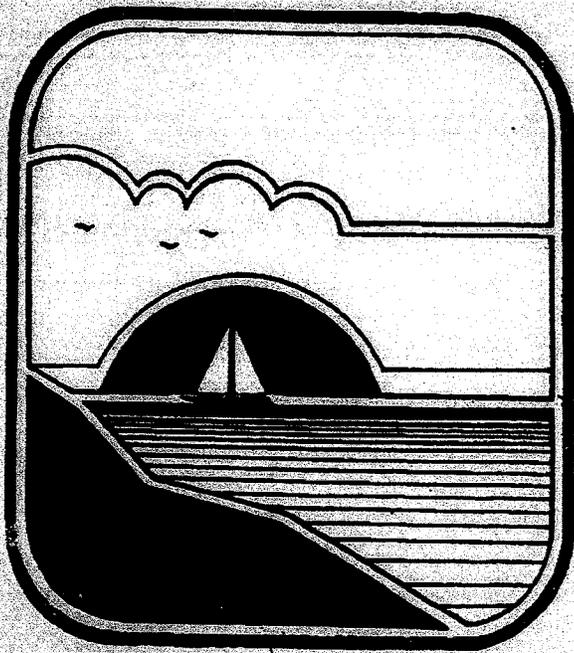


This is an annotated version of the County's Specific Plan/ Local Coastal Program, as prepared by the City of Huntington Beach. Its purpose is to identify: 1) the sections and language of the County's document that have been carried forward into the City's proposed Sunset Beach Specific Plan and 2) the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

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

Notes:

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

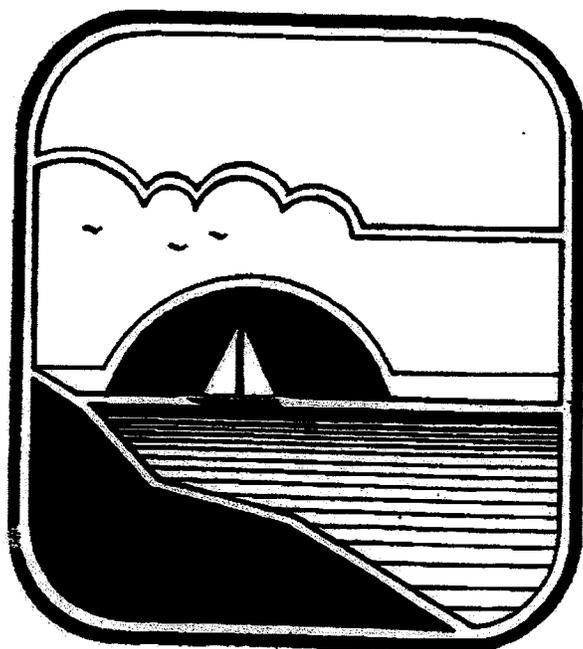


# SUNSET BEACH

## SPECIFIC PLAN/ LOCAL COASTAL PROGRAM

August 2010

ATTACHMENT NO. 6.1



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



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**WITH THE ASSISTANCE OF:**

**Sunset Beach LCP Board of Review**  
**Sunset Beach Community Association**  
**Sunset Beach Commercial Association**

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

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**COUNTY OF ORANGE  
ENVIRONMENTAL MANAGEMENT AGENCY**

**SEPTEMBER 1990**

**ATTACHMENT NO. 6.4**

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INTRODUCTION

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

In SP Section 1.5  
Previous  
approvals, pg. 6

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

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

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

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

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

Describes  
document  
organization;  
not necessary  
in SP

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

**GENERAL PLAN REVIEW**

II

GENERAL PLAN REVIEW

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

A. Land Use Element

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

B. Transportation Element

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

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

C. Housing Element

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

Describes the  
County  
General Plan;  
not necessary  
in SP

**D. Public Services and Facilities Element**

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

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

**E. Noise Element**

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

**F. Recreation Element**

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

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

**G. Resources Element**

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

Describes the County General Plan; not necessary in SP

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

#### H. Safety Element

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

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

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

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

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

#### I. Growth Management Plan Element

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

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

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

Describes the County General Plan; not necessary in SP

**LAND USE PLAN**

### III

#### LAND USE PLAN

##### I. INTRODUCTION

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

General discussion on local coastal programs; not necessary in SP

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

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

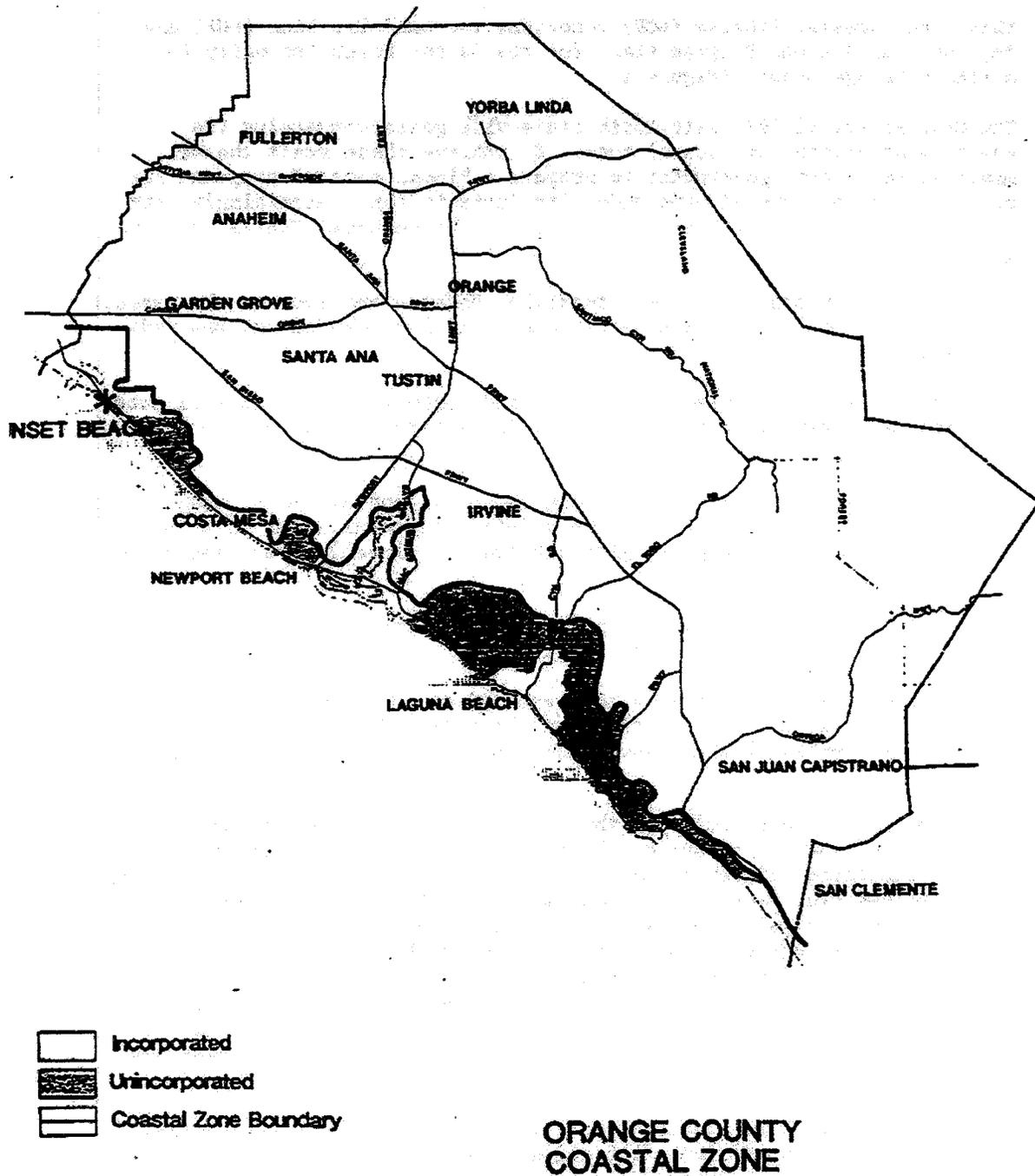
In SP Section 2.2 Land Use, pg. 10

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

General local coastal program discussion; not necessary in SP

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

In SP Section 1.1 Location, pg. 1



In SP  
Section 1;  
Exhibit 1.1,  
pg. 2

**Figure 1**  
**ATTACHMENT NO. 6.14**

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

In SP  
Section 1.1  
Location,  
pg.1

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

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

In SP Section  
1.2 SP Area  
Background,  
pg. 1

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

## II. RESOURCE COMPONENT

### A. INTRODUCTION

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

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

The Resource Component specifically contains the following information:

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

### B. SUNSET BEACH RESOURCES

#### 1. **Habitat Constraints and Protection**

##### a. **Terrestrial**

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

Describes organizational section; not necessary in SP

In SP Section 2.1 Existing Conditions, pg. 8

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

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

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

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

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

b. Littoral

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

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

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

In SP  
Section 2.1  
Existing  
Conditions,  
pg. 9

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

Description of  
clam study,  
not necessary  
in SP

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

In SP  
Section 2.1  
Existing  
Conditions,  
pg. 9

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

**c. Aquatic**

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

General ocean habitat information, not necessary in SP

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

**d. Issues**

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

**e. Buffer Areas**

There are no significant buffer areas in Sunset Beach.

**2. Long-Term Habitat Management Program**

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

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

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

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

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

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

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

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

a. Organizational Phase

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

b. Identification Phase

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

c. Policy/Plan Phase

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

d. Maintenance/Enforcement Phase

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

3. Public Health and Safety

a. Seismic Hazards

(1) Environmental Setting/Existing Conditions

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

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

Seismic hazards already in the Huntington Beach GP and LCP

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

Seismic hazards already in the Huntington Beach GP and LCP

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

(2) Issues

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

b. Flooding

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

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

4. Land and Water Conservation

a. Existing Condition

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

Describes vicinity; not necessary in SP

b. Issues

How will pollutants from Sunset Beach be controlled?

5. Viewshed Protection

a. Environmental Setting/Existing Conditions

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

In SP Section 2.3 Circulation, pg. 20

Describes County GP; not necessary in SP

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

Describes sign issues; not necessary in SP

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

Describes sign issues; not necessary in a SP

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

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

In SP  
Section 2.1  
Existing  
Conditions,  
pg. 8

b. Issues

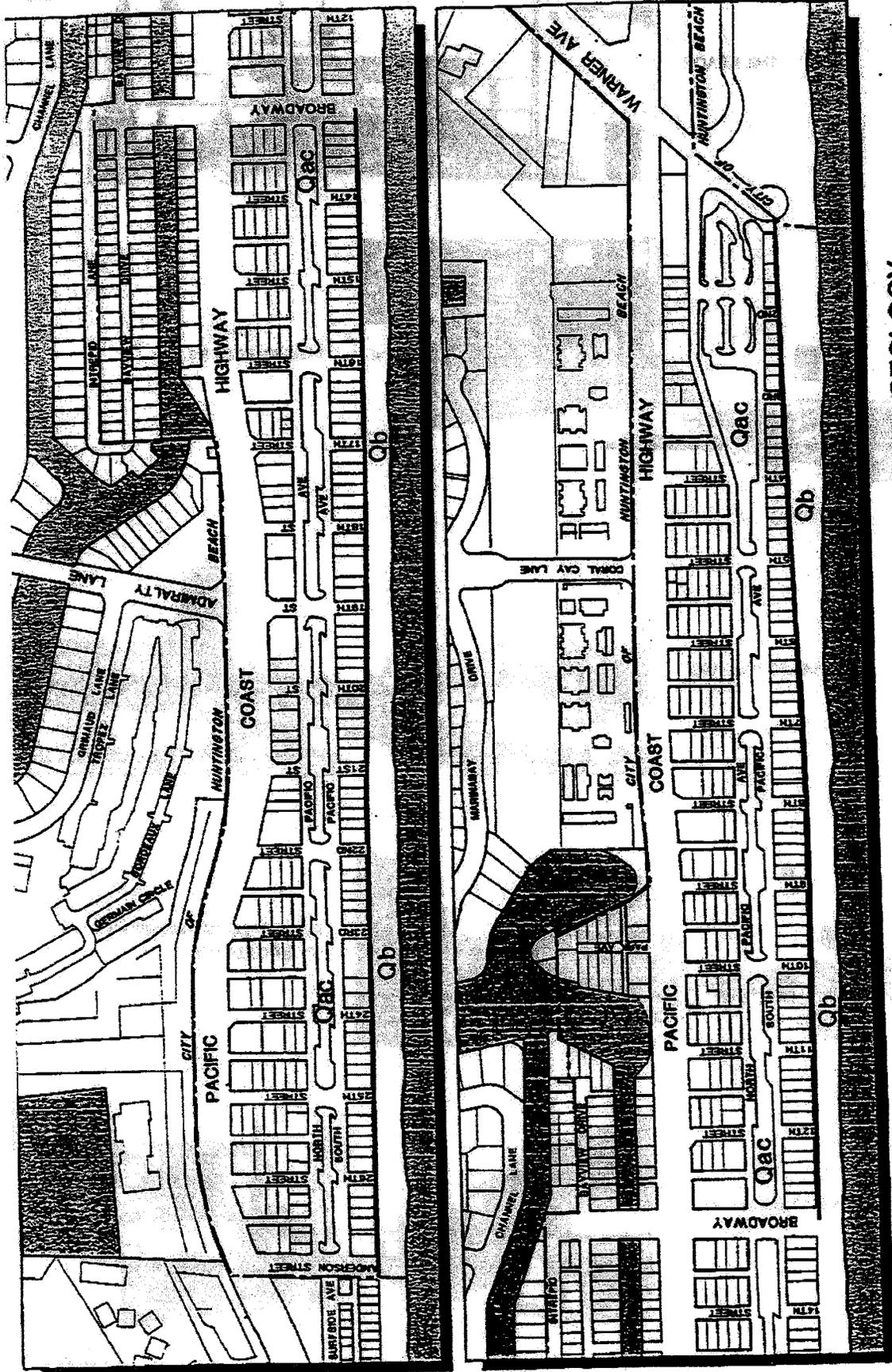
- The adequacy of existing height regulations to preserve views from public pedestrian areas and to protect the character of existing development must be insured.
- A need exists for additional development controls to phase out nonconforming signs within the Sign Restrictions District.
- Significant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

List of issues; not necessary in SP

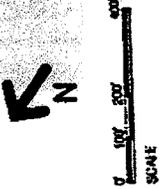
6. Viewshed Reclamation Program

a. Environmental Setting/Existing Conditions

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



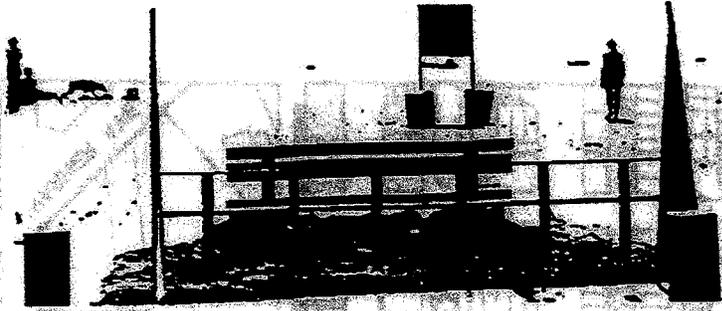
- Qb. Beach Sediments
- Qac Alluvial and Colluvial Materials



**GEOLOGY**  
**SUNSET BEACH**  
 Specific Plan and  
 Local Coastal Program  
**NORTH COAST PLANNING UNIT**  
**LOCAL COASTAL PROGRAM**  
APPROVED BY THE CALIFORNIA STATE BOARD OF GEOLOGY

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

THE BEACH



PUBLIC ACCESS

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

PUBLIC PARKING



PACIFIC COAST HIGHWAY AT BROADWAY

BAY VIEW DRIVE AT BROADWAY



Figure 3



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

List of issues; not necessary in SP

b. Issues

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

7. Cultural/Scientific Resources

a. Existing Conditions

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

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

b. Issues

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

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

C. Policies

California Coastal Act

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

1. Marine resources shall be maintained, enhanced, and, where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes (Sec. 30230).
2. The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organism's and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling run-off, preventing depletion of ground water supplies and encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams (Sec. 30231).
3. Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses

City LCP Policy C 6.1.3

City LCP Policy C 6.1.3

City LCP Policy C 6.1.4

City LCP Policies 6.1.1, 6.1.14, 7.1.4

City LCP Policy C 7.1.2

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

City LCP Policy C 7.1.2

4. Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas (Sec. 30240-b).

City LCP Policy C 7.1.3

5. The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas.

City LCP Policy C 4.1.1

City LCP Goal C 4

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

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

County of Orange General Plan Land Use Element

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

6. Enhancement of Environment

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

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

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

County of Orange General Plan Resource Element (Open Space)

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

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

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

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

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

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

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

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

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

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

#### Habitat-Constraints and Protection

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

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

State code  
reference;  
not necessary  
in specific plan.

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

Wildlife populations do not drop below self-perpetuating levels; preserve, protect and enhance for future generations all animal communities and to provide for public viewing of these species within thin such protection.

See previous page; items 11 and 12.

13. The County of Orange shall protect the species within their natural habitat from harassment and molestation by controlling access, by regulation and by enforcement.
14. All development shall be designed to fit the site topography, soils, geology, hydrology, and any other existing conditions and be oriented so that grading and other site preparation is kept to an absolute minimum. Natural features shall be preserved.
15. All development plans/grading plans shall define the precise location of sensitive habitat areas.
16. Plans for erosion and sediment control measures, including landscaping and provisions for maintenance responsibilities need to be established as a requirement of the approval processes.
17. The construction of improvements to land which will probably require protection from coastal erosion in the foreseeable future shall not be allowed except as permitted by Sections 30253 and 30235 of the Coastal Act.
18. Construction in coastal waters must be evaluated relative to its effects on recreational uses.
19. Location of buildings and parking areas shall be appropriate to the size, shape and topography of the site and shall be in harmony with its setting.
20. Vegetative covering for stabilization of graded areas shall be selected and designed to be compatible with surrounding nature vegetation.
21. County approved measures must be taken to prevent soil erosion and to control sedimentation.
22. County approved herbicides shall be used to control weeds, brush and other growth if necessary.
23. Development as proposed in the Recreation and New Development component which require an Army Corps of Engineers permit under Section 10 of the River and Harbor Act of 1899 and under Section 404 of the Clean Water Act of 1977, will be subject to separate review by the United States Fish and Wildlife Service under the Fish and Wildlife Coordination Act.

City GP Policy LU 5.1.6 and Objective EH 1.1, City LCP Policy C 1.1.9

City GP Policy LU 5.1.4; City LCP Objective C 7.1

City GP Goal EH 2 and Policy LU 5.1.4; City LCP Policy C 1.1.9

City LCP Objective C 6.1

City GP Policy LU 7.12; City LCP Policy C 1.2.2

City LCP Policy C 7.1.3

See item 16 above.

City Municipal Code Chapter 8.16

City LCP Implementation Program I-C 12

Long-Term Habitat Management

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

Public Health and Safety

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

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

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

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

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

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

32. Parking areas shall be clearly marked.

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

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

#### Land and Water Conservation

34. All water areas must be protected from pollution.

City LCP Goal C 6

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

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

City LCP Policies  
C 6.1.20 and  
C 6.1.5

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

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

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

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

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

City GP Objective U 1.2 and City LCP Goal C 6

Viewshed Protection/Viewshed Reclamation

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

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

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

City GP Policy U 5.1.2 and City LCP Policy C 4.7.2

City LCP Policies C 4.1.1 and C 4.2.1

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

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

Not necessary to carry forward

City LCP Objective C 4.3

preservation of scenic aesthetic amenity.

City LCP Objective C 4.3

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

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

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

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

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

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

In SP Section  
3.3.6, pp. 48-50

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

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

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

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

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

City LCP Policies  
C 5.1.1 - C 5.1.5

### III. TRANSPORTATION COMPONENT

#### A. INTRODUCTION

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

##### Public Access

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

##### Development

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

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

##### Issues

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

Coastal Act regulations are already covered in the City LCP

Introduction paragraph on transportation issue; not necessary in SP

#### B. REGIONAL TRANSPORTATION

##### 1. Arterial Highways

A network of freeways and arterial highways provide regional

In SP Section 2.3 Circulation, pg. 18

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

In SP Section  
2.3 Circulation,  
pg. 18

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

A brief description of relevant arterial highway classifications follows:

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

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

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

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

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

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

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