedures of Study Team
- Methods of analysis

b. Identification Phase

- Type, location, extent, degree of sensitivity, of habitat area (may be termed a "Master Environmental Assessment")
- Mapping
- Delineation of individually sensitive habitat areas.

c. Policy/Plan Phase

- Creation of policies and development guidelines that adopt a "variance" appeal portion to be decided upon by members of the Study Team only.

d. Maintenance/Enforcement Phase

- The duties of the Study Team would include the following: provision of a general overview of all predevelopment and development phases; formulation, guidance and usage of results of research projects/studies - selection among technical alternatives; and maintenance of such recommendations.

3. Public Health and Safety

a. Seismic Hazards

(1) Environmental Setting/Existing Conditions

The Newport-Inglewood Fault Zone, which is directly adjacent to the study area, presents a major source of concern. Sunset Beach is highly susceptible to moderate to heavy damage during an earthquake of a magnitude of 6.0 on the Richter scale or greater if the epicenter lies

Describes the County's approach to creating a management plan; not necessary in SP

Seismic hazards already in the Huntington Beach GP and LCP

in close proximity to the study area. The study area could also be affected by earthquakes of greater magnitude on faults other than Newport-Inglewood.

Seismic hazards already in the Huntington Beach GP and LCP

General characteristics of study area soils (granular composition, adhesive nature, etc.), when combined with the high ground-water table, create a situation where a high probability of liquefaction has been identified in neighboring areas as recently as the Long Beach earthquake of 1933 (see Figure 2).

(2) Issues

Determination must be made of the level of risk from seismic hazards. Specific action to achieve acceptable levels of risk must be developed.

b. Flooding

Ocean-water creates a flooding problem in Sunset Beach. Therefore, for new development along the coast, special design considerations must be met, as described in the COASTAL FLOOD PLAIN DEVELOPMENT STUDY (January 1985), plus the Zoning Code Section 7-9-113, Floodplain District Regulations, shall be applicable.

In SP Section 2.4 Flooding and Shoreline Structures, pg. 22; and Section 3.3.8 Flood Plain District, pp. 51-52

4. Land and Water Conservation

a. Existing Condition

The only identified resource area is the Anaheim-Sunset Bolsa Bay. The Sunset Beach Planning Area represents only 20 acres of a total drainage area of 48,000 acres. The City of Huntington Beach contains the majority of the drainage area.

Describes vicinity; not necessary in SP

b. Issues

How will pollutants from Sunset Beach be controlled?

5. Viewshed Protection

a. Environmental Setting/Existing Conditions

The entire length of the Orange County section of Pacific Coast Highway is designated as a scenic highway, specifically a viewscape corridor. Viewscape corridors are defined in the Scenic Highways Component of the Transportation Element, as "routes which traverse a defined visual within which scenic resources and aesthetic values are found. The emphasis of these corridors is scenic vistas and natural viewshed."

In SP Section 2.3 Circulation, pg. 20

Describes County GP; not necessary in SP

The Pacific Coast Highway through Sunset Beach is punctuated by wall, roof, freestanding, and billboard-type signs. Most of these signs are not in conformance with County Sign

Describes sign issues; not necessary in SP

Restrictions (SR) District regulations. The signs, as well as lack of screening of highway uses, greatly detract from Pacific Coast Highway's value as a scenic highway.

Describes sign issues; not necessary in a SP

Aside from sign considerations, Pacific Coast Highway through the study area provides little interface with the unique area in which it is located. The myriad of signs and buildings on Pacific Coast Highway keeps its scenic designation from being a reality despite its proximity to the ocean. Adherence to site development standards will provide impetus for improving the scenic highway. The major problem in removal of nonconforming signs is expenditure of time and effort in processing violations. Although many nonconforming signs remain, a program to bring study area signs into conformance with the SR District is ongoing.

The Sunset Beach shoreline possesses a unique and increasingly valuable visual resource (see Figure 3). The study area also is surrounded on its inland side by a system of waterway canals in the Huntington Harbour development and is in proximity to a major Wildlife Refuge and Aquatic Park. The study area, with its system of cross streets between Pacific Coast Highway and the beach shoreline area, provides excellent access to the beach area. The number of users of the beach within the study area has increased, thus increasing the demand for parking space (see Figure 4).

In SP Section 2.1 Existing Conditions, pg. 8

b. Issues

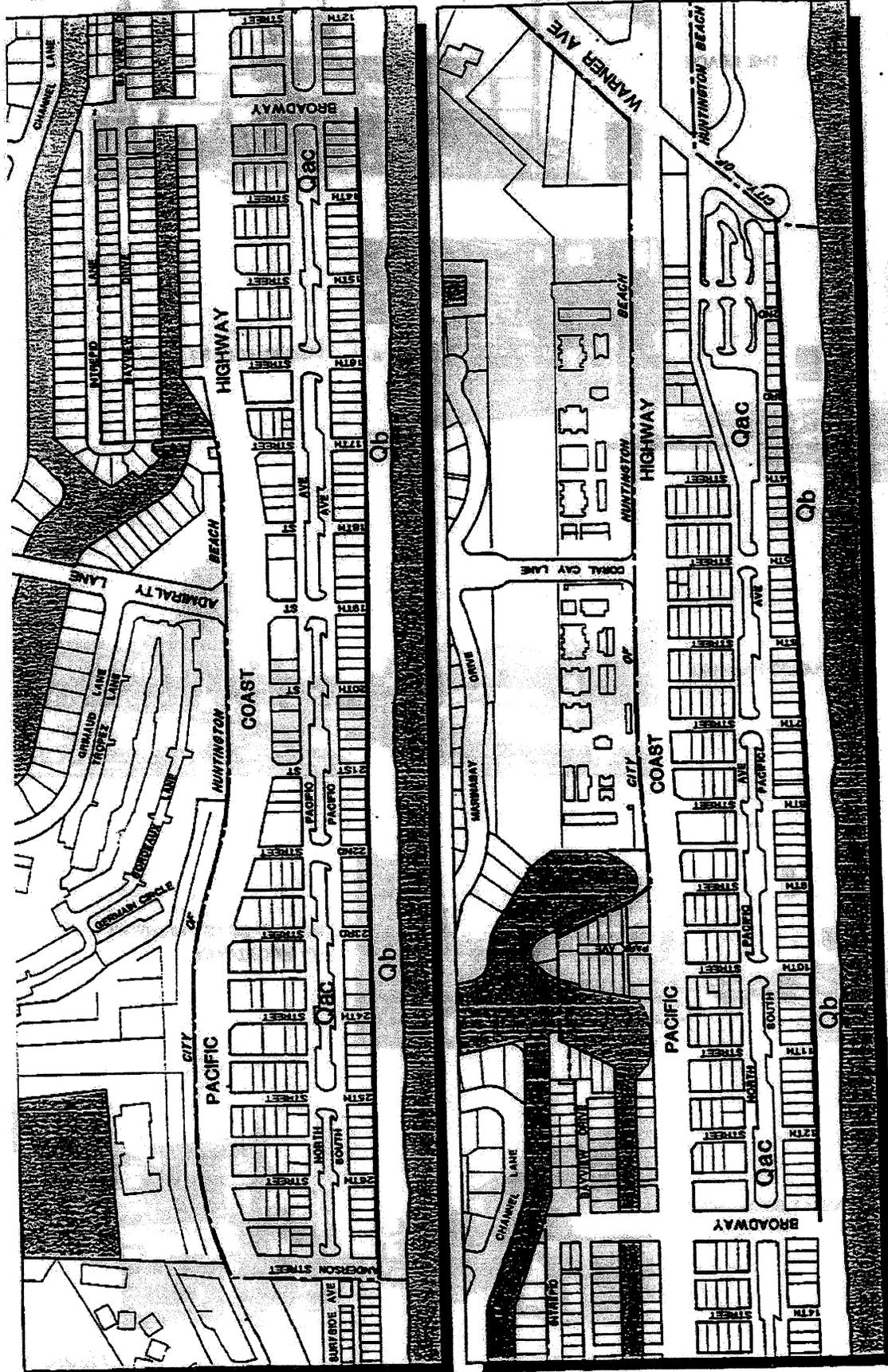
- The adequacy of existing height regulations to preserve views from public pedestrian areas and to protect the character of existing development must be insured.
- A need exists for additional development controls to phase out nonconforming signs within the Sign Restrictions District.
- Significant landform features must be preserved.
- The "viewshed" for Pacific Coast Highway must be defined and protected.
- The value of Pacific Coast Highway as a scenic drive with trails must be retained.
- Construction of additional beach access parking must occur.

List of issues; not necessary in SP

6. Viewshed Reclamation Program

a. Environmental Setting/Existing Conditions

As noted in the previous section, "Viewshed Protection", "...signs, as well as lack of screening of highway uses,



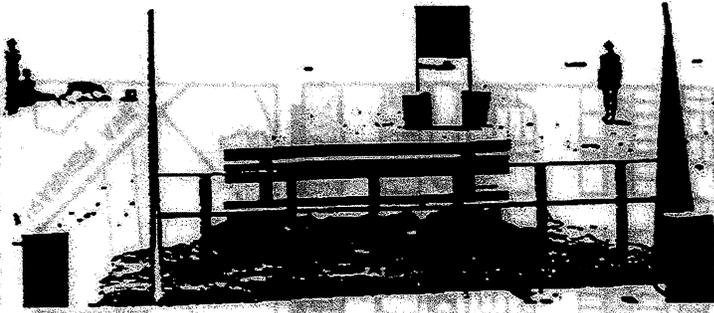
- Qb. Beach Sediments
- Qac Alluvial and Colluvial Materials

GEOLOGY
SUNSET BEACH
 Specific Plan and
 Local Coastal Program
NORTH COAST PLANNING UNIT
LOCAL COASTAL PROGRAM
environmental, SUBCOMMITTEE ADVICE
COURTESY OF CHS&B



Not necessary in Specific Plan; discussion of geologic conditions in Huntington Beach GP and LCP is applicable.

THE BEACH



PUBLIC ACCESS



Photos of area are not necessary in the SP. City does not typically include them in Specific Plans. Aerial photo included on pg. 3.

PUBLIC PARKING



PACIFIC COAST HIGHWAY AT BROADWAY



BAY VIEW DRIVE AT BROADWAY

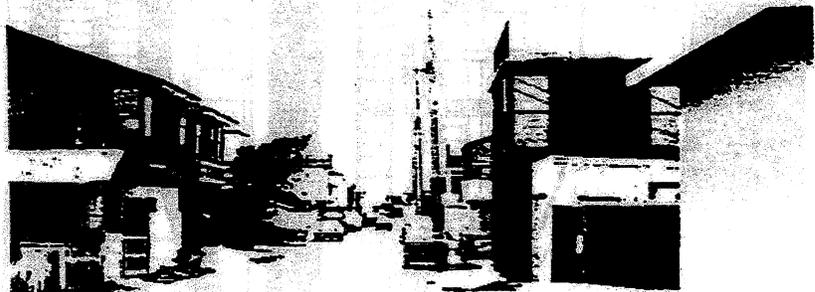
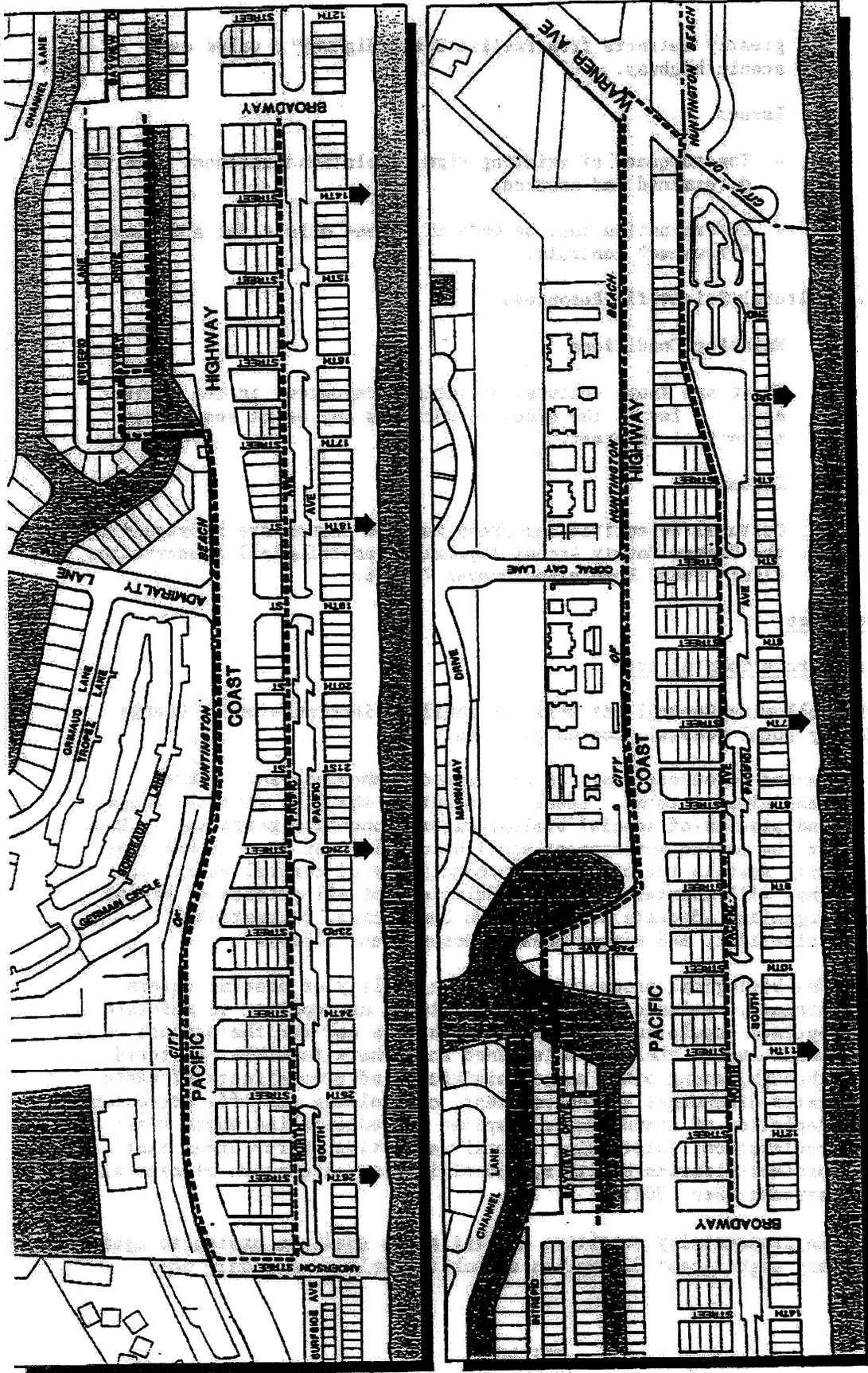
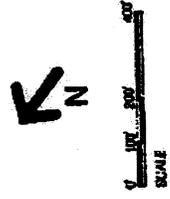


Figure 3



**VIEW ANALYSIS
SUNSET BEACH**
Specific Plan and
Local Coastal Program
NORTH COAST PLANNING UNIT
LOCAL COASTAL PROGRAM



In SP Section 2.2,
Exhibit 2.2, pg. 15

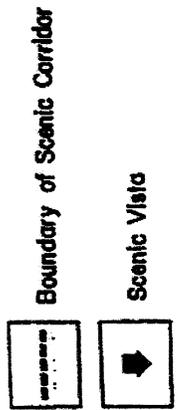


Figure 4

greatly detracts from Pacific Coast Highway's value as a scenic highway.

List of issues; not necessary in SP

b. Issues

- The adequacy of existing sign regulation/abatement must be determined and assured.
- Determination must be made if a need exists for additional "viewshed" controls.

7. Cultural/Scientific Resources

a. Existing Conditions

There are known cultural/scientific resources in the project area. A few of the oldest structures may be of some minor historical interest.

No specific structures are identified by the County; demolition of structures would be subject to standard protocols for potentially historic structures.

b. Issues

Cultural/Scientific resources related issues are addressed in the Orange County Archaeological/Paleontological Preservation Plan: Board Resolution Number 77-866.

Not specific to Sunset Beach; describes protocols covered by the Huntington Beach GP and LCP

C. Policies

California Coastal Act

The following Coastal Act policies shall be incorporated as Orange County Local Coastal program policies:

1. 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. 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 (Sec. 30230).

City LCP Policy C 6.1.3

City LCP Policy C 6.1.3

2. The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organism's and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling run-off, preventing depletion of ground water supplies and encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams (Sec. 30231).

City LCP Policy C 6.1.4

City LCP Policies 6.1.1, 6.1.14, 7.1.4

3. Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses

City LCP Policy C 7.1.2

dependent on such resources shall be allowed within such areas (Sec. 30240-a).

City LCP Policy C 7.1.2

4. 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 such areas, and shall be compatible with the continuance of such habitat areas (Sec. 30240-b).

City LCP Policy C 7.1.3

5. 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 views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas.

City LCP Policy C 4.1.1

City LCP Goal C 4

New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting (Sec. 30251).

Not necessary in SP; Sunset Beach not included in the plan.

County of Orange General Plan Land Use Element

The following is one of eight major land use policies of the Land Use Element:

6. Enhancement of Environment

To guide development so that the quality of the physical environment is enhanced.

The purpose of the Enhancement of Environment Policy is to ensure that all land use activities seek to enhance the physical environment, including the air, water, sound levels, landscape, and plant and animal life. This policy does not mean that environmental enhancement precludes development. It recognizes the need to improve both the man-made and natural environments. Where aspects of the natural environment are deemed to be truly significant, this policy requires measures be taken to preserve these aspects.

City GP Goals LU 4 and LU 5; City LCP Goal C1

County of Orange General Plan Resource Element (Open Space)

7. To protect life and property by regulating land use in areas subject to flooding, landslides, noise, high fire hazard and high earthquake potential; and to set aside land for human refuge in times of natural disaster.

City GP Objectives EH 1.1 and EH 2.1, Goals EH 4 and N1; City LCP Goal C 10 and Policy C 1.1.9

To ensure the health and safety of County residents by identifying, planning for and managing open space areas subject to flooding, landslides, noise, high fire hazards, and earthquake potential.

8. To encourage the conservation of open space lands which provide recreational scenic, scientific and educational opportunities.

To designate open space areas that preserve, conserve, maintain and enhance the significant natural resources and physical features of unincorporated Orange County.

Not all undeveloped land is to be considered for open space protection. In accordance with the State Government Code definition of open space, it is obvious that the objective is for local agencies to take the necessary measures that preserve and protect resource areas from incompatible development or use and to protect the public from potential development or use hazards.

9. To seek out, evaluate and take advantage of special opportunities to obtain open space as these opportunities become available and when the available open space meets or helps to meet established open space goals and objectives.
10. To plan for the acquisition, development, maintenance, operation and financing of open space lands which provide recreational, scenic, aesthetic, scientific and educational opportunities.

The State Government Code also contains an open space definition that further clarifies the role of open space. A partial definition of open space is:

Any parcel or area of land or water which is essentially unimproved and devoted to an open space use as defined (below):

- a. The preservation of natural resources, including but not limited to:
- 1) Areas required for the preservation of plant and animal life, including habitat for fish and wildlife species.
- b. Public health and safety, including but not limited to:
- 1) Areas required for the protection of water quality and reservoirs; and
 - 2) Areas required for the protection and enhancement of air quality.

Habitat-Constraints and Protection

11. The County of Orange shall identify fish, wildlife and vegetation habitats throughout the County; to require proposed development plans to identify affected habitats; to accept habitat dedications; and to preserve the fish, wildlife and vegetation species of the County.
12. The County of Orange shall prevent the elimination of fish or wildlife species due to man's activities; ensure that fish and

City GP Goals
RCS 2, RCS 3,
ERC 1, and
Policy ERC
4.1.1;
City LCP
Objectives
C 3.1, C 4.1,
and C 7.3

State code
reference;
not necessary
in specific plan.

City GP Goal
ERC 2,
Policies
ERC 2.1.2 and
ERC 2.1.10;
City LCP Goal
C 7, and
Objective
C 6.1

- Wildlife populations do not drop below self-perpetuating levels; preserve, protect and enhance for future generations all animal communities and to provide for public viewing of these species within thin such protection.
13. The County of Orange shall protect the species within their natural habitat from harassment and molestation by controlling access, by regulation and by enforcement.
14. All development shall be designed to fit the site topography, soils, geology, hydrology, and any other existing conditions and be oriented so that grading and other site preparation is kept to an absolute minimum. Natural features shall be pres
15. All development plans/grading plans shall define the precise location of sensitive habitat areas.
16. Plans for erosion and sediment control measures, including landscaping and provisions for maintenance responsibilities need to be established as a requirement of the approval processes.
17. The construction of improvements to land which will probably require protection from coastal erosion in the foreseeable future shall not be allowed except as permitted by Sections 30253 and 30235 of the Coastal Act.
18. Construction in coastal waters must be evaluated relative to its effects on recreational uses.
19. Location of buildings and parking areas shall be appropriate to the size, shape and topography of the site and shall be in harmony with its setting.
20. Vegetative covering for stabilization of graded areas shall be selected and designed to be compatible with surrounding nature vegetation.
21. County approved measures must be taken to prevent soil erosion and to control sedimentation.
22. County approved herbicides shall be used to control weeds, brush and other growth if necessary.
23. Development as proposed in the Recreation and New Development component which require an Army Corps of Engineers permit under Section 10 of the River and Harbor Act of 1899 and under Section 404 of the Clean Water Act of 1977, will be subject to separate review by the United States Fish and Wildlife Service under the Fish and Wildlife Coordination Act.
- See previous page; items 11 and 12.
- City GP Policy LU 5.1.6 and Objective EH 1.1, City LCP Policy C 1.1.9
- City GP Policy LU 5.1.4; City LCP Objective C 7.1
- City GP Goal EH 2 and Policy LU 5.1.4; City LCP Policy C 1.1.9
- City LCP Objective C 6.1
- City GP Policy LU 7.12; City LCP Policy C 1.2.2
- City LCP Policy C 7.1.3
- See item 16 above.
- City Municipal Code Chapter 8.16
- City LCP Implementation Program I-C 12

Long-Term Habitat Management

24. All federal, state and local air, water, solid waste and noise pollution regulations shall be complied with. In SP Section 3.2 General Provisions, pg. 26
25. An entrapment device shall be installed that can be maintained regularly to reduce litter that may enter Sunset Beach from the County flood control channel. County Channel Policy; not necessary in SP
26. The County of Orange shall examine public and private projects (such as road construction, flood control, dredging and filling, waste disposal, etc.) as such pertain to habitat Management-Public Health and Safety. City GP Implementation Program I-ERC-1; City LCP Objective C 7.1

Public Health and Safety

27. Applications for grading and building permits, and applications for subdivision shall be reviewed for adjacency to, threats from, and impacts on geologic hazards arising from seismic events, tsunami run-up, landslides, beach erosion, or other geolog City GP Implementation Program I-EH 4; City LCP Policy C 1.1.9
28. The County of Orange shall protect irreplaceable beaches and coastal bluffs from development and natural erosion processes, to provide for the replenishment of beach sands, and to maximize public control and access to the beaches and the coast City GP Goal EH 2; City LCP Policies C 10.1.6, C 10.1.7, C 10.1.23, and C 3.1.1
29. The County of Orange shall create an ongoing mechanism for developing and instituting controls to mitigate unacceptable risks.
- a. Regulate designated major watercourses and/or development on their flood plains to provide safety during a standard project flood. City LCP Policies C 6.1.18, C 10.1.14, C 10.1.15, C 10.1.16, C 10.1.17, and C 10.1.18
- b. Discourage building within flood plains and, when flood plain mapping is available, add flood plain regulations to existing zoning districts within flood plains.
- c. Provide structural remedial projects to reduce frequency of flooding in developed areas to 100 years, as financial resources permit.
- d. Prepare remedial measures to limit erosion and sediment transport from development areas to bays and harbors and to permit reasonable movement of sediment to the open ocean for beach sand replenishment. City LCP Policy Objective C 6.1 and Policy C 6.1.24
30. The County of Orange shall support programs to investigate and understand the phenomena creating the flood hazard, train personnel in the effective technique of prevention and disaster control, and provide aid to persons affected by disasters. City GP Implementation Program I-EH 13 and I-EH 14 and City LCP Implementation Program I-C 20
- a. Monitor for and evaluate studies of the use of nonstructural

alternatives, including more compatible land use planning adjacent to watercourses for flood control purposes.

City GP
Implementation
Program I-EH 13
and I-EH 14 and
City LCP
Implementation
Program I-C 20

- b. Provide guidance during and after flood disaster and promote inter-agency assistance for people affected.

31. Adequate street lighting/parking lot light shall continue to be provided in conformance with American National Standards Institute (ANSI) and the Orange County standard plans.

City GP Policy CE
5.1.2 and City LCP
Implementation
Program I-C 9

32. Parking areas shall be clearly marked.

33. Stringent controls shall be in effect over disposal of solid, chemical, liquid, sanitary and oily wastes.

City GP Policy HM 1.1.4
and City LCP Policies
C 6.1.1, C 6.1.11, C 7.2.3,
C 8.2.8 and C 8.2.10

Land and Water Conservation

34. All water areas must be protected from pollution.

City LCP Goal C 6

35. All diking, dredging, and filling activities shall conform to the provisions of Sections 30233 and 30607. 1 of the Coastal Act. Dredging, when consistent with these provisions and where necessary for the maintenance of the tidal flow and continued viability of the wetland habitat, shall be subject to the following conditions:

- a. Dredging shall be prohibited in breeding and nursery areas and during periods of fish migration and spawning.
- b. Dredging shall be limited to the smallest areas feasible.
- c. Designs for dredging and excavation projects shall include protective measures such as silt curtains, diaphragms, and weirs to protect water quality in adjacent areas during construction by preventing the discharge of refuse, petroleum spills, and unnecessary dispersal of silt material.

City LCP Policies
C 6.1.20 and
C 6.1.5

36. Spoils should be deposited in the littoral drift except when contaminants would adversely affect water quality or marine habitats.

37. Sediment basins (including debris basins, desilting basins, or silt traps) shall be installed in conjunction with the initial grading operations and maintained through the development process to remove sediment from run-off waters. All sediment shall be retained on site unless removed to an appropriate dumping location.

City LCP
Policies
C 6.1.6 and
City GP Policy
LU 5.1.6 and
LU 5.1.7

38. Provisions shall be made to conduct surface water to storm drains or suitable watercourses to prevent erosion. Drainage devices shall be designed to accommodate increased run-off resulting from modified soil and surface conditions as a result of development. Water run-off shall be retained on-site whenever possible to facilitate groundwater recharge.

- 39. Degradation of the water quality of groundwater basins, nearby streams or wetlands shall not result from development of the site. Pollutants, such as chemicals, fuels, lubricants, raw sewage, and other harmful waste, shall not be discharged into or alongside coastal streams or wetlands either during or after construction.
- 40. Water quality shall be protected by meeting strict quality standard and enforcement with regard to water imported into the County, and to preserve the quality of water in the groundwater basin, streams, estuaries and the ocean.

City GP Objective U 1.2 and City LCP Goal C 6

Viewshed Protection/Viewshed Reclamation

- 41. All development within the Sunset Beach Local Coastal Program study area shall be subject to a Coastal Development Permit, including local community review.
- 42. Outdoor advertising signs shall be prohibited in the Coastal Zone area.
- 43. Undergrounding of electric distribution lines by the utility companies shall be required at the earliest time practicable. (See also Policy #46.)
- 44. The County of Orange shall ensure that land uses within designated scenic highway corridors are compatible with scenic enhancement and preservation.
- 45. The County of Orange shall protect the County's visual amenities and historical values through the permanent preservation of scenic areas as open space.
- 46. A master plan for undergrounding of utilities shall be prepared and a study shall be initiated of the feasibility of combining utility easement to avoid disfiguring use of land.
- 47. The County of Orange shall determine requirements, plan or assist in the planning, and assume management responsibility when appropriate for open space areas used for outdoor recreation, including, but not limited to, areas of outstanding scenic, historic, and cultural value particularly suited for park and recreation purposes, including access to lake shore, beaches, and rivers and streams, and areas which serve as links between major recreation and open space reservations, including utility easements, greenbelts, banks of rivers and streams, trails and scenic highway corridors.
- 48. Scenic highways developed by the County shall benefit the entire County.
- 49. Scenic highway corridors shall be designed to maximize the compatible multipurpose objectives of open space planning such as recreation, conservation, public health and safety, and

In SP Section 3 Development Standards, pp. 30, 35, 38, 39

In SP Section 3:3.3, pg 38; City LCP Policy C 4.5.1

City GP Policy U 5.1.2 and City LCP Policy C 4.7.2

City LCP Policies C 4.1.1 and C 4.2.1

City GP Implementation Program I-U 6 and City LCP Implementation Program I-C 22

City GP Goal RCS 2, Policies RCS 6.1.1 and RCS 3.1.3 and City LCP Policies C 1.1.5, C 2.5.1, C 2.6.4, C 2.6.5, C 4.1.2 and C 4.1.3

Not necessary to carry forward

City LCP Objective C 4.3

preservation of scenic aesthetic amenity.

City LCP Objective C 4.3

50. The scenic corridor plan should not provide impetus for other forms of development detrimental to the values of the scenic highway corridor.

City GP Policies
RCS 1.1.2, RCS 2.1.2,
RCS 2.1.5 and
Objective CE 7.2 and
City LCP
Implementation
Program I-C 14

51. The scenic highway should be linked, when possible, to regional parks, trails, wildlife areas and historical sites, greenbelts and other recreation-open space areas without being detrimental to them.

52. Signing shall respond to driver perception criteria, such as distance, speed and core of vision.

53. Public signs where possible, shall be consolidated and organized on common sign frames.

54. Signs shall be an integral part of the building design, using compatible materials.

In SP Section
3.3.6, pp. 48-50

55. Freestanding signs where permitted shall relate to the design of the main structure and shall be located so as not to detract from the aesthetic appeal of the development. Utilization of low profile signs is encouraged to promote this end.

56. Light sources on site shall not be directly visible, or be of such high intensity as to cause a traffic or public safety hazard.

City GP Implementation
Program I-CE-4 and
City LCP I-C 9

County of Orange General Plan Resources Element (Cultural and Historic sources

57. County policies addressing archaeological, paleontological and historical resources shall be implemented at appropriate stage(s) of planning, coordinated with the processing of a project application.

City LCP Policies
C 5.1.1 - C 5.1.5

III. TRANSPORTATION COMPONENT

A. INTRODUCTION

1. The Coastal Act defines planning and management policies for coastal resources. These policies are grouped into six categories: public access, recreation, marine environment, land resources, development and industrial development. Policies relating to transportation are found in both the public access and development sections.

Public Access

Section 30212.5 states that: Wherever appropriate and feasible, public facilities including parking areas or facilities, shall be distributed throughout an area as to mitigate against the impacts, social and otherwise, or overcrowding or overuse by the public of any single area.

Development

Section 30252 states that: The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provision or extension of transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing non-automobile circulation within the development, (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation; (5) assuring the potential for public transit for high intensity uses such as high-rise office buildings, and by (6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of on-site recreational facilities to serve the new development.

Section 30252 states that: New development shall minimize energy consumption and vehicles miles traveled.

Issues

Sunset Beach has only a limited impact upon the regional transportation system due to its relatively small size. Transportation issues related to this segment generally are more localized or site-specific than those described in the work program. However, discussion of the regional context and inclusion of several general transportation policies is necessary.

B. REGIONAL TRANSPORTATION

1. Arterial Highways

A network of freeways and arterial highways provide regional

Coastal Act regulations are already covered in the City LCP

Introduction paragraph on transportation issue; not necessary in SP

In SP Section 2.3 Circulation, pg. 18

access for Sunset Beach. The major regional facilities serving the community are Pacific Coast Highway and the San Diego Freeway. Arterial highways link these two facilities to each other and to Sunset Beach.

These arterial highways and freeways are part of a network of existing and planned facilities defined by Orange County's Master Plan of Arterial Highways (MPAH). This network is designed to meet circulation needs of all currently adopted land use plans within the County and anticipated population growth. It is a "build-out" plan based on the assumption that all proposed highway facilities will be in place at the same time as build-out of the land use plan occurs. Also, the MPAH highway network is designed to meet the demands of year-round weekday traffic rather than peaks generated by summer and/or weekend traffic along the coast.

A brief description of relevant arterial highway classifications follows:

A **MAJOR** arterial highway is designed as a six-lane divided roadway, with a typical right-of-way width of 120 feet. A major is provided to accommodate between 30,000 and 45,000 vehicle trips per day.

A **PRIMARY** arterial highway is designed as a four-lane divided roadway, with a typical right-of-way width of 100 feet. A primary is designed to accommodate between 20,000 and 30,000 vehicle trips per day.

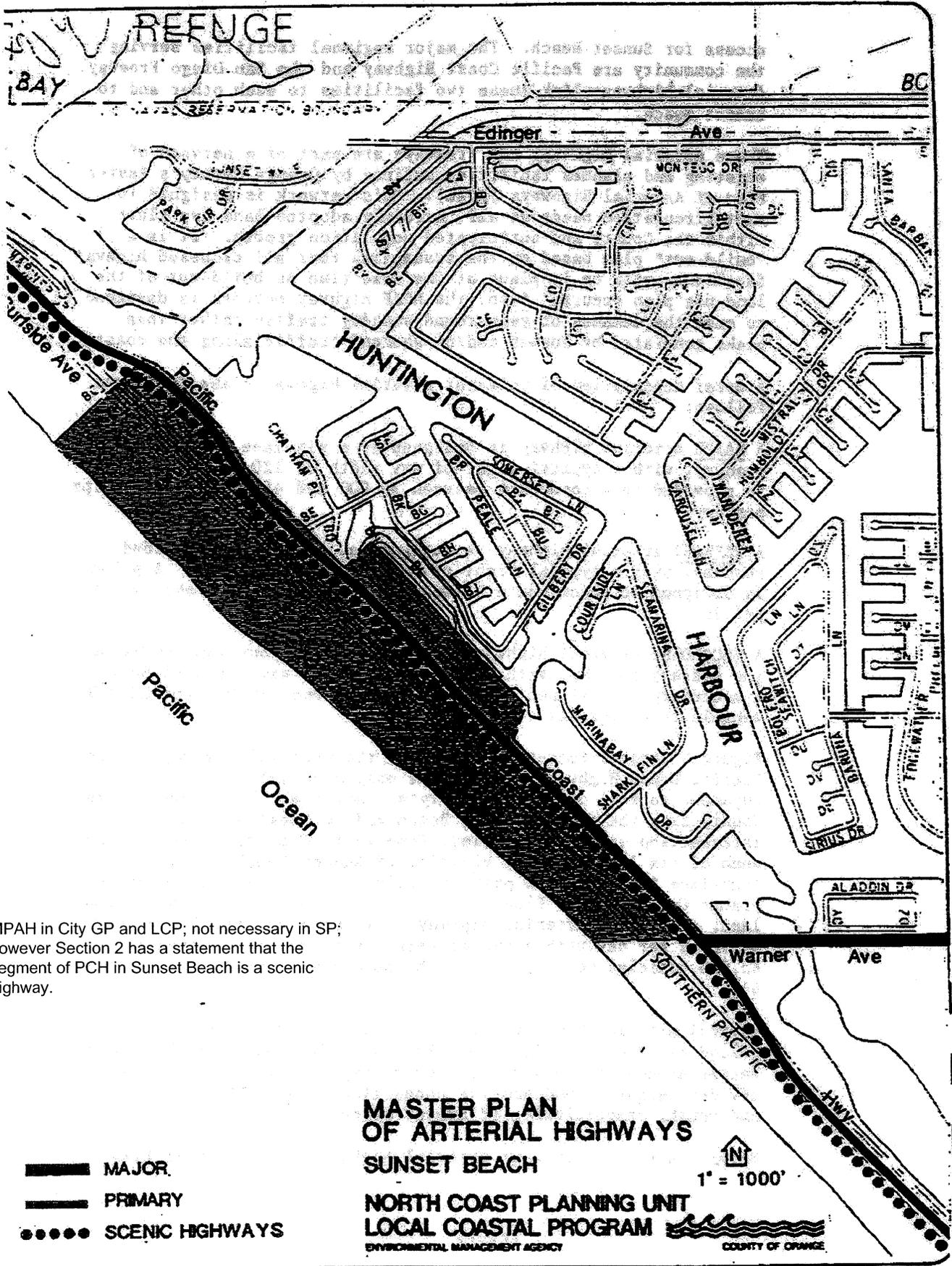
A **SECONDARY** arterial highway is designed as a four-lane undivided (no median) roadway, with a typical right-of-way width of 80 feet. A secondary is designed to accommodate between 10,000 and 20,000 vehicle trips per day.

Figure 5 locates Sunset Beach within the arterial highway network. Pacific Coast Highway (PCH) is the only arterial parallel and adjacent to most of Orange County's coastline. It enters Orange County from the north at Seal Beach and terminates at an intersection with the San Diego Freeway in Capistrano Beach. For much of its length in the vicinity of Sunset Beach it is a four-lane facility with painted median. It is designated on the Orange County Master Plan of Arterial Highways as a primary (four lane, undivided) arterial highway. It currently carries 39,000 vehicles per day within Sunset Beach, with volumes increasing to 45,000 vehicles per day during the peak summer months (see Figure 6).

Several arterial highways connect Pacific Coast Highway with inland areas and the San Diego Freeway. Seal Beach Boulevard and Warner Avenue are both designated as major arterial (six lane, divided) highways and provide connections with PCH at points north and south, respectively, of Sunset Beach.

Edinger Avenue, a primary arterial highway on the Master Plan of

In City GP and
LCP; not
necessary in the
Specific Plan



MPAH in City GP and LCP; not necessary in SP; however Section 2 has a statement that the segment of PCH in Sunset Beach is a scenic highway.

Figure 5

Arterial highways (MPAH), is proposed to connect to Pacific Coast Highway. Past studies have shown that the feasibility of this connection is unlikely because of impacts to the National Wildlife Refuge, Sunset Aquatic Park and other valuable wetland and biological resources. Therefore, volumes on PCH between Warner Avenue and the PCH bridge over Anaheim Bay are expected to be extremely high for the current geometric configuration of this reach of Pacific Coast Highway. Volume in excess of 50,000 ADT can be expected without the Edinger Avenue extension.

In City GP and LCP; not necessary in SP

The arterial highway network serves as both the motorist and the public transit rider. County-wide and regional access via transit is designed primarily by the Orange County Transit District (OCTD), which operates an extensive system of fixed routes and dial-a-ride service throughout Orange County. OCTD service to the Sunset Beach area is quite extensive. OCTD route #1 utilizes Pacific Coast Highway between Long Beach/Seal Beach and San Clemente, providing north-south service to Sunset Beach. three other OCTD routes terminate at Pacific Coast Highway and Warner Avenue at the southern end of Sunset Beach; they provide direct service to the beach from inland Orange County areas (see Figure 6).

In SP Section 2.3 Circulation, pg. 18

2. Bikeways

The Pacific Coast Bikeway follows Pacific Coast Highway and serves as a major north-south route within Orange County and the only bikeway adjacent and parallel to the coastline. Bikeways connecting to Pacific Coast Highway generally follow arterial highways. Seal Beach Boulevard and Warner Avenue both include bikeways (see Figure 7). All of the above bikeways are included in the Master Plan of County-wide Bikeways.

In SP Section 2.3 Circulation, Pg. 18

C. SUNSET BEACH TRANSPORTATION

1. Transportation Issues

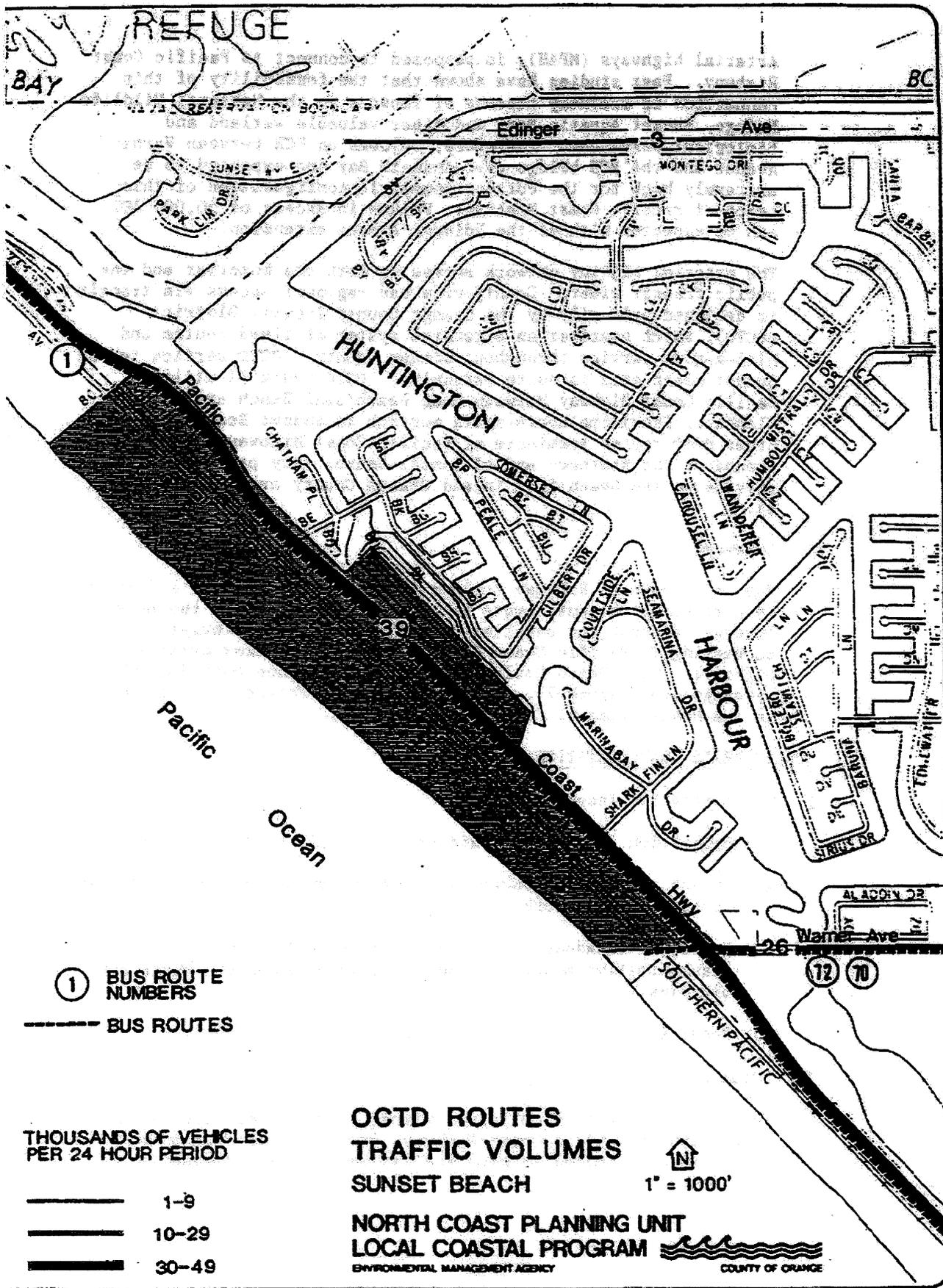
Transportation issues to be addressed in this section include:

- a. Impact of new development and redevelopment on the highway and local street network.
- b. Provision of adequate access to the site for all transportation modes, including private vehicles, buses and bicycles.
- c. Provision of adequate facilities.

GP lists typical circulation issues; not necessary in SP

2. Issue Analysis

The major transportation issues within Sunset Beach are traffic congestion on Pacific Coast Highway, local circulation within the community and limited parking facilities for both residents and visitors.



① BUS ROUTE NUMBERS
 - - - - - BUS ROUTES

THOUSANDS OF VEHICLES PER 24 HOUR PERIOD

—	1-9
—	10-29
—	30-49

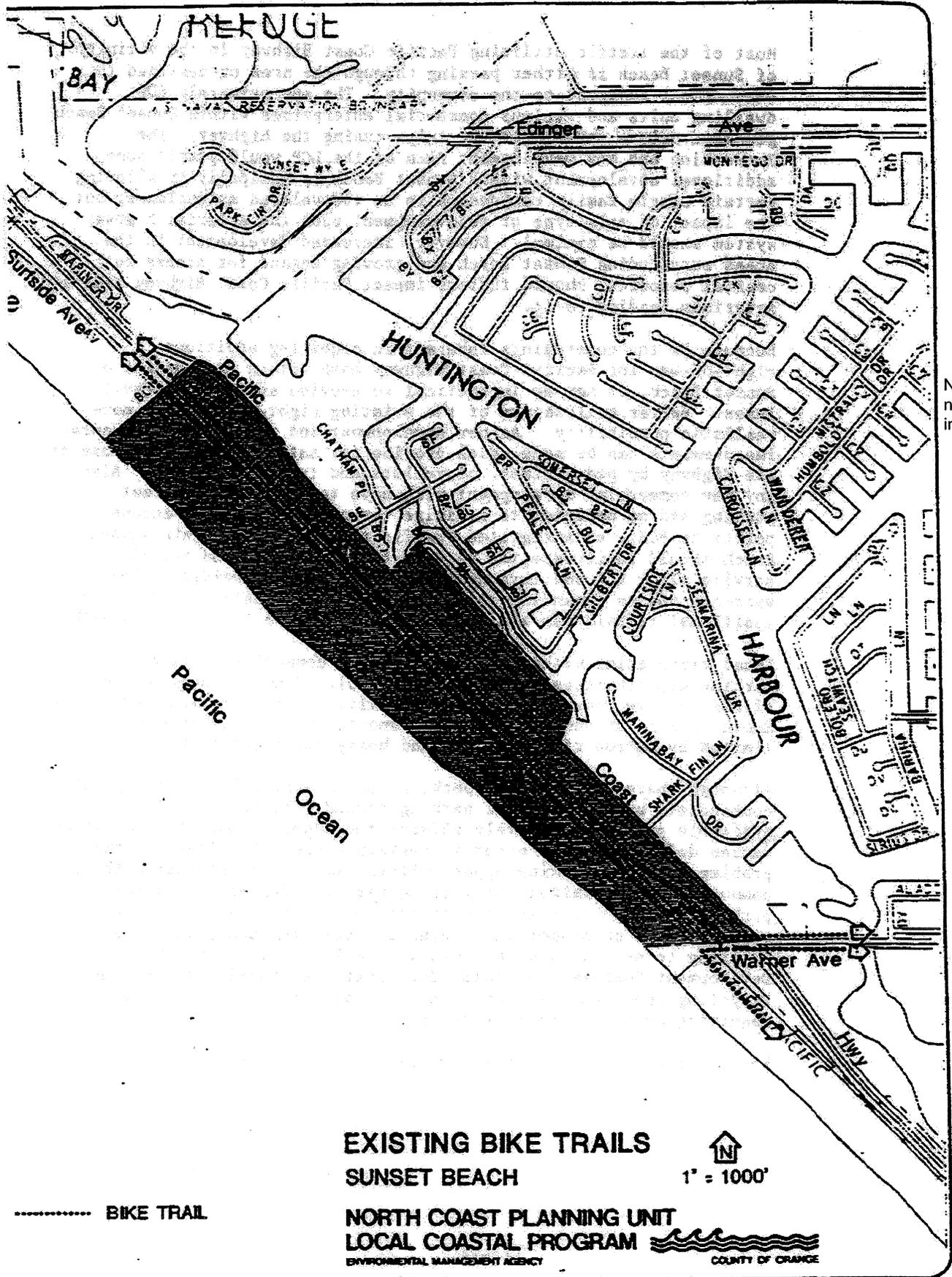
OCTD ROUTES
 TRAFFIC VOLUMES
 SUNSET BEACH

↑ N
 1" = 1000'

NORTH COAST PLANNING UNIT
 LOCAL COASTAL PROGRAM
 ENVIRONMENTAL MANAGEMENT AGENCY COUNTY OF ORANGE

Not necessary in SP

FIGURE 6
 ATTACHMENT NO. 6.38



Not necessary in SP

Figure 7

Most of the traffic utilizing Pacific Coast Highway in the vicinity of Sunset Beach is either passing through the area or destined to development adjacent to the community. The approximately 600 dwelling units and various commercial enterprises within Sunset Beach generate only a portion of the trips using the Highway. The Recreation and New Development Plan of the LCP would permit some additional development within Sunset Beach, principally by allowing certain single family residences to be redeveloped as duplexes; but the impact of this type of redevelopment upon the arterial highway system should be minimal. However, increased development in the areas surrounding Sunset Beach and growing demand for access to coastal resources should further impact Pacific Coast Highway and the arterials leading to it.

Because of the constraints inherent in acquiring additional right-of-way for Pacific Coast Highway both within and outside of Sunset Beach, it may be impractical to provide additional travel lanes. Better utilization of the existing right-of-way is a more realistic possibility. As new development and redevelopment occurs, improvements can be made which provide for safe and convenient use of the Highway by pedestrians, bicyclists and transit vehicles. Also, any new commercial development will have to provide off-street parking and be designed to minimize the number of direct access points to PCH. An integrated traffic signal system within Sunset Beach should facilitate the flow of traffic. Expanded transit service along PCH and throughout the area to be provided as demand warrants and as financial resources become available should encourage additional transit use and might somewhat reduce traffic along PCH.

Local circulation within the Sunset Beach community is tied to parking opportunities and traffic control. Traffic patterns seaward of PCH revolve around the parking facility located between North and South Pacific Avenues. Traffic movements on other streets are limited by narrow rights-of-way and heavy on-street parking.

Although there are adequate parking spaces available to meet public, commercial, and residential parking demand, the distribution of available parking negatively affects the supply-demand balance which causes deficiencies to occur in certain areas. To alleviate the problem existing parking opportunities need to be retained with the community and maximized wherever possible. Adequate off-street parking will be required in conjunction with all new development or redevelopment of properties. Specific policies and guidelines relating to parking are included in the Recreation and New Development Component of this LCP. Increase transit service and bicycling opportunities should provide access to beach uses without requiring such additional parking.

Local circulation and traffic safety will be enhanced by the

In SP
Section 2.3
Circulation,
pp. 18-19

retention of both the 15 miles per hour speed limit on all Sunset Beach streets, except Pacific Coast Highway and the parking restrictions on North and South Pacific Avenues. Also, conversion of Bay View Drive to one-way operation will be evaluated as a means to improve circulation inland of PCH.

SECTION 7-9-125.1. Required street and highway dedication and improvements normally required per the Orange County Zoning Code and not applicable to the SBSP/LCP area except for those properties abutting Pacific Coast Highway. However, street and highway dedication for 4th through 26th Streets shall conform to the Typical Section for those streets (see Figure 8).

In SP
Section 2.3
Circulation,
pp. 19-20

D. POLICIES

1. Implement the arterial highway system as defined by the Orange County Master Plan of Arterial Highways.
2. Encourage utilization of public transit.
3. Increase pedestrian and bicycle opportunities.
4. Encourage new development which facilitates transit service, provides for non-automobile circulation and minimizes vehicle miles traveled.

City LCP Objective C 2.3,
City GP Objective CE 3.1

City LCP Policies C 2.2.1 and C 2.2.2
City GP Policies CE 6.1.5 and CE 6.1.6

City GP Policy
CE 1.1.1 and
City LCP
Implementation
Program I-C 9

City GP
Objective 3.2
and City LCP
Policy C 2.2.2

Arterial Highways (Orange County General Plan)

5. Arterial highways shall be designed to reasonably accommodate all viable modes of transportation.
6. The arterial highway system shall be consistent with the adopted goals, policies and general land uses of the General Plans of the County and cities.
7. Arterial highways shall provide for the highway mobility needs generated by the various types of existing and proposed land uses within Orange County as well as an appropriate share of regionally generated need.
8. Connections shall be established between arterial highways and existing and proposed freeways to provide access to all areas.
9. Access to arterial highways shall be controlled so as not to impair the function of the arterial highway system.
10. The extension of arterial highways into open space, conservation and other environmentally sensitive areas shall be limited to the level needed for public health, safety and welfare.

City GP Goal CE 6
and City LCP
Implementation
Program I-C 9

City GP Policies CE
1.1.1 and CE 1.1.3
and City LCP
Implementation
Program I-C 9

City GP Goals
CE 1 and CE 2
and City LCP
Objective C 2.1

City GP Policy
CE 1.1.1 and City LCP
Implementation Program
I-C 9

City GP Policy CE
2.3.2 and City LCP
Implementation
Program I-C 9

City LCP
Policy C 7.2.5

Public Transit

11. Orange County Transit District shall be encouraged to provide expanded bus service as demand warrants and as financial resources

City GP Policy CE
3.1.2 and City
LCP Policies
C 2.3.1, C 2.3.2,
and C 2.3.3