BRIGHTWATER

SPECIFIC PLAN

THE BREAKERS
[HAMPTON]

THE CLIFFS
[CRAFTSMAN]

THE TRAILS
[COTTAGE]

THE SANDS
[TRADITION]

CITY OF HUNTINGTON BEACH
CALIFORNA

May 2007

BRIGHTWATER SPECIFIC PLAN

BRIGHTWATER

CITY OF
HUNTINGTON BEACH
CALIFORNA

May 2007

FORMA

BRIGHTWATER SPECIFIC PLAN

City of Huntington Beach

SUBMITTED TO:

CITY OF HUNTINGTON BEACH
Planning Department
2000 Main Street
Huntington Beach, CA 92648

Contact:
Sandra Campbell, Planner
(714) 536-5250

SUBMITTED BY:

HEARTHSIDE HOMES, INC.
6 Executive Circle, Suite 250
Irvine, CA 92614

Contact:
Ed Mountford, Senior Vice President
(949) 250-7760

PREPARED BY:
FORMA
Coastal Planning and Documentation
3050 Pullman Street • Costa Mesa, CA 92626

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TABLE OF CONTENTS

CHAPTER/Section **Page**

1 INTRODUCTION

1.1 Location and Existing Conditions 1-1
1.2 Project Area Background 1-5
1.3 Planning Area Terminology Carried Over From Preceding Entitlements and Certified EIRs 1-6
1.4 Land Use Plan and Zoning Designations 1-8
1.5 Purpose and Intent of Brightwater Specific Plan 1-11
1.6 Authority for and Scope of Specific Plan 1-12
1.7 Previous County of Orange Approvals of Brightwater 1-13
1.8 Previous California Coastal Commission Approvals 1-14
1.9 Consistency of Brightwater Specific Plan with Coastal Development Permit No. 5-05-020 1-14
1.10 Consistency with California Environmental Quality Act (CEQA) 1-15
1.11 Relationship of Brightwater Specific Plan to Previously-Approved Sandover Project (Tract No. 15734) 1-16
1.12 Consistency to Huntington Beach General Plan and Zoning and Subdivision Ordinance 1-16
1.13 Organization of Specific Plan and Appendices 1-18

2 DEVELOPMENT PLAN

2.1 Land Use Plan 2-1
2.2 Master Development Plan
2.2.1 Master Improvements 2-3
2.2.2 Residential Construction 2-3
2.3 Roadways and Circulation Plan
2.3.1 Regional Access and Internal Roadways 2-7
2.3.2 Warner Avenue Intersection Improvements 2-7
2.3.3 Warner Avenue Entry 2-7
2.3.4 Bolsa Chica Street Entry 2-10
2.3.5 Internal Roads 2-10
2.4 Grading and Drainage Plan
2.4.1 Master Grading Plan 2-12
2.4.2 Master Drainage Plan 2-14
2.4.3 Operation and Maintenance Responsibilities for BMPs 2-17
2.5 Infrastructure and Utilities
2.5.1 Potable Water 2-18
2.5.2 Wastewater Collection and Disposal 2-20
2.5.3 Utilities and Services 2-20
2.6 Residential Development
2.6.1 Development Area 7-2 – *The Sands* 2-22
2.6.2 Development Area 7-3 – *The Trails* 2-24
2.6.3 Development Area 7-4 – *The Breakers* 2-25
2.6.4 Development Area 8 – *The Cliffs and The Breakers* 2-26

TABLE OF CONTENTS

CHAPTER/Section **Page**

2.7 Habitat Preservation and Creation Areas
2.7.1 Planning Area 3A-1 – Native Grassland and Coastal Sage Scrub Creation Area 2-28
2.7.2 Planning Area 3B – Eucalyptus Environmentally Sensitive Habitat Area (ESHA) 2-28
2.7.3 Planning Area 7-1 – Southern Tarplant and Seasonal Pond Habitat Protection Area 2-31

3 DEVELOPMENT STANDARDS
3.1 Purpose and Intent 3-1
3.2 Residential Planning Area Standards
3.2.1 General Provisions 3-2
3.2.2 Development Area 7-2 – *The Sands* 3-4
3.2.3 Development Area 7-3 – *The Trails* 3-4
3.2.4 Development Area 7-4 – *The Breakers* 3-6
3.2.5 Development Area 8 – *The Cliffs and The Breakers* 3-6
3.3 Habitat Preservation and Creation Area Standards 3-7

4 COMMUNITY DESIGN
4.1 Community Design Concept 4-1
4.2 Landscape Architectural Guidelines
4.2.1 Community Landscape Concepts 4-1
4.2.2 Community Streetscapes 4-3
4.2.3 Community Plant Palettes 4-8
4.2.4 Community Entries 4-35
4.2.5 Village Greens/Pocket Park 4-38
4.2.6 Paseos (Trail Connections) 4-41
4.3 Architectural Guidelines
4.3.1 Architectural Character 4-44
4.3.2 The Sands Architectural Plans and Elevations 4-45
4.3.3 The Trails Architectural Plans and Elevations 4-47
4.3.4 The Cliffs Architectural Plans and Elevations 4-52
4.3.5 The Breakers Architectural Plans and Elevations 4-52

5 ADMINISTRATION
5.1 Enforcement of the Specific Plan 5-1
5.2 Methods and Procedures 5-2
5.3 Maintenance Mechanisms 5-2

CHAPTER/Section **Page**

6 APPENDICES

A. Legal Description of Brightwater Specific Plan Area.

B. Brightwater Coastal Development Permit No. 5-05-020, dated 12-15-2005, approved by California Coastal Commission (under separate cover). (1)

C. Brightwater Habitat Management Plan, dated December 2005 approved by California Coastal Commission (under separate cover).(1)

D. Brightwater Precise Fuel Modification Plan approved by Orange County Fire Authority and California Coastal Commission (under separate cover).(1)

E. Covenants, Conditions, and Restrictions (CC&Rs) for Brightwater Maintenance Corporation approved by California Coastal Commission (under separate cover).(1)

F. Brightwater Tract Maps (under separate cover).(1)

G. Final Project-Level Site Development Plan.

(1) Appendices B through F to the Specific Plan are provided on a CD contained in a map pocket at the back of this Specific Plan document. A full hard copy version of the Specific Plan, including hard copy Appendices, is on file in the Planning Department and City Clerk's Office at the Huntington Beach City Hall.

LIST OF EXHIBITS

CHAPTER/Exhibit **Page**

1. INTRODUCTION

1.1-1 Location Maps 1-2
1.1-2 Vicinity Map 1-3
1.1-3 Aerial Photograph 1-4
1.3-1 Planning Area Map 1-7
1.4-1 Proposed Land Use Plan Designations for Brightwater Specific Plan Area . 1-9
1.4-2 Proposed Zoning Map Designations for Brightwater Specific Plan Area .. 1-10
1.11-1 Future Entitlement Lots 1-17

2. DEVELOPMENT PLAN

2.1-1 Master Development Plan 2-2
2.2-1 Master Development Table 2-4
2.2-2 Master Phasing Plan (Composite of Final Tract Maps) 2-5
2.2-3 Construction Phasing Plan 2-6

2.3-1 Master Roadway Plan 2-8
2.3-2 Perimeter Roadway Sections 2-9
2.3-3 Internal Roadway Sections 2-11

2.4-1 Master Grading Plan 2-13
2.4-2 Master Drainage Plan 2-15
2.4-3 Storm Drain Outlet 2-16

2.5-1 Potable Water Plan 2-19
2.5-2 Wastewater Collection Plan 2-21

2.6-1 Residential Development Plan 2-23

2.7-1 HMP for 29.2-acre Native Grassland and Coastal Scrub Area 2-27
2.7-2 HMP for 5.0-acre Eucalyptus ESHA 2-30
2.7-3 HMP for 2.50-acre Southern Tarplant and Seasonal Pond Plan Area 2-32

3. DEVELOPMENT STANDARDS

3.2-1 Development Standards Table 3-5

4. COMMUNITY DESIGN

4.2-1 Community Landscape Plan 4-2
4.2-2 Bolsa Chica Street Landscape Section 4-4
4.2-3 Los Patos Avenue Landscape Section 4-5
4.2-4 Brightwater Drive Landscape Section 4-7
4.2-5 Warner Avenue Entry Plan 4-36
4.2-6 Bolsa Chica Street Entry Plan 4-37
4.2-7 East Village Green 4-39
4.2-8 West Village Green 4-40
4.2-9 Pocket Park 4-42
4.2-10 Pedestrian Paseos (Trail Connections) 4-43

CHAPTER/Exhibit **Page**

4.3-1a The Sands Architectural Elevations *4-46*
4.3-1b The Sands Architectural Elevations *4-47*
4.3-1c The Sands Architectural Elevations *4-47*
4.3-2a The Trails Architectural Elevations *4-49*
4.3-2b The Trails Architectural Elevations *4-50*
4.3-2c The Trails Architectural Elevations *4-51*
4.3-3a The Cliffs Architectural Elevations *4-53*
4.3-3b The Cliffs Architectural Elevations *4-54*
4.3-3c The Cliffs Architectural Elevations *4-55*
4.3-4a The Breakers Architectural Elevations *4-56*
4.3-4b The Breakers Architectural Elevations *4-57*
4.3-4c The Breakers Architectural Elevations *4-58*

5. ADMINISTRATION

6. APPENDICES

A. Legal Description of Brightwater Specific Plan Area
No exhibits are contained within the Legal Description.

B. Brightwater Coastal Development Permit No. 5-05-020, dated 12-15-2005, approved by California Coastal Commission
No exhibits are contained within the 38 pages of the approved CDP.

C. Brightwater Comprehensive Habitat Management Plan, dated December 2005, approved by California Coastal Commission
See list of 20 exhibits on p. iv of the approved HMP document.

D. Brightwater Precise Fuel Modification Plan dated, December 14, 2005, approved by Orange County Fire Authority and California Coastal Commission
See Sheets 1 through 14 that comprise the Precise Fuel Modification Plan.

E. Covenants, Conditions, and Restrictions (CC&Rs) for Brightwater Maintenance Corporation approved by California Coastal Commission
See List of Exhibits in the approved CC&Rs document.

F. Brightwater Tract Maps:
Vesting Tentative Tract Map No. 15460 Revised;
Final Tract Map No. 15460;
Final Tract Map No. 17032;
Final Tract Map No. 17033;
Final Tract Map No. 17034; and
Final Tract Map No. 17076.

G. Final Project-Level Site Development Plan.

1.1 Location and Existing Conditions

The Brightwater Specific Plan Area encompasses approximately 105.60 acres at the northeast corner of the Bolsa Chica Mesa (or simply "Mesa") in northwestern Orange County, as shown in Exhibit 1.1-1, Location Maps, and Exhibit 1.1-2, Vicinity Map.

The Specific Plan Area is currently unincorporated but within the sphere of influence of the City of Huntington Beach. The residential portion of the project is located on what is commonly called the Mesa's "Upper Bench," which has an elevation of approximately 45 to 60 feet above mean sea level (MSL).

The area immediately surrounding Brightwater is illustrated on Exhibit 1.1-3, Aerial Photograph. Starting at Brightwater's northwest corner, surrounding uses include:

- a short length of Warner Avenue and a mixed-density residential neighborhood north of Los Patos,
- the existing 16-home Sandover project at the southwest corner of Los Patos and Bolsa Chica Street,
- undeveloped land owned by Donald Goodell and Shea Homes,
- the East Garden Grove-Wintersburg Flood Control Channel,
- State-owned lands containing eucalyptus trees and a lowland area between the Mesa and the flood control channel, and finally
- The approximately 118-acre Lower Bench of the Mesa, which was acquired by the State of California in 2005.

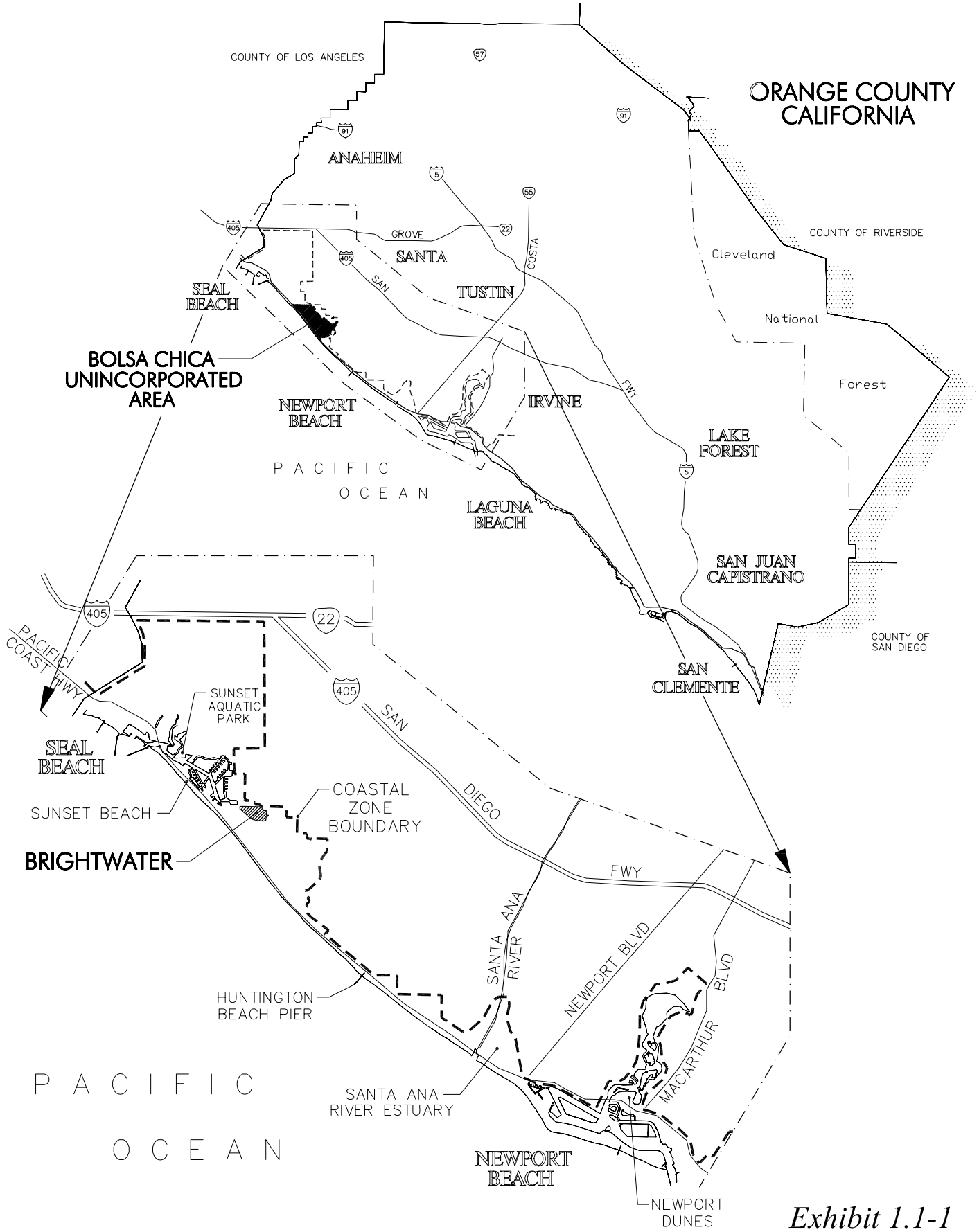

Exhibit 1.1-1

BRIGHTWATER SPECIFIC PLAN

City of Huntington Beach • California

Location Maps

HEARTHSIDE HOMES

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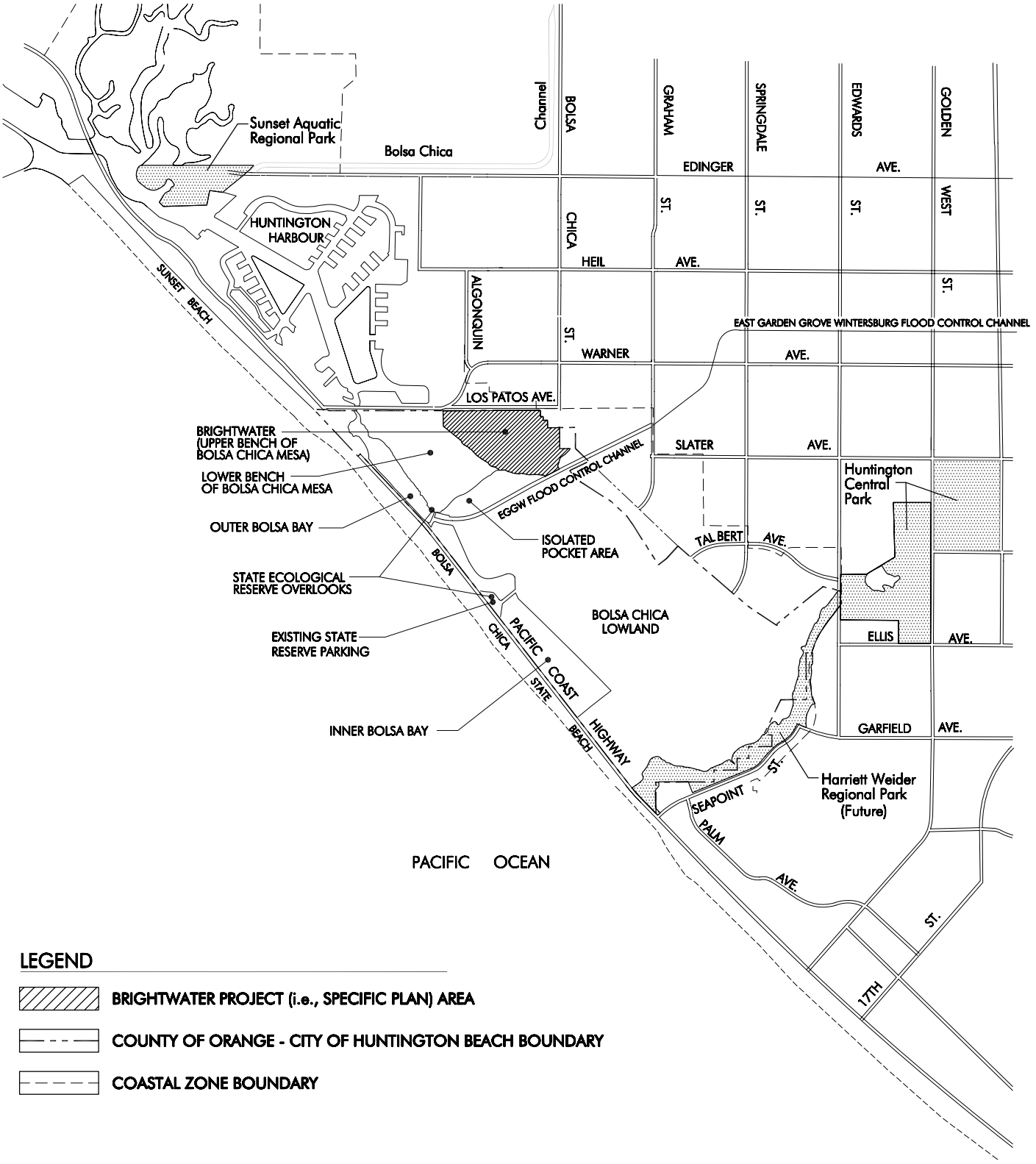

LEGEND

- BRIGHTWATER PROJECT (i.e., SPECIFIC PLAN) AREA
- COUNTY OF ORANGE - CITY OF HUNTINGTON BEACH BOUNDARY
- COASTAL ZONE BOUNDARY

Exhibit 1.1-2

BRIGHTWATER SPECIFIC PLAN

City of Huntington Beach • California

Vicinity Map

HEARTHSIDE HOMES

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BRIGHTWATER SPECIFIC PLAN
City of Huntington Beach • California

Exhibit 1.1-3
Aerial Photograph

HEARTHSIDE HOMES

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1.2 Project Area Background

The Brightwater Specific Plan Area is a small portion of what was historically a much larger planning effort undertaken by the County of Orange, in conjunction with the California Coastal Commission (CCC), to craft a Local Coastal Program (LCP) for 1,588 acres of unincorporated land known as Bolsa Chica. In 1996, the County adopted a LCP for the entire unincorporated area which called for residential development on the Bolsa Chica Mesa and on a portion of the lowland adjacent to existing homes, restoration of over 1,200 acres of degraded wetlands in the lowland area, and the dedication of land for a 106-acre regional park on the Huntington Mesa. The County's LCP contained general land use policies designed to satisfy the provisions of the California Coastal Act, as well as more specific zoning regulations governing uses and development of the property.

After many years of local planning, the 1997 acquisition of most of the Bolsa Chica lowlands by the State of California and ongoing legal challenges that overturned the CCC's approval of the Bolsa Chica LCP, the County ultimately decided to set aside its local coastal planning effort and the LCP it had drafted for Bolsa Chica. As a result, a County LCP for Bolsa Chica was never certified by the CCC.

Although the CCC never certified a LCP for Bolsa Chica, the County's General Plan designated the Bolsa Chica Mesa as a Suburban Residential land use and its Bolsa Chica Planned Community Program (zoning regulations) governing the property remained operative from a local planning and zoning perspective.

In 2001, the major landowner on the Bolsa Chica Mesa – Hearthside Homes – submitted plans for development on the upper bench of the Mesa consistent with the County's general plan and zoning for the property, knowing that -- without a certified LCP for the area – any plan for development would need to obtain not only County approval but a Coastal Development Permit from the CCC.

The plans for Brightwater contemplated a combination of residential development and protection/enhancement of habitat areas. The County approved Hearthside Homes' "Brightwater" development in 2002 and the CCC subsequently approved the plan with some modifications on April 14, 2005.

The Brightwater site plan was revised to reflect the CCC approval and was resubmitted to the County of Orange in May of 2005. The revised plan was approved by the Orange County Planning Commission on October 5, 2005.

Coastal Development Permit (CDP) No. 5-05-020 was issued for Brightwater by the CCC in December 2005 for 349 single-family homes on approximately 68 acres and habitat protection/restoration on approximately 37 acres.

In December 2005, Hearthside Homes and the City of Huntington Beach entered into a Pre-Annexation Agreement whereby the City and Hearthside agreed to annex the Brightwater project area into the City. The agreement states that Brightwater will be developed in accordance with County regulations, and that annexation of the property will occur in phases as homes are built.

The purpose of the Brightwater Specific Plan is to: 1) comply with Government Code Section 65450 regarding the preparation of a specific plan; 2) comply with State law requiring the City to adopt zoning regulations for the property ("pre-zone") before annexation is approved by the Orange County Local Agency Formation Commission (LAFCO); and 3) provide City officials and future residents of Brightwater with site development standards that are clear and easy to understand and interpret.

This Specific Plan Introduction includes not only this brief background on the Specific Plan area's history, but references prior County approvals, currently certified EIRs, and the Coastal Development Permit issued on December 15, 2005 by the CCC for the Brightwater Project, to the extent that such information is directly relevant to this Brightwater Specific Plan being considered for adoption by the City of Huntington Beach. Otherwise, the long history of County planning for Bolsa Chica has no real relevance to the Brightwater project today, although it is well recognized as being of interest and importance to local residents, interest groups, and historians.

From the perspective of State Law, it is important to keep in mind that Brightwater lies within the Coastal Zone as defined by the California Coastal Act, and is therefore under the land use planning and regulatory jurisdiction of both the City of Huntington Beach (upon annexation) and the California Coastal Commission.

1.3 Planning Area Terminology Carried Over From Entitlements and Certified EIRs

As shown in Exhibit 1.3-1, Planning Area Map, the Brightwater Specific Plan area is comprised of Residential Development Areas 7-2, 7-3, 7-4, and 8, and Open Space / Conservation Planning Areas 3A-1, 3B, and 7-1.

These planning area designations have their origins in the County's Bolsa Chica Planned Community Program adopted by the County Board of Supervisors in 1996, and were used by the County and the California Coastal Commission. The planning area numbers are retained in the Brightwater Specific Plan to provide City staff and the public with continuity in tracking the requirements of Coastal Development Permit No. 5-05-020, and other approvals and regulations that may still be applicable to the Brightwater Specific Plan Area.

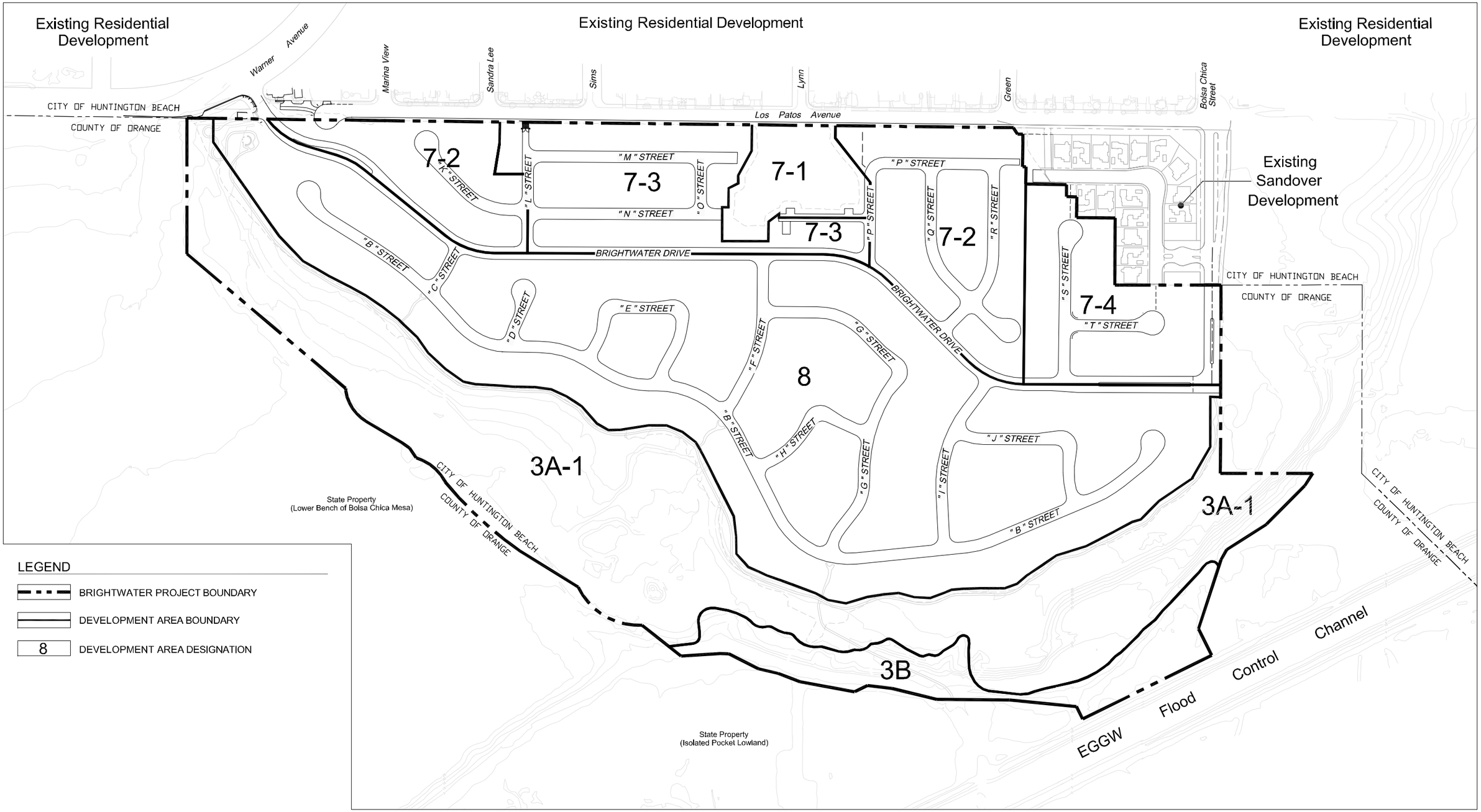

Exhibit 1.3-1

Planning Area Map

BRIGHTWATER SPECIFIC PLAN
City of Huntington Beach • California

HEARTHSIDE HOMES

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1.4 Land Use Plan and Zoning Designations

The Brightwater Specific Plan area is located within the Coastal Zone. As such, upon annexation, the City's Local Coastal Program (LCP) will be the governing Land Use Plan for the site. The City's Local Coastal Program (LCP) Land Use Plan designations are identical to the City's General Plan as they pertain to this site.

Exhibit 1.4-1, Proposed Land Use Plan Designations for Brightwater Specific Plan Area, designates Brightwater's Residential Development Areas 7-4 and 8 as Residential Low Density with a Specific Plan Overlay and Development Areas 7-2 and 7-3 as Residential Medium Density with a Specific Plan Overlay. Open Space / Conservation Planning Areas 3A-1, 3B, and 7-1 are designated Open Space / Conservation with a Specific Plan Overlay. No new land use designations are proposed as part of this Specific Plan.

Exhibit 1.4-2, Proposed Zoning Map Designations for Brightwater Specific Plan Area, designates that the entire Specific Plan area will be designated Brightwater Specific Plan. The Specific Plan will become part of the City's LCP Implementing Ordinance.

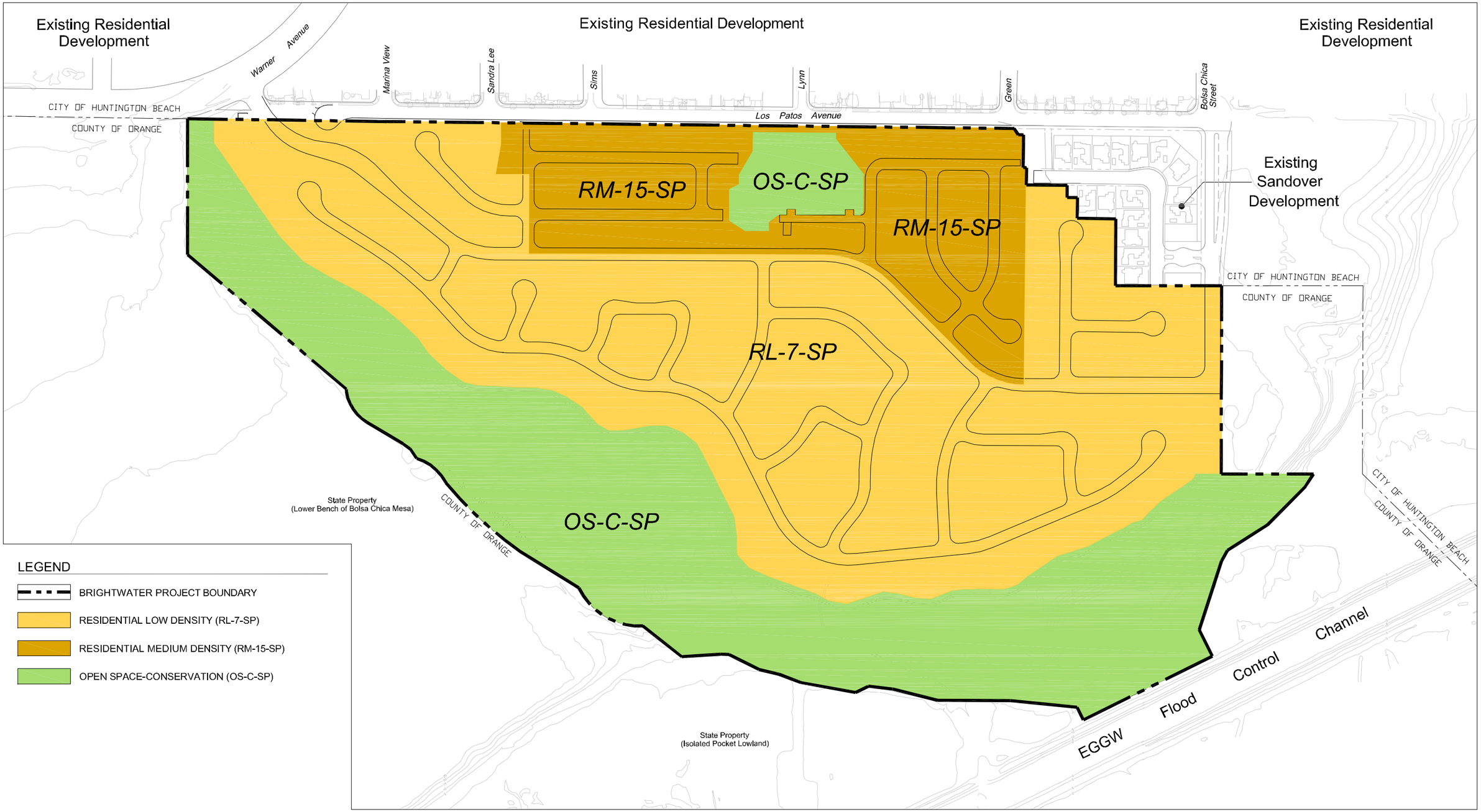

Exhibit 1.4-1

Proposed Land Use Plan
Designations for Brightwater Specific Plan Area

BRIGHTWATER SPECIFIC PLAN
City of Huntington Beach • California

HEARTHSIDE HOMES

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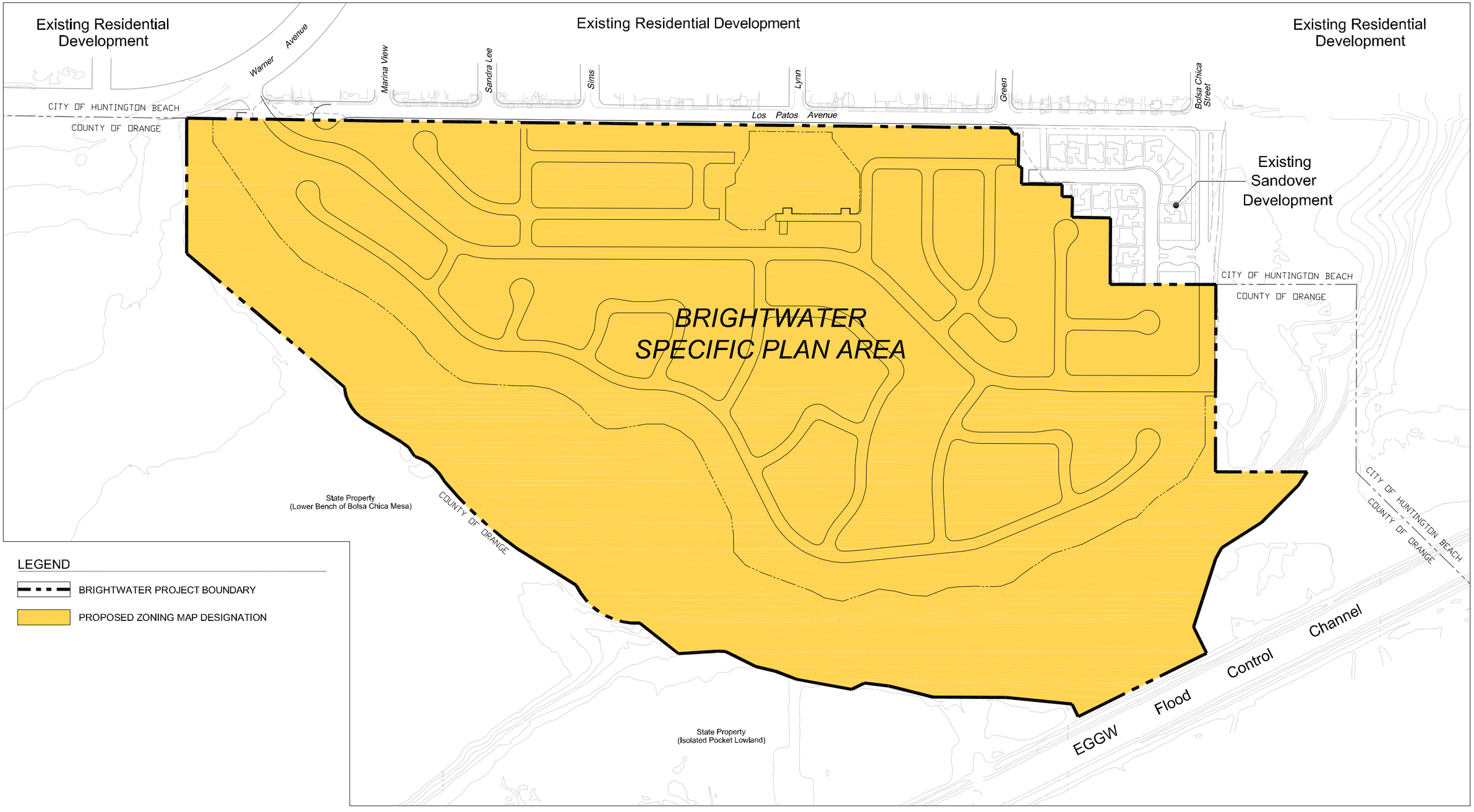

Exhibit 1.4-2

Proposed Zoning Map Designations for Brightwater Specific Plan Area

BRIGHTWATER SPECIFIC PLAN
City of Huntington Beach • California

HEARTHSIDE HOMES

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1.5 Purpose and Intent of Brightwater Specific Plan

This Brightwater Specific Plan implements the City of Huntington Beach Local Coastal Program and General Plan and provides zoning regulations that reflect the existing land use entitlements for the property. It establishes development regulations and controls to ensure that the Brightwater project will remain in compliance with Coastal Development Permit (CDP) No. 5-05-020, and will continue to implement the City's General Plan and Local Coastal Program.

In particular, the Brightwater Specific Plan establishes specific zoning and site development standards for the Brightwater site consistent with land use entitlements previously approved by the County of Orange and California Coastal Commission. Prior to annexation into the City, the Brightwater project will be constructed in accordance with the Brightwater Amended Master Site Plan/Area Plan and Project Site Plans (Planning Application #05-0053) approved by the Orange County Planning Commission on October 5, 2005 and CDP No. 5-05-020 issued by the Coastal Commission on December 15, 2005.[(1)]

It is important to note that CDP No. 5-05-020 has 38 conditions of approval, including a Habitat Management Plan as well as numerous other programs and plans required to ensure consistency with Coastal Act policies. All of these programs and plans are binding upon the Landowner/Master Developer, the Brightwater Maintenance Corporation (i.e., Homeowners Association), individual residents, and other agencies and entities with jurisdiction within the Brightwater Specific Plan Area.

Brightwater will be annexed to the City of Huntington Beach in multiple phases as homes are constructed consistent with a Pre-annexation Agreement between the City and Hearthside Homes. Open space areas on the perimeter of the residential development will also be annexed into the City in phases.

After annexation, the Brightwater Specific Plan will control the future design of residential additions, remodels, replacements from fire or other events, and any and all other private and public land development within the Brightwater Specific Plan Area. In this regard, the intent of the Specific Plan is to provide clear and comprehensive descriptions of land use, circulation, infrastructure, as well as site development standards for residential lots, public and private parks (e.g., East and West Village Greens, the Pocket Park, and Paseos), and other areas within the community, as well as implementation programs for the preparation and consideration of detailed development proposals subsequent to initial construction, including required submittals for additions, remodels, and homeowner site improvements, including the City's review and approval process to consider such proposals and submittals.

(1) Brightwater's Master Site Plan/Area Plan and Project Site Plans (PA No. 05-0053) were administratively amended, pursuant to Condition 3 of Orange County Planning Commission Resolution No. 05-08, by Changed Plan (CP No. 06-0041) on December 1, 2006. This administrative approval updated architectural floor plans and elevations, more precise plotting of building footprints on specific tract lots, and other minor changes noted in the approved Changed Plan. The Changed Plan had no effect on CDP No. 5-05-020.

1.6 Authority for and Scope of Specific Plan

The authority to prepare, adopt, and implement specific plans is granted to the City of Huntington Beach by the California Government Code (Title 7, Division 1 Chapter 3, Article 8, Sections 65450 through 65457).

This Brightwater Specific Plan will be used by the City to implement the Huntington Beach Local Coastal Program and General Plan on the property. This Specific Plan contains all applicable land use regulations and thus constitutes the zoning ordinance for the Brightwater property. The Development Standards contained in this Specific Plan will take precedence over all other provisions of the Huntington Beach Zoning and Subdivision Ordinance, unless otherwise noted.

Due to the fact the Brightwater site is located within the State of California's Coastal Zone boundary, this Specific Plan is also subject to the provisions and requirements stated in Coastal Development Permit (CDP) No. 5-05-020 issued by the Coastal Commission December 15, 2005.

1.7 Previous County of Orange Approvals of Brightwater

The development of the Brightwater project has been approved by the County of Orange in a series of entitlements summarized as follows:

a. The Bolsa Chica Planned Community Program was adopted by the Orange County Board of Supervisors on February 3, 1998. This established the County's zoning regulations for the area.

b. Final Subsequent Environmental Impact Report (EIR) No. 551 was certified by the Orange County Planning Commission on July 22, 2002, consistent with the Special Conditions imposed by the California Coastal Commission on CDP 5-05-020.

c. Brightwater's Amended Master Site/Area Plan and Project Site Plans (PA # 05-0053), for the Brightwater Specific Plan Area) were approved by the Orange County Planning Commission on October 5, 2005, consistent with the Special Conditions imposed by the California Coastal Commission on CDP 5-05-020. [(1)]

d. Revised Vesting Tentative Tract Map No. 15460 was approved by the Orange County Subdivision Committee on October 18, 2005 consistent with Special Conditions imposed by the California Coastal Commission on CDP 5-05-020. The Second Revision to Vesting TTM No. 15460 was approved on _____. The Third Revision to Vesting TTM No. 15460 was approved on _____.

e. Final Tract Maps for the phased development of the Brightwater Project, approved by Orange County as follows:

   Vesting Tentative Tract Map No. 15460 Revised;
   Final Tract Map No. 15460;
   Final Tract Map No. 17032;
   Final Tract Map No. 17033;
   Final Tract Map No. 17034; and
   Final Tract Map No. 17076.

[(1)] Brightwater's Master Site Plan/Area Plan and Project Site Plans (PA No. 05-0053) were administratively amended, pursuant to Condition 3 of Orange County Planning Commission Resolution No. 05-08, by Changed Plan (CP No. 06-0041) on December 1, 2006. This administrative approval updated architectural floor plans and elevations, more precise plotting of building footprints on specific tract lots, and other minor changes noted in the approved Changed Plan. The Changed Plan had no effect on CDP No. 5-05-020.

1.8 Previous California Coastal Commission Approvals

The development of the Brightwater project has been approved by the California Coastal Commission in a series of related documents summarized as follows:

a. Coastal Development Permit Number 5-05-020 (CDP 5-05-020) approved by the California Coastal Commission (CCC) on April 14, 2005 and issued on December 15, 2005.

b. The Habitat Management Plan prepared to comply with Special Conditions imposed by the California Coastal Commission on Coastal Development Permit Number 5-05-020.

c. Other plans and programs required by the 38 conditions set forth in CDP 5-05-020 which is contained in the Appendix A of this Specific Plan.

1.9 Consistency of Brightwater Specific Plan with the Brightwater CDP No. 5-05-020

The site development standards and regulations in this Brightwater Specific Plan are consistent with CDP 5-05-020 (see Appendix B). The City of Huntington Beach recognizes and acknowledges that if any provision of this Brightwater Specific Plan is not consistent with CDP No. 5-05-020, the standards and provisions of CDP No. 5-05-020 shall take precedence.

Where no site development standards or regulations are specified in this Brightwater Specific Plan, the provisions of the City of Huntington Beach Zoning and Subdivision Ordinance (HBZSO) will govern the Brightwater Specific Plan Area, to the extent the regulations do not conflict with Brightwater CDP No. 5-05-020. If portions of the Zoning and Subdivision Ordinance do conflict with CDP No. 5-05-020, the standards and provisions of CDP No. 5-05-020 shall take precedence.

1.10 Consistency with California Environmental Quality Act (CEQA)

In accordance with the California Environmental Quality Act (CEQA), the Orange County Board of Supervisors certified Environmental Impact Report (EIR) No. 551 (State Clearinghouse No. 93-071064) for the Bolsa Chica Planned Community on June 18, 1996. Final EIR No. 551 is the Program EIR for development within the Planned Community.

EIR No. 551 evaluated the development of the Bolsa Chica Mesa Upper Bench, the Lower Bench, and portions of the Bolsa Chica Lowlands, as well as the restoration of the wetlands and the improvement of a County regional park on the Huntington Mesa. This EIR preceded County approval of a General Plan Amendment and Planned Community (PC) Program for residential and related development on the Upper and Lower Benches, along with major restoration and creation of wetlands and sensitive habitat areas in the Bolsa Chica Lowland.

In 2002, a Subsequent Environmental Impact Report (SEIR) was prepared to evaluate the Brightwater project at an increased level of design and engineering detail, consistent with the Planning Applications for the Brightwater Master Site/Area Plan and Project Site Plans and Vesting Tentative Tract Map No. 15460. The Subsequent EIR was certified by the Orange County Board of Supervisors on July 22, 2002.

An Addendum to Subsequent EIR No. 551 was prepared to cover the Amended Master Site/Area Plan and Project Site Plans that reflected the project as conditioned by the Coastal Commission for Coastal Development Permit No. 5-05-020. The Addendum to Subsequent EIR No. 551 was approved by the Orange County Planning Commission on October 5, 2005.

The City of Huntington Beach, pursuant to the California Environmental Quality Act (CEQA) and in anticipation of the annexation of the Brightwater project and adoption of General Plan and Zoning designations for the Brightwater Specific Plan area, prepared an Initial Study to evaluate the environmental effects of its pending actions, including implementation of the Brightwater Specific Plan.

The City's Initial Study concluded that the Brightwater Specific Plan was within the parameters of the residential development and habitat protection and creation evaluated in Subsequent EIR No. 551, and that the Specific Plan and related General Plan and Zoning designations would not create any new significant environmental impacts.

All subsequent approvals necessary to develop any property within the Brightwater Specific Plan Area must be consistent both with the Specific Plan standards and regulations, and with Subsequent EIR No. 551.

Additional environmental documentation may be required in the future if new significant development is proposed or if significant changes are found to have occurred pursuant to Section 15162 and 15182 of the CEQA Guidelines.

1.11 Relationship of Brightwater Specific Plan to Previously-Approved Sandover Project (Tract No. 15734)

The Brightwater Specific Plan Boundary is slightly larger than the previous County approvals as it incorporates the undeveloped portion of the previously approved Sandover project (Tract No. 15734) which is in the City of Huntington Beach and outside the Coastal Zone. This area will result in an additional six (6) homes. The Supplemental EIR No. 551 for Brightwater evaluated the impact of these six homes. Permit applications for these additional homes will ultimately need to be submitted to the City of Huntington Beach for approval, which will complete both the Sandover and Brightwater projects. Exhibit 1.11.1 depicts the location of the additional six homes.

1.12 Consistency to Huntington Beach Local Coastal Program, General Plan, and Zoning and Subdivision Ordinance

The Brightwater Specific Plan is consistent with the Huntington Beach Local Coastal Program and General Plan. The total number of proposed dwelling units, 349 plus the additional six (6) does not exceed the maximum 453 units that would be otherwise permitted within the Low and Medium Density Residential Districts within Brightwater.

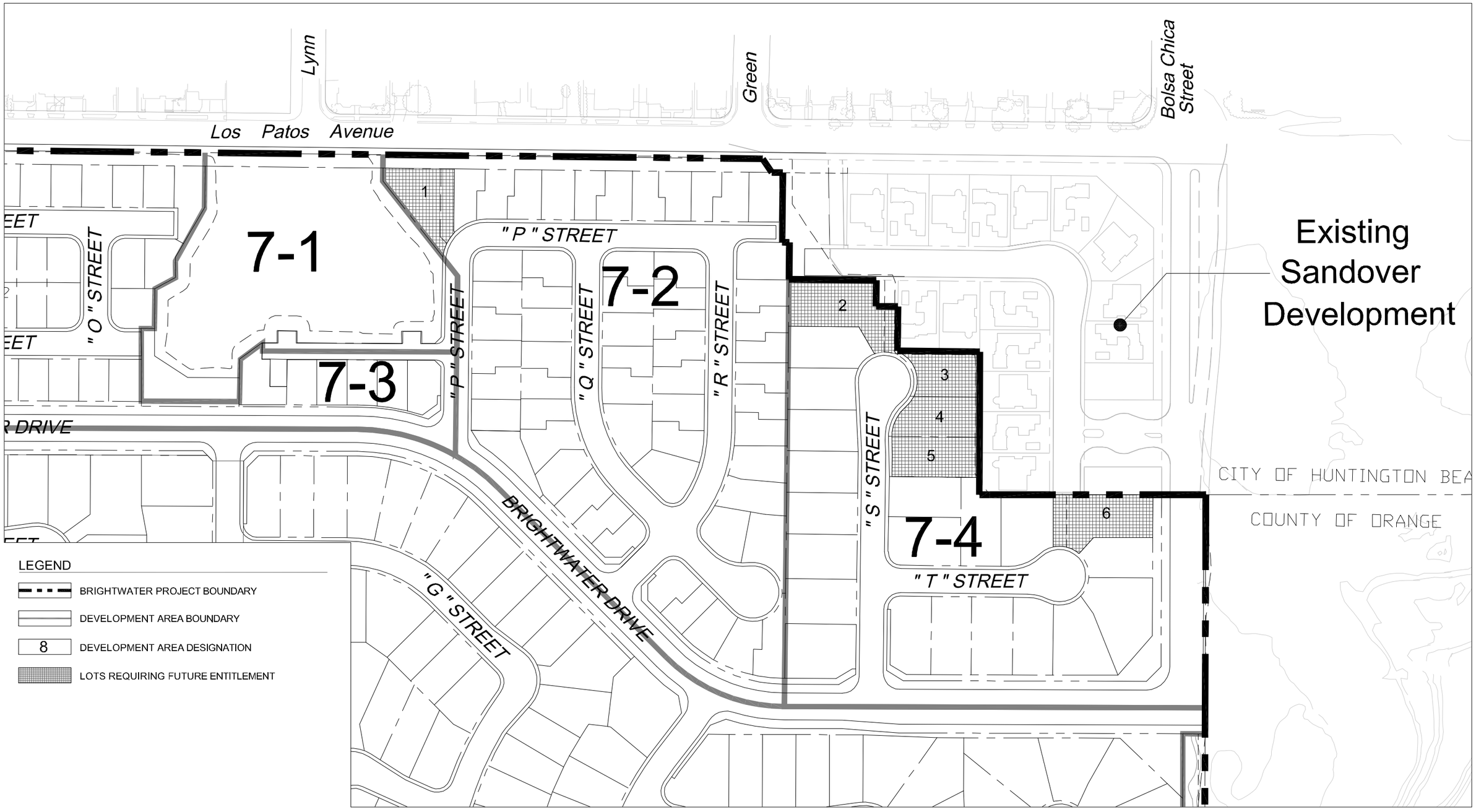
Section 215.12 of the Huntington Beach Zoning and Subdivision Code requires four findings to be made for approval of a specific plan. These findings and how these are accomplished by the Brightwater Specific Plan are as follows:

1. *The Specific Plan is consistent with the adopted Land Use Element of the General Plan and, if in the coastal zone, with the certified Local Coastal Program Land Use Plan, and other applicable policies and is compatible with surrounding development*;

   Consistency – The Brightwater Specific Plan is consistent with the amended Huntington Beach General Plan and Local Coastal Program, and provides residential and open space/conservation land uses. The project is also compatible both with the adjacent residential uses to the north and with open space uses to the south.

2. *The Specific Plan will enhance the potential for superior urban design in comparison with the development under the base district provisions that would apply if the Plan were not approved*;

   Consistency – The Brightwater Specific Plan contains many urban design benefits that are not found in the surrounding area, including the provision of pocket parks, enhanced streetscapes, a public trail, and a variety of habitat enhancements within the Open Space – Conservation area.



BRIGHTWATER SPECIFIC PLAN
City of Huntington Beach • California

Exhibit 1.11-1
Future Entitlement Lots

HEARTHSIDE HOMES

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3. *Deviations from the base district provisions that otherwise would apply are justified by compensating benefits of the Specific Plan*;

   Consistency – The Brightwater Specific Plan has been designed to provide single family homes on a variety of lot sizes, thus preserving large Open Space – Conservation areas that will be maintained by the Brightwater Maintenance Corporation.

4. *The Specific Plan includes adequate provisions for utilities, services, and emergency vehicle access; and public service demands will not exceed the capacity of existing and planned systems*.

   Consistency – The Brightwater Specific Plan contains provisions for all infrastructure that is needed to support the project and has been designed to be compatible to existing facilities and services.

1.13 Organization of Specific Plan Chapters and Appendices

The remainder of this Specific Plan is set forth in the following four Chapters:

- Chapter 2: Development Plan – Describes the Residential Development Plan, Infrastructure Plans, and Habitat Management Plan;

- Chapter 3: Development Standards – Describes the Development Standards for Residential Land Uses;

- Chapter 4: Community Design – Describes the Design of the Brightwater Community, including Plant Palettes, Pocket Park Plans, and Architectural Elevations for each type of home; and

- Chapter 5: Administration – Describes the procedures for enforcement and implementation of the Brightwater Specific Plan.

The Appendices to the Specific Plan are provided on a CD contained in a map pocket at the back of this Specific Plan document. This includes the Comprehensive Habitat Management Program (a 3-ring binder document), as well as large-scale fold out plans which are difficult and costly to reproduce in significant quantities. A full hard-copy version of the Specific Plan, including a hard copy of the Appendices, is on file in the Planning Department and City Clerk's Office at the Huntington Beach City Hall.

2.1 Land Use Plan

The Brightwater Master Development Plan is illustrated in Exhibit 2.1-1. Brightwater encompasses 105.6 acres and is composed of residential development areas, as well as areas devoted to habitat conservation, and passive open space and recreation. It contains four Residential Development Areas (7-2, 7-3, 7-4, and 8) and a Habitat Preservation and Creation Area composed of three distinct Planning Areas (3A-1, 3B, and 7-1).

The Brightwater site overlooks the Lower Bench of the Mesa, as well as some of the lowland areas of Bolsa Chica owned by the State of California. The northeast corner of Brightwater adjoins the 16-home Sandover project at the intersection of Los Patos and Bolsa Chica Street.

The four residential development areas are designed for single-family detached homes to serve a variety of family types and lifestyles. A total of 355 homes (349 homes previously-approved by the County/ CCC and 6 homes to be approved by the City of Huntington Beach) comprise the residential portion of the project.

The non-residential land uses are intended primarily for habitat restoration, open space, and an interpretive trail. Planning Area 3B will remain undisturbed as a portion of a Eucalyptus ESHA, except for improvements associated with the Habitat Management Plan and the storm drain/outlet for the Brightwater Stormwater Treatment System, both approved by the California Coastal Commission. Planning Area 3A-1 is a habitat restoration/open space area, with an interpretive trail, and includes a Burrowing Owl ESHA and buffer. Planning Area 7-1 will be treated as a conservation area, and has been designated by the California Coastal Commission as the Southern Tarplant and Seasonal Pond Preservation Area.

Existing Residential Development

Existing Residential Development

Existing Residential Development

Warner Avenue

Marina View

Sandra Lee

Sims

Lynn

Green

Bolsa Chica Street

CITY OF HUNTINGTON BEACH

COUNTY OF ORANGE

Los Patos Avenue

7-2

"K" STREET

"L" STREET

"M" STREET

7-3

"N" STREET

"O" STREET

7-1

"P" STREET

"P" STREET

"Q" STREET

7-2

"R" STREET

Existing Sandover Development

"B" STREET

"C" STREET

BRIGHTWATER DRIVE

"D" STREET

"E" STREET

"F" STREET

"G" STREET

BRIGHTWATER DRIVE

"S" STREET

7-4

"T" STREET

CITY OF HUNTINGTON BEACH

COUNTY OF ORANGE

8

"B" STREET

"H" STREET

"G" STREET

"I" STREET

"J" STREET

"B" STREET

3A-1

CITY OF HUNTINGTON BEACH

COUNTY OF ORANGE

State Property
(Lower Bench of Bolsa Chica Mesa)

3A-1

CITY OF HUNTINGTON BEACH

COUNTY OF ORANGE

3B

State Property
(Isolated Pocket Lowland)

EGGW Flood Control Channel

LEGEND

- BRIGHTWATER PROJECT BOUNDARY
- DEVELOPMENT AREA BOUNDARY
- 8 DEVELOPMENT AREA DESIGNATION

Exhibit 2.1-1

Master Development Plan

BRIGHTWATER SPECIFIC PLAN
City of Huntington Beach • California

HEARTHSIDE HOMES

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2.2 Master Development Plan

2.2.1 Master Improvements

Master improvements, including mass grading and construction of the backbone infrastructure, will be accomplished in one phase. Streets and building pads will be graded during the initial mass grading operation. The collector roadway (Brightwater Drive) connecting Warner Avenue and Bolsa Chica Street will be constructed in one phase to facilitate convenient access to the site for home-building operations and for prospective home buyers. Improvements to Bolsa Chica Street, Warner Avenue, and Los Patos Avenue will occur as part of these master improvements.

2.2.2 Residential Construction

Precise grading and construction of the model home complex for each of the product types will occur during the initial grading operation.

The phasing of products relative to one another will reflect market conditions and the economy. The precise timing of construction and sales of production homes will be determined by the Landowner. Build-out of the entire community is expected to take approximately three years based upon current market conditions.

Exhibit 2.2-1 is the Master Development Table and depicts the size and number of dwelling units for each Development Area, where applicable. Exhibit 2.2-2 is the Master Phasing Plan. Exhibit 2.2-3 depicts the Construction Phasing Plan.

Exhibit 2.2-1

Master Development Table
Brightwater Specific Plan

Development/ Planning Area	Housing Type	Minimum Lot Size (Sq. Ft.)	Housing Units	Gross Acres	Gross Density (DU/Ac)	Net Acres	Net Density (DU/Ac)
RESIDENTIAL DEVELOPMENT							
7-2	SFD[1]	2,800	79	12.1	6.5	8.1	9.8
7-3	SFD[1]	2,800	62	7.5	8.3	5.1	12.2
7-4	SFD	6,000	24	6.4	3.8	4.4	5.5
8	SFD	4,700	190	42.5	4.5	31.7	6.0
Subtotal:	**–**	**Varies**	**355[2]**	**68.5**	**5.2**	**49.3**	**7.2**
OPEN SPACE AND CONSERVATION AREA							
3A-1	N/A	N/A	0	29.2	N/A	N/A	N/A
3B	N/A	N/A	0	5.0	N/A	N/A	N/A
7-1	N/A	N/A	0	2.9	N/A	N/A	N/A
Subtotal:	**N/A**	**–**	**0**	**37.1**	**N/A**	**N/A**	**N/A**
TOTAL:	**ALL**	**–**	**0**	**105.6**	**–**	**–**	**–**

[1] Development Areas 7-2 and 7-3 contain conventional use easements among property owners for more useable side yard/patio areas.

[2] 349 Housing units entitled per CDP 5-05-020; six additional units (one unit will be in Development Area 7-2 and five units will be in Development Area 7-4) will require future entitlements.

Existing Residential Development

Existing Residential Development

Existing Residential Development

Warner Avenue

Marina View

Sandra Lee

Sims

Lynn

Green

Bolsa Chica Street

Los Patos Avenue

CITY OF HUNTINGTON BEACH
COUNTY OF ORANGE

7-2

7-3

17032

7-1

7-2

15734

Existing Sandover Development

7-3

17034

7-4

CITY OF HUNTINGTON BEACH
COUNTY OF ORANGE

17033

8

3A-1

17076

3A-1

CITY OF HUNTINGTON BEACH
COUNTY OF ORANGE

State Property
(Lower Bench of Bolsa Chica Mesa)

CITY OF HUNTINGTON BEACH
COUNTY OF ORANGE

3B

Channel

Control

Flood

EGGW

State Property
(Isolated Pocket Lowland)

LEGEND

- BRIGHTWATER PROJECT BOUNDARY
- DEVELOPMENT AREA BOUNDARY
- 8 — DEVELOPMENT AREA DESIGNATION
- DEVELOPMENT PHASING LINES
- FINAL TRACT MAP 17032
- FINAL TRACT MAP 17033
- FINAL TRACT MAP 17034
- FINAL TRACT MAP 17076
- LOTS REQUIRING FUTURE ENTITLEMENT

Exhibit 2.2-2

Master Phasing Plan (Composite of Final Tract Maps)

BRIGHTWATER SPECIFIC PLAN
City of Huntington Beach • California

HEARTHSIDE HOMES

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Existing Residential Development

Existing Residential Development

Existing Residential Development

Warner Avenue

Marina View

Sandra Lee

Sims

Lynn

Green

Bolsa Chica Street

Los Patos Avenue

CITY OF HUNTINGTON BEACH

COUNTY OF ORANGE

Existing Sandover Development

CITY OF HUNTINGTON BEACH

COUNTY OF ORANGE

6' Public DG Trail

CITY OF HUNTINGTON BEACH

COUNTY OF ORANGE

State Property
(Lower Bench of Bolsa Chica Mesa)

CITY OF HUNTINGTON BEACH

COUNTY OF ORANGE

Limits of Grading

Proposed 66" RCP SD

State Property
(Isolated Pocket Lowland)

Proposed Connection of Levee
Trail to Brightwater Trail

EGGW Flood Control Channel

LEGEND

- BRIGHTWATER PROJECT BOUNDARY
- PHASE 1 IMPROVEMENTS
- PHASE 2-9 IMPROVEMENTS*

*Pursuant to Master Phasing Plan submitted to County of Orange, August 09, 2005.

Exhibit 2.2-3

Construction Phasing Plan

BRIGHTWATER SPECIFIC PLAN
City of Huntington Beach • California

HEARTHSIDE HOMES

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2.3 Roadways and Circulation Plan

2.3.1 Regional Access and Internal Roadways

A simple hierarchy of roadways will serve the Brightwater project, including existing arterial highways and local/on-site collectors as described below.

Regional access to the site is provided via Warner Avenue and Bolsa Chica Street. As shown on Exhibit 2.3-1, Master Roadway Plan, Brightwater's collector spine (Brightwater Drive) will be an internal road that collects and distributes residential traffic, and connects Warner Avenue on the west with Bolsa Chica Street on the east. Local residential streets (i.e., "B" Street through "T" Street) within the community will outlet onto Brightwater Drive. Cross-sections for these roadways are provided later in this chapter.

Perimeter roadways adjacent to the project include Los Patos Avenue and Bolsa Chica Street as shown on Exhibit 2.3-2, Perimeter Roadway Sections.

Brightwater Drive will be constructed from Warner Avenue to Bolsa Chica Street during the initial stages of development so the project site is accessible from both arterials. The construction of the residential street system for Brightwater will be phased in conjunction with the phasing of home construction.

2.3.2 Warner Avenue Intersection Improvements

Warner Avenue between Pacific Coast Highway and Los Patos Avenue is currently a four-lane divided roadway with a 90-foot right-of-way.

The Warner Avenue intersection improvements to serve the Brightwater project will be right-turn in; right-turn out only, and include a new right-turn (deceleration) lane from the west and restriping of the existing pavement.

2.3.3 Warner Avenue Entry

The Warner Avenue Entry will be approximately 500 feet in length and will vary from 32 to 80 feet in width. It will include a non-continuous median varying from 5 to 35 feet in width, specially-paved entry treatment, community walls, landscaping, signage, standard curb and gutters, and a 5-foot-wide sidewalk. (Any street furniture provided by the project will be located outside the 5-foot-wide sidewalk.)

To avoid project traffic impacts on the existing community, the west end of Los Patos Avenue will not connect with Warner Avenue. Los Patos Avenue, shown on Exhibit 2.1-1, will terminate in a new cul-de-sac and landscaped area just before the new project entry. Residential driveways for the two most westerly homes along Los Patos will be extended to the cul-de-sac using decorative paving materials. The south side of Los Patos will be improved to match the existing landscaped parkway adjacent to Sandover, including a meandering sidewalk.

Existing Residential Development

Existing Residential Development

Existing Residential Development

Warner Avenue

Marina View

Sandra Lee

Sims

Lynn

Green

Bolsa Chica Street

CITY OF HUNTINGTON BEACH

COUNTY OF ORANGE

Los Patos Avenue

Existing Sandover Development

"K" STREET

"L" STREET

"M" STREET

"N" STREET

"O" STREET

"P" STREET

"Q" STREET

"R" STREET

"S" STREET

"T" STREET

"B" STREET

"C" STREET

"D" STREET

"E" STREET

"F" STREET

"G" STREET

"H" STREET

"I" STREET

"J" STREET

BRIGHTWATER DRIVE

BRIGHTWATER DRIVE

CITY OF HUNTINGTON BEACH

COUNTY OF ORANGE

CITY OF HUNTINGTON BEACH

COUNTY OF ORANGE

CITY OF HUNTINGTON BEACH

COUNTY OF ORANGE

State Property
(Lower Bench of Bolsa Chica Mesa)

State Property
(Isolated Pocket Lowland)

EGGW Flood Control Channel

A A

B B

C C

D D

E E

F F

G G

LEGEND

BRIGHTWATER PROJECT BOUNDARY

COLLECTOR ROAD

LOCAL STREET

B B

STREET SECTION

Exhibit 2.3-1

Master Roadway Plan

BRIGHTWATER SPECIFIC PLAN
City of Huntington Beach • California

HEARTHSIDE HOMES

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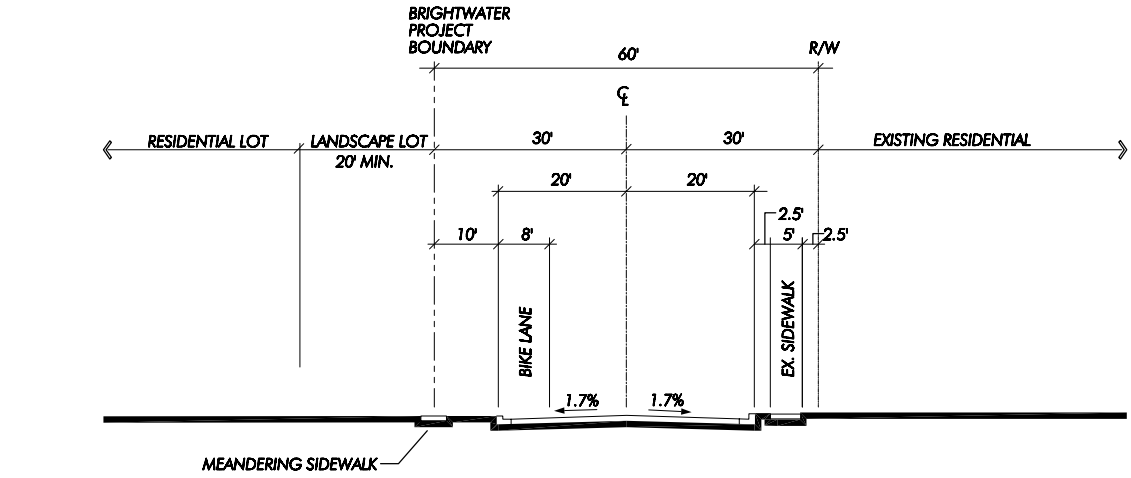
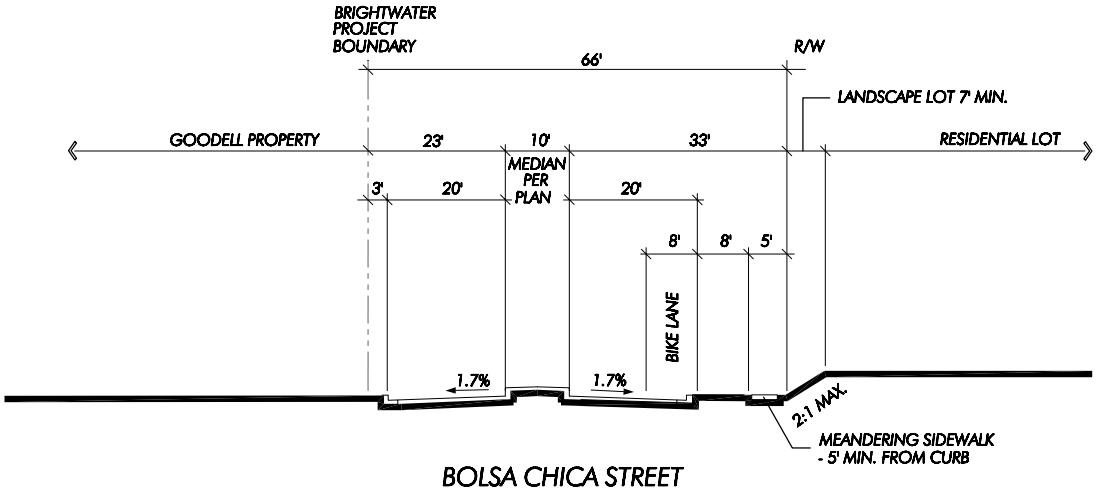


C — LOS PATOS AVENUE — C



D — BOLSA CHICA STREET — D

Exhibit 2.3-2

Perimeter Roadway Sections

BRIGHTWATER SPECIFIC PLAN

City of Huntington Beach • California

HEARTHSIDE HOMES

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2.3.4 Bolsa Chica Street Entry

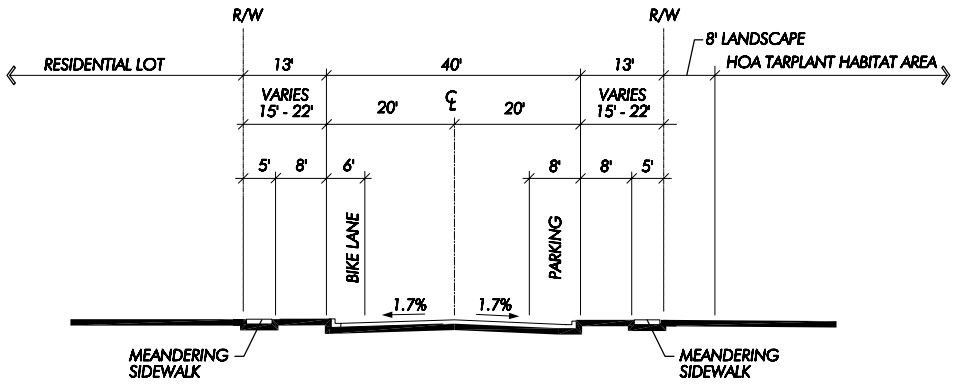
The entry from Bolsa Chica Street into the community will be approximately 400 feet in length and will vary in width from 52 to 76 feet. It will include a varying continuous 10-foot-wide median, specially-paved entry treatment, community walls, landscaping, signage, and a 5-foot-wide sidewalk. (Any street furniture provided will be located outside of the 5-foot-wide sidewalk).

Bolsa Chica Street improvements will include the extension of the 2-lane street, varying in width, from the Sandover neighborhood entrance to the Brightwater project entry. Bolsa Chica Street will also be re-striped from Warner Avenue to Los Patos. The improvements will include standard curb and gutters, a 5-foot-wide sidewalk on the west side of the street, a bike lane, and a varying landscape setback. (Any street furniture provided will be located outside of the 5-foot-wide sidewalk.)

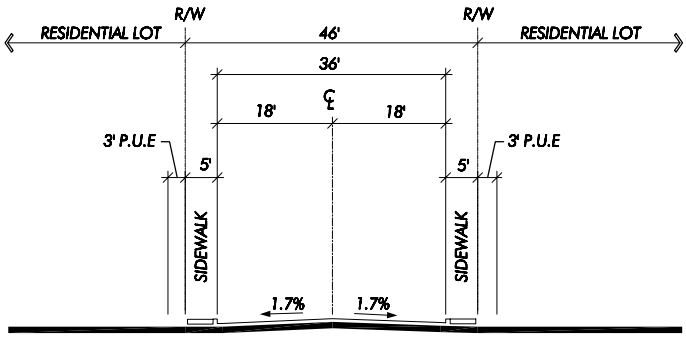
2.3.5 Internal Roads

Brightwater's main collector road (Brightwater Drive), as shown on Exhibit 2.3-3, will be constructed as an "enhanced collector" roadway connecting Warner Avenue with Bolsa Chica Street across the Upper Bench of the Mesa. Between the entries, Brightwater Drive will be constructed as an undivided 2-lane, 40-foot-wide paved section with standard curbs and gutters, and an approximate 20-foot landscape setback on each side. Included in the right-of-way will be an 8-foot-wide, curb-adjacent landscape parkway and a 5-foot-wide sidewalk. An additional 7-foot-wide landscape area will be provided outside of the right-of-way. Any street furniture provided will be located outside of the 5-foot-wide sidewalk.

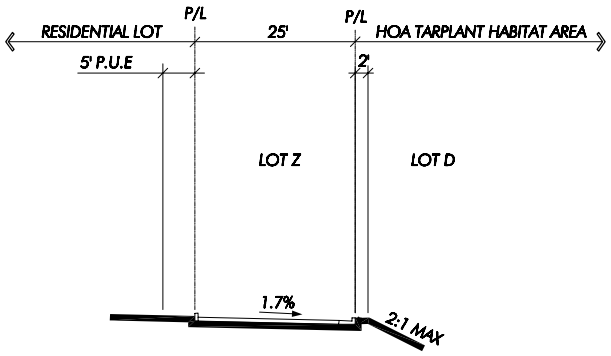
The local residential streets within the Brightwater project will be constructed as 2-lane, 36-foot-wide, undivided roads, with standard curbs and gutters, and curb-adjacent sidewalks.



E — COLLECTOR ROAD (BRIGHTWATER DRIVE) — E



F — LOCAL RESIDENTIAL STREET (STREETS "B" THROUGH "R") — F



G — LOCAL RESIDENTIAL STREET (PRIVATE DRIVE) — G

Exhibit 2.3-3
Internal Roadway Sections

BRIGHTWATER SPECIFIC PLAN
City of Huntington Beach • California

HEARTHSIDE HOMES

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2.4 Grading and Drainage Plan

2.4.1 Master Grading Plan

The Master Grading Plan for Brightwater is illustrated on Exhibit 2.4-1, which shows proposed contours and spot elevations for roads. The grading design retains the existing grade differential between the Upper and Lower Benches of the Mesa and retains most of the transitional slope in its existing appearance along the length of the open space area. An interpretive trail will extend along the length of the open space so that trail users have views of the lower bench of the Mesa, the restored lowlands, and the ocean beyond.

The entire grading operation for the project will be completed in one phase, including the in-tract streets and individual residential lots.

Existing asphalt roads within Planning Area 3A-1 will be removed to allow for revegetation and installation of the trail. Generally, this will require no or only nominal changes in elevation. No grading is proposed within Planning Area 3B, which contains a portion of the Eucalyptus ESHA, except for grading associated with storm drainage pipe and related improvements approved by the California Coastal Commission.

As illustrated, the development will require a total of approximately 220,000 cubic yards of cut and 200,000 cubic yards of fill, including the grading required to create the trail system. The difference of 20,000 cubic yards is the anticipated shrinkage of cut due to better compaction of replaced material. The result will be a completely balanced earthwork operation that avoids haul-truck traffic on adjacent public streets.

A very small (i.e., 4,800 sq. ft.) seasonal wetland south of Los Patos Avenue will remain undisturbed by development grading activities.

Existing Residential Development

Existing Residential Development

Existing Residential Development

Warner Avenue

Marina View

Sandra Lee

Sims

Lynn

Green

Bolsa Chica Street

Los Patos Avenue

CITY OF HUNTINGTON BEACH

COUNTY OF ORANGE

Existing Sandover Development

CITY OF HUNTINGTON BEACH

COUNTY OF ORANGE

CITY OF HUNTINGTON BEACH

COUNTY OF ORANGE

CITY OF HUNTINGTON BEACH

COUNTY OF ORANGE

State Property
(Lower Bench of Bolsa Chica Mesa)

State Property
(Isolated Pocket Lowland)

EGGW Flood Control Channel

LEGEND

- BRIGHTWATER PROJECT BOUNDARY
- TOPOGRAPHIC CONTOURS (5-FOOT INTERVALS)
- GRADED SLOPE
- HP HIGH POINT
- LP LOW POINT

Exhibit 2.4-1

Master Grading Plan

BRIGHTWATER SPECIFIC PLAN
City of Huntington Beach • California

HEARTHSIDE HOMES

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2.4.2 Master Drainage Plan

The Master Drainage Plan for Brightwater is illustrated in Exhibit 2.4-2. This exhibit delineates eight drainage areas within the project, identified as Areas A, B1, B2, B3, C, D, E, and F. Area A flows in a northerly direction to Warner Avenue, which is the same as the existing condition. All other areas flow to the south into the designed storm drain system.

The Master Drainage Plan is designed to mitigate on-site run-off and flood hazards without adversely affecting either urban or undeveloped areas outside the project.

The storm drain system is designed to capture and safely convey the flow generated on-site by a 100-year storm event to ensure the protection of all habitable structures. In addition to handling the volume of runoff generated by storm events, the development will incorporate structural and non-structural Best Management Practices (BMPs) designed to remove pollutants from the runoff before it leaves the site.

Runoff from storm events will enter catch basins and flow within drainage pipelines to an underground vault containing media filters.

The concrete vault containing the media filters are proposed to be located in two of the pedestrian paseos along the southerly edge of the development. The media filter is comprised of filter cartridges filled with media that filters out the pollutants from the storm water. After filtration, the treated flow is returned to the mainline storm drains.

The media filters are sized (i.e., in terms of the dimensions of the vaults and number of filter cartridges) so they accept and retain the storm water runoff generated by 85 percent of all storms (i.e., storms generating an intensity of less than two tenths of one inch of rainfall per hour) as well as all of the "first flush" runoff from larger storms, which contains the highest concentration of pollutants.

Runoff from storms greater than the 85th percentile will not pass through the media filters. The highest concentration of pollutants is in the lower flows. Therefore, treatment of these flows is essential to improving the quality of storm water runoff. Pollutants are removed from low flows by settling of solids or adherence of pollutants to organic or synthetic absorbents.

During heavier storms (intensity greater than two tenths of an inch per hour) the higher flows will bypass the media filters and flow directly to the storm drain outlet. Exhibit 2.4-3 shows the proposed location and size of the storm drain outlet. The receiving water is an isolated lowland pocket area that lies between the Mesa and the East Garden Grove Wintersburg Flood Control Channel.

Existing Residential Development

Existing Residential Development

Existing Residential Development

Warner Avenue

Marina View

Sandra Lee

Sims

Lynn

Green

Bolsa Chica Street

Los Patos Avenue

CITY OF HUNTINGTON BEACH

COUNTY OF ORANGE

AREA A

AREA F

Existing Sandover Development

AREA G

AREA B1

AREA B2

AREA B3

AREA C

AREA D

AREA E

Existing Wetland

State Property (Lower Bench of Bolsa Chica Mesa)

State Property (Isolated Pocket Lowland)

EXISTING 24" CMP SD

PROPOSED 66" RCP SD

EGGW Flood Control Channel

24" 36" 18" 42" 48" 54" 66" 30"

LEGEND

- BRIGHTWATER PROJECT BOUNDARY
- DRAINAGE PIPELINE
- 24" PIPELINE DIAMETER
- DRAINAGE INLET
- DRAINAGE OUTLET
- DRAINAGE AREA BOUNDARY
- AREA C DRAINAGE AREA

Exhibit 2.4-2

Master Drainage Plan

BRIGHTWATER SPECIFIC PLAN

City of Huntington Beach • California

HEARTHSIDE HOMES

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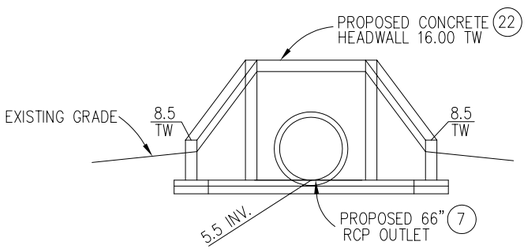

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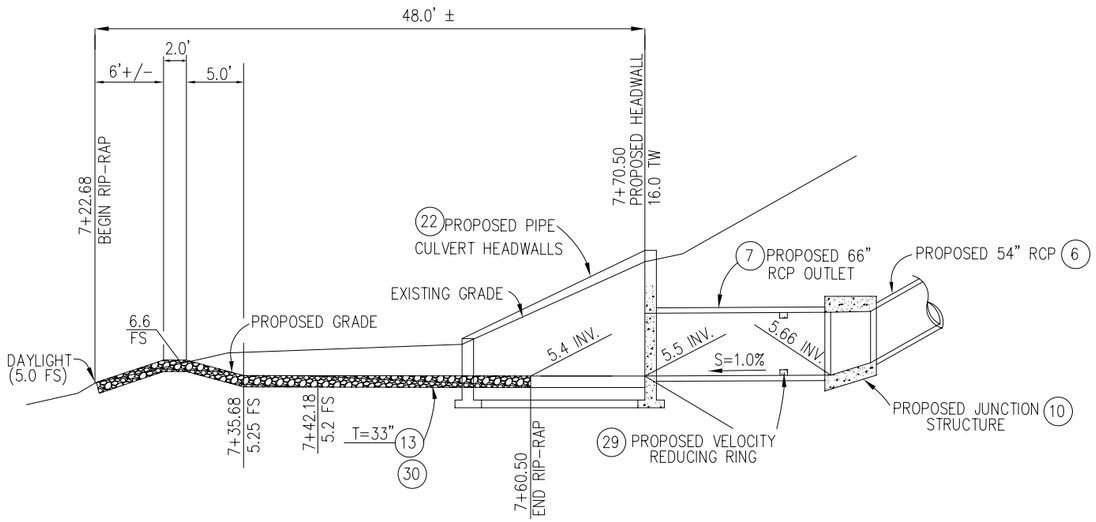

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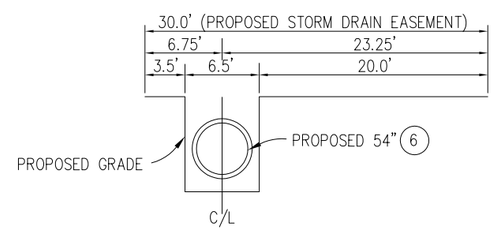

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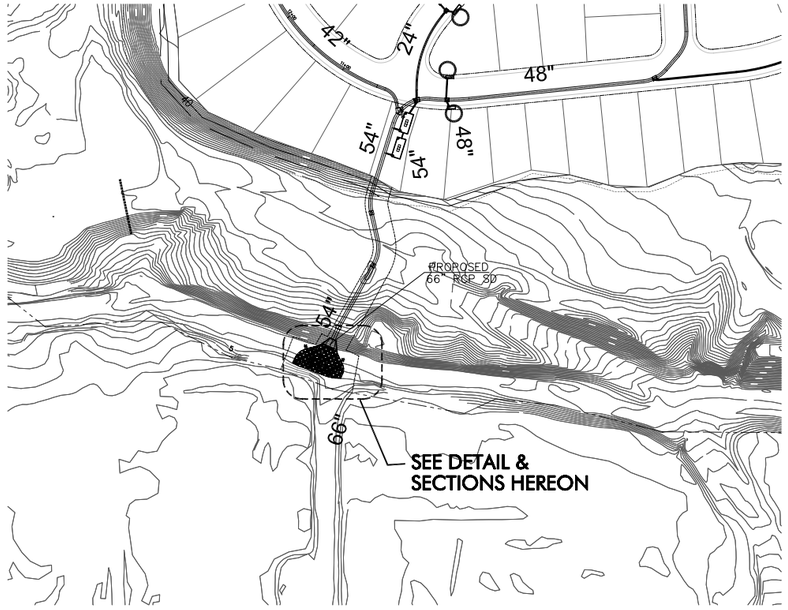

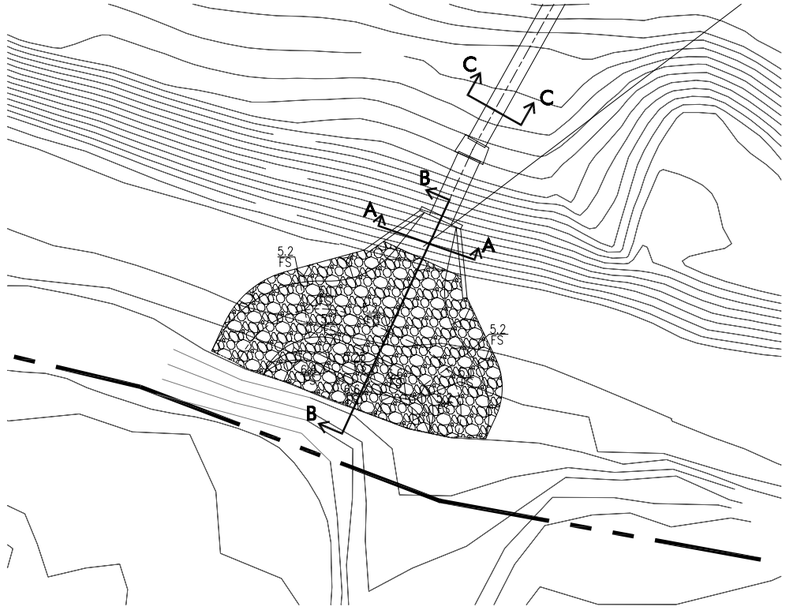

CONSTRUCTION NOTES

6 — CONSTRUCT 54" RCP 2000–D WITH BEDDING PER R.D.M.D. STD. PLAN 1319.

7 — CONSTRUCT 66" RCP 2000–D WITH BEDDING PER R.D.M.D. STD. PLAN 1319.

10 — CONSTRUCT JUNCTION STRUCTURE TYPE III PER R.D.M.D. STD. PLAN 1312.

13 — CONSTRUCT 1/4–TON RIP–RAP PER R.D.M.D. STD. PLAN 1809.

22 — CONSTRUCT PIPE CULVERT HEADWALL TYPE A PER CALTRANS STD. PLAN D90.

29 — CONSTRUCT VELOCITY CONTROL RING PER APWA STD. PLAN 383–1.

30 — CONSTRUCT GEOTEXTILE FABRIC PER R.D.M.D. STD. PLAN 1808.

BRIGHTWATER SPECIFIC PLAN
City of Huntington Beach California

HEARTHSIDE HOMES

Exhibit 2.4-3
Storm Drain Outlet

NOT TO SCALE

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2.4.3 Operation and Maintenance Responsibilities for BMPs

1. Structural BMPs After Project Completion

The Brightwater Maintenance Corporation (BMC) is responsible for the ongoing maintenance of the structural BMPs within the project area once the project is completed and the Landowner/Developer has relinquished its maintenance and implementation interest.

The specifications for the perpetual operation and maintenance of the structural BMPs are set forth in the Water Quality Management Plan.

2. Non-structural BMPs After Project Completion

The Brightwater Maintenance Corporation (BMC) is responsible for the ongoing implementation of the non-structural BMPs (notifications to new homeowners and residents, etc.) once the project is completed and the Landowner/ Developer have relinquished its interest.

2.5 Infrastructure and Utilities

2.5.1 Potable Water

1. Water Requirements and Source

The proposed water system consists of 14-inch, 12-inch, and 8-inch pipelines owned, operated, and maintained by the City of Huntington Beach. The proposed distribution system will be connected to the existing City lines at four (4) locations, as illustrated on Exhibit 2.5-1.

2. Temporary Water Service During Construction Operations

Temporary water to support construction, fire safety, and dust control will be served by two (2) fire hydrants, which will be temporarily connected to the proposed mainline until construction is completed. The locations of these temporary connections are illustrated on Exhibit 2.5-1.

3. Domestic Water Distribution

Exhibit 2.5-1 illustrates the Potable Water Plan to distribute water within the project. As shown, the distribution system will consist of 12-inch and 8-inch pipelines within the streets. The on-site water distribution pipelines will be installed in progressive phases as necessary to provide the flows required for residential development and occupancy.

Existing Residential Development

Existing Residential Development

Existing Residential Development

Warner Avenue

Marina View

Sandra Lee

Sims

Lynn

Green

Bolsa Chica Street

Los Patos Avenue

CITY OF HUNTINGTON BEACH

COUNTY OF ORANGE

Existing Sandover Development

CITY OF HUNTINGTON BEACH

COUNTY OF ORANGE

State Property
(Lower Bench of Bolsa Chica Mesa)

CITY OF HUNTINGTON BEACH

COUNTY OF ORANGE

State Property
(Isolated Pocket Lowland)

EGGW Flood Control Channel

LEGEND

- BRIGHTWATER PROJECT BOUNDARY
- WATER PIPELINE
- EXISTING WATER PIPELINE
- 8" WATER PIPELINE DIAMETER

Exhibit 2.5-1

Potable Water Plan

BRIGHTWATER SPECIFIC PLAN
City of Huntington Beach • California

HEARTHSIDE HOMES

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2.5.2 Wastewater Collection and Disposal

Wastewater from the project area will flow primarily by gravity to a 21-inch diameter Orange County Sanitation District (OCSD) trunk sewer line located in Los Patos Avenue on the north side of the project.

The Landowner will construct all of the on-site wastewater facilities. The on-site wastewater collection facilities are shown in Exhibit 2.5-2. The only wastewater pumping required for the project will be a small (i.e., 30 gallons-per-minute) lift station. This station will consist of a buried pre-cast structure (substructure) with a wet well and submersible pumps. This lift station will receive flows from a small area of the development where wastewater cannot flow by gravity to the existing 21-inch diameter OCSD trunk sewer.

2.5.3 Utilities and Services

It is anticipated that utility services for the Brightwater project will be provided by Southern California Edison (SCE), Southern California Gas Company (SCG), Verizon (for telephone), and Time-Warner Cable (for television/computer cable modem) or their respective successor company, if ownership of their assets and/or management should resources change hands. Electrical, gas, telephone, and Cable TV facilities are all located in utility easements adjacent to Los Patos Avenue and the Sandover project recently developed by the Landowner on the northeast corner of the Mesa.

Existing Residential Development

Existing Residential Development

Existing Residential Development

Existing 21" Diameter OCSD Trunk Sewer

Proposed 15" Sewer Feeds into Existing 21" Trunk Sewer on Bolsa Chica Street

Existing Sandover Development

Wastewater Lift Station

Warner Avenue

Marina View

Sandra Lee

Sims

Lynn

Green

Bolsa Chica Street

Los Patos Avenue

CITY OF HUNTINGTON BEACH
COUNTY OF ORANGE

State Property
(Lower Bench of Bolsa Chica Mesa)

State Property
(Isolated Pocket Lowland)

EGGW Flood Control Channel

LEGEND

- BRIGHTWATER PROJECT BOUNDARY
- SEWER PIPELINE
- DIRECTIONAL FLOW ARROW
- EXISTING TRUNK SEWER
- 8" SEWER PIPELINE DIAMETER
- WASTEWATER LIFT STATION
- AREA SERVED BY WASTEWATER LIFT STATION

Exhibit 2.5-2

Wastewater Collection Plan

BRIGHTWATER SPECIFIC PLAN
City of Huntington Beach • California

HEARTHSIDE HOMES

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2.6 Residential Development

Exhibit 2.6-1, Residential Development Plan, provides a dimensioned site plan for the Brightwater project, including the footprint of the homes and the front, rear, and side yard setbacks for the initial development for each of the residential lots. Appendix G contains a full-size exhibit depicting the Development Plan.

The sections below describe each of the Development Areas within the Residential Development Plan.

2.6.1 Development Area 7-2 – *The Sands*

1. Location

Development Area (DA) 7-2 is composed of two areas, as shown on Exhibit 2.6-1, Residential Development Plan. An existing mixed-density residential area lies to the north of Los Patos Avenue.

2. Description

DA 7-2 contains 79 single-family detached residential units on approximately 12.1 acres, for an overall gross density of 6.5 units per acre and a net density of 9.8 units per acre. Homes will be conveyed to home buyers as fee simple ownership lots with reciprocal use easements to provide residents with more usable yard/patio areas.

Residential lots within DA 7-2 have an interlocking pattern that is sometimes referred to in residential planned unit developments as a "Z" lot. They range in size and shape with a minimum depth of 70 feet and minimum lot width of 30 feet, producing lots with a minimum lot size of 2,800 square feet.

Residential units within DA 7-2 have a minimum 5-foot setback from adjacent streets, and either a front-entry garage with a minimum setback of eighteen (18) feet, or a side-entry garage where the maneuvering area is 26 feet.

All homes will be equipped with a fire suppression sprinkler system.

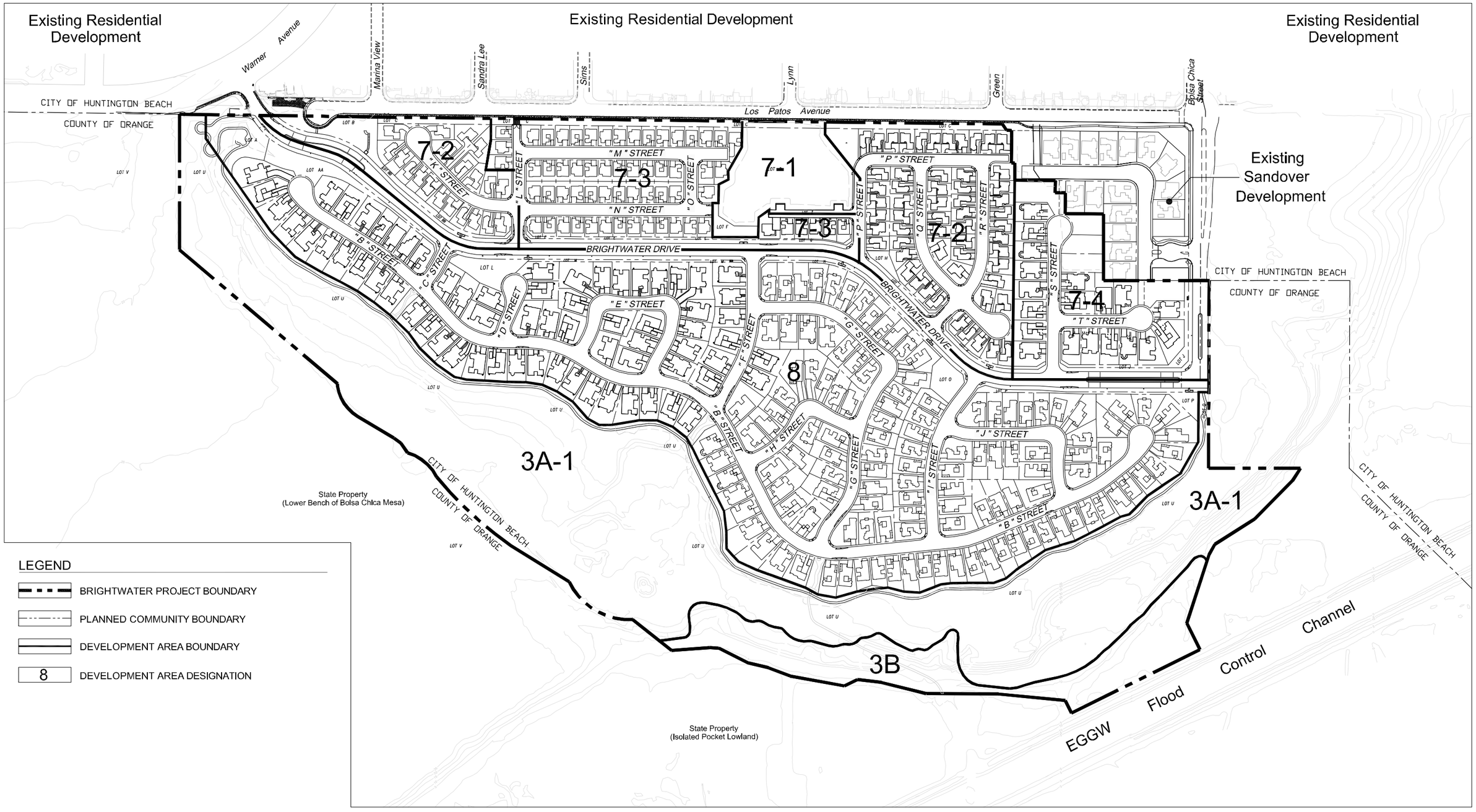

Exhibit 2.6-1

Residential Development Plan

BRIGHTWATER SPECIFIC PLAN
City of Huntington Beach • California

HEARTHSIDE HOMES

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3. Access and Circulation

Development Area 7-2 will be accessed from three local roads — "L", "P", and "R" Street — which are entry points along Brightwater Drive. Brightwater Drive extends from the Warner Avenue community entry on the west to the Bolsa Chica Street entry on the east.

All roadways will have a minimum paved width of 36 feet curb-to-curb, with a minimum 5-foot-wide sidewalk along both sides.

4. Parking

Two-car attached and enclosed garages will serve each residential unit.

On-street parking will be allowed along both sides of the 36-foot-wide streets of the development area to serve both residents and their guests. Driveways are spaced so that one on-street parking space is generally available in front of each home.

2.6.2 Development Area 7-3 – *The Trails*

1. Location

The location of Development Area (DA) 7-3 is shown on Exhibit 2.6-1. North of Los Patos is an existing mixed-density residential area.

2. Description

DA 7-3 contains 62 single-family detached residential units on approximately 7.5 acres, for an overall gross density of 8.3 units per acre and a net density of 12.2 units per acre. Homes will be conveyed to home buyers as fee simple ownership lots with reciprocal easements for more usable side yard/patio areas.

The residential lots within DA 7-3 have nominal dimensions of minimum 40 feet in width and 60 feet in depth, producing lots with a nominal size of approximately 2,800 square feet.

Residential units within DA 7-3 have a minimum eight-foot setback from adjacent streets, depending upon the floor plan, with front-entry garages with a minimum setback of eight (8) feet or less, or eighteen (18) feet.

All homes will be equipped with a fire suppression sprinkler system.

3. Access and Circulation

Development Area 7-3 will be accessed from "L" Street — which is an entry point along Brightwater Drive. All roadways will have a minimum paved width of 36 feet curb-to-curb, with a minimum 5-foot-wide sidewalk along both sides.

4. Parking

Two-car attached and enclosed garages will serve each residential unit. With the exception of one single-car garage, which is less than 5 feet from the back of sidewalk, garages are setback eighteen (18) feet or more from the backs of sidewalk (i.e., at least 23 feet from the face of curb). There are no side-entry garages in DA 7-3.

On-street parking will be allowed along both sides of the 36-foot-wide streets of the development area to serve both residents and their guests. Driveways are spaced so that one on-street parking space is generally available in front of each home.

2.6.3 Development Area 7-4 – *The Breakers*

1. Location

Development Area (DA) 7-4 is located in the eastern portion along the northerly edge of the Brightwater project, south of Los Patos Avenue as shown on Exhibit 2.6-1.

2. Description

Development Area (DA) 7-4 contains 24 single-family detached residential units on approximately 6.4 acres, for an overall gross density of 3.8 units per acre and a net density of 5.5 units per acre. This development project is anticipated to be constructed in essentially one sequential phase. Homes will be conveyed to home buyers as fee-simple ownership lots.

The residential lot sizes within DA 7-4 are a minimum of 6,000-square-feet (60 feet wide by 100 feet deep). All residential units have a 10-foot minimum setback from adjacent streets and all garages are setback a minimum of eighteen (18) feet or more from roadways.

3. Access

Development Area 7-4 will be accessed from "S" and "T" Streets, which connect to the existing Sandover project, and to the Bolsa Chica Street entry on the east.

The internal streets within DA 7-4 tie into the existing streets for the Sandover Project and form a simple loop with homes on both sides of the street. No homes within Development Area 7-4 will front on Brightwater Drive, which is an unloaded collector roadway.

All roadways will have a minimum paved width of 36 feet curb-to-curb, with a minimum 5-foot-wide sidewalk along both sides.

4. Parking

Attached and enclosed garages will serve the residents of each residential unit. All garages are setback eighteen (18) feet or more from the backs of sidewalk (i.e., at least 23 feet from the face of curb).

On-street parking will be allowed along both sides of the 36-foot-wide streets of the development area to serve both residents and their guests. Driveways are spaced such that generally one on-street parking space is available in front of each home.

2.6.4 Development Area 8 – *The Cliffs and The Breakers*

1. Location

Development Area (DA) 8 is located along the southerly portion of the Brightwater project, south of Brightwater Drive and north of DA 3A-1.

2. Description

Development Area 8 contains 190 detached single-family homes on approximately 42.5 acres, for an overall gross density of 4.5 units per acre and a net density of 6.0 units per acre. Homes will be conveyed to homebuyers as fee-simple ownership lots.

There are two distinct residential lot sizes within DA 8, with the following numbers, nominal sizes, and minimum dimensions:

a. One Hundred and Seven (107) 5,000 -square-foot lots[1] (50' wide x 100' deep); and

b. Eighty-Three (83) 6,000 -square-foot lots (60' wide x 100' deep).

[1] Some lots are less than 5,000 square feet.

All residential units have a 7-foot minimum setback from adjacent streets and all garages are setback a minimum of eighteen (18) feet or more, or 8 feet or less, from roadways.

All homes will be equipped with a fire suppression sprinkler system.

3. Access

Development Area 8 will be accessed from three local roads — "C", "F", and "I" Streets — which are entry points along Brightwater Drive.

From Brightwater Drive, the internal streets within DA 8 connect to loops and cul de sacs. No homes within PA 8 front on Brightwater Drive.

All roadways will have a minimum paved width of 36 feet curb-to-curb, with a minimum 5-foot-wide sidewalk along both sides.

4. Parking

Attached and enclosed garages will serve the residents of each residential unit. All garages are set back eighteen (18) feet or more or eight (8) feet or less from the back of sidewalk (i.e., at least 23 feet or less that 13 feet from the face of curb).

On-street parking will be allowed along both sides of the 36-foot-wide streets within the development area to serve both residents and their guests. Driveways are designed and spaced-out so that generally one on-street parking space is available in front of each home.

2.7 Habitat Preservation and Creation Area

Planning Areas 3A-1, 3B, and 7-1 are governed by the Brightwater Habitat Management Plan (see Appendix C).

2.7.1 Planning Area 3A-1 – Native Grassland and Coastal Sage Scrub Creation Area

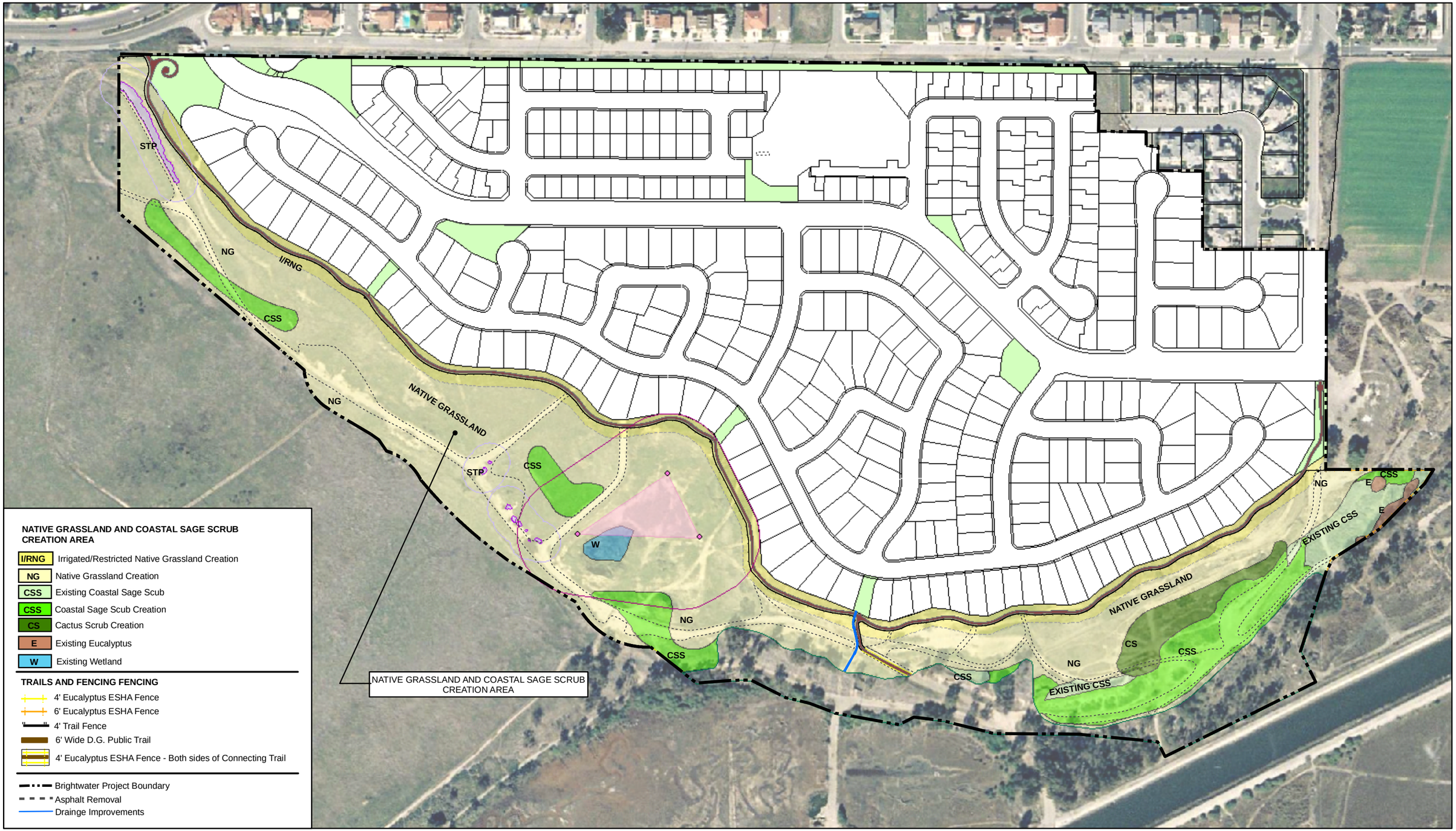
Planning Area (PA) 3A-1 consists of 29.2 acres of non-native vegetation that will be restored as native grassland and coastal sage scrub habitat, along with a public trail and storm water conveyance structures specifically authorized by CDP 5-05-020.

Exhibit 2.7-1 depicts the Habitat Management Plan for PA 3A-1. Native plants will consist of relatively dense (approximately 80 percent cover), low-growing (2-3 feet) succulent native species common to grassland habitats and ecotonal areas between grassland and scrub habitats within coastal Orange County. The specific selection of plant material is representative of native grassland components within coastal Orange County, and will provide additional habitat diversity and structure. Plantings on the bluff slopes consist primarily of coastal sage scrub (CSS), coastal bluff scrub and cactus scrub species. CSS areas have been specifically located to avoid the Burrowing Owl ESHA and previously mapped southern tarplant locations. The scrub areas will provide valuable scrub habitat, which will enhance the bird and rodent populations in the vicinity of the Eucalyptus ESHA. The cactus scrub habitat will be especially valuable for the cactus wren.

2.7.2 Planning Area 3B – Eucalyptus Environmentally Sensitive Habitat Area (ESHA)

Planning Area 3B is a five-acre Eucalyptus Environmentally Sensitive Habitat Area (ESHA) that shall be preserved and managed to provide perching, roosting, and nesting habitat for birds of prey. Exhibit 2.7-2 depicts the Habitat Management Plan for PA 3B

The Brightwater Habitat Management Plan calls for the establishment of 0.24 acres of sycamore riparian woodland composed of native riparian woodland species and mulefat scrub and willow riparian scrub understory species compatible with existing site conditions. Species in the riparian woodland habitat type will include western sycamore *(Platanus racemosa)* and associated species that can occur in sycamore woodland habitat. The purpose of these woodland plantings is to attempt to establish additional nesting and roosting habitat for raptors. Appropriate understory species will be established to the greatest extent practicable, to enhance the value of this woodland. This habitat type will surround the storm drain within the Eucalyptus ESHA. Riparian species will be planted to encourage and enhance wildlife diversity and canopy cover in the Eucalyptus. These species will also preserve and enhance the structural integrity and function of the Eucalyptus ESHA.



BRIGHTWATER SPECIFIC PLAN
City of Huntington Beach · California

Exhibit 2.7-1

Habitat Management Plan For 29.2 Acre Native Grassland and Coastal Scrub Area

HEARTHSIDE HOMES

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EUCALYPTUS ESHA AREA

- Eucalyptus ESHA
- CSS — Existing Coastal Sage Scub
- E — Existing Eucalyptus
- EE — Eucalyptus ESHA Enhancement
- NG — Native Grassland Creation
- SRW — Sycamore Riparian Woodland Creation

TRAILS AND FENCING FENCING

- 4' Eucalyptus ESHA Fence
- 6' Eucalyptus ESHA Fence
- 6' Wide D.G. Public Trail
- 4' Eucalyptus ESHA Fence - Both sides of Connecting Trail

- Brightwater Project Boundary
- Asphalt Removal
- Drainge Improvements

E
EE
SRW
E
SRW
EE
NG
E
EUCALYPTUS ESHA
6' Wide D.G. Connecting Trail to EGGW Levee Trail
ESHA SIGN
NG
CS
EE

BRIGHTWATER SPECIFIC PLAN

City of Huntington Beach · California

HEARTHSIDE HOMES

Exhibit 2.7-2

Habitat Management Plan for 5.0-acre Eucalyptus ESHA Area

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2.7.3 Planning Area 7-1 – Southern Tarplant and Seasonal Pond Habitat Protection Area

Planning Area (PA) 7-1 consists of 2.9 acres (2.5 acres net) that will be enhanced by the Landowner and conveyed to the Brightwater Maintenance Corporation (BMC). The Area currently provides limited habitat functions for wildlife, with annual grassland and ruderal components comprising the majority of the 2.5-acre Area. Following the preservation and enhancement of the Area, the Area will also support native upland species within the adjacent buffer areas. The tarplant buffer areas are comprised of the 50-foot zone surrounding the existing southern tarplant populations. All remaining portions will effectively provide additional buffer for the southern tarplant as well as buffer for the seasonal pond.

BRIGHTWATER SPECIFIC PLAN
City of Huntington Beach · California

Exhibit 2.7-3
Habitat Management Plan for 2.50-acre Southern Tarplant and Seasonal Pond Plan Area

HEARTHSIDE HOMES

0 200 400 600 800 Feet

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3.1 Purpose and Intent

The purpose of this section is to provide specific development standards and regulations that will be applied to all new development permitted within the Brightwater Specific Plan Area. These regulations are intended to provide criteria to be used by builders, developers, planners, engineers, architects, landscape architects and other professionals in order to maintain the design quality of the project area.

The Development Standards shall be consistent with the Huntington Beach General Plan. Moreover, these standards satisfy the following goals of the General Plan:

- LU4: *Achieve and maintain high quality architecture, landscape and open spaces in the City*;
- LU8: *Achieve a pattern of land uses that preserves, enhances and establishes a distinct identity for the City's neighborhoods, corridors and centers*;
- LU9: *Achieve the development of a range of housing units that provides for the diverse economic, physical and social needs of existing and future residents of Huntington Beach*; and
- ERC1: *Improve and enhance the overall aesthetic value and appearance of the City of Huntington Beach through the provision and maintenance of local public and private open space*.

As previously noted, the Specific Plan standards and regulations are consistent with the existing Coastal Development Permit Number 5-05-020 (CDP 5-05-020), approved by the California Coastal Commission (CCC) on April 14, 2005 and issued on December 15, 2005. Where no regulations are specified, the provisions of the City of Huntington Beach Zoning and Subdivision Ordinance (HBZSO) will govern.

3.2 Residential Planning Areas Standards

3.2.1 General Provisions

The Brightwater Specific Plan Area is entirely within the California Coastal Zone. Therefore, all development within the Brightwater Specific Plan Area shall be subject to the general conditions and requirements outlined in CDP 5-05-020 (see Appendix B). Additional development projects shall require approval of a coastal development permit in accordance with the regulations contained in Chapter 221 or the HBZSO, as may be amended from time to time.

1. Applicability

The Specific Plan shall be the zoning document for all areas within the Brightwater Specific Plan Area. Furthermore, the Development Standards detailed in this section shall be applicable to all property within Brightwater. Where there is a conflict between the provisions of this Specific Plan and the HBZSO, the Specific Plan shall apply. Where the Specific Plan is silent, the provisions of the HBZSO shall apply. Room additions consistent with this Specific Plan and its design guidelines shall not require review by the City's Design Review Board (DRB).

2. Accessory Building Uses

Accessory buildings and uses are subject to the provisions in CDP 5-05-020 and HBZSO Section 230.08. These uses include but are not limited to garages, carports, porte cocheres, swimming pools, spas, therapy baths, water fountains, rock formations, freestanding barbecues/fireplaces, covered patios and decks, and detached accessory structures (such as non-commercial greenhouses, gazebos and storage sheds).

3. Prohibited Uses

The following uses are prohibited: Industrial uses; commercial uses, except home offices; billboards; signs which do not display information related to an activity, service, or commodity available on the premise; and uses not expressly permitted in Specific Plan Section 3.2.1.

4. Temporary Permitted Uses

The following temporary uses permitted in the Specific Plan Area are: home finder/sales center including mobile homes or trailers; model home complexes; real estate signs relating to the sale, lease or other disposition of real property on which the sign is located; and other uses in conformance with CDP 5-05-020 and HBZSO Section 241.20.

5. Conditionally Permitted Uses

Development of five (5) or more single family residential units requires approval of a CUP from the Zoning Administrator.

6. Landscaping

Landscaping within the Specific Plan Area shall be subject to the provisions established in CDP 5-05-020 Section 11. In addition, landscaping within the Specific Plan Area shall adhere to the provisions stated in Section 4.2 of this document for each Planning Area.

7. Walls and Fences

Walls and fences shall be constructed in accordance with CDP 5-05-020 Section 14. Where the CDP 5-05-020 is silent, the HBZSO Section 230.88 shall apply.

8. Signs and Outdoor Lighting

All signs and outdoor lighting shall be in accordance with CDP 5-05-020 Section 13. Where CDP 5-05-020 is silent, HBZSO Chapters 232 and 233 shall apply. Outdoor lighting shall be designed to provide adequate illumination of on-site areas without intruding upon surrounding properties or sensitive uses.

9. Utilities

All development projects shall be required to install adequate utility services necessary to serve the development. All utilities shall be placed underground identified in easements, excluding streetlights and electrical transmission 66kV or greater. Utility systems shall be designed to conserve the use of electrical energy and natural resources. Developers shall coordinate with electricity, telephone and cable television companies regarding energy conservation and proper planning, phasing and sizing of lines.

10. Home Occupations

Home occupations shall be in accordance with HBZSO Section 230.12.

11. Lots and Buildings

Lots and buildings shall be as depicted on the Final Tract Maps (Appendix F) and the final Project-Level Site Development Plan (Appendix G). In case of discrepancies between this Chapter, the HBZSO, or the Tract Maps or Site Development Plan, the Tract Maps and Site Development Plan shall take precedence. Additional single family residential units shall require a coastal development permit.

3.2.2 Planning Area 7-2: *The Sands*

1. Purpose

Planning Area 7-2 is intended to permit single-family detached on smaller lots with a minimum of 2,800 square feet. Planning Area 7-2 allows for approximately 78 single-family detached residential units (plus one additional un-entitled lot) on approximately 12.1 acres, for an overall density of 6.5 units per acre and a net density of 9.8 units per acre.

2. Permitted Uses

a. Single-family detached residential;
b. Recreational amenities including swimming pools, tot lots, etc.;
c. Utilities, minor; and
d. Accessory uses and buildings identified previously in this Specific Plan in Section 3.2.1 "Accessory Building Units".

3. Building Site Standards

The building site standards and regulations for Planning Area 7-2 are summarized in Table 3-1 of this Specific Plan.

3.2.3 Planning Area 7-3: *The Trails*

1. Purpose

Planning Area 7-3 is intended to permit single-family detached on smaller lots with a minimum of 2,800 square feet. Planning Area 7-3 allows for approximately 62 single-family detached residential units on approximately 7.5 acres, for an overall density of 8.3 units per acre and a net density of 12.2 units per acre.

2. Permitted Uses:

a. Single-family detached residential;
b. Recreational amenities including swimming pools, tot lots, etc.;
c. Utilities, minor;
d. Accessory uses and buildings identified previously in this Specific Plan in Section 3.2.1 "Accessory Building Units."

3. Building Site Standards

The building site standards and regulations for Planning Area 7-3 are summarized in Table 3-1 of this Specific Plan.

Table 3-1

Development Standards Table
Brightwater Specific Plan

DEVELOPMENT STANDARDS[1]				
	Planning Area 7-2 (The Sands)	**Planning Area 7-3 (The Trails)**	**Planning Area 7-4 (The Breakers)**	**Planning Area 8 (The Cliffs)**
General Building Standards				
Minimum Lot Size	2,800 square feet	2,800 square feet	6,000 square feet	4,700 square feet
Minimum Lot Width	30 feet	40 feet	60 feet	50 feet
Minimum Lot Depth	70 feet	60 feet	100 feet	85 feet
Minimum On-site Parking	2 enclosed spaces and 0.2 on-street spaces per dwelling unit	2 enclosed spaces and 0.2 on-street spaces per dwelling unit	2 enclosed spaces and 0.2 on-street spaces per dwelling unit	Units that have a driveway of less than 18 feet long, require one on- or off-street parking space within 350 feet of the unit
Maximum Building Height[2]	35 feet (2-Stories)	35 feet (3-Stories; 3rd story maximum 150 sq. ft.)	35 feet (2-Stories)	35 feet (2-Stories)
Maximum Site Coverage[3]	60%	60%	60%	60%
Building Separation	Minimum 8 feet	Minimum 8 feet	Minimum 10 feet	Minimum 10 feet
Front Setback				
Dwellings	Minimum 10 feet	Minimum 5 feet	Minimum 10 feet	Minimum 7 feet
Front-entry garages	Minimum 18 feet	Minimum 18 feet or more[5]	Minimum 18 feet	Minimum 18 feet or more[5]
Side entry garages	Minimum 10 feet with a minimum 26 feet maneuvering area			
Bay windows, eaves, cornices, chimneys balconies, open stairways and architectural features[4]	Maximum 6 feet into any required setback nor closer than the minimum 3 feet to any property line	Maximum 6 feet into any required setback nor closer than the minimum 3 feet to any property line	Maximum 6 feet into any required setback nor closer than the minimum 3 feet to any property line	Maximum 6 feet into any required setback nor closer than the minimum 3 feet to any property line
Covered porches, covered decks, and patio covers	Minimum 3 feet from a property line nor less than the minimum 8 feet from a street-side property line of a corner lot	Minimum 3 feet from a property line nor less than the minimum 8 feet from a street-side property line of a corner lot	Minimum 3 feet from a property line nor less than the minimum 8 feet from a street-side property line of a corner lot	Minimum 3 feet from a property line nor less than the minimum 8 feet from a street-side property line of a corner lot
Walls or fences	Maximum of 42 inches within required front setback area	Maximum of 42 inches within required front setback area	Maximum of 42 inches within required front setback area	Maximum of 42 inches within required front setback area
Side Setbacks				
Dwellings, garage and accessory buildings	Interior 4 feet Street Side 5 feet	Interior 4 feet Street Side 8 feet	Interior 5 feet Street Side 10 feet	Interior 4 feet Street Side 7 feet
Bay windows, eaves, cornices, chimneys balconies, open stairways and architectural features	Maximum 3 feet into any required setback nor closer than the minimum 3 feet to any property line	Maximum 3 feet into any required setback nor closer than the minimum 3 feet to any property line	Maximum 3 feet into any required setback nor closer than the minimum 3 feet to any property line	Maximum 3 feet into any required setback nor closer than the minimum 3 feet to any property line
Covered porches, covered decks, and patio covers	Minimum 3 feet from property line nor closer than the minimum 8 feet from street-side property line of corner lot	Minimum 3 feet from property line nor closer than the minimum 8 feet from street-side property line of corner lot	Minimum 3 feet from property line nor closer than the minimum 8 feet from street-side property line of corner lot	Minimum 3 feet from property line nor closer than the minimum 8 feet from street-side property line of corner lot
Walls or fences	Maximum of 6 feet within setback area	Maximum of 6 feet within setback area	Maximum of 6 feet within setback area	Maximum of 6 feet within setback area
Rear Setbacks				
Dwelling	Minimum 6 feet	Minimum 8 feet	Minimum 15 feet	Minimum 15 feet
Garages or accessory buildings/unenclosed patio covers	Minimum 3 Feet	Minimum 3 Feet	Minimum 3 Feet	Minimum 3 Feet
Bay windows, eaves, cornices, chimneys balconies, open stairways and architectural features	Maximum 6 feet into any required setback nor closer than the minimum 3 feet to any property line	Maximum 6 feet into any required setback nor closer than the minimum 3 feet to any property line	Maximum 6 feet into any required setback nor closer than the minimum 3 feet to any property line	Maximum 6 feet into any required setback nor closer than the minimum 3 feet to any property line
Covered porches, covered decks, and patio covers	Minimum 3 feet from property line nor closer than the minimum 8 feet from street-side property line of corner lot	Minimum 3 feet from property line nor closer than the minimum 8 feet from street-side property line of corner lot	Minimum 3 feet from property line nor closer than the minimum 8 feet from street-side property line of corner lot	Minimum 3 feet from property line nor closer than the minimum 8 feet from street-side property line of corner lot
Walls or fences	Maximum of 6 feet within setback area	Maximum of 6 feet within setback area	Maximum of 6 feet within setback area	Maximum of 6 feet within setback area

1 Lots and Buildings shall be as depicted on the Final Tract Maps and Residential Development Plan.

2 Building Height is measured from finish floor to top of building. Additional height above two-feet from top of curb to finish floor is counted towards building height.

3 Lot Coverage includes the area of a lot covered by roofs, balconies, fireplaces, architectural projections, or overhangs extending more than 2.5 feet from a wall, decks more than 42 inches in height above grade, and stairs.

4 Similar architectural features include: 1) niches for A/V media centers adjacent to or separate from fireplaces, where the space is not usable floor area within the room that you can walk into; and 2) an architectural projection of not more than 18 inches for a stairway landing.

5 One required space may be a minimum 8 feet or less in Planning Area 7-3, Plan 2 and in Planning Area 8, Plan 3

3.2.4 Planning Area 7-4: *The Breakers*

1. Purpose

Planning Area 7-4 is intended to permit single-family detached on lots 6,000 square feet and larger. Planning Area 7-4 allows for approximately 19 single-family detached residential units (plus five additional un-entitled lots) on approximately 6.4 acres, for an overall density of 3.8 units per acre and a net density of 5.5 units per acre.

2. Permitted Uses:

a. Single-family detached residential;
b. Recreational amenities including swimming pools, tot lots, etc.;
c. Utilities, minor;
d. Accessory uses and buildings identified previously in this Specific Plan in Section 3.2.1 "Accessory Building Units."

3. Building Site Standards

The building site standards and regulations for Planning Area 7-4 are summarized in Table 3-1 of this Specific Plan.

3.2.5 Planning Area 8: *The Cliffs and The Breakers*

1. Purpose

Planning Area 8 is intended to permit single-family detached on larger lots ranging from 4,700 to 6,000 square feet and provides landscape regulations for residential lots adjacent to the Habitat Preservation and Creation Area. Planning Area 8 allows for approximately 190 single-family detached residential units (107 units on approximately 5,000 square foot lots and 83 units on approximately 6,000 square foot lots on approximately 42.5 acres) for an overall density of 4.5 units per acre and a net density of 6.0 units per acre.

Individual homeowners of the residential lots located within 100 feet of native habitat areas are required to adhere to a restricted plant palette and maintain the landscape on their lots through proper irrigation and trimming.

2. Permitted Uses

a. Single-family detached residential;
b. Recreational amenities including swimming pools, tot lots, etc.;
c. Utilities, minor;

d. Accessory uses and buildings identified previously in this Specific Plan in Section 3.2.1 "Accessory Building Units."

3. Building Site Standards

The building site standards and regulations for Planning Area 8 are summarized in Table 3-1 of this Specific Plan.

3.3 Habitat Preservation and Creation Area Standards

The Habitat Preservation and Creation Area designation establishes approximately 38 acres of habitat conservation area, comprised of three Planning Areas 3A-1, 3B and 7-1. The specific regulations governing development and permitted uses are set forth in CDP 5-05-020, the Brightwater Comprehensive Habitat Management Plan, the Fuel Modification Plan and the Water Quality Management Plan. These documents are located in the Appendix.

4.1 Community Design Concept

Community design concepts and details for the Brightwater community are presented in this Specific Plan in order to establish a comprehensive community theme and provide continuity among development areas. These include:

- Community Landscape Concepts;
- Community Entries;
- Community Streetscapes;
- Local Parks, Paseos, and Village Greens;
- Landscape Structures and Thematic Elements; and
- Architectural Design Concept.

The primary circulation system for the Brightwater project includes community entries off Warner Avenue and Bolsa Chica Street, and an internal collector Brightwater Drive that connects the two. Residents' pedestrian access to the public trail in Planning Area 3A-1 will be via three landscaped paseos that connect this major open space spine to the residential development. Design concepts and illustrations for these areas are described in this section.

4.2 Landscape Architecture Guidelines

4.2.1 Community Landscape Concepts

Brightwater landscape will have two distinct areas and qualities. The Community Landscape Plan, Exhibit 4.2-1, identifies the different components. On the outside lower edges and slopes - visible from the State-owned Wetlands Restoration Area and the Lower Bench of the Mesa - Brightwater will be softened and extensively enhanced in rich native landscape incorporating protection of the five-acres of Eucalyptus ESHA (Area 3B) and the planting of Native Grasslands and Coastal Scrub on the 29.2-acre Area 3A-1 that defines the Upper Bench and lies at the foot of the area below. Here, a mix of non-invasive native California plant communities, inspired by historic coastal environments, will encompass all project edges visible to visitors, including the landscape along Warner Avenue, Pacific Coast Highway, Bolsa Chica State Beach, and the State Ecological Reserve.

From the community entries and inside the community, residents will experience Brightwater as a Pacific Ocean landscape. Here, in the interior of the community, the landscape palette will emphasize selected palms as a focal element, with conifer tree species to provide a year round rich green, grey, and color-accented aesthetic plantings. Specimen accent trees will punctuate and define community spaces, activity nodes, and focal point elements such as the entries, village greens, paseos, and primary streetscapes.

Existing Residential Development

Existing Residential Development

Existing Residential Development

Warner Avenue

Marina View

Sandra Lee

Sims

Lynn

Green

Bolsa Chica Street

Los Patos Avenue

CITY OF HUNTINGTON BEACH

COUNTY OF ORANGE

Existing Sandover Development

7-1

7-2

7-3

7-4

8

3A-1

3B

"K" STREET

"L" STREET

"M" STREET

"N" STREET

"O" STREET

"P" STREET

"Q" STREET

"R" STREET

"S" STREET

"T" STREET

"B" STREET

"C" STREET

"D" STREET

"E" STREET

"F" STREET

"G" STREET

"H" STREET

"I" STREET

"J" STREET

BRIGHTWATER DRIVE

ZONE A

ZONE B

ZONE C

ZONE D

ZONE E

State Property
(Lower Bench of Bolsa Chica Mesa)

State Property
(Isolated Pocket Lowland)

EGGW

Flood Control Channel

LANDSCAPE ZONE LEGEND

- ZONE A — WITHIN RESIDENTIAL LOTS, THE 20' ADJACENT TO THE HABITAT MANAGEMENT AREA
- ZONE B — NATIVE GRASSLAND, 0-50' FROM HOMES- IRRIGATED FOR INTERIM ESTABLISHMENT AND DROUGHT CONDITIONS
- ZONE C — EXPANDED NATIVE GRASSLAND, 50'-100' FROM HOMES- NON-IRRIGATED
- ZONE D — EXPANDED NATIVE GRASSLAND, 100'-150' FROM HOMES- NON-IRRIGATED
- ZONE E — NATIVE GRASSLAND AND COASTAL SCRUB, GREATER THAN 150' FROM HOMES- NON-IRRIGATED
- ZONE 1 — COMMUNITY ENTRIES
- ZONE 2 — COMMUNITY STREETSCAPES
- ZONE 3 — PASEOS AND VILLAGE GREENS/PUBLIC OPEN SPACE
- ZONE 4 — PRIVATE RESIDENTIAL LOTS
- ZONE 5 — PRIVATE RESIDENTIAL LOTS WITHIN 100' OF NATIVE AREA
- ZONE 6 — SOUTHERN TARPLANT AND SEASONAL POND HABITAT AREA
- 6' WIDE MULTI USE PUBLIC TRAIL LOCATED WITHIN 25' FROM PROPERTY LINE
- 150' DEMARCATION FROM PROPERTY LINE

NOTE: REFER TO THE BRIGHTWATER LANDSCAPE PLANT PALETTE FOR PLANT LISTS BY ZONE.

Exhibit 4.2-1

Community Landscape Plan

BRIGHTWATER SPECIFIC PLAN
City of Huntington Beach • California

HEARTHSIDE HOMES

0 150 300 600

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2007·07·23

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4.2.2 Community Streetscapes

The streetscape for Brightwater is illustrated on the Community Landscape Plan, Exhibit 4.2-1. Details related to the particular streetscapes are explained below.

1. Bolsa Chica Street

As shown on Exhibit 4.2-2, the streetscape for Bolsa Chica Street consists of a formal pattern of street trees along the westerly side of the road and will extend approximately 400 feet beyond the Brightwater project entry. The landscape will transition to the Native Grassland planting that is planned to characterize much of the natural trail area and Coastal Sage Scrub Area.

Plant materials from the entry will be carried as an informal backdrop behind and alongside the regularly-spaced pattern of street trees to provide visual contrast and texture to the landscape. The slope that rises up to the homes in DA 8 will provide additional depth for tree and shrub plantings that will add richness and variety to the street scene.

2. Los Patos Avenue

Similar to Bolsa Chica Street, the streetscape for Los Patos is an extension of the streetscape previously approved by the City of Huntington Beach and installed for the Sandover project at the corner of Bolsa Chica Street and Los Patos Avenue (Exhibit 4.2-3).

Groups and informal drifts of street trees will continue within a 30-foot-wide landscape zone that combines the ultimate meandering parkway for the completion of Los Patos, with an HOA landscape lot that will be added to broaden and soften the street scene. A public walkway extends the length of the streetscape, ultimately tying into the entry walkways and expanded landscape area at the Warner Avenue entry.

Looking back from this entry, plant materials from the entry will be carried back and meld with the streetscape as an informal backdrop that provides visual contrast and texture to the landscape at the end of Los Patos.

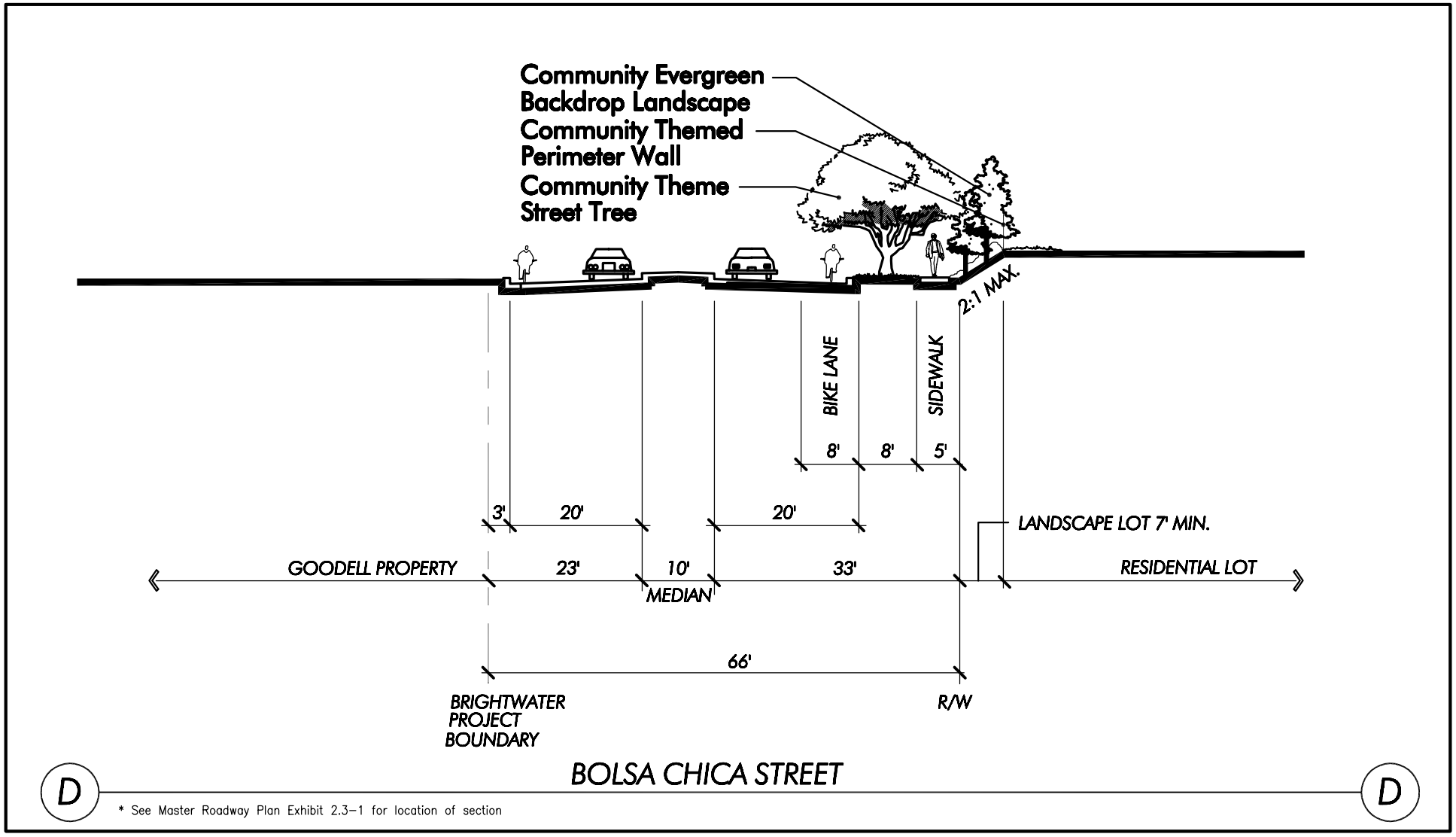

Exhibit 4.2-2

Bolsa Chica Street Landscape Section

BRIGHTWATER SPECIFIC PLAN
City of Huntington Beach • California

HEARTHSIDE HOMES

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FORMA 2007·01·22

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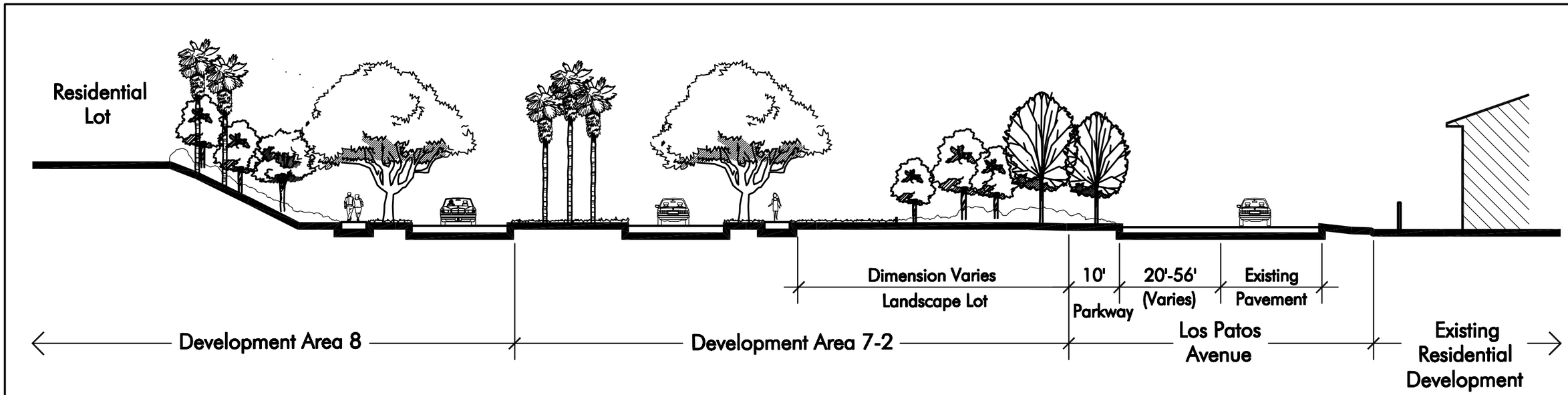
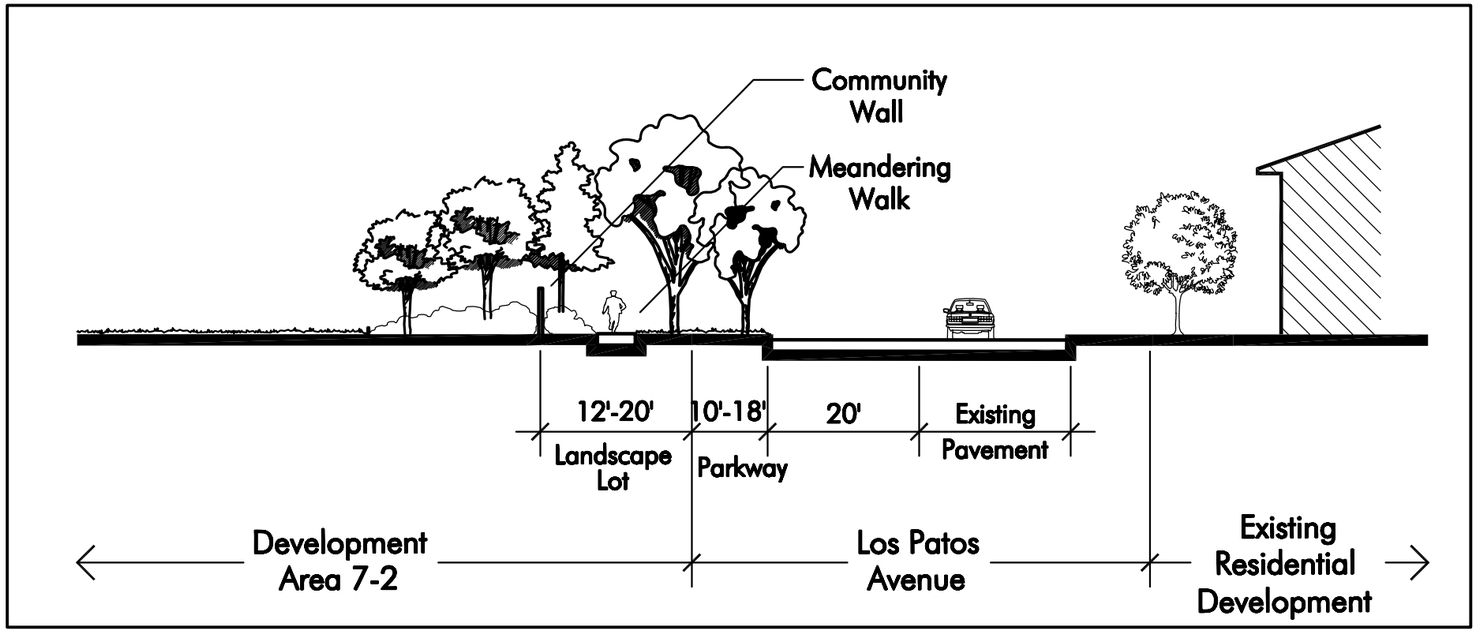


Typical Section (East of Warner)



Typical Section (Development Area 7-2)

Exhibit 4.2-3
Los Patos Avenue Landscape Sections

3. Brightwater Drive (Internal Collector)

As shown on Exhibit 4.2-4, Brightwater Drive, the unloaded collector roadway that links Brightwater's two entries, will act as a "landscape spine" for the various neighborhoods along the way.

Here, a strong geometric pattern of evergreen canopy trees will line the grass parkways, while informal groups of mature Melaleuca quinquenervia trees will visually interplay back and forth along the collector interspersed with dense evergreen tree backdrop groupings providing focal elements and landmark features along the spine road.

The Brightwater Drive landscape section along the connector roadway incorporates the 64-foot right-of-way providing for a 40-foot road section with a continuous five-foot sidewalk and seven-foot parkway along both sides of the street to provide convenient pedestrian movement and access to destinations within the community. Landscape lots of varying width, four to seven feet, have been created behind sidewalk and outside of the right-of-way.

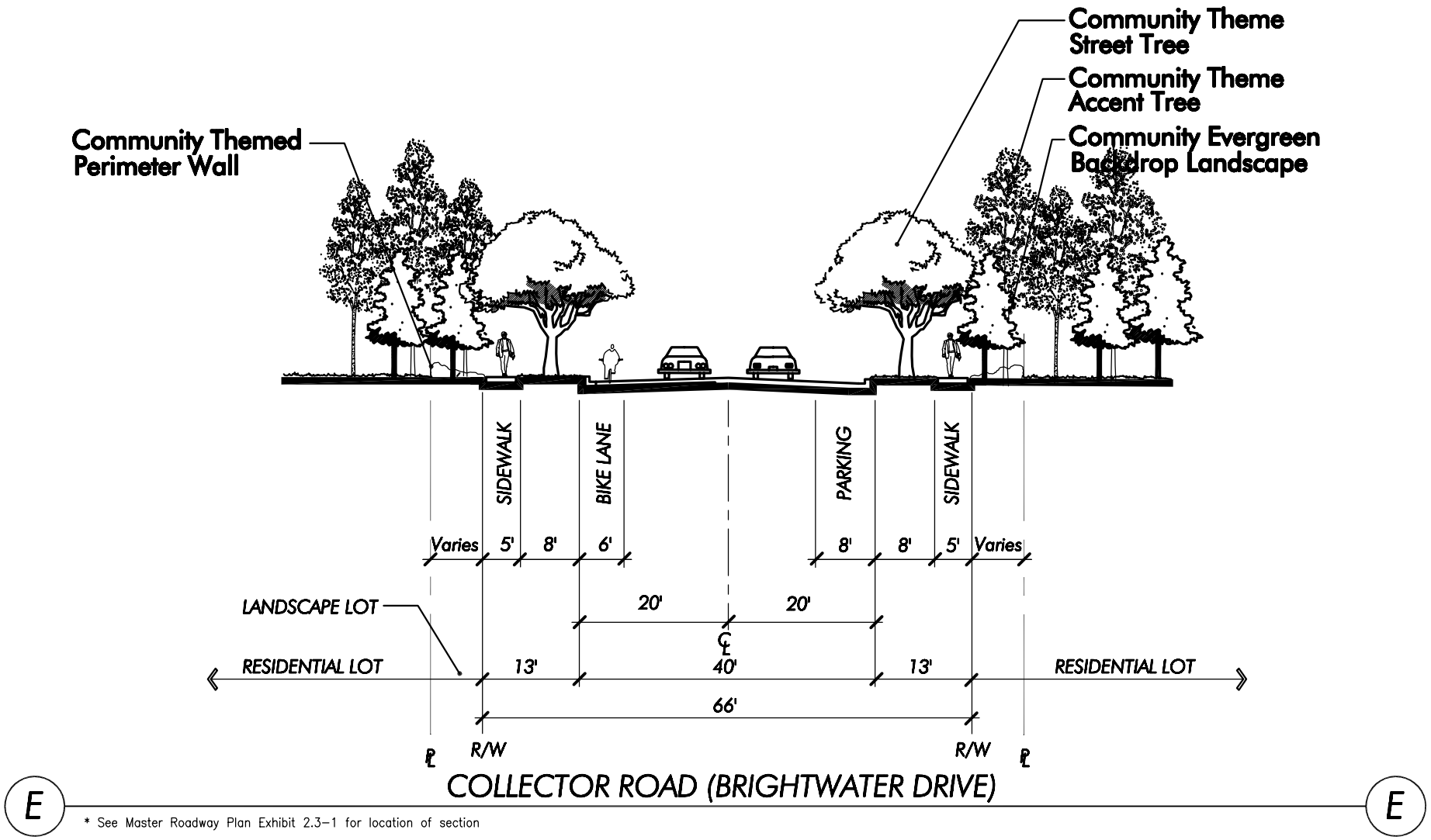


Exhibit 4.2-4

Brightwater Drive Landscape Section

BRIGHTWATER SPECIFIC PLAN
City of Huntington Beach • California

HEARTHSIDE HOMES

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4.2.3 Community Plant Palette

Brightwater is divided into a variety of Landscape Zones that are identified on Exhibit 4.2-1, Community Landscape Plan. These zones contain unique plant palettes, which will assure the implementation of the community themes. The plant palettes for the Habitat Restoration Area can be found in the Brightwater Habitat Management Plan.

1. LANDSCAPE ZONE A – Residential Areas Adjacent to Native Area (20' within Residential Lots and Paseos)

Specific non-native invasive plants are prohibited from this portion of the residential landscape, with prohibitions based upon adopted regional policies of the California Development of Fish and Game in consideration of the proximity of incorporated and unincorporated urban areas to the Bolsa Chica Wetlands Restoration Area.

LANDSCAPE ZONE A – Prohibited Plant Species within Landscape Zone A

Botanical Name	**Common Name**
Adenostoma fasciculatum	Chamise
Adenostoma sparsifolium	Red Shanks
Anthemix cotula	Mayweed
Artemisia californica	California Sagebrush
Brassica nigra	Black Mustard
Brassica rapa	Wild Turnip, Yellow Mustard, Field Mustard
Cardaria draba	Hoary Cress, Perennial Peppergrass
Cirsium vulgare	Wild Artichoke
Conyza canadensis	Horseweed
Cortaderia selloana	Pampas Grass
Cynara cardunculus	Artichoke Thistle
Eriogonum fasciculatum	Common Buckwheat
Heterotheca grandiflora	Telegraph Plant
Lactuca serriola	Prickly Lettuce
Nicotiana bigelevil	Indian Tobacco
Nicotiana glauca	Tree Tobacco
Ricinus communis	Castor Bean Plant
Sacsola austails	Russian Thistle/Tumbleweed
Salvia mellifera	Black Sage
Silybum marianum	Milk Thistle
Urtica urens	Burning Nettle

LANDSCAPE ZONE A – Prohibited Plant Species within Landscape Zone A (continued)

Ornamental:

Corraders sp	*Pampas Grass*
Cupressus sp	*Cypress*
Eucalyptus sp	*Eucalyptus*
Juniperus sp	*Juniper*
Pinus sp	*Pine*

The following plant species are allowed within Landscape Zone "A".

LANDSCAPE ZONE A – Residential Areas Adjacent to Native Area (20' within Residential Lots and Paseos)

TREES

Botanical Name	**Common Name**
Acer macrophyllum	Big Leaf Maple
Ceratonia siliqua	Carob*
Citrus species	Citrus
Eriobotrya japonica	Loquat
Erythrina species	Coral Tree*
Ginkgo biloba	Maidenhair Tree*
Juglans californica	California Black Walnut*
Lagerstroemia indica	Crape Myrtle
Liriodendron tulipfera	Tulip Tree
Lyonthamnus floribundus ssp. Asplenifolius	Fernleaf Ironwood*
Macadamia integrifolia	Macadamia Nut
Maytenus boaria	Mayten Tree
Metrosideros excelsus	New Zealand Christmas Tree*
Pistacia chinesis	Chinese Pistache
Pittosporum undulatum	Victoria Box
Plantanus racemosa	California Sycamore
Popelus fremontii	Western Cottonwood
Quercus agrifolia	Coast Live Oak*
Quercus engelmannii	Engelmann Oak*
Quercus suber	Cork Oak
Rhus lancea	African Sumac*
Sambucus mexicana	Mexican Elderberry*

* *Drought Tolerant Plants*

LANDSCAPE ZONE A – Residential Areas Adjacent to Native Area (20' within Residential Lots and Paseos) (continued)

SHRUBS

Botanical Name	Common Name
Agave attenuata	Century Plant
Agave vilmoriniana	Octopus Agave
Aloe arborescens	Tree Aloe
Aloe Vera	Medicinal Aloe
Baccharis pilularis 'Twin Peaks #2'	Dwarf Coyote Bush*
Baccharis salicifolia	Mulefat*
Bromus carinatus	California Brome
Carissa macrocarpa	Green Carpet Natal Plum
Ceanothus gloriosus 'Point Reyes'	Point Reyes Ceanothus*
Ceanothus griseus 'Louis Edmunds'	Louis Edmunds Ceanothus*
Ceanothus griseus var. horizontalis	Carmel Creeper Ceanothus*
Ceanothus griseus var.hori'Yankee Point'	Yankee Point Ceanothus*
Ceanothus megarcarpus	Big Pod Ceanothus*
Ceanothus prostrates	Squaw Carpet Ceanothus*
Ceanothus spinosus	Green Bark Ceanothus*
Ceanothus verrucosus	Wart-Stem Ceanothus*
Cerastium tomentosum	Snow-in-Summer
Cercis occidentalis	Western Redbud*
Chrysanthemum leucanthemum	Oxeye Daisy
Cistus hybridus	White Rockrose*
Cistus incanus	no common name*
Cistus incanus ssp. Corsicus	no common name*
Cistus salviifolius	Sageleaf Rockrose*
Cistus x purpereus	Orchid Rockrose*
Conolvulus cneorum	Bush Morning Glory*
Coprosma kirkii	Creeping Coprosma
Coprosma pumila	Prostrate Coprosma
Cotoneaster buxifolius	no common name
Cotoneaster aprneyi	no common name
Crassula ovata	Jade Tree
Dodonaea viscose	Hopseed Bush*
Escallonia species	Escallonia Varieties
Feijoa sellowiana	Pineapple Guava
Grewia occidentalis	Starflower
Hardenbergia comptoniana	Lilac Vine
Hypericum calycimum	Aaron's Beard*
Kniphofia uvaria	Red Hot Poker
Lantana camara cultivars	Yellow Sage*
Lantana camara montevidensis	Trailing Lantana*

* *Drought Tolerant Plants*

LANDSCAPE ZONE A – Residential Areas Adjacent to Native Area (20' within Residential Lots and Paseos) (continued)

SHRUBS

Botanical Name	Common Name
Lavandula dentata	French Lavender*
Leptospermum lae. 'Vigatum'	Australian Tea Tree*
Leucophyllum frutecens	Texas Ranger*
Ligustrum japonicum	Texas Privet*
Limonium perezii	Sea Lavender*
Lonicera japonica 'Halliana'Hall's	Japanese Honeysuckle
Lonicera subspicata	Wild Honeysuckle
Mahonia aquifolium 'Golden Abundance'	Golden Abundance Oregon Grape
Mahonia nevenii	Nevin Mahonia*
Myoporum debile	no common name
Myoporum parvilfolium	no common name
Myoporum 'Pacificum'	no common name
Nerium Oleander	Oleander*
Nolina cismontane	Chapparal Nolina
Nolina species	Mexican Grasstree
Opuntia littoralis	Prickly Pear
Opuntia oricola	Oracle Cactus
Osteospermum fruticosumTraining	African Daisy*
Photinia fraseriano	common name*
Prunus caroliniana	Carolina Cherry Laurel*
Prunus ilicifolia ssp. Ilicifolia	Holly Leafed Cherry*
Prunus lyonii	Catalina Cherry*
Punica granatum	Pomegranate
Pyracantha species	Firethorn*
Quercus berberdifolia	California Scrub Oak
Quercus dumosa	Coastal Scrub Oak*
Rhaphiolepis species	Indian Hawthorne
Rhus integrifolia	Lemonade Berry*
Rhus ovata	Sugarbush*
Romneya coulteri	Matilija Poppy*
Romneya coulteri 'White Cloud'White	Cloud Matilija Poppy*
Rosmarinus officinalis	Rosemary*
Salvia greggii	Autum Sage*
Salvia sonomensis	Creeping Sage*
Santolina cha. 'Nana'	Lavendar Cotton
Santolina virensn	Green Lavender Cotto
Solanum xantiiPurple	Nightshade
Xylosma congestum	Shiny Xylosma

* *Drought Tolerant Plants*

LANDSCAPE ZONE A – Residential Areas Adjacent to Native Area (20' within Residential Lots and Paseos) (continued)

SHRUBS

Botanical Name	Common Name
Yucca Species	Yucca*
Yucca whipplei	Yucca

VINES

Botanical Name	Common Name
Bougainvillea spp.	Bougainvillea
Macfadyena unguis-cati	Cat's Claw*
Mascagnia macroptera	Golden Vine*
Passiflora edulis	Passion Flower

GROUNDCOVER

Botanical Name	Common Name
Armeria martima	Common Thrift
Artemisia caucasica	Caucasian Artesmisia*
Aptenia cordifolia x Red Apple	Strawberry
Cistus Cripus	no common name*
Coresopsis lancelata	Coreopsis
Corea pulchella	Australian Fuscia*
Crassula lacteal	no common name*
Crassula multicava	no common name*
Crassula tetragona	no common name*
Delosperma 'alba'	White trailing Ice Plant*
Drosanthemum floribundum	Rosea Ice Plant
Drosanthemum hispidum	no common name
Drosanthemum speciosus	Dewflower
Fragaria chiloensis	Wild Strawberry/Sand Strawberry*
Gazania hybrids	South African Daisy*
Gazania rigens leucolaena	Training Gazania
Hedera canariensis	English Ivy*
Iberis sempervirens	Eging Candytuft
Iberis umbellatum	Globe Candytuft
Lamprathus aurantiacus	Bush Ice Plant
Lampranthus filicaulis	Redondo Creeper
Lampranthus spectabilis	Trailing Ice Plant
Lasthenia californica	Dwarf Goldfields
Lupinus arizonicus	Desert Lupine

* *Drought Tolerant Plants*

LANDSCAPE ZONE A – Residential Areas Adjacent to Native Area (20' within Residential Lots and Paseos) (continued)

GROUNDCOVER

Botanical Name	Common Name
Lupinus benthamii	Spider Lupine
Lupinus bicolor	Sky Lupine
Lupinus sparsiflorus	Losely flowered Annual Lupine/ Coulter's
Ophiopogon japonicus	Mondo Grass
Pelargonium peltatum	Ivy Geranium

TURF

Botanical Name	Common Name
Marathon II 'Festuca Arundinacea'	Dwarf Tall Fescue
Turf	A-G Sod Farms Inc. - Elite Plus*

2. LANDSCAPE ZONE 1 – Community Entries

TREES

Botanical Name	Common Name
Arbutus unedo	Strawberry Tree*
Archontophoenix cunninghamiana	King Palm
Brachychiton populneus	Bottle Tree
Brahea armata	Mexican Blue Palm*
Cassia leptophylla	Gold Medallion Tree
Cercis occidentalis	Western Red Bud
Cinnamomum camphora	Camphor Tree
Cocos plumosa	Queen Palm
Eriobotrya deflexa	Bronze Loquat
Erythrina caffra	Kaffirboom Coral Tree*
Erythrina coralloides	Coral Tree*
Feijoa sellowiana	Pineapple Guava
Ficus florida	Florida Fig
Ficus nitida 'Green Gem'	Indian Laurel Fig – Green Gem
Ficus rubiginosa	Rustyleaf Fig
Ginkgo biloba	Maidenhair
Jacaranda acutifolia	Jacaranda
Lagerstroemia species	Crape Myrtle
Lauris nobilis	Grecian Laurel*

* *Drought Tolerant Plants*

LANDSCAPE ZONE 1 – Community Entries (continued)

TREES

Botanical Name	Common Name
Magnolia grandiflora and 'Samuel Sommers'/'Majestic Beauty'	Southern Magnolia
Melaleuca nesophila	Pink Melaleuca*
Melaleuca quinquenervia	Cajeput Tree*
Metrosideros excelsus	New Zealand Christmas Tree*
Neodypsis decaryi	Triangle Palm*
Phoenix canariensis	Canary Island Date Palm (Not to be used within 100' (close proximity) of natural areas – potential to naturalize)
Phoenix dactylifera	Date Palm (Not to be used within 100' (close proximity) of natural areas – potential to naturalize)
Pinus	
Podocarpus gracilior	Fern Pine
Prunus caroliniana	Carolina Laurel Cherry*
Rhus integrifolia	Lemonade Berry*
Rhus laurina	Laurel Sumac*
Tabebuia chrysotricha	Golden Trumpet Tree*
Tabebuia impetiginosa	Pink Trumpet Tree*
Tabebuia ipe	Trumpet Tree*
Tristania conferta	Brisbane Box
Tristania laurina	NCN
Tupidanthus calyptratus	Tupidanthus

SHRUBS

Botanical Name	Common Name
Abelia grandiflora 'Edward Goucher'	Abelia
Agapanthus africanus	Lily-of-the-Nile
Agave americana	Century Plant*
Alyogyne huegelii	Blue Hibiscus
Armeria martima	Common Thrift*
Baccharis pilularis 'Pigeon Point'	Coyote Bush*
Baccharis pilularis 'Twin Peaks'	Coyote Bush Prostrate*
Bergenia cordifolia	Winter Saxifage
Bougainvillea 'Tahitian Maid'	Double Bougainvillea*
Buxus japonica	Japanese Boxwood
Campanula portenschlagiana	Dalmatian Bellflower
Campanula poscharskyana	Serbian Bellflower
Carex spissa	San Diego Sedge

* *Drought Tolerant Plants*

LANDSCAPE ZONE 1 – Community Entries (continued)

SHRUBS

Botanical Name	Common Name
Carissa macrocarpa 'Fancy'	Natal Plum*
Cistus hybridus	White Rockrose*
Cistus purpureus	Orchid Spot Rockrose*
Cistus salviifolius	Rockrose Sageleaf*
Clivia miniata	Kaffir Lily
Crassula argentea	Jade Plant*
Crassula argentea 'Crosby'	Miniature Jade Plant*
Cuphea hyssopifolia	False Heather
Cyathea cooperi	Australian Tree Fern
Delosperma cooperi	Hardy Ice Plant
Dicksonia antarctica	Tasmanian Tree Fern
Dietes vegeta	Fortnight Lily
Eriogonum giganteum	St. Catherine's Lace*
Escallonia 'fradesii'	Pink Escallonia
Grevillea 'Noellii'	Grevillea
Hebe buxifolia	Boxleaf Hebe*
Helictotrichon sempervirens	Blue Oat Grass
Hemerocallis hybrids	Evergreen Daylily
Hemerocallis hybrid 'Mountain Violet'	Daylily
Heteromeles arbutifolia	Toyon*
Heteromeles arbutifolia 'Davis Gold'	Toyon*
Hibiscus spp.	Hibiscus
Jasminum nudiflorum	Winter Jasmine
Lantana sellowiana	Trailing Lantana*
Lavandula pedunculata 'Atlas'	Spanish Lavender*
Leptospermum laevigatum	Australian Tea Tree*
Leptospermum scoparium	New Zealand Tea Tree, Manuka*
Miscanthus sinensis 'Yakushima'	Eulalia Grass
Miscanthus transmorrisonensis	Evergreen Maiden Grass (or Eulalia)
Muhlenbergia rigens	Deer Grass
Myrtus communis	True Myrtle
Nandina domestica	Heavenly Bamboo
Nephrolepis exaltata	Sword Fern
Nolina bigelovii	Bigelow's bear grass*
Osteospermum fruticosum	Freeway Daisy*
Pachysandra terminalis	Pachysandra
Philodendron selloum	Big Leaf Philodendron

* *Drought Tolerant Plants*

LANDSCAPE ZONE 1 – Community Entries (continued)

SHRUBS

Botanical Name	Common Name
Phoenix roebelenii	Pigmy Date Palm (Not to be used within 100′ (close proximity) of natural areas)
Phormium tenax	New Zealand Flax
Pittosporum crassifolium 'Nana'	Dwarf Karo
Pittosporum tobira	Mock Orange
Podocarpus spp.	Fern Pine
Rhaphiolepis indica	India Hawthorn
Rosmarinus officinalis	Rosemary*
Schefflera actinophylla	Schefflera
Solanum xantii	Purple Nightshade*
Strelitzia nicolai	Giant Bird of Paradise
Strelitzia reginae	Bird of Paradise
Teucrium fruticans and cultivars	Bush Germander
Trachelospermum asiaticum	Ivory Star Jasmine or Asian Jasmine
Trachelospermum jasminoides	Star Jasmine
Tulbaghia violacea	Society Garlic
Tupidanthus calyptratus	Tupidanthus
Viburnum suspensum	Sandankwa Viburnum
Xylosma congestum 'Compacta'	Xylosma*
Xylosma congestum 'Ed Dorado'	Dwarf Xylosma*
Yucca baccata	Banana Yucca
Yucca filamentosa 'Variegata'	Variegated Yucca
Yucca rigida	Blue Yucca*

* *Drought Tolerant Plants*

LANDSCAPE ZONE 1 – Community Entries (continued)

VINES

Botanical Name	Common Name
Bougainvillea spp.	Bougainvillea*
Calliandra haematocephala	Pink Powder Puff
Clytostoma callistegioides	Violet Trumpet Vine
Distictis buccinatoria	Blood-Red Trumpet Vine
Grewia occidentalis	Lavender Starflower
Hardenbergia violacea	Hardenbergia
Macfadyena unguis-cati	Cat's Claw*
Mandevilla splendens	Alice du Pont
Mascagnia macroptera	Golden Vine*
Parthenocissus tricuspidata	Boston Ivy
Passiflora edulis	Passion Flower*
Pandorea jasminoides	Bower Vine
Rosa banksiae 'Alba Plena'	Climbing Rose
Trachelospermum jasminoides	Star Jasmine

GROUNDCOVER

Botanical Name	Common Name
Armeria martima	Common Thrift*
Baccharis pilularis	Dwarf Coyote Bush*
Baccharis pilularis 'Pigeon Point'	Coyote Bush*
Baccharis pilularis 'Twin Peaks #2'	Dwarf Coyote Bush*
Baccharis pilularis 'Twin Peaks'	Coyote Bush Prostrate*
Dimorphotheca aurantiaca	African Daisy*
Festuca ovina glauca	Blue Fescue*
Gazania 'Copper King'	Gazania*
Gazania 'Moonglow'	Gazania*
Gazania hybrid 'Mitsua Yellow'	Semi-trailing Yellow Gazania*
Lantana sellowiana	Trailing Lantana*
Osteospermum 'Buttermilk'	Osteospermum*
Osteospermum fru. 'African Queen'	Trailing African Daisy*
Osteospermum fru. 'Burgundy'	Trailing African Daisy*
Osteospermum fru. 'Whirligig'	Trailing African Daisy*
Osteospermum fruticosum	Freeway Daisy*
Osteospermum fruticosum 'Hybrid White'	Freeway Daisy*
Santolina cha. 'Nana'	Lavendar Cotton*
Verbena hybrida	Garden Verbena*
Verbena peruviana species	Verbena*

* *Drought Tolerant Plants*

LANDSCAPE ZONE 1 – Community Entries (continued)

TURF

Botanical Name	Common Name
Marathon II 'Festuca Arundinacea' Turf	Dwarf Tall Fescue A-G Sod Farms Inc. - Elite Plus*

3. LANDSCAPE ZONE 2 – Streetscapes

TREES

Botanical Name	Common Name
Arbutus unedo	Strawberry Tree*
Archontophoenix cunninghamiana	King Palm (Not to be used within 100' (close proximity) of natural areas)
Brachychiton populneus	Bottle Tree
Cassia leptophylla	Gold Medallion Tree
Cercis occidentalis	Western Red Bud
Cinnamomum camphora	Camphor Tree
Cocos plumosa	Queen Palm (Not to be used within 100' (close proximity) of natural areas)
Eriobotrya deflexa	Bronze Loquat
Erythrina caffra	Kaffirboom Coral Tree*
Erythrina coralloides	Coral Tree*
Feijoa sellowiana	Pineapple Guava
Ficus florida	Florida Fig
Ficus nitida	'Green Gem'Indian Laurel Fig – Green Gem
Ficus rubiginosa	Rustyleaf Fig
Ginkgo biloba	Maidenhair
Jacaranda acutifolia	Jacaranda
Lagerstroemia species	Crape Myrtle
Lauris nobilis	Grecian Laurel*
Magnolia grandiflora and 'Samuel Sommers'/'Majestic Beauty'	Southern Magnolia
Melaleuca nesophila	Pink Melaleuca*
Melaleuca quinquenervia	Cajeput Tree*
Metrosideros excelsus	New Zealand Christmas Tree*
Phoenix canariensis	Canary Island Date Palm (Not to be used within 100' (close proximity) of natural areas)
Phoenix dactylifera	Date Palm (Not to be used within 100' (close proximity) of natural areas)

* *Drought Tolerant Plants*

LANDSCAPE ZONE 2 – Streetscapes (continued)

TREES

Botanical Name	Common Name
Pinus halepensis	Aleppo Pine* (Not to be used within 100′ (close proximity) of natural areas)Limited to Los Patos &Bolsa Chica Street
Pinus eldarica	Afghan Pine* (Not to be used within 100′ (close proximity) of natural areas)Limited to Los Patos & Bolsa Chica Street
Podocarpus gracilior	Fern Pine
Prunus caroliniana	Carolina Laurel Cherry*
Rhus integrifolia	Lemonade Berry*
Rhus laurina	Laurel Sumac*
Tabebuia chrysotricha	Golden Trumpet Tree*
Tabebuia impetiginosa	Pink Trumpet Tree*
Tabebuia ipe	Trumpet Tree*
Tristania conferta	Brisbane Box
Tristania laurina	NCN

SHRUBS

Botanical Name	Common Name
Abelia grandiflora 'Edward Goucher'	Abelia
Agapanthus africanus	Lily-of-the-Nile
Agave americana	Century Plant*
Alsophila australis	Australian Tree Fern
Alyogyne huegelii	Blue Hibiscus
Armeria martima	Common Thrift*
Baccharis pilularis 'Pigeon Point'	Coyote Bush*
Baccharis pilularis 'Twin Peaks'	Coyote Bush Prostrate*
Bergenia cordifolia	Winter Saxifage
Bougainvillea 'Tahitian Maid'	Double Bougainvillea
Buxus japonica	Japanese Boxwood
Campanula portenschlagiana	Dalmatian Bellflower
Campanula poscharskyana	Serbian Bellflower
Carex spissa	San Diego Sedge
Carissa macrocarpa 'Fancy'	Natal Plum*
Cistus hybridus	White Rockrose*
Cistus purpereus	Orchid Spot Rockrose*
Cistus salviifolius	Rockrose Sageleaf*

* *Drought Tolerant Plants*

LANDSCAPE ZONE 2 – Streetscapes (continued)

SHRUBS

Clivia minata	Kaffir Lily
Crassula argentea	Jade Plant*
Crassula argentea 'Crosby'	Miniature Jade Plant*
Cuphea hyssopifolia	False Heather
Cyathea cooperi	Australian Tree Fern
Delosperma cooperi	Hardy Ice Plant
Dicksonia antarctica	Tasmanian Tree Fern
Dietes vegeta	Fortnight Lily
Eriogonum fasciculatum	Common Buckwheat* (Not to be used within 100' (close proximity) of natural areas)
Escallonia 'fradesii'	Pink Escallonia*
Grevillea 'Noellii'	Grevillea*
Hebe buxifolia	Boxleaf Hebe
Helictotrichon sempervirens	Blue Oat Grass
Hemerocallis hybrid 'Mountain Violet'	Daylily
Heteromeles arbutifolia	Toyon*
Heteromeles arbutifolia 'Davis Gold'	Toyon*
Hibiscus spp.	Hibiscus
Jasminum nudiflorum	Winter Jasmine
Lantana sellowiana	Trailing Lantana*
Lavandula pedunculata 'Atlas'	Spanish Lavender*
Miscanthus sinensis 'Yakushima'	Eulalia Grass
Miscanthus transmorrisonensis	Evergreen Maiden Grass (or Eulalia)
Muhlenbergia lindheimeri	Lindheimer's Muhly Grass
Myrtus communis	True Myrtle
Nandina domestica	Heavenly Bamboo
Nephrolepis exaltata	Sword Fern
Nolina bigelovii	Bigelow's bear grass*
Osteospermum fruticosum	Freeway Daisy*
Pachysandra terminalis	Pachysandra
Philodendron selloum	Big Leaf Philodendron
Phoenix roebelenii	Pigmy Date Palm (Not to be used within 100' (close proximity) of natural areas)
Phormium tenax	New Zealand Flax
Pittosporum crassifolium 'Nana'	Dwarf Karo
Pittosporum tobira	Mock Orange
Rhaphiolepis indica	India Hawthorn
Rosmarinus officinalis	Rosemary*
Schefflera actinophylla	Schefflera
Solanum xantii	Purple Nightshade*

* *Drought Tolerant Plants*

LANDSCAPE ZONE 2 – Streetscapes (continued)

SHRUBS

Botanical Name	Common Name
Strelitzia nicolai	Giant Bird of Paradise
Strelitzia reginae	Bird of Paradise
Teucrium fruticans and cultivars	Bush Germander
Trachelospermum asiaticum	Ivory Star Jasmine or Asian Jasmine
Trachelospermum jasminoides	Star Jasmine
Tulbaghia violacea	Society Garlic
Viburnum suspensum	Sandankwa Viburnum
Xylosma congestum 'Compacta'	Xylosma*
Xylosma congestum 'Ed Dorado'	Dwarf Xylosma*
Yucca baccata	Banana Yucca
Yucca filamentosa 'Variegata'	Variegated Yucca
Yucca rigida	Blue Yucca*

VINES

Botanical Name	Common Name
Bougainvillea spp.	Bougainvillea*
Calliandra haematocephala	Pink Powder Puff
Clytostoma callistegioides	Violet Trumpet Vine
Distictis buccinatoria	Blood-Red Trumpet Vine
Grewia occidentalis	Lavender Starflower
Hardenbergia violacea	Hardenbergia
Macfadyena unguis-cati	Cat's Claw*
Mandevilla splendens	Alice du Pont
Mascagnia macroptera	Golden Vine*
Parthenocissus tricuspidata	Boston Ivy
Passiflora edulis	Passion Flower*
Pandorea jasminoides	Bower Vine
Rosa banksiae 'Alba Plena'	Climbing Rose
Trachelospermum jasminoides	Star Jasmine

* *Drought Tolerant Plants*

LANDSCAPE ZONE 2 – Streetscapes (continued)

GROUNDCOVER

Botanical Name	Common Name
Armeria martima	Common Thrift*
Baccharis pilularis	Dwarf Coyote Bush*
Baccharis pilularis 'Pigeon Point'	Coyote Bush*
Baccharis pilularis 'Twin Peaks #2'	Dwarf Coyote Bush*
Baccharis pilularis 'Twin Peaks'	Coyote Bush Prostrate*
Dimorphotheca aurantiaca	African Daisy*
Festuca ovina glauca	Blue Fescue*
Gazania 'Copper King'	Gazania*
Gazania 'Moonglow'	Gazania*
Gazania hybrid 'Mitsua Yellow'	Semi-trailing Yellow Gazania*
Lantana sellowiana	Trailing Lantana*
Osteospermum 'Buttermilk'	Osteospermum*
Osteospermum fru. 'African Queen'	Trailing African Daisy*
Osteospermum fru. 'Burgundy'	Trailing African Daisy*
Osteospermum fru. 'Whirligig'	Trailing African Daisy*
Osteospermum fruticosum	Freeway Daisy*
Osteospermum fruticosum 'Hybrid White'	Freeway Daisy*
Santolina cha. 'Nana'	Lavendar Cotton*
Verbena hybrida	Garden Verbena*
Verbena peruviana species	Verbena*

TURF

Botanical Name	Common Name
Marathon II 'Festuca Arundinacea'	Dwarf Tall Fescue
Turf	A-G Sod Farms Inc. - Elite Plus*

* *Drought Tolerant Plants*

4. LANDSCAPE ZONE 3 – Village Greens/Public Open Space

TREES

Botanical Name	Common Name
Arbutus unedo	Strawberry Tree*
Archontophoenix cunninghamiana	King Palm (UPS) (Not to be used within 100′ (close proximity) of natural areas)
Brachychiton populneus	Bottle Tree
Cassia leptophylla	Gold Medallion Tree
Cercis occidentalis	Western Red Bud
Cinnamomum camphora	Camphor Tree
Cocos plumosa	Queen Palm (UPS) (Not to be used within 100′ (close proximity) of natural areas)
Eriobotrya deflexa	Bronze Loquat
Erythrina caffra	Kaffirboom Coral Tree*
Erythrina coralloides	Coral Tree
Feijoa sellowiana	Pineapple Guava
Ficus florida	Florida Fig
Ficus nitida	'Green Gem'Indian Laurel Fig – Green Gem
Ficus rubiginosa	Rustyleaf Fig
Ginkgo biloba	Maidenhair
Lagerstroemia species	Crape Myrtle
Lauris nobilis	Grecian Laurel*
Magnolia grandiflora and 'Samuel Sommers'/'Majestic Beauty'	Southern Magnolia
Melaleuca nesophila	Pink Melaleuca*
Melaleuca quinquenervia	Cajeput Tree*
Metrosideros excelsus	New Zealand Christmas Tree*
Neodypsis decaryi	Triangle Palm (UPS)* (Not to be used within 100′ (close proximity) of natural areas)
Phoenix canariensis	Canary Island Date Palm (UPS) (Not to be used within 100′ (close proximity) of natural areas)
Phoenix dactylifera	Date Palm (UPS) (Not to be used within 100′ (close proximity) of natural areas)
Podocarpus gracilior	Fern Pine
Prunus caroliniana	Carolina Laurel Cherry*
Rhus integrifolia	Lemonade Berry*
Rhus laurina	Laurel Sumac*
Tabebuia chrysotricha	Golden Trumpet Tree*
Tabebuia impetiginosa	Pink Trumpet Tree*

* *Drought Tolerant Plants*

LANDSCAPE ZONE 3 – Village Greens/Public Open Space (continued)

TREES

Botanical Name	Common Name
Tabebuia ipe	Trumpet Tree*
Tristania conferta	Brisbane Box
Tristania laurina	NCN
Tupidanthus calyptratus	Tupidanthus

SHRUBS

Botanical Name	Common Name
Abelia grandiflora 'Edward Goucher'	Abelia
Agapanthus africanus	Lily-of-the-Nile
Agave americana	Century Plant*
Alyogyne huegelii	Blue Hibiscus
Armeria martima	Common Thrift*
Baccharis pilularis 'Pigeon Point'	Coyote Bush*
Baccharis pilularis 'Twin Peaks'	Coyote Bush Prostrate*
Bergenia cordifolia	Winter Saxifage
Bougainvillea 'Tahitian Maid'	Double Bougainvillea*
Campanula portenschlagiana	Dalmatian Bellflower
Campanula poscharskyana	Serbian Bellflower
Camellia japonica	Camellia
Carex spissa	San Diego Sedge
Carissa macrocarpa 'Fancy'	Natal Plum*
Cistus hybridus	White Rockrose*
Cistus purpereus	Orchid Spot Rockrose*
Cistus salviifolius	Rockrose Sageleaf*
Clivia miniata	Kaffir Lily
Crassula argentea	Jade Plant*
Crassula argentea 'Crosby'	Miniature Jade Plant*
Cuphea hyssopifolia	False Heather
Delosperma cooperi	Hardy Ice Plant
Dietes vegeta	Fortnight Lily
Escallonia 'fradesii'	Pink Escallonia
Grevillea 'Noellii'	Grevillea*
Helictotrichon sempervirens	Blue Oat Grass
Hemerocallis hybrid 'Mountain Violet'	Daylily
Heteromeles arbutifolia	Toyon*
Heteromeles arbutifolia 'Davis Gold'	Toyon*
Hibiscus spp.	Hibiscus
Jasminum nudiflorum	Winter Jasmine
Lantana sellowiana	Trailing Lantana*
Lavandula pedunculata 'Atlas'	Spanish Lavender*
Miscanthus sinensis 'Yakushima'	Eulalia Grass

* *Drought Tolerant Plants*

LANDSCAPE ZONE 3 – Village Greens/Public Open Space (continued)

SHRUBS

Botanical Name	Common Name
Miscanthus transmorrisonensis	Evergreen Maiden Grass (or Eulalia)
Muhlenbergia lindheimeri	Lindheimer's Muhly Grass
Myrtus communis	True Myrtle
Nandina domestica	Heavenly Bamboo
Nephrolepis exaltata	Sword Fern
Nolina bigelovii	Bigelow's bear grass*
Osteospermum fruticosum	Freeway Daisy*
Pachysandra terminalis	Pachysandra
Philodendron selloum	Big Leaf Philodendron
Phoenix roebelenii	Pigmy Date Palm (UPS) (Not to be used within 100' (close proximity) of natural areas)
Phormium tenax	New Zealand Flax
Pittosporum crassifolium 'Nana'	Dwarf Karo
Pittosporum tobira	Mock Orange
Rhaphiolepis indica	India Hawthorn
Rosmarinus officinalis	Rosemary*
Schefflera actinophylla	Queensland Umbrella Tree, Octopus Tree
Solanum xantii	Purple Nightshade*
Strelitzia nicolai	Giant Bird of Paradise
Strelitzia reginae	Bird of Paradise
Teucrium fruticans and cultivars	Bush Germander
Trachelospermum asiaticum	Ivory Star Jasmine or Asian Jasmine
Trachelospermum jasminoides	Star Jasmine
Tulbaghia violacea	Society Garlic
Viburnum suspensum	Sandankwa Viburnum
Xylosma congestum 'Compacta'	Xylosma*
Xylosma congestum 'Ed Dorado'	Dwarf Xylosma*
Yucca baccata	Banana Yucca
Yucca filamentosa 'Variegata'	Variegated Yucca
Yucca rigida	Blue Yucca*

* *Drought Tolerant Plants*

LANDSCAPE ZONE 3 – Village Greens/Public Open Space (continued)

VINES

Botanical Name	Common Name
Bougainvillea spp.	Bougainvillea*
Calliandra haematocephala	Pink Powder Puff
Clytostoma callistegioides	Violet Trumpet Vine
Distictis buccinatoria	Blood-Red Trumpet Vine
Grewia occidentalis	Lavender Starflower
Hardenbergia violacea	Hardenbergia
Macfadyena unguis-cati	Cat's Claw*
Mandevilla splendens	Alice du Pont
Mascagnia macroptera	Golden Vine*
Parthenocissus tricuspidata	Boston Ivy
Passiflora edulis	Passion Flower*
Pandorea jasminoides	Bower Vine
Rosa banksiae 'Alba Plena'	Climbing Rose
Trachelospermum jasminoides	Star Jasmine

GROUNDCOVER

Botanical Name	Common Name
Armeria martima	Common Thrift*
Baccharis pilularis	Dwarf Coyote Bush*
Baccharis pilularis 'Pigeon Point'	Coyote Bush*
Baccharis pilularis 'Twin Peaks #2'	Dwarf Coyote Bush*
Baccharis pilularis 'Twin Peaks'	Coyote Bush Prostrate*
Dimorphotheca aurantiaca	African Daisy*
Festuca ovina glauca	Blue Fescue*
Gazania 'Copper King'	Gazania*
Gazania 'Moonglow'	Gazania*
Gazania hybrid 'Mitsua Yellow'	Semi-trailing Yellow Gazania*
Lantana sellowiana	Trailing Lantana*
Osteospermum 'Buttermilk'	Osteospermum*
Osteospermum fru. 'African Queen'	Trailing African Daisy*
Osteospermum fru. 'Burgundy'	Trailing African Daisy*
Osteospermum fru. 'Whirligig'	Trailing African Daisy*
Osteospermum fruticosum	Freeway Daisy*
Osteospermum fruticosum 'Hybrid White'	Freeway Daisy*
Santolina cha. 'Nana'	Lavendar Cotton*
Verbena hybrida	Garden Verbena*
Verbena peruviana species	Verbena*
Marathon II 'Festuca Arundinacea'	Dwarf Tall Fescue
Turf	A-G Sod Farms Inc. - Elite Plus*

* *Drought Tolerant Plants*

5. LANDSCAPE ZONE 4 – PRIVATE RESIDENTIAL LANDSCAPE

TREES

Botanical Name	**Common Name**
Arbutus unedo	Strawberry Tree*
Archontophoenix cunninghamiana	King Palm (Not to be used within 100′ (close proximity) of natural areas)
Brachychiton populneus	Bottle Tree
Cassia leptophylla	Gold Medallion Tree
Cercis occidentalis	Western Red Bud
Cinnamomum camphora	Camphor Tree
Cocos plumosa	Queen Palm (Not to be used within 100′ (close proximity) of natural areas)
Eriobotrya deflexa	Bronze Loquat
Erythrina caffra	Kaffirboom Coral Tree*
Erythrina coralloides	Coral Tree*
Feijoa sellowiana	Pineapple Guava
Ficus florida	Florida Fig
Ficus nitida 'Green Gem'	Indian Laurel Fig – Green Gem
Ficus rubiginosa	Rustyleaf Fig
Ginkgo biloba	Maidenhair
Jacaranda acutifolia	Jacaranda
Lagerstroemia species	Crape Myrtle
Lauris nobilis	Grecian Laurel*
Magnolia grandiflora and 'Samuel Sommers'/'Majestic Beauty'	Southern Magnolia
Melaleuca nesophila	Pink Melaleuca*
Melaleuca quinquenervia	Cajeput Tree*
Metrosideros excelsus	New Zealand Christmas Tree*
Podocarpus gracilior	Fern Pine
Prunus caroliniana	Carolina Laurel Cherry*
Rhus integrifolia	Lemonade Berry*
Rhus laurina	Laurel Sumac*
Tabebuia chrysotricha	Golden Trumpet Tree*
Tabebuia impetiginosa	Pink Trumpet Tree*
Tabebuia ipe	Trumpet Tree*
Tristania conferta	Brisbane Box
Tristania laurina	NCN

* *Drought Tolerant Plants*

LANDSCAPE ZONE 4 – Private Residential Landscape (continued)

SHRUBS

Botanical Name	Common Name
Abelia grandiflora 'Edward Goucher'	Abelia
Agapanthus africanus	Lily-of-the-Nile
Agave americana	Century Plant*
Alsophila australis	Australian Tree Fern
Alyogyne huegelii	Blue Hibiscus
Armeria martima	Common Thrift*
Baccharis pilularis 'Pigeon Point'	Coyote Bush*
Baccharis pilularis 'Twin Peaks'	Coyote Bush Prostrate*
Bergenia cordifolia	Winter Saxifage
Bougainvillea 'Tahitian Maid'	Double Bougainvillea
Buxus japonica	Japanese Boxwood
Campanula portenschlagiana	Dalmatian Bellflower
Campanula poscharskyana	Serbian Bellflower
Carex spissa	San Diego Sedge
Carissa macrocarpa 'Fancy'	Natal Plum*
Cistus hybridus	White Rockrose*
Cistus purpereus	Orchid Spot Rockrose*
Cistus salviifolius	Rockrose Sageleaf*
Clivia minata	Kaffir Lily
Crassula argentea	Jade Plant*
Crassula argentea 'Crosby'	Miniature Jade Plant*
Cuphea hyssopifolia	False Heather
Cyathea cooperi	Australian Tree Fern
Delosperma cooperi	Hardy Ice Plant
Dicksonia antarctica	Tasmanian Tree Fern
Dietes vegeta	Fortnight Lily
Escallonia 'fradesii'	Pink Escallonia*
Grevillea 'Noellii'	Grevillea*
Hebe buxifolia	Boxleaf Hebe
Helictotrichon sempervirens	Blue Oat Grass
Hemerocallis hybrid 'Mountain Violet'	Daylily
Heteromeles arbutifolia	Toyon*
Heteromeles arbutifolia 'Davis Gold'	Toyon*
Hibiscus spp.	Hibiscus
Jasminum nudiflorum	Winter Jasmine
Lantana sellowiana	Trailing Lantana*
Lavandula pedunculata 'Atlas'	Spanish Lavender*
Miscanthus sinensis 'Yakushima'	Eulalia Grass
Miscanthus transmorrisonensis	Evergreen Maiden Grass (or Eulalia)
Muhlenbergia rigens	Deer Grass
Myrtus communis	True Myrtle
Nandina domestica	Heavenly Bamboo

* *Drought Tolerant Plants*

LANDSCAPE ZONE 4 – Private Residential Landscape (continued)

SHRUBS

Botanical Name	Common Name
Nephrolepis exaltata	Sword Fern
Nolina bigelovii	Bigelow's bear grass*
Osteospermum fruticosum	Freeway Daisy*
Pachysandra terminalis	Pachysandra
Philodendron selloum	Big Leaf Philodendron
Phoenix roebelenii	Pigmy Date Palm (Not to be used within 100' (close proximity) of natural areas)
Phormium tenax	New Zealand Flax
Pittosporum crassifolium 'Nana'	Dwarf Karo
Pittosporum tobira	Mock Orange
Rhaphiolepis indica	India Hawthorn
Rosmarinus officinalis	Rosemary*
Schefflera actinophylla	Schefflera
Solanum xantii	Purple Nightshade*
Strelitzia nicolai	Giant Bird of Paradise
Strelitzia reginae	Bird of Paradise
Teucrium fruticans and cultivars	Bush Germander
Trachelospermum asiaticum	Ivory Star Jasmine or Asian Jasmine
Trachelospermum jasminoides	Star Jasmine
Tulbaghia violacea	Society Garlic
Viburnum suspensum	Sandankwa Viburnum
Xylosma congestum 'Compacta'	Xylosma*
Xylosma congestum 'Ed Dorado'	Dwarf Xylosma*
Yucca baccata	Banana Yucca
Yucca filamentosa 'Variegata'	Variegated Yucca
Yucca rigida	Blue Yucca

* *Drought Tolerant Plants*

LANDSCAPE ZONE 4 – Private Residential Landscape (continued)

VINES

Botanical Name	Common Name
Bougainvillea spp.	Bougainvillea*
Calliandra haematocephala	Pink Powder Puff
Clytostoma callistegioides	Violet Trumpet Vine
Distictis buccinatoria	Blood-Red Trumpet Vine
Grewia occidentalis	Lavender Starflower
Hardenbergia violacea	Hardenbergia
Macfadyena unguis-cati	Cat's Claw*
Mandevilla splendens	Alice du Pont
Mascagnia macroptera	Golden Vine*
Parthenocissus tricuspidata	Boston Ivy
Passiflora edulis	Passion Flower*
Pandorea jasminoides	Bower Vine
Rosa banksiae 'Alba Plena'	Climbing Rose
Trachelospermum jasminoides	Star Jasmine

GROUNDCOVER

Botanical Name	Common Name
Armeria martima	Common Thrift*
Baccharis pilularis	Dwarf Coyote Bush*
Baccharis pilularis 'Pigeon Point'	Coyote Bush*
Baccharis pilularis 'Twin Peaks #2'	Dwarf Coyote Bush*
Baccharis pilularis 'Twin Peaks'	Coyote Bush Prostrate*
Dimorphotheca aurantiaca	African Daisy*
Festuca ovina glauca	Blue Fescue*
Gazania 'Copper King'	Gazania*
Gazania 'Moonglow'	Gazania*
Gazania hybrid 'Mitsua Yellow'	Semi-trailing Yellow Gazania*
Lantana sellowiana	Trailing Lantana*
Osteospermum 'Buttermilk'	Osteospermum*
Osteospermum fru. 'African Queen'	Trailing African Daisy*
Osteospermum fru. 'Burgundy'	Trailing African Daisy*
Osteospermum fru. 'Whirligig'	Trailing African Daisy*
Osteospermum fruticosum	Freeway Daisy*
Osteospermum fruticosum 'Hybrid White'	Freeway Daisy*
Santolina cha. 'Nana'	Lavendar Cotton*
Verbena hybrida	Garden Verbena*
Verbena peruviana species	Verbena*
Marathon II 'Festuca Arundinacea'	Dwarf Tall Fescue
Turf	A-G Sod Farms Inc. - Elite Plus*

* *Drought Tolerant Plants*

6. LANDSCAPE ZONE 5 – Private Residential Lots Within 100' Of Native Area

TREES

Botanical Name	Common Name
Arbutus unedo	Strawberry Tree*
Brachychiton populneus	Bottle Tree
Cassia leptophylla	Gold Medallion Tree
Cercis occidentalis	Western Red Bud
Cinnamomum camphora	Camphor Tree
Eriobotrya deflexa	Bronze Loquat
Erythrina caffra	Kaffirboom Coral Tree*
Erythrina coralloides	Coral Tree
Feijoa sellowiana	Pineapple Guava
Ficus florida	Florida Fig
Ficus nitida 'Green Gem'	Indian Laurel Fig – Green Gem
Ficus rubiginosa	Rustyleaf Fig
Ginkgo biloba	Maidenhair
Lagerstroemia species	Crape Myrtle
Lauris nobilis	Grecian Laurel*
Magnolia grandiflora and 'Samuel Sommers'/'Majestic Beauty'	Southern Magnolia
Melaleuca nesophila	Pink Melaleuca*
Melaleuca quinquenervia	Cajeput Tree*
Metrosideros excelsus	New Zealand Christmas Tree*
Podocarpus gracilior	Fern Pine
Prunus caroliniana	Carolina Laurel Cherry*
Rhus integrifolia	Lemonade Berry*
Rhus laurina	Laurel Sumac*
Tabebuia chrysotricha	Golden Trumpet Tree*
Tabebuia impetiginosa	Pink Trumpet Tree*
Tabebuia ipe	Trumpet Tree*
Tristania conferta	Brisbane Box
Tristania laurina	NCN
Tupidanthus calyptratus	Tupidanthus

* *Drought Tolerant Plants*

LANDSCAPE ZONE 5 – Private Residential Lots Within 100' Of Native Area (continued)

SHRUBS

Botanical Name	Common Name
Abelia grandiflora 'Edward Goucher'	Abelia
Agapanthus africanus	Lily-of-the-Nile
Agave americana	Century Plant*
Alyogyne huegelii	Blue Hibiscus
Armeria martima	Common Thrift*
Baccharis pilularis 'Pigeon Point'	Coyote Bush*
Baccharis pilularis 'Twin Peaks'	Coyote Bush Prostrate*
Bergenia cordifolia	Winter Saxifage
Bougainvillea 'Tahitian Maid'	Double Bougainvillea*
Campanula portenschlagiana	Dalmatian Bellflower
Campanula poscharskyana	Serbian Bellflower
Camellia japonica	Camellia
Carex spissa	San Diego Sedge
Carissa macrocarpa 'Fancy'	Natal Plum*
Cistus hybridus	White Rockrose*
Cistus purpereus	Orchid Spot Rockrose*
Cistus salviifolius	Rockrose Sageleaf*
Clivia miniata	Kaffir Lily
Crassula argentea	Jade Plant*
Crassula argentea 'Crosby'	Miniature Jade Plant*
Cuphea hyssopifolia	False Heather
Delosperma cooperi	Hardy Ice Plant
Dietes vegeta	Fortnight Lily
Escallonia 'fradesii'	Pink Escallonia
Grevillea 'Noellii'	Grevillea*
Helictotrichon sempervirens	Blue Oat Grass
Hemerocallis hybrid 'Mountain Violet'	Daylily
Heteromeles arbutifolia	Toyon*
Heteromeles arbutifolia 'Davis Gold'	Toyon*
Hibiscus spp.	Hibiscus
Jasminum nudiflorum	Winter Jasmine
Lantana sellowiana	Trailing Lantana*
Lavandula pedunculata 'Atlas'	Spanish Lavender*
Miscanthus sinensis 'Yakushima'	Eulalia Grass
Miscanthus transmorrisonensis	Evergreen Maiden Grass (or Eulalia)
Muhlenbergia lindheimeri	Lindheimer's Muhly Grass
Myrtus communis	True Myrtle
Nandina domestica	Heavenly Bamboo
Nephrolepis exaltata	Sword Fern
Nolina bigelovii	Bigelow's bear grass*

* *Drought Tolerant Plants*

LANDSCAPE ZONE 5 – Private Residential Lots Within 100' Of Native Area (continued)

SHRUBS

Botanical Name	Common Name
Osteospermum fruticosum	Freeway Daisy*
Pachysandra terminalis	Pachysandra
Philodendron selloum	Big Leaf Philodendron
Phormium tenax	New Zealand Flax
Pittosporum crassifolium 'Nana'	Dwarf Karo
Pittosporum tobira	Mock Orange
Rhaphiolepis indica	India Hawthorn
Rosmarinus officinalis	Rosemary*
Schefflera actinophylla	Queensland Umbrella Tree, Octopus Tree
Solanum xantii	Purple Nightshade*
Strelitzia nicolai	Giant Bird of Paradise
Strelitzia reginae	Bird of Paradise
Teucrium fruticans and cultivars	Bush Germander
Trachelospermum asiaticum	Ivory Star Jasmine or Asian Jasmine
Trachelospermum jasminoides	Star Jasmine
Tulbaghia violacea	Society Garlic
Viburnum suspensum	Sandankwa Viburnum
Xylosma congestum 'Compacta'	Xylosma*
Xylosma congestum 'Ed Dorado'	Dwarf Xylosma*
Yucca baccata	Banana Yucca
Yucca filamentosa 'Variegata'	Variegated Yucca
Yucca rigida	Blue Yucca*

VINES

Botanical Name	Common Name
Bougainvillea spp.	Bougainvillea*
Calliandra haematocephala	Pink Powder Puff
Clytostoma callistegioides	Violet Trumpet Vine
Distictis buccinatoria	Blood-Red Trumpet Vine
Grewia occidentalis	Lavender Starflower
Hardenbergia violacea	Hardenbergia
Macfadyena unguis-cati	Cat's Claw*
Mandevilla splendens	Alice du Pont
Mascagnia macroptera	Golden Vine*
Parthenocissus tricuspidata	Boston Ivy
Passiflora edulis	Passion Flower*
Pandorea jasminoides	Bower Vine
Rosa banksiae 'Alba Plena'	Climbing Rose
Trachelospermum jasminoides	Star Jasmine

* *Drought Tolerant Plants*

LANDSCAPE ZONE 5 – Private Residential Lots Within 100' Of Native Area (continued)

GROUNDCOVER

Botanical Name	Common Name
Armeria martima	Common Thrift*
Baccharis pilularis	Dwarf Coyote Bush*
Baccharis pilularis 'Pigeon Point'	Coyote Bush*
Baccharis pilularis 'Twin Peaks #2'	Dwarf Coyote Bush*
Baccharis pilularis 'Twin Peaks'	Coyote Bush Prostrate*
Dimorphotheca aurantiaca	African Daisy*
Festuca ovina glauca	Blue Fescue*
Gazania 'Copper King'	Gazania*
Gazania 'Moonglow'	Gazania*
Gazania hybrid 'Mitsua Yellow'	Semi-trailing Yellow Gazania*
Lantana sellowiana	Trailing Lantana*
Osteospermum 'Buttermilk'	Osteospermum*
Osteospermum fru. 'African Queen'	Trailing African Daisy*
Osteospermum fru. 'Burgundy'	Trailing African Daisy*
Osteospermum fru. 'Whirligig'	Trailing African Daisy*
Osteospermum fruticosum	Freeway Daisy*
Osteospermum fruticosum 'Hybrid White'	Freeway Daisy*
Santolina cha. 'Nana'	Lavendar Cotton*
Verbena hybrida	Garden Verbena*
Verbena peruviana species	Verbena*

TURF

Botanical Name	Common Name
Marathon II 'Festuca Arundinacea'	Dwarf Tall Fescue
Turf	A-G Sod Farms Inc. - Elite Plus*

* *Drought Tolerant Plants*

4.2.4 Community Entries

1. Warner Avenue Entry

As shown on Exhibit 4.2-5, the community entry from Warner Avenue will introduce Brightwater's "lush" landscape theme in an informal way that is in keeping with the informal Warner Avenue edge and nautical backdrop of Huntington Harbour.

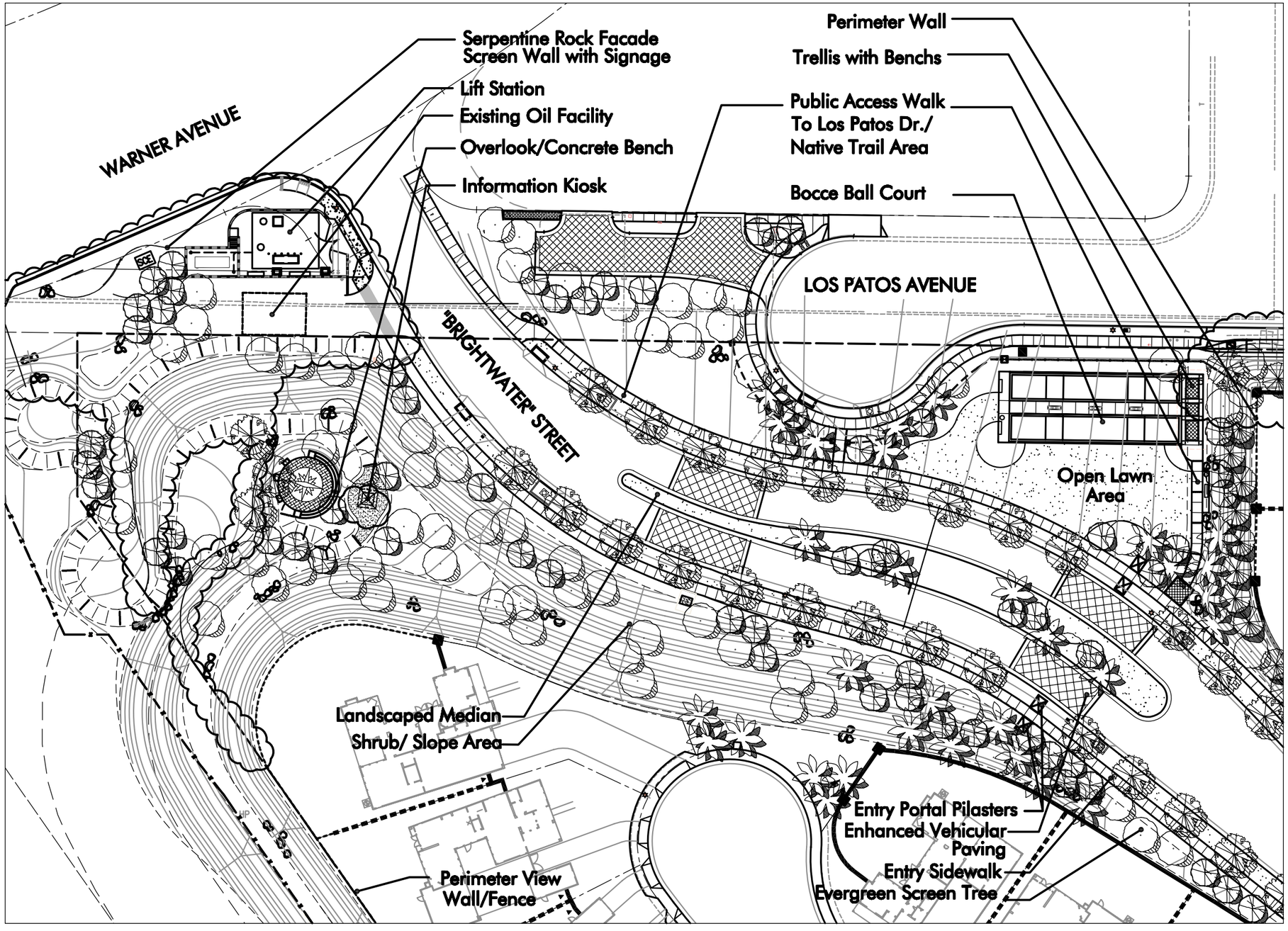
The Warner Avenue Entry includes a flowing palette of trees – including large flowering canopy trees that line the entry, and which are accented by palms – that will provide a beautiful evergreen setting marking the main entry experience. The area will include understory planting and shrubs, as well as simple and expansive areas of lawn that meander on both sides of the entry.

The landform and rising topography of the Warner Avenue entry will be set off with a dense backdrop and layering of mature "community backdrop linkage" landscape plantings. Drifts of trees will be placed to provide screening, and specimen trees will be highlighted in masses to mark the main entry experience.

2. Bolsa Chica Street Entry

As shown on Exhibit 4.2-6, the entry from Bolsa Chica Street will also introduce the "lush" landscape theme of the community but in a more formal way.

Here the vision is a linear series of large, lush evergreen trees – including flowering canopy trees – that will line and create an overhead experience that denotes the beginning and end of the entrance. The entry will be accented with palms. Understory shrubs and groundcover will provide a rich interplay of color and texture that communicates an evergreen setting and sense of home arrival.



LEGEND

- STREET TREE
- EVERGREEN TREE
- PALM
- EVERGREEN ACCENT TREE
- EVERGREEN SCREEN TREE

Exhibit 4.2-5

Warner Avenue Entry Plan

BRIGHTWATER SPECIFIC PLAN
City of Huntington Beach • California

HEARTHSIDE HOMES

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2007·01·22

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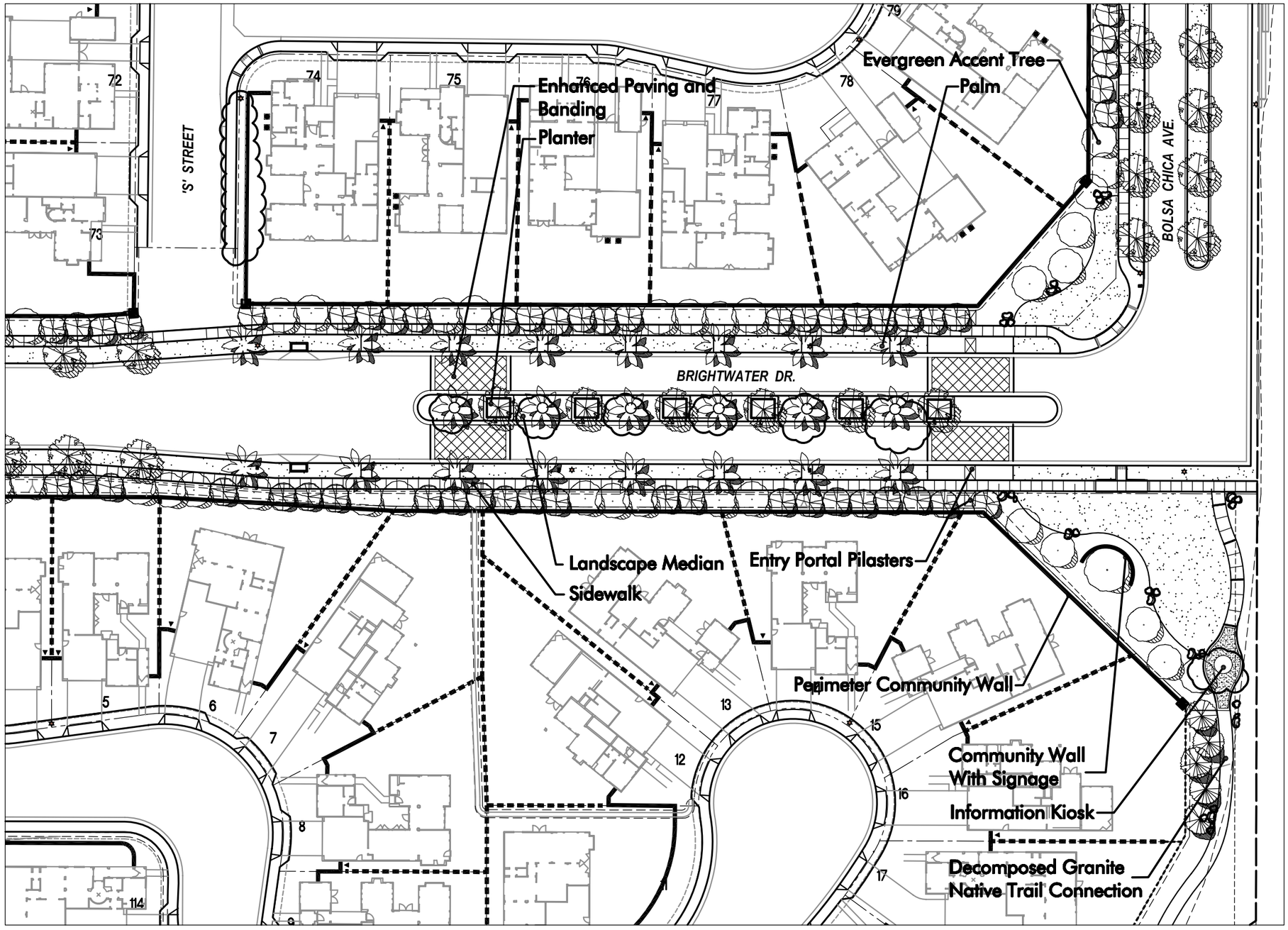

LEGEND

- STREET TREE
- EVERGREEN TREE
- PALM
- EVERGREEN ACCENT TREE
- EVERGREEN SCREEN TREE

Exhibit 4.2-6

Bolsa Chica Street Entry Plan

BRIGHTWATER SPECIFIC PLAN
City of Huntington Beach • California

HEARTHSIDE HOMES

0 25 50

FORMA
2007-01-22

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4.2.5 Village Greens/Pocket Park

Brightwater contains several internal parks and recreation areas, in addition to perimeter trail and habitat restoration area (Area 3A-1). This includes the East and West Village Greens and the Pocket Park.

1. East Village Green

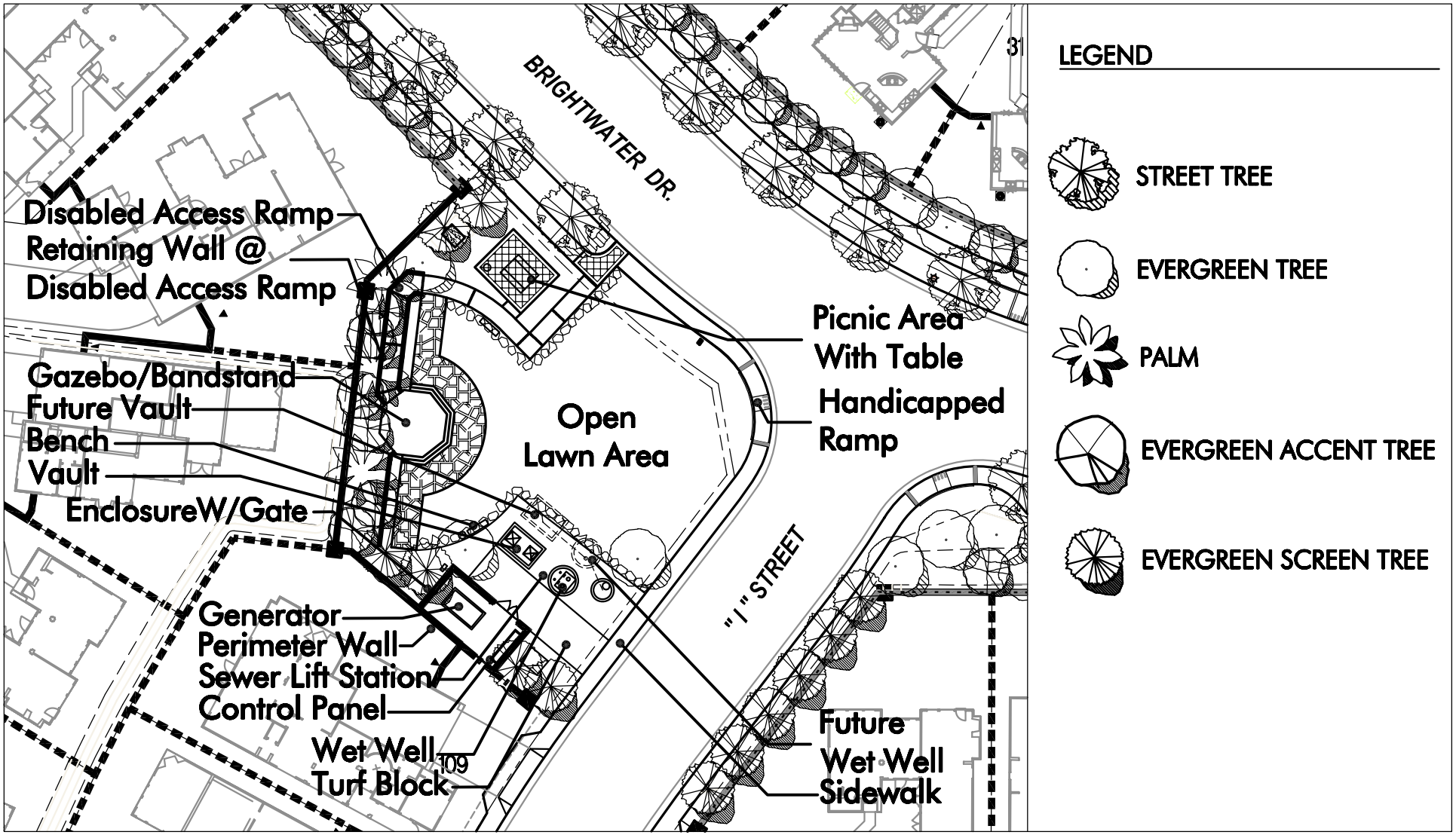
As shown on Exhibit 4.2-7, East Village Green is both a visual focal point and usable park space along Brightwater Drive, especially notable while entering Brightwater from Bolsa Chica Street from the east.

The East Village Green contains a lawn area that is defined and protected by a linear shrub border and enclosed by an informal backdrop of trees which, in turn, back up to a six-foot-high perimeter community wall. The visual focus of this area is a gazebo or "bandstand" that adds architectural texture and a functional place for picnics, birthday parties, and other family events. Arbors, flanked with focal palms over the entry walkways from "A" and "F" Streets, provide a sense of arrival at the green. A ramp provides ADA-compliant access to the gazebo for less mobile and disabled residents and guests.

2. West Village Green

As shown on Exhibit 4.2-8, West Village Green is both a visual focal point and usable park space along Brightwater Drive, especially visible while entering the community from Warner Avenue on the west.

The West Village Green boasts a grand lawn area that is defined by a walkway with regularly spaced benches and enclosed by an informal backdrop of trees that back up to a six-foot-high perimeter community wall. A formal group of accent palms frames an overhead trellis structure. This trellis functions much like the gazebo at the East Green in that it adds architectural texture and a functional place for picnics, birthday parties, and other resident and family events. The hardscape area under the trellis is at grade and does not require ramping for ADA-compliant access.



BRIGHTWATER SPECIFIC PLAN
City of Huntington Beach • California

Exhibit 4.2-7
East Village Green

HEARTHSIDE HOMES

0 20 40
FORMA
2007·01·22

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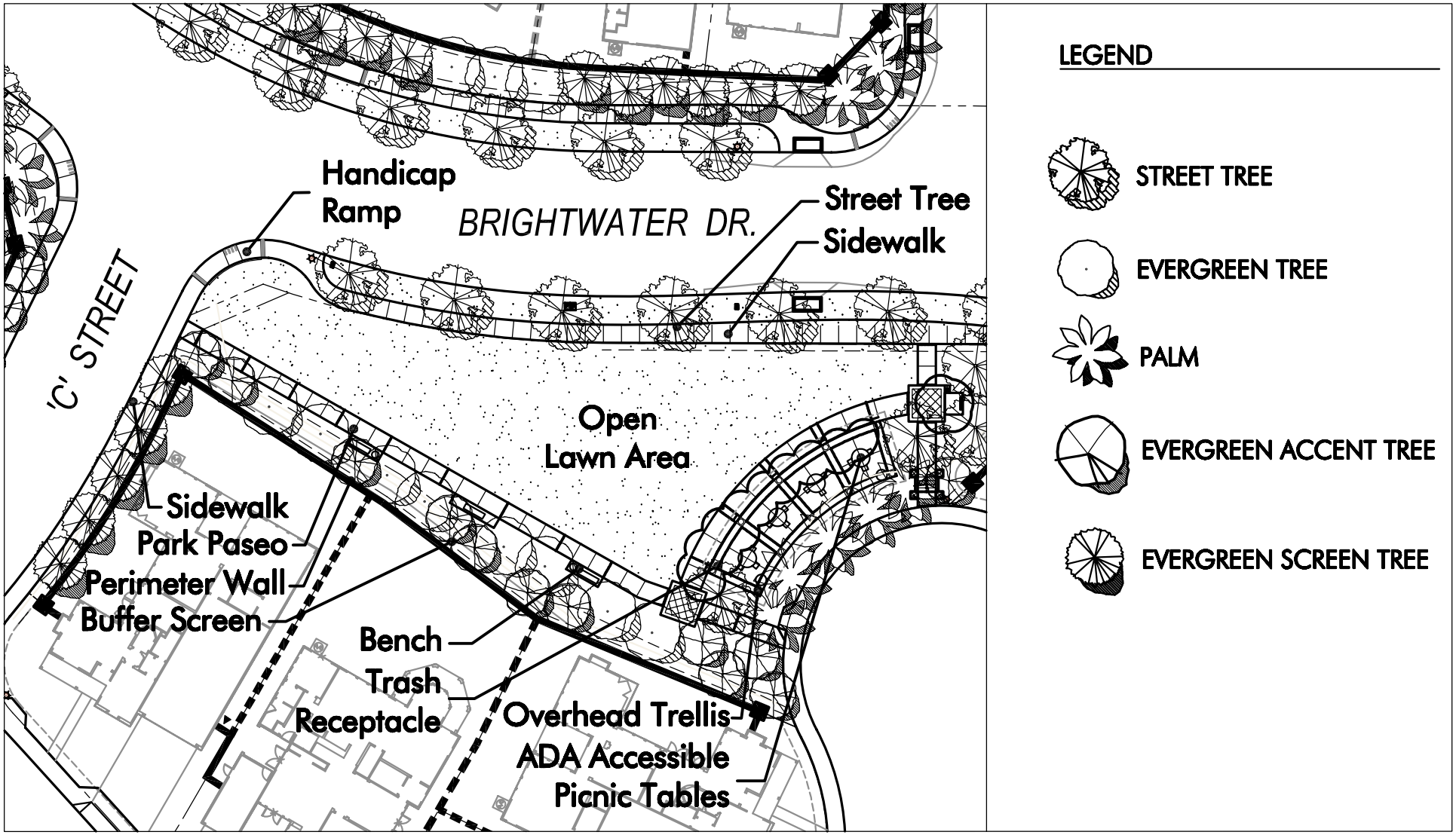

BRIGHTWATER SPECIFIC PLAN
City of Huntington Beach • California

Exhibit 4.2-8
West Village Green

HEARTHSIDE HOMES

0 20 40
FORMA
2007·01·22

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3. Pocket Park

As shown on Exhibit 4.2-9, the Pocket Park is smaller than the two village greens, but also a visual focal point and usable open space. It lies west of the East Village Green on the northerly side of Brightwater Drive.

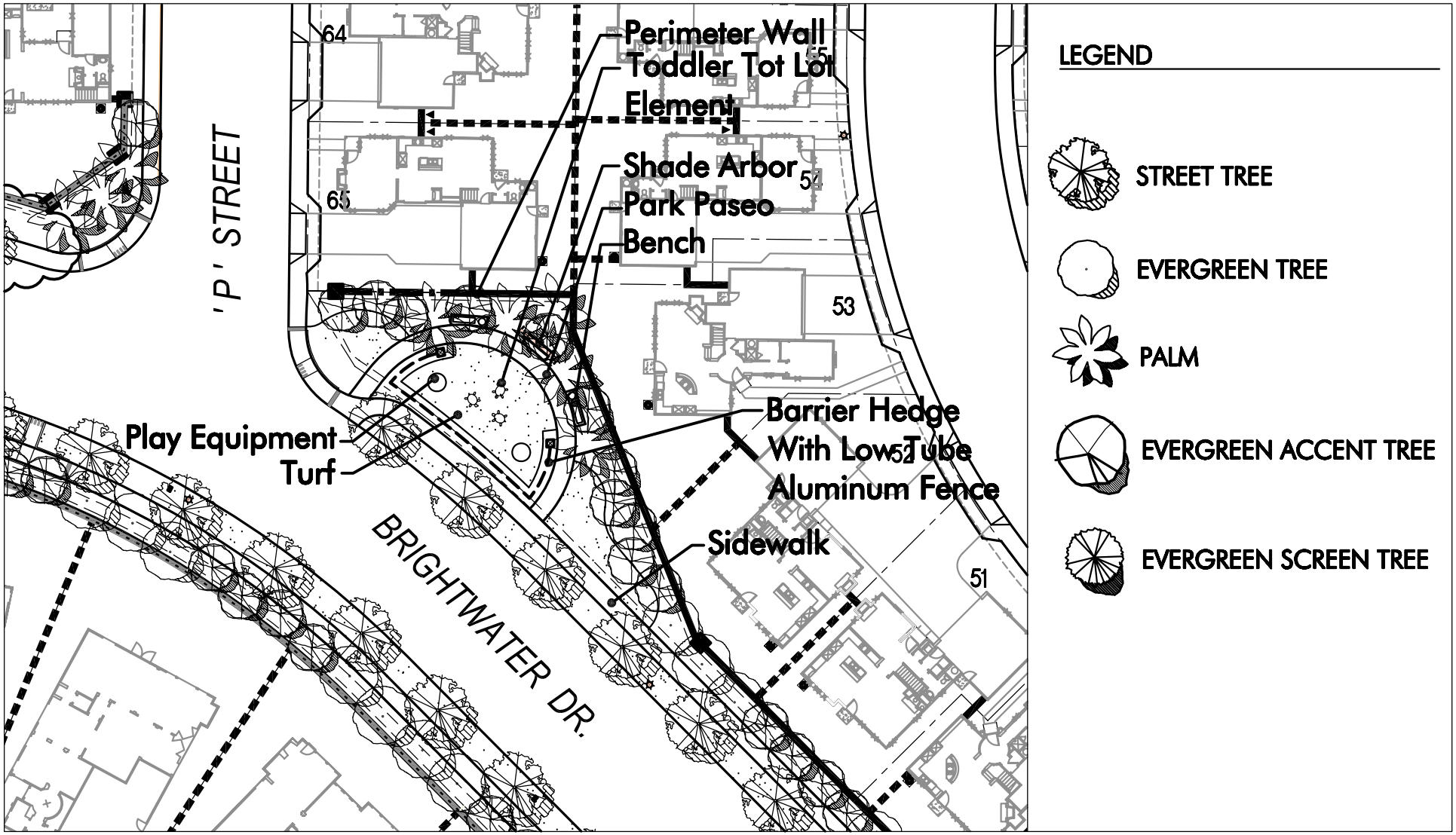
The Pocket Park is designed as a toddler play area featuring an open lawn area with concrete animals and tot lot elements for play. A green hedge combined with a low thematic tubular steel fence provides toddlers protection from the collector street. A shade arbor with benches for sitting is defined by groups of palms interspersed with canopy trees, which provide shade for and two sets of formal benches. The plantings back up to a six-foot-high perimeter community wall.

4.2.6 Paseos (Trail Connections)

The Paseos (Trail Connections) are illustrated in Exhibit 4.2-10.

The Paseos, more or less, are equally spaced along Brightwater's residential-public trail interface and allow residents and visitors direct access to this area of native plantings within the trail corridor. The three paseos, in turn, connect to the sidewalks that will be improved on both sides of all the residential streets within the community.

The Paseos are generally 30 feet wide and contain a curvilinear walkway that transitions under a shade trellis and connects to the decomposed granite nature trail.



BRIGHTWATER SPECIFIC PLAN
City of Huntington Beach • California

Exhibit 4.2-9
Pocket Park

HEARTHSIDE HOMES

0 20 40
2007·01·22

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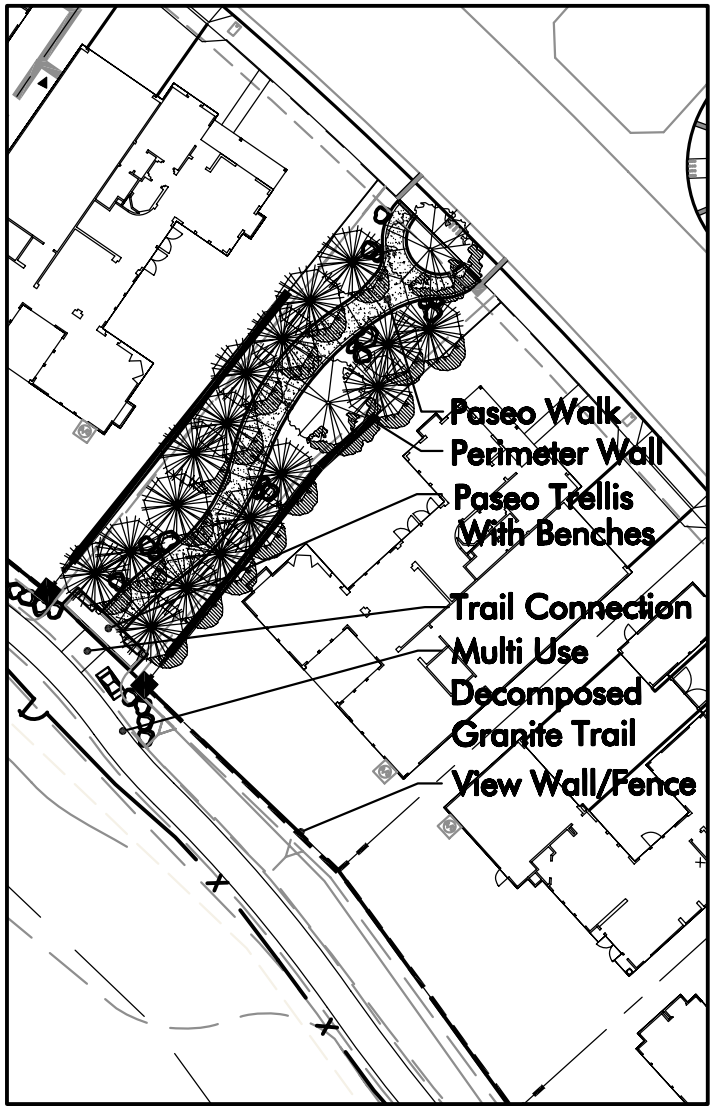
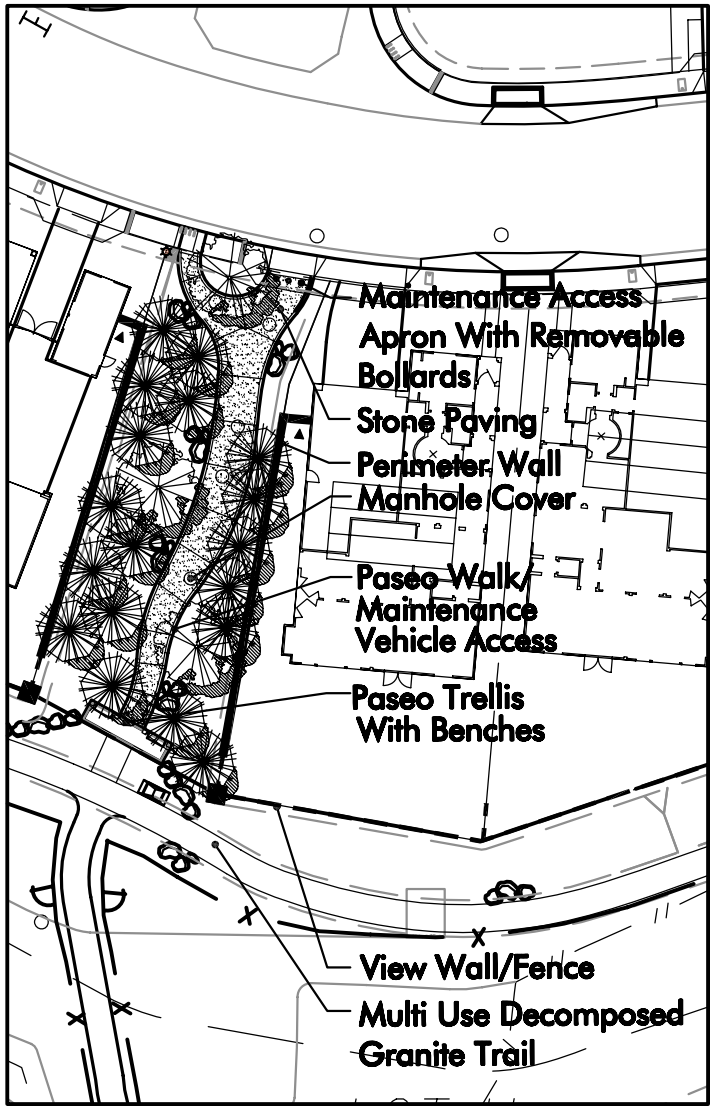


TRAIL - PEDESTRIAN ONLY



TRAIL - MAINTENANCE VEHICLE ACCESSIBLE

LEGEND

EVERGREEN ACCENT TREE

EVERGREEN SCREEN TREE

Exhibit 4.2-10

Pedestrian Paseo (Trail Connections)

BRIGHTWATER SPECIFIC PLAN
City of Huntington Beach • California

HEARTHSIDE HOMES

0 20 40

FORMA 2007·01·22

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4.3 Architectural Guidelines

4.3.1 Architectural Character

The architectural design character for Brightwater follows an "American Seaside Village" theme. The concept incorporates the easy elegance, playful architecture, and fine craftsmanship that establish the enduring qualities of picturesque American seaside communities.

Brightwater will combine a family of coastal architectural themes ranging from Nantucket on the Atlantic to Huntington Beach and Laguna Beach on the Pacific. This palette will include six identifiable coastal architectural vernaculars: Light Craftsman, Light Victorian, American Traditional, The Hamptons, Laguna Beach Cottage and Florida Seaside.

Contemporary interpretation of these traditional architectural styles is encouraged to assure a lively and unique streetscape, with an exuberant mix of colors and textures. Inside, it is a necessity to build a community of homes that can effectively serve residents – contemporary 21st Century technology needs, changing lifestyles, and evolving family sizes and situations.

Architectural style will span the formality of the large estates at The Hamptons to the casual informality of the Cottages in Laguna Beach. Alternating roof forms and pitches, variations in the design and scale of exterior elements, and a lively palette of light colors are included in design guidelines.

Picket fences, porches, arbors, and wood and shingle exterior siding are also appropriate seaside elements. Fully articulated and detailed elevations on all four sides of each home will be required to assure architectural integrity. Community gazebos, trellises, paseo walkways, and neighborhood landmarks will bridge and reinforce the residential architecture.

4.3.2 *The Sands* Architectural Plans and Elevations

There are three architectural plans for The Sands (Plans 1, 2, and 3). All of the homes are two-story, and generally range from approximately 25 to 29 feet. The floor sizes range from approximately 1,880 to approximately 2,362 square feet. Exhibits 4.3-1a, 4.3-1b, and 4.3-1c depict the Architectural Elevations for The Sands.

The architectural design of The Sands homes provides variety in garage location and orientation, creating a more diverse and visually interesting streetscape. As necessary, the sequence of 2:1:3 floor plans were combined into modules 74-feet deep and 126-feet wide to develop efficient use of exterior spaces through reciprocal use easements among the owners. The plans have two-car garages, with two being forward-facing with an 18-foot minimum setback from the street, and one being a side-entry with a 10-foot setback from the street.

The architectural elevations reflect the approved Coastal theme expressed in Cottage, Hampton, and American traditional styles with a consistent color palette for building materials, including a variety of roof materials.

4.3.3 *The Trails* Architectural Plans and Elevations

There are three architectural plans for The Trails (Plans 1, 2, and 3). All of the homes are two-story; the building heights of the homes generally range from approximately 25 to 35 feet. The floor sizes range from approximately 1,559 to approximately 1,877 square feet.

The architectural elevations reflect the approved Coastal theme expressed in cottage, Victorian, and craftsman styles with consistent color palettes for building materials, including a variety of roof materials. Exhibits 4.3-2a, 4.3-2b, and 4.3-2c illustrate the Architectural Elevation details of The Trails.

The designs provide for a varied street scene, with front facing garages, interior courtyards, and efficient use of exterior spaces through reciprocal use easements among the owners. Each plan has a two-car garage set back from the street a minimum of 18 feet.

The third-story loft for Plan 3 would be a maximum of 35 feet. Plan 3 provides for a third-story "loft" both as an architectural feature that adds variety and as a small room that could be used as a den, office, or children's play room.

HAMPTON A

PLAN 1

TRADITIONAL D

PLAN 2

TRADITIONAL DX

PLAN 3

REAR ELEVATION

PLAN 1

REAR ELEVATION

PLAN 2

REAR ELEVATION

PLAN 3

Exhibit 4.3-1a
The Sands
Architectural Elevations

CRAFTSMAN B

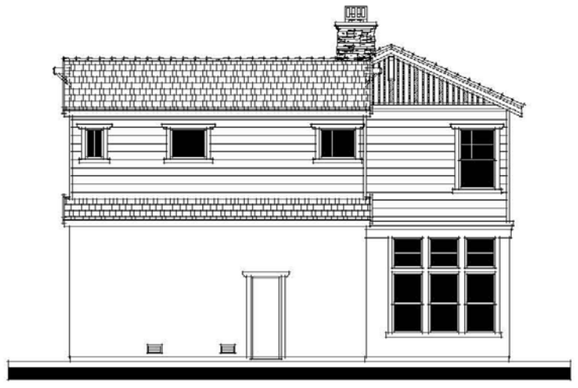
PLAN 1

HAMPTON A

PLAN 2

TRADITIONAL D

PLAN 3



REAR ELEVATION

PLAN 1

REAR ELEVATION

PLAN 2

REAR ELEVATION

PLAN 3

BRIGHTWATER SPECIFIC PLAN
City of Huntington Beach California

HEARTHSIDE HOMES

Exhibit 4.3-1b
The Sands
Architectural Elevations

Not to Scale

FORMA
2007·01·22

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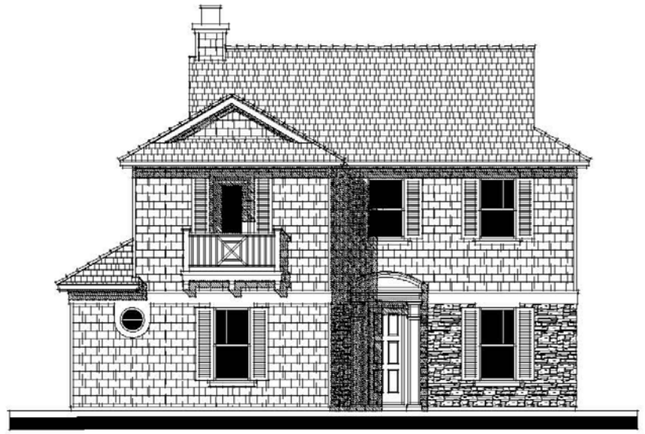
COTTAGE C

PLAN 1

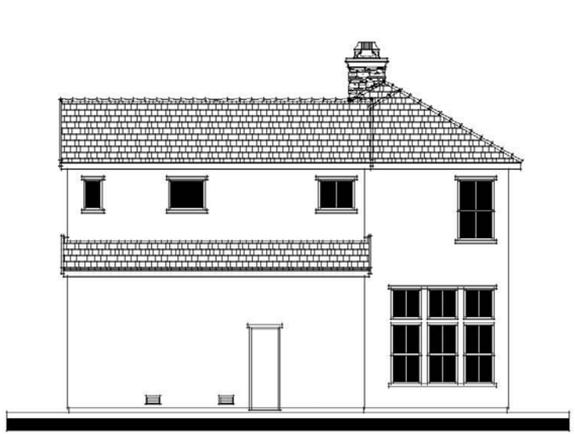
VICTORIAN E

PLAN 2



HAMPTON A

PLAN 3



REAR ELEVATION

PLAN 1

REAR ELEVATION

PLAN 2

REAR ELEVATION

PLAN 3

BRIGHTWATER SPECIFIC PLAN
City of Huntington Beach California

Exhibit 4.3-1c
The Sands
Architectural Elevations

HEARTHSIDE HOMES

Not to Scale

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2007·01·22

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HAMPTON A

PLAN 1

CRAFTSMAN B

PLAN 2

VICTORIAN E

PLAN 3

REAR ELEVATION

PLAN 1

REAR ELEVATION

PLAN 2

REAR ELEVATION

PLAN 3

BRIGHTWATER SPECIFIC PLAN
City of Huntington Beach California

HEARTHSIDE HOMES

Exhibit 4.3-2a
The Trails
Architectural Elevations

Not to Scale

FORMA
2007·01·22

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COTTAGE C

PLAN 1

HAMPTON A

PLAN 2

CRAFTSMAN B

PLAN 3

REAR ELEVATION

PLAN 1

REAR ELEVATION

PLAN 2

REAR ELEVATION

PLAN 3

BRIGHTWATER SPECIFIC PLAN
City of Huntington Beach California

HEARTHSIDE HOMES

Exhibit 4.3-2b
The Trails
Architectural Elevations

Not to Scale

FORMA
2007·01·22

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CRAFTSMAN B

PLAN 1

COTTAGE C

PLAN 2

HAMPTON A

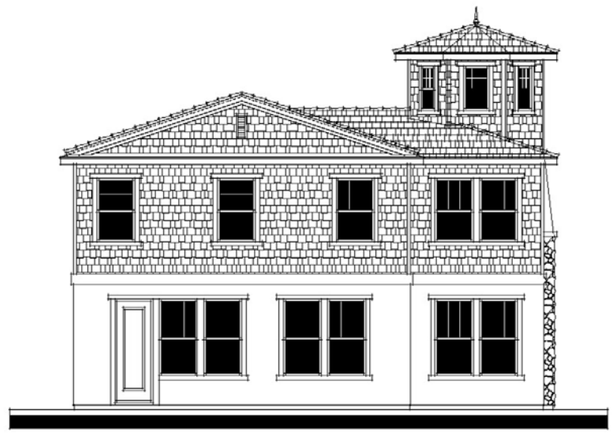
PLAN 3

REAR ELEVATION

PLAN 1

REAR ELEVATION

PLAN 2



REAR ELEVATION

PLAN 3

4.3.4 *The Cliffs* Architectural Plans and Elevations

There are four architectural plans for The Cliffs (Plans 1, 2, 3 and 4). All of the homes are two-story; the heights generally range from approximately 27 to 32 feet. The floor sizes range from approximately 3,080 to approximately 3,853 square feet with 3 to 5 bedrooms, depending upon how the homebuyer finishes the unit.

The architectural elevations reflect the approved Coastal theme expressed in Cottage, Victorian, and Craftsman styles with consistent color palettes for building materials, including a variety of roof materials roofs. Exhibits 4.3-3a, 4.3-3b, and 4.3-3c, The Cliffs Architectural Elevations, illustrate the details of the residential styles with this area.

The four designs provide for a varied street scene, with front-facing garages and courtyard garages, as well as tandem and split-location garages with a variety of interior courtyards.

4.3.5 *The Breakers* Architectural Plans and Elevations

There are four architectural plans for the 6,000 square-foot-lots in The Breakers (Plans 1, 2, 3 and 4). All of the homes are two-story; the heights of the homes generally range from approximately 27.0 to 31.5 feet. The floor sizes range from approximately 3,080 to approximately 3,853 square feet, with 3 to 5 bedrooms, depending upon how the homebuyer finishes and furnishes the unit.

The architectural elevations reflect the approved Coastal theme expressed in Cottage, Victorian, and Craftsman styles with consistent color palettes for building materials, including a variety of roof materials roofs. Exhibit 4.3-4a, 4.3-4b, and 4.3-4c, The Breakers Architectural Elevations, illustrate the details of the residential styles for this area.

The four designs provide for a varied street scene, with front-facing and courtyard garages, as well as tandem and split-location garages. A variety of front-entry sizes, locations, and interior courtyards adds additional architectural variety.

Plan 1 provides for a second-story "loft" or bedroom, with an additional optional bonus room and/or deck as architectural features that could add variety and utility for the homeowner.

HAMPTON A

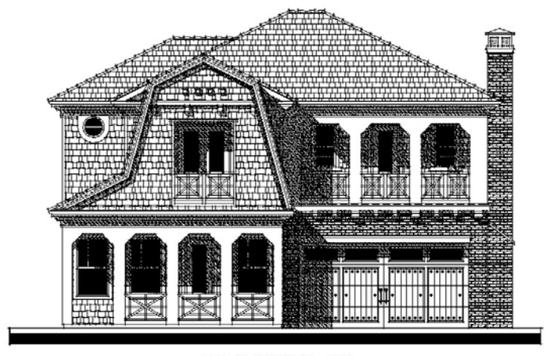
PLAN 1

TRADITIONAL D

PLAN 2

CRAFTSMAN B

PLAN 3



HAMPTON AX

PLAN 4

REAR ELEVATION

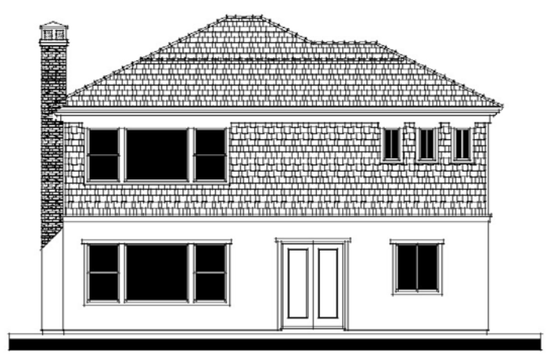
PLAN 1

REAR ELEVATION

PLAN 2

REAR ELEVATION

PLAN 3



REAR ELEVATION

PLAN 4

Exhibit 4.3-3a
The Cliffs
Architectural Elevations

BRIGHTWATER SPECIFIC PLAN
City of Huntington Beach California

HEARTHSIDE HOMES

Not to Scale

FORMA
2007-01-22

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CRAFTSMAN B

PLAN 1

HAMPTON A

PLAN 2

TRADITIONAL D

PLAN 3

HAMPTON A

PLAN 4

REAR ELEVATION

PLAN 1

REAR ELEVATION

PLAN 2

REAR ELEVATION

PLAN 3

REAR ELEVATION

PLAN 4

Exhibit 4.3-3b
The Cliffs
Architectural Elevations

BRIGHTWATER SPECIFIC PLAN
City of Huntington Beach California

HEARTHSIDE HOMES

Not to Scale

FORMA
2007·01·22

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HAMPTON AX

PLAN 1

CRAFTSMAN B

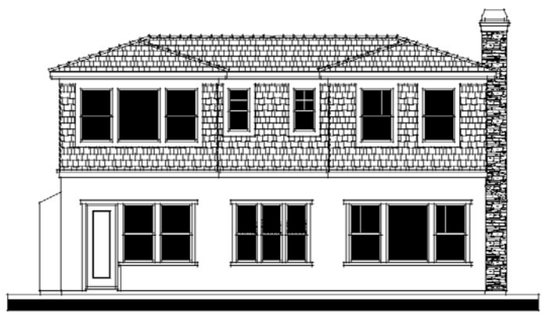
PLAN 2

HAMPTON A

PLAN 3

TRADITIONAL D

PLAN 4



REAR ELEVATION

PLAN 1

REAR ELEVATION

PLAN 2

REAR ELEVATION

PLAN 3

REAR ELEVATION

PLAN 4

Exhibit 4.3-3c
The Cliffs
Architectural Elevations

BRIGHTWATER SPECIFIC PLAN
City of Huntington Beach California

HEARTHSIDE HOMES

Not to Scale

FORMA
2007·01·22

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HAMPTON A

PLAN 1

HAMPTON A

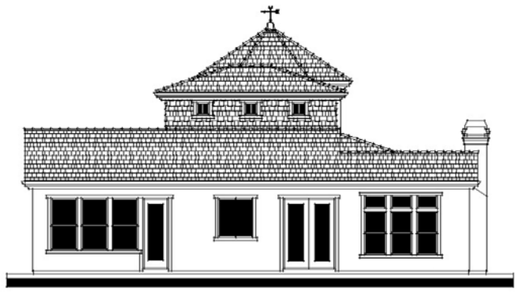
PLAN 2

HAMPTON A

PLAN 3

HAMPTON A

PLAN 4



REAR ELEVATION

PLAN 1

REAR ELEVATION

PLAN 2

REAR ELEVATION

PLAN 3

REAR ELEVATION

PLAN 4

BRIGHTWATER SPECIFIC PLAN

City of Huntington Beach California

Exhibit 4.3-4a

The Breakers

Architectural Elevations

HEARTHSIDE HOMES

Not to Scale

FORMA

2007-01-22

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CRAFTSMAN B

PLAN 1

TRADITIONAL D

PLAN 2

TRADITIONAL D

PLAN 3

HAMPTON AX

PLAN 4

REAR ELEVATION

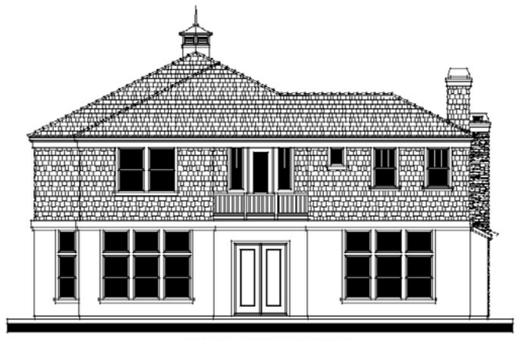
PLAN 1

REAR ELEVATION

PLAN 2

REAR ELEVATION

PLAN 3



REAR ELEVATION

PLAN 4

BRIGHTWATER SPECIFIC PLAN

City of Huntington Beach California

Exhibit 4.3-4b

The Breakers

Architectural Elevations

HEARTHSIDE HOMES

Not to Scale

FORMA

2007-01-22

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COTTAGE C

PLAN 1

HAMPTON AX

PLAN 2

HAMPTON AX

PLAN 3

TRADITIONAL D

PLAN 4

REAR ELEVATION

PLAN 1

REAR ELEVATION

PLAN 2

REAR ELEVATION

PLAN 3

REAR ELEVATION

PLAN 4

5.1 Enforcement of the Specific Plan

The Specific Plan serves both a planning function and regulatory function. It is the vehicle by which the City of Huntington Beach Local Coastal Program and General Plan is implemented for the Brightwater property. In addition, the general administration rules in this chapter link the Specific Plan to the provisions within the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) subject to CDP 5-05-020. If there is a conflict found between this Specific Plan and the City's Zoning and Subdivision Ordinances, the contents of this Specific Plan shall prevail. Where the Specific Plan is silent, the provisions of the HBZSO shall apply.

Should future economic or development conditions make it desirable to amend this Specific Plan, the procedures described in Section 5.2 of this document shall govern such amendments. The Specific Plan may be amended at any time in the same process by which it was originally adopted.

Enforcement of the provisions of the Specific Plan shall be as follows:

- The Planning Director or Director's designee shall be responsible for interpreting and enforcing the site development standards and design guidelines set forth in the Specific Plan.

- Any administrative interpretation of the Brightwater Specific Plan may be submitted for review by the Planning Commission and shall be subject to appeal to the City Council.

5.2 Methods and Procedures

5.2.1 Coastal Development Permit

All development projects in the Brightwater Specific Plan Area are subject to approved Coastal Development Permit 5-05-020. Any future Coastal Development Permits that may be necessary shall be processed pursuant to the Huntington Beach Zoning and Subdivision Ordinance.

5.2.2 Zoning Text Amendments

A Zoning Text Amendment shall be required for changes to the Development Standards in the Specific Plan.

Zoning Text Amendments shall be processed in accordance with the Huntington Beach Zoning and Subdivision Ordinance. Zoning Text Amendments shall be processed as amendments to the City's Local Coastal Program. Changes to the Development Standards shall not take effect until certified by the Coastal Commission through the Local Coastal Program amendment process.

5.2.3 Hearings

All Public Hearings held relative to this Specific Plan shall be administered per the applicable provisions of the Huntington Beach Zoning and Subdivision Ordinance.

5.2.4 Appeals

Any decision, determination or requirements may be appealed in accordance with applicable provisions of the Huntington Beach Zoning and Subdivision Ordinance.

5.3 Maintenance Mechanisms

The Declaration of Covenants, Conditions, and Restrictions for the Brightwater Maintenance Corporation, a provision of Coastal Development Permit 5-05-020, is the legal document setting forth the procedures and responsibilities for the permanent care and maintenance of common area development projects within Specific Plan Area. Common area development includes privately-owned streets, parking, recreation, open space, landscaped areas, community walls and fences, and community facilities.

A. **Legal Description of Brightwater Specific Plan**

B. **Brightwater Coastal Development Permit No. 5-05-020, dated 12-15-2005, approved by California Coastal Commission (under separate cover)**

C. **Brightwater Comprehensive Habitat Management Plan, dated December 2005, approved by California Coastal Commission (under separate cover)**

D. **Brightwater Precise Fuel Modification Plan dated, December 14, 2005, approved by Orange County Fire Authority and California Coastal Commission**

E. **Covenants, Conditions, and Restrictions (CC&Rs) for Brightwater Maintenance Corporation approved by California Coastal Commission (under separate cover)**

F. **Brightwater Tract Maps (under separate cover)**

G. **Final Project-Level Site Development Plan**