

ISSUES (and Supporting Information Sources):

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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VIII. MINERAL RESOURCES. Would the project:

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| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Sources: #1, 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: See below.

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| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? (Sources: # 1, 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion a) & b): There are no known mineral resources in Sunset Beach. The project will not result in any impacts on mineral resources.

IX. HAZARDS AND HAZARDOUS MATERIALS.

Would the project:

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| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Sources: #1, 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: See discussion below.

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| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Sources: # 1, 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: See discussion below.

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| c) Emit hazardous emissions or handle hazardous or acutely hazardous material, substances, or waste within one-quarter mile of an existing or proposed school? (Sources: # 1, 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: See discussion below.

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| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (Sources: # 5, 11, 14, 15, 16) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion items a) through d): There is no school within ¼ mile from the subject area, and there are no properties within Sunset Beach listed on any list of active hazardous sites. There is one gas station site that is on the Leaking Underground Tank (LUST) clean-up site list; however, cleanup is completed and the case is closed. The proposed Sunset Beach Specific Plan reflects the County’s existing Specific Plan and does propose any new land uses. The only permitted uses that might generate hazardous waste on a routine basis are medical uses, boat docks and automobile service stations. All uses must comply with federal, state and local regulations as they pertain to hazardous waste. Consequently, the annexation of the area and adoption of the project would not create any environmental impacts relating to the transportation, use or disposal of hazardous materials or to exposure of the public or environment to hazardous materials.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (Sources: # 5, 10, 19)
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Discussion: See discussion under item f.

- f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Sources: #5, 10, 19)
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Discussion e) & f): The City is located within the Airport Environs Land Use Plan (AELUP) for the Joint Forces Training Base Los Alamitos, but is not located within two miles of a public or private airport. The Sunset Beach area is located outside of the AELUP’s height restriction area, but the Specific Plan does not allow buildings at a height that would be of concern. There are no hazards associated with airport land uses for persons residing or working within the project area.

- g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Sources: #2, 5, 19)
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Discussion: See discussion under item h.

- h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (Sources: #2, 5, 19, 20)
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Discussion items g) & h): There are no wildlands adjacent to or located within the Sunset Beach area. The Sunset Beach area is currently served by a volunteer (Reserve Fire Fighters) Fire company, located on Pacific Coast Highway; and, through a mutual aid agreement with the Orange County Fire Authority, by the City of Huntington Beach, which has a fire station approximately 800 feet from the Sunset Beach boundary on Warner Avenue, east of Pacific Coast Highway, and by the City of Seal Beach. In addition,

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beginning in July 2004 the Orange County Fire Authority began contracting with the City of Huntington Beach to provide paramedic emergency medical services to Sunset Beach. The majority of the fire and emergency medical responses in Sunset Beach are provided by the City of Huntington Beach Fire Department. The Metro Cities Fire Authority reports that the City of Huntington Beach responded to 146 out of 184 calls in 2008 (79 percent) and 149 out of 182 calls in 2009 (82 percent). According to LAFCO, of the 51 calls received by the Sunset Beach station in 2008 (a subset of the 184 total), Reserve Fire Firefighters were only able to respond with qualified reserves in two of those cases.

The proposed project would not expose people to risks from wildland fires and there would be no associated impacts. The City of Huntington Beach has been able to adequately respond to calls for service in the area; however, as discussed in Section VIe. Transportation/Traffic, existing and proposed standards for some drive aisle width and street section configurations do not comply with standards currently required in the City of Huntington Beach. Because the City's Fire Department has been able to adequately respond in Sunset Beach with the existing standards, impacts will be less than significant relating to impairment of or physical interference with an adopted emergency response plan or emergency evacuation plan.

X. NOISE. Would the project result in:

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| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Sources: #5, 13, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: See discussion below.

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| b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels? (Sources: #5, 13, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: See discussion below.

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| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources: #5, 13, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: See discussion below.

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| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources: #5, 13, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion items a) through d): The project would not result in an increase in density or intensity of development or change the location of permitted uses from what is currently allowed in the County's Specific Plan. As such, the project would not result in a substantial permanent increase in noise levels, excess ground borne vibration or noise levels, and ambient noise levels in the project vicinity above levels existing without the proposed project. The proposed project will have no impacts in these areas.

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e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Sources: #5, 10, 19)

Discussion: The City is located within the Airport Environs Land Use Plan (AELUP) for the Joint Forces Training Base Los Alamitos, but is not located within two miles of a public or private airport. The Sunset Beach area is located outside of the AELUP's area of concern. There are no noise impacts associated with the proposed annexation and planning entitlements for people residing or working in the area.

i) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (Sources: # 5, 10, 19)

Discussion: Sunset Beach is not located within the vicinity of a private airstrip.

XI. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a) Fire protection? (Sources: #1, 5, 19, 20)

Discussion: The Sunset Beach area is currently served by a volunteer (Reserve Fire Fighters) Fire company, located on Pacific Coast Highway; and, through a mutual aid agreement with the Orange County Fire Authority, by the City of Huntington Beach, which has a fire station approximately 800 feet from the Sunset Beach boundary on Warner Avenue, east of Pacific Coast Highway, and by the City of Seal Beach. In addition, beginning in July 2004 the Orange County Fire Authority began contracting with the City of Huntington Beach to provide paramedic emergency medical services to Sunset Beach. The majority of the fire and emergency medical responses in Sunset Beach are provided by the City of Huntington Beach Fire Department. The Metro Cities Fire Authority reports that the City of Huntington Beach responded to 146 out of 184 calls in 2008 (79 percent) and 149 out of 182 calls in 2009 (82 percent). According to LAFCO, of the 51 calls received by the Sunset Beach station in 2008, Reserve Fire Firefighters were only able to respond with qualified reserves in two of those cases.

With implementation of the proposed project, the City of Huntington Beach Fire Department will provide fire protection and emergency medical services to the area, though the mutual aid agreement will remain in effect. The City currently meets and would continue to meet the standard response times of three to five minutes using existing facilities, equipment, and personnel. The Specific Plan also requires that new development comply with the City's Fire Specifications. Based on the statistics above, is likely that the City's Department will experience an increase in calls for service with implementation of the project. The Department has indicated that it can provide such services to the Sunset Beach community without

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impacting its ability to provide public safety services to the rest of Huntington Beach. Impacts of the proposed project would be less than significant.

- b) Police Protection? (Sources: #1, 5, 19)

Discussion: The Orange County Sheriff's Department and California Highway Patrol (CHP) currently serve the Sunset Beach community, with the City of Huntington Beach Police Department providing assistance as needed. The Sheriff's Department handles basic calls for service and the CHP handles traffic collisions within the area as Pacific Coast Highway is a State facility. For 2007 and 2008, the Sheriff's Department responded to an average of 4.6 calls per day (1,688 calls for service annually), and CHP responded to approximately 55 calls each year. Data for the City of Huntington Beach, for 2008 and 2009, indicate that the City Police Department provided agency assistance for a total of 40 calls, completed 20 traffic stops that resulted in a report, implying an arrest, and completed 202 traffic stops that did not result in a report for the Sunset Beach area.

With implementation of the project, CHP would continue to respond to traffic collisions for Pacific Coast Highway. The City of Huntington Beach Police Department would provide law enforcement services. Based on the statistics above, the City's Department will experience an increase in calls for service with implementation of the project. The Department has indicated that it could provide such services to the Sunset Beach community without impacting its ability to provide public safety services to the rest of Huntington Beach. Impacts of the proposed project would be less than significant.

- c) Schools? (Sources: #1, 5, 19)

Discussion: The proposed project involves the annexation of approximately 109 acres of land to the City of Huntington Beach and associated rezoning, general plan and local coastal program amendments. Current service providers include the Huntington Beach Union High School and the Ocean View School District and will not change with project implementation. The City's proposed Specific Plan does not change the density or intensity of currently allowed land uses. Therefore, implementation of the project will not result in any impact to schools.

- d) Parks? (Sources: #1, 5, 17, 19)

Discussion: The Sunset Beach area includes three public recreational facilities: the large beach, a linear park/parking facility and a small beach. The proposed project does not propose any construction or development, and the City's Specific Plan carries forward the County's land use plan and policies for the existing recreational facilities. The proposed general plan amendment and local coastal program amendment include updates to the General Plan Recreation and Community Services Element and Land Use Plan (Coastal Element), respectively, to provide a current inventory of recreational facilities in the City as well as add the facilities in Sunset Beach to the City's inventory. However, these text changes do not require nor would they result in physical impacts to any of the facilities. The City's Sunset Beach Specific Plan was developed to reflect the specific plan approved by Orange County and no increase in density or intensity of land use is proposed. Therefore, implementation of the proposed project will not result in any impacts to parks.

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e) Other public facilities or governmental services? (Sources: #1, 5, 19)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: The Sunset Beach area represents a proportionately small addition to the City of Huntington Beach and will not result in the need for other public facilities or governmental services such that there would be the need for new governmental facilities that might result in impacts. The City can provide services to the area using its existing facilities and staff. Implementation of the project will not result in additional impacts in this area.

XII. UTILITIES AND SERVICE SYSTEMS. Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Sources: #1, 5, 17, 19)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: See discussion below.

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Sources: # 1, 5, 17, 19)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: See discussion below.

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Sources: # 1, 5, 17, 19)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: See discussion below.

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Sources: #1, 5, 19)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: See discussion below.

e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (Sources: # 1, 5, 16, 19)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion a) through e): The City of Huntington Beach has provided domestic water to the Sunset Beach area since fiscal year 1964/65, when it purchased the Sunset Beach Water District. The Sunset Beach Sanitary District, formed in 1930, is responsible for the review and approval of the collection of wastewater within Sunset Beach. The City of Huntington Beach and the Orange County Public Works/Flood Control Section are the agencies responsible for the flood control system in the vicinity of Sunset Beach. The Orange County Sanitation District is responsible for wastewater treatment. Upon annexation, these same agencies will continue to provide water, sewer, wastewater and storm drain services to the Sunset Beach area. The City's proposed Specific Plan does not propose any change in density or intensity of land use nor propose any new infrastructure projects. The proposed project will not result in impacts associated with items a) through e) above.

- f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (Sources: # 1, 5, 19)

Discussion: See discussion below.

- g) Comply with federal, state, and local statutes and regulations related to solid waste? (Sources: #1, 5, 19)

Discussion items f) & g): The project involves annexation of approximately 109 acres to the City of Huntington Beach and amendments to the General Plan and Local Coastal Program, including adoption of the Sunset Beach Specific Plan. The Sunset Beach Specific Plan was created to reflect the land use plan approved by Orange County and the California Coastal Commission and will not change the currently allowed density or intensity of development within the area. Consequently, the project will not result in impacts on landfill capacity and compliance with regulations pertaining to solid waste.

- h) Include a new or retrofitted storm water treatment control Best Management Practice (BMP), (e.g. water quality treatment basin, constructed treatment wetlands?) (Sources: # 5)

Discussion: The project does not propose any development or change to the land uses currently allowed by the County Specific Plan. As such the project will not result in impacts in this area.

XIII. AESTHETICS. Would the project:

- a) Have a substantial adverse effect on a scenic vista? (Sources: #1, 3, 5, 17, 19)

Discussion: See discussion below.

- b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Sources: #1, 3, 5, 17, 19)

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Discussion: See discussion below.

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| c) Substantially degrade the existing visual character or quality of the site and its surroundings? (Sources: #1, 3, 5, 17, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: See discussion below.

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| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Sources: #1, 3, 5, 17, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion a) through d): Sunset Beach is adjacent to the Pacific Ocean and the existing County Specific Plan identifies seven scenic vista viewpoints along South Pacific Avenue, which provide views of the Ocean. In addition, the portion of Pacific Coast Highway located in the Sunset Beach Specific Plan area is designated as a scenic highway. The majority (99 percent) of the residential and commercial areas of Sunset Beach are developed: there are four undeveloped parcels, one of which is occupied by a billboard.

The proposed Sunset Beach Specific Plan maintains the scenic vista viewpoints of the County's Specific Plan and carries forward the same protections and restrictions on uses to ensure that the scenic vista and associated viewpoints are not obscured. The proposed Specific Plan maintains the same development standards to regulate development within the Sunset Beach area. The Specific Plan does not change the location or intensity of permitted uses and does not propose any development; thus, implementation of the proposed project will not result in sources of light and glare beyond what is currently allowed nor damage scenic resources. The project will not result in any aesthetic impacts.

XIV. CULTURAL RESOURCES. Would the project:

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| a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? (Sources: # 1, 3, 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: See discussion below.

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| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? (Sources: # 1, 3, 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: See discussion below.

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| c) Directly or indirectly destroy a unique paleontological resource or site unique geologic feature? (Sources: # 1, 3, 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: See discussion below.

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| d) Disturb any human remains, including those interred outside of formal cemeteries? (Sources: # 1, 3, 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Discussion items a) through d): There are no known cultural resources within the Sunset Beach Specific Plan area; however, there may be buildings greater than 45 years of age that may require further evaluation as a historic resource should demolition or significant alteration be proposed. The proposed project is annexation of Sunset Beach to the City of Huntington Beach and the adoption of amendments to the City of Huntington Beach general plan, local coastal program and zoning documents to establish land use and zoning regulations for the area. The proposed Specific Plan is consistent with the existing County of Orange Specific Plan. The City of Huntington Beach General Plan and Local Coastal Program regulations afford the same protection to cultural resources, should they occur, as the County of Orange regulations. The annexation and adoption of the planning entitlements will not result in impacts to cultural resources.

XV. RECREATION. Would the project:

- a) Would the project increase the use of existing neighborhood, community and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Sources: #1, 3, 5, 17, 19)

Discussion: See discussion below.

- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (Sources: #1, 3, 5, 17, 19)

Discussion: See discussion below.

- c) Affect existing recreational opportunities? (Sources: #1, 3, 5, 17, 19)

Discussion items a) through c): The Sunset Beach Specific Plan area includes an approximate 33 acre public beach, 3.4 acre public channel/beach area and a 13 acre public parking and linear park facility with restrooms and a tot lot. There is also a community center owned and operated by the Sunset Beach Community Association.

The proposed Sunset Beach Specific Plan is reflective of the existing conditions and carries forward the land use designations and regulations of the existing Specific Plan such that the existing recreational facilities are not affected. The proposed Specific Plan does not result in increased density or intensity of land use beyond what is currently allowed such that additional recreational amenities are required. The proposed general plan amendment and local coastal program amendment include updates to the General Plan Recreation and Community Services Element and Land Use Plan (Coastal Element), respectively, to provide a current inventory of recreational facilities in the City as well as add the facilities in Sunset Beach to the City's inventory. However, these text changes do not require nor would they result in impacts to any of the facilities. Therefore, implementation of the project will not result in any impacts on recreational issues.

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XVI. AGRICULTURE RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

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| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (Sources: #5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: See discussion below.

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| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Sources: #5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: See discussion below

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| c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? (Sources: #5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion items a) through c): The proposed project will not convert farmland or conflict with existing zoning for agricultural use. There are no agricultural uses in the subject area. Existing zoning permits residential, visitor serving commercial, public and open space uses. The proposed project would establish similar zoning for the area and, as such, no impacts would occur.

XVII. GREENHOUSE GASE EMISSIONS. Would the project:

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| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (Sources: #5, 18) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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Discussion: The California Energy Commission calculated that in 2004, California produced 492,000,000 metric tons of carbon dioxide (CO₂) emissions. On an individual basis, a project generally would not generate enough GHG emissions to create a significant impact on global climate change. Given the small parcel size of properties in Sunset Beach, for example, the CO₂ emissions that might be generated for a project developed pursuant to the County's existing or City's proposed Specific Plan would be negligible when compared to the overall contribution of the State's GHG emissions impacting global climate change. A project's potential impact would be its incremental contribution of GHG emissions when combined with all other GHG emission sources to cause significant cumulative impacts that could result in global climate change impacts. The project involves the annexation of a community that is 99 percent developed (four

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	Significant	Significant	Significant	
	Impact	Unless Mitigation Incorporated	Impact	

vacant parcels with a combined total of less than one acre) and adoption of a Specific Plan that is consistent with the intent and land use density of the County’s existing Specific Plan for the area, as well as associated general plan and local coastal program amendments. The project does not have potential to directly produce GHG emissions. However, there may be indirect constructional and operational emissions from projects developed pursuant to the Specific Plan. While there is no specific threshold of significance for GHG emissions, it is reasonable to apply the same requirements for criteria pollutants in that significance occurs when a project results in a cumulatively considerable net increase of GHG emissions. Therefore, since the project’s direct contribution of CO₂ emissions is zero and indirect emissions would be negligible due to the developed nature of the community, parcel pattern and development standards in the Specific Plan, impacts from GHG emissions would not result in a cumulatively considerable net increase of GHG emissions and impacts would be less than significant.

- b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (Sources: #5, 18)

Discussion: The Sunset Beach community is located in unincorporated Orange County, governed by the County’s General Plan. Existing and possible future development within the County is accounted for in the Air Quality Management Plan provided by SCAG. The City’s proposed Specific Plan for Sunset Beach does not propose any increase in development that might be allowed beyond what might be realized under the County’s Specific Plan. Additionally, the Specific Plan requires compliance with all applicable federal and state regulations. The proposed project would not conflict with applicable policies, plans or programs adopted for the purpose of reducing GHG emissions.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (Sources: #1, 3, 5, 19)

Discussion: The proposed project does not propose any construction and represents the adoption of general plan, local coastal program and specific plan documents in association with the annexation of the developed community of Sunset Beach to the City of Huntington Beach. The City’s proposed Specific Plan includes the provisions of the County’s existing Specific Plan, as certified by the California Coastal Commission, for the area as they pertain to protection of the environmental considerations above. The proposed Sunset Beach Specific Plan will not create additional density or intensity of land use beyond what is currently allowed by the County’s Specific Plan. Implementation of the proposed project will not result in any impacts in these areas.

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- b) Does the project have impacts that are individually limited, but cumulatively considerable?
 (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) (Sources: # 1, 3, 5, 19)
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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed project involves annexation of approximately 109 acres to the City of Huntington Beach and adoption of general plan, local coastal program and zoning amendments, including the Sunset Beach Specific Plan. The Sunset Beach Specific Plan is reflective of the Specific Plan approved by Orange County and the California Coastal Commission. As such, the proposed project will not result in an additional density or intensity of land use beyond what is currently allowed. The project will not result in impacts that are individually limited, but cumulatively considerable.

- c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Sources: # 1, 3, 5, 19)
- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: As discussed throughout the document, the project would result in no impacts for all issue areas with the exception of less than significant impacts for public services due to an increase in calls for service for fire and police services and land use, transportation/traffic and hazards and hazardous materials due to reduced standards for parking and some drive aisle widths and street sections. The proposed project carries forward the intent of the County’s existing Specific Plan, including the aforementioned development standards. Implementation of the project will not result a substantial increase in environmental effects that will cause adverse effects on human beings, either directly or indirectly.

XIX. EARLIER ANALYSIS/SOURCE LIST.

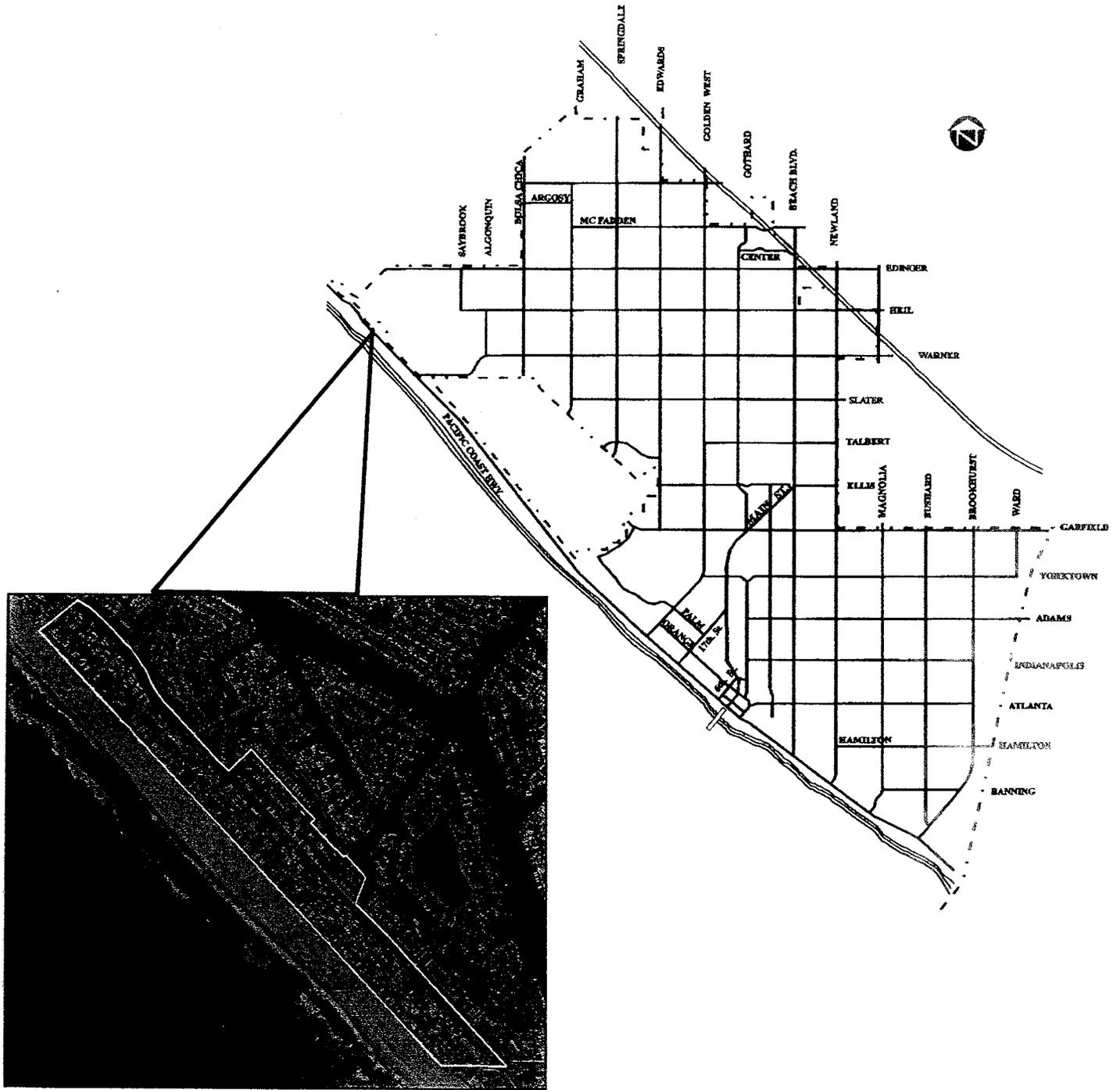
Earlier analyses may be used where, pursuant to tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063 @ (3) (D). Earlier Documents Prepared and Utilized in this Analysis:

<u>Reference #</u>	<u>Document Title</u>	<u>Available for Review at:</u>
1	City of Huntington Beach General Plan	City of Huntington Beach Planning & Building Dept., Planning/Zoning Information Counter, 2000 Main St., 3 rd Floor, Huntington Beach, and at www.huntingtonbeachca.gov/Government/Departments/Planning/gp
2	City of Huntington Beach Zoning and Subdivision Ordinance	City of Huntington Beach City Clerk's Office, 2000 Main St., 2 nd Floor, Huntington Beach, and at www.huntingtonbeachca.gov/government/charter_codes
3	City of Huntington Beach Local Coastal Program	City of Huntington Beach Planning & Building Department (see #1)
4	Project Vicinity Map	See Attachment #1
5	Draft Sunset Beach Specific Plan, August 2010	See Attachment #2
6	City of Huntington Beach Geotechnical Inputs Report	City of Huntington Beach Planning & Building Dept. (see #1)
7	FEMA Flood Insurance Rate Map	"
8	CEQA Air Quality Handbook, South Coast Air Quality Management District (1993)	"
9	City of Huntington Beach CEQA Procedure Handbook	"
10	Airport Environs Land Use Plan for Joint Forces Training Base Los Alamitos (Oct. 17, 2002)	"
11	Geotracker search for leaking underground fuel tanks, 2010	http://geotracker.waterboards.ca.gov
12	State Seismic Hazard Zones Map	City of Huntington Beach Planning & Building (see #1)
13	City of Huntington Beach Municipal Code	City of Huntington Beach City Clerk's Office (see #2)
14	Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) database, 2010	http://www.epa.gov/superfund/sites/cu rsites/
15	Investigation-Cleanups (SLIC) and Landfill sites, Cortese list of Hazardous Waste and Substances Site	www.calepa.gov/sitecleanup/cortese
16	The Department of Toxic Substances Control's Site Mitigation and Brownfields Database, 2010	http://www.envirostar.dtsc.ca.gov/public/
17	Draft General Plan and Local Coastal Program Amendments	See Attachment #3
18	State of California Office of Planning and Research CEQA documents on greenhouse gas emissions	http://opr.ca.gov/index.php?a=ceqa/index
19	Orange County General Plan, Zoning Map and Sunset Beach Specific Plan/Local Coastal Program	http://pdsd.oc.gov/CodesRegulations.aspx

20

Final Report Sunset Beach Annexation Study for the City of
Huntington Beach, April 27, 2010 and Final Proposed
Incorporation of Sunset Beach Application of Peer Review
Report to the Preliminary Feasibility Analysis July 20, 2010

City of Huntington Beach Planning &
Building Dept. (see #1)



VICINITY MAP

GENERAL PLAN AMENDMENT NO. 10-002/ZONING TEXT AMENDMENT NO. 10-002/ZONING MAP AMENDMENT NO. 10-001/LOCAL COASTAL PROGRAM AMENDMENT NO. 10-001/ANNEXATION NO. 10-001/NEGATIVE DECLARATION NO. 10-005 (SUNSET BEACH SPECIFIC PLAN AND ANNEXATION)

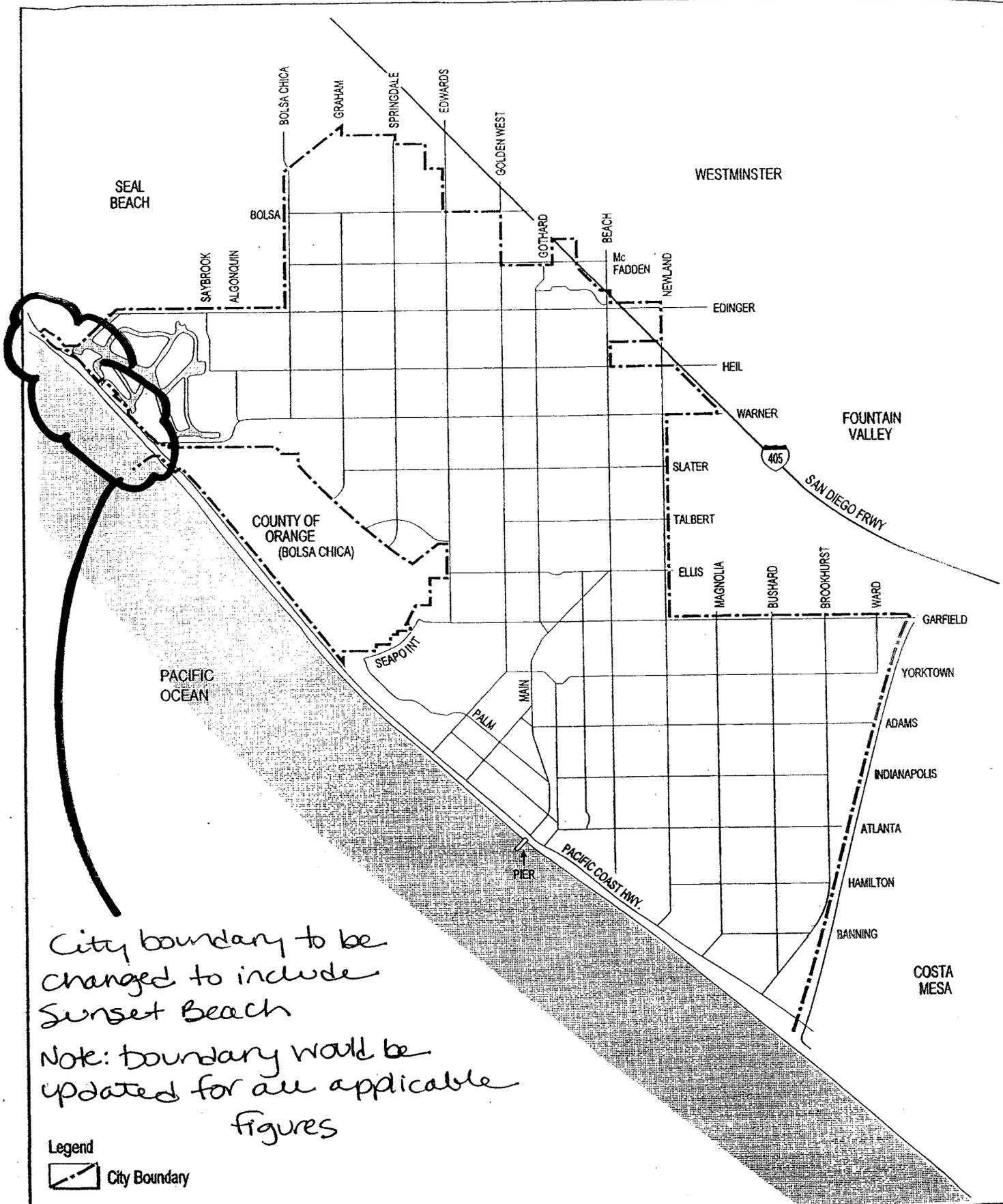
Attachment No. 2

Draft Sunset Beach Specific Plan, dated August 2010

Is available at the Planning and Building Department, 2000 Main Street,
Huntington Beach, CA and at:

<http://www.huntingtonbeachca.gov/Government/Departments/Planning/PJB/pcl/pcagenda081010.cfm>
under item A-3

Note: The full copy of the Specific Plan was attached to the Draft Negative Declaration distributed for public review. The reference locations are only provided in this Study Session Report.



City boundary to be changed to include Sunset Beach
 Note: boundary would be updated for all applicable figures

Legend
 City Boundary

CITY LIMITS
 CITY OF HUNTINGTON BEACH GENERAL PLAN

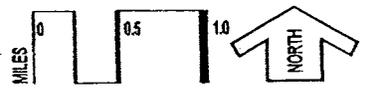
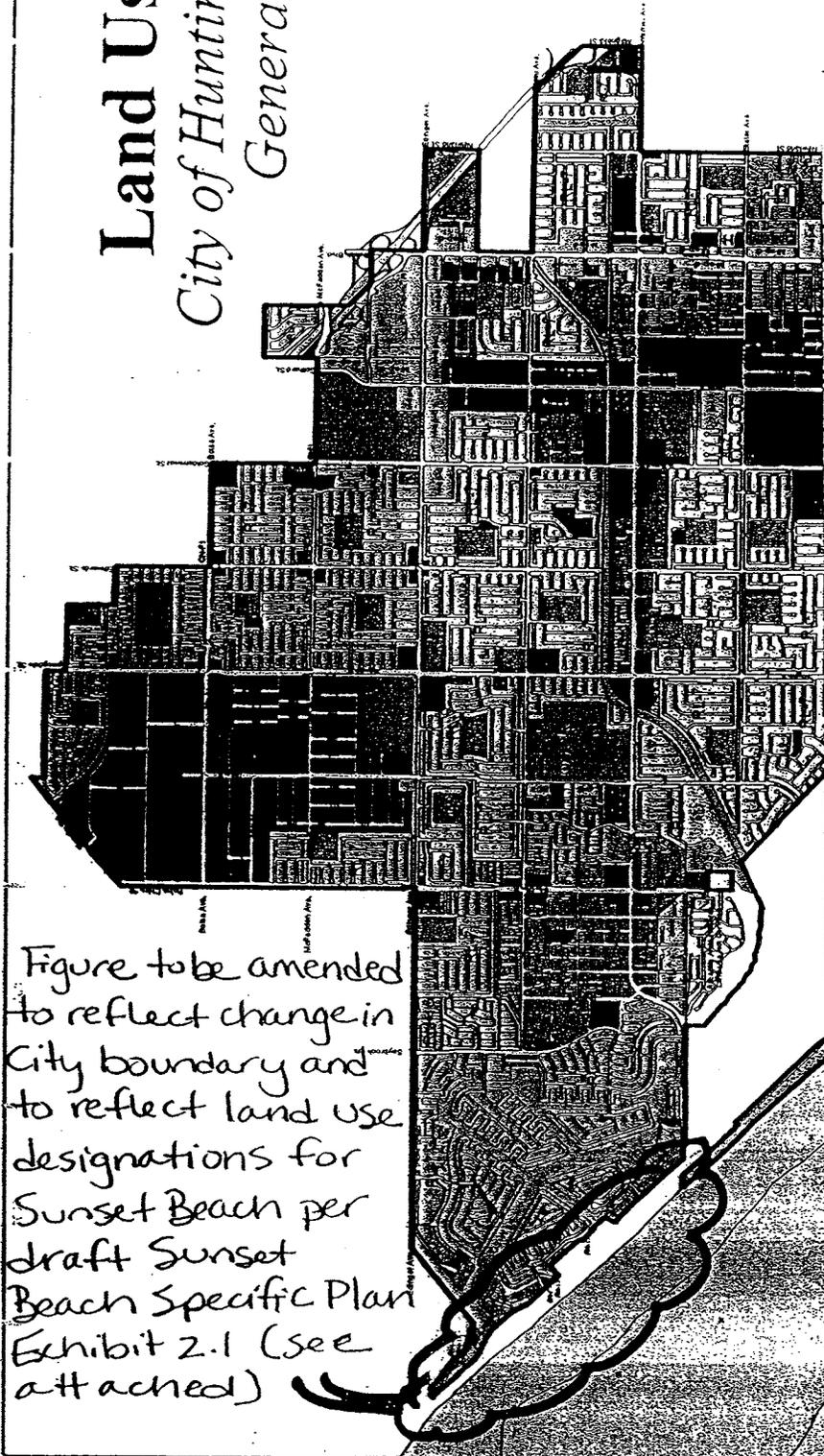


FIGURE I-2
 ATTACHMENT NO. 3.1
 8.35

Land Use Plan City of Huntington Beach General Plan

Figure to be amended to reflect change in City boundary and to reflect land use designations for Sunset Beach per draft Sunset Beach Specific Plan Exhibit 2.1 (see attached)

ATTACHMENT NO. 8.316



Mixed Use Density Schedule

Density Code	Permitted Density
F1	0.35
F2	0.50
F2A	0.75
F3	1.0
F4	1.25
F5	1.50
F6	2.0
F7	3.0
F8	1.5 (MU)-0.35 (C)/25 du/ac
F9	1.5 (MU)-0.5 (C)/25 du/ac
F10	1.5 (MU)-1.5 (C)/25 du/ac
F11	2.0 (MU)-2.0(C)/25 du/ac
F12	3.0 (MU)-3.0(C)/30 du/ac
F13	1.5(MU)-1.5(C)/15 du/ac
F14	1.75(MU)-0.2(C)/45 du/ac

- Residential Low Density**
- Residential Medium Density**
- Residential Medium High Density**
- Residential High Density**
- Commercial**
 - Commercial Regional
 - Commercial Visitor
 - Commercial General
 - Commercial Neighborhood
 - Commercial Office
- Industrial**
 - Industrial
- Mixed Use**
 - Mixed Use
 - Mixed Use Horizontal
 - Mixed Use Vertical
- Conservation**
 - Commercial Recreation
 - Park
 - Shore
 - Water Recreation
 - Public
 - School, Hospital, Church (underlying designation)
 - Right of Ways & Bridges

- a Auto District Overlay
- d Design Overlay
- h Historical Overlay
- mu () Mixed Use Overlay (Mixed Use Density)
- pd Pedestrian Overlay
- rmp Residential Mobile Home Park Overlay
- sp Specific Plan Overlay

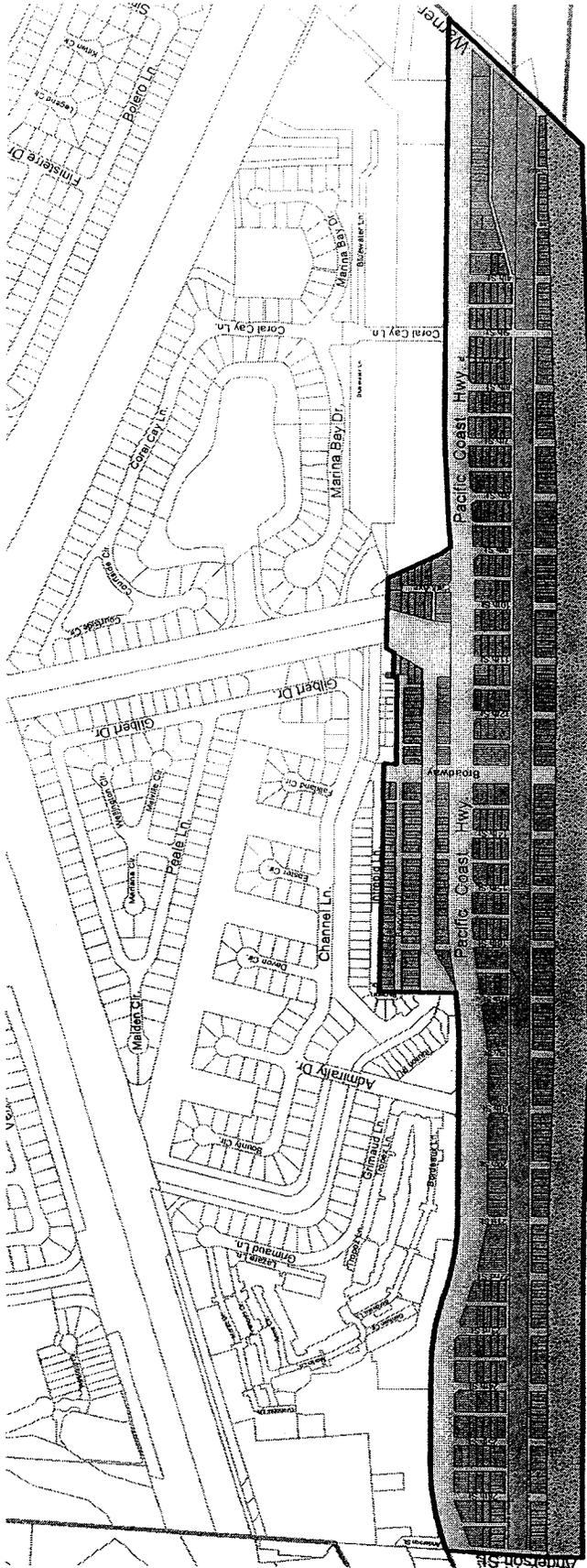
**CAUTION
WHEN USING THIS MAP**

Information shown hereon is a compilation of data from sources of varying accuracy and is not intended to be used as a legal document. The City of Huntington Beach does not guarantee the completeness or accuracy of the information. It is the user's responsibility to verify all information to their own satisfaction.

FIGURE
LU-5

Amended April 2010

For additional development standards, please refer to the Community Subarea Map (Figure LU-6), and the Community District and Subarea Schedule (Table LU-4) of the Land Use Element of the General Plan.



LEGEND

-  Residential High Density
-  Commercial Visitor - Mixed Use Overlay
-  Public
-  Open Space - Shoreline
-  Open Space - Water Recreation

-sp

Specific Plan Overlay
This designation applies to all Land Uses for this area.

-  Parcels
-  Right Of Way
-  Huntington Beach Boundary
-  Sunset Beach Boundary



Excerpt from
Draft Sunset Beach Specific Plan
dated August 2010

ATTACHMENT NO. 8.37

CAUTION
This map is a preliminary sketch of the proposed project. It is not intended to be used for any legal or financial purposes. The City of Huntington Beach is not responsible for any errors or omissions in this map.

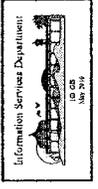


Exhibit 2.1 Land Use Plan

TABLE LU-3

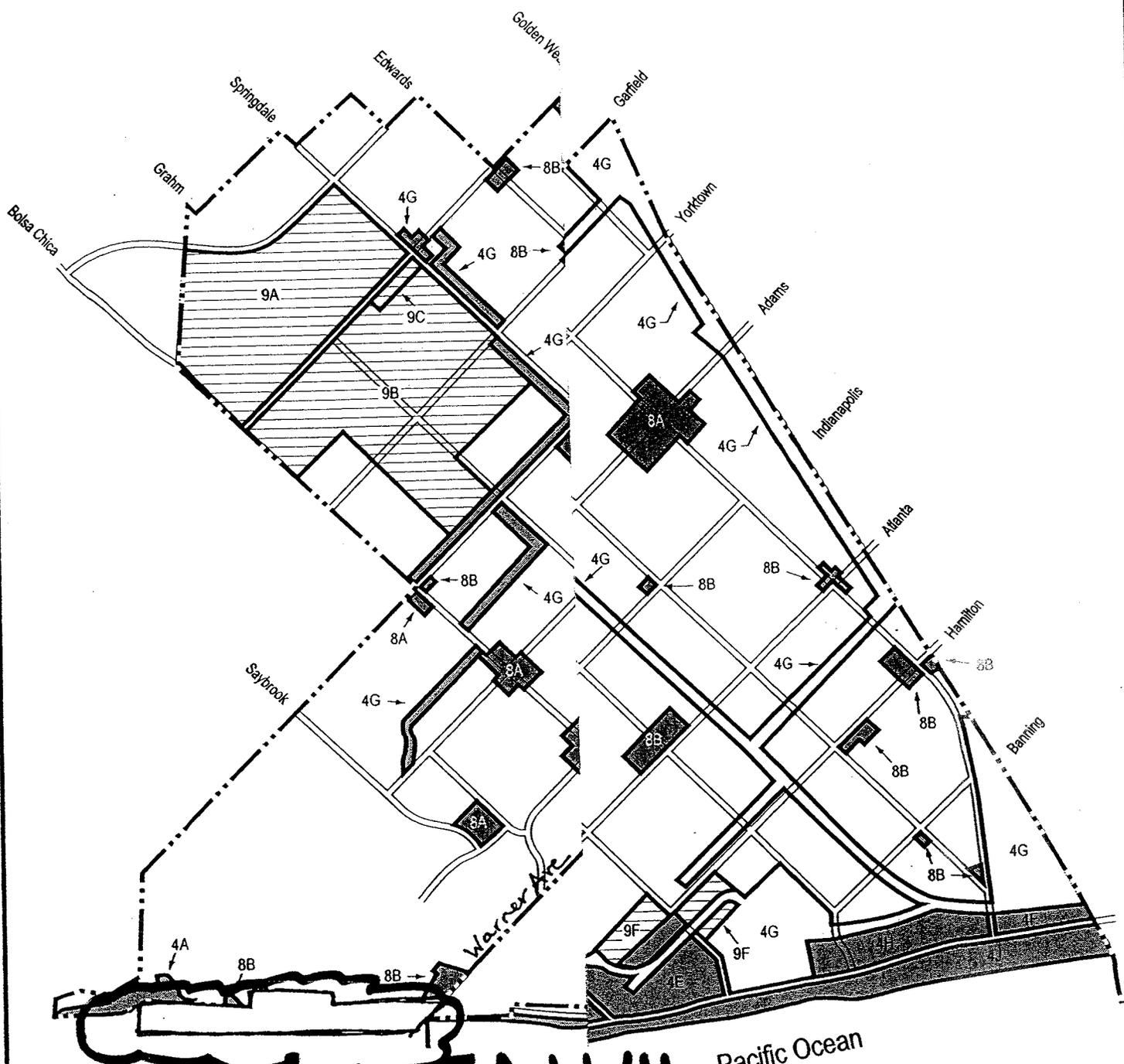
Development "Overlay" Schedule

Land Use "Overlay" Category	Characteristics/Requirements
Specific Plan -sp	Permits underlying land uses and requires that a Specific or Development Plan be formulated for large scale, mixed-use multi-phased development projects which provides greater specificity for land use and infrastructure plans, design and development standards, and phasing/implementation.
Pedestrian District -pd	Permits underlying land uses and requires conformance to land use (restrictions on non-pedestrian active uses) and design standards (e.g., siting of building frontages) to ensure high levels of pedestrian activity along the street frontage.
Historic District -h	Permits re-use of existing historic structures for the underlying land uses.
Residential Mobile Home Park -rmp	Permits the density of a mobile home park, located within a residential low density designation, to exceed the underlying density of seven (7) units per acre. The maximum density of the mobile home park shall not exceed the existing density of the mobile home park.
Mixed Use -mu	Permits the development of residential uses in conjunction with the underlying commercial designation. The overlay permits the development of horizontally or vertically integrated mixed use projects (See LU 11.1.1). The design and density for a mixed use project shall be as shown on the Figure LU 5 in parentheses (See Table LU-2b for more detail) or as set forth in a Specific Plan . If a mixed use project is not proposed, then the density of the underlying commercial designation shall be utilized (<i>I-LU 1, I-LU 13, and I-LU 10</i>). ←
Automobile District -a	Permits the development of an automobile district in addition to the underlying land uses.
Special Design Standards -d	Permits underlying land uses in accordance with special design standards.

TABLE LU-4 (Cont.)

Community District and Subarea Schedule

Subarea	Characteristic	Standards and Principles
4K	Design and Development	5) within the southern grove ESHA buffer only – a water quality Natural Treatment System may be allowed so long as it is located in an area that is most protective of coastal resources and at least 246 feet from the ESHA. 6) In addition to the required ESHA buffer described above, grading shall be prohibited within 500 feet of an occupied raptor nest during the breeding season (considered to be from February 15 through August 31); C. Habitat Management Plan shall be prepared for all areas designated Open Space-Conservation which shall include restoration and enhancement of delineated wetlands, wetland and habitat mitigation, and establishment of appropriate buffers from development. D. Protective Fencing: Protective fencing or barriers shall be installed along any interface with developed areas, to deter human and pet entrance into all restored and preserved wetland and ESHA buffer areas.
4L Sunset Beach	Permitted Uses	Category: Residential High Density (“RH”), Commercial Visitor (“CV”), Shoreline (“OS-S”), Water Recreation (“OS-WR”) and Public (“P”) uses pursuant to the Sunset Beach Specific Plan (SP 17)
	Density/Intensity Design and Development	Pursuant to the Sunset Beach Specific Plan (SP 17) Category: Specific Plan (“-sp”) and Mixed Use (“-mu”) <ul style="list-style-type: none"> • Requires the conformance with a specific or master plan. • Mixed Use Overlay for the CV area for the allowance of residential uses pursuant to the Specific Plan
5 Regional “Core”	Area wide Functional Role	Enhance Huntington Center, the Edinger Corridor, and adjacent properties as a key focal point of regional commerce.
5A Huntington Center	Permitted Uses	Category: Commercial Regional (“CR”) Region-serving commercial uses permitted by the “CR” land use category and mixed-use structures vertically-integrating housing with commercial uses permitted by the “-mu” overlay.
	Density/Intensity	Category: “-F2” <ul style="list-style-type: none"> • Height: four (4) stories
	Design and Development	Category: Mixed Use (-mu) ; Specific Plan (-sp) <ul style="list-style-type: none"> • Require the preparation of and development in conformance with a specific or master plan. • Design and site development as a cohesive and integrated center and as stipulated by Policy LU 10.1.16. • Locate buildings around common courtyards and pedestrian areas. • Locate a portion of development along the Beach Boulevard frontage. • Improve the signage and sense of entry from the Interstate 405 Freeway, Beach Boulevard, and other major access points. • Implement extensive streetscape improvements along the Beach



LEGEND

- | | | | |
|--|---------------|--|--------------------------|
| | City Boundary | | Old Town |
| | Downtown | | PCH Coastal Corridor |
| | Pier | | Regional Commercial Core |

HUNTINGTON BEACH
SUB-AREA MAP

City of Huntington Beach General Plan

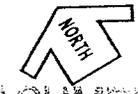
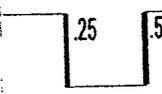


FIGURE LU-6

ATTACHMENT NO. 8.40

STATUTORY REQUIREMENTS

In addition to the seven mandatory elements, other optional elements may be included within a community's General Plan. Section 65303 of the California Government Code states:

The General Plan may include any other elements or address any other subjects which, in the judgment of the legislative body, relate to the physical development of the county or city.

Huntington Beach's Recreation and Community Services Element is just such an optional element. It is specifically concerned with identifying, maintaining, and enhancing local parks and recreational services and facilities.

Once this is adopted by the City of Huntington Beach, it becomes a component of the General Plan, with the same legal status as the mandatory elements.

TECHNICAL SYNOPSIS

The City of Huntington Beach's recreational opportunities consist of parks, golf courses, and coastal amenities, including ~~nine~~ **approximately 9.5** miles of coastal parks and beaches. This first section summarizes the Technical Background Report's existing conditions discussion. The existing condition summary is followed by the Recreation and Community Services Goals, Objectives, Policies, Implementation Programs, and Implementation Matrix.

A. NON-COASTAL PARKS AND RECREATION

1. Existing Parks and Recreation Facilities

Huntington Beach contains ~~74~~ **73** parks which encompass ~~577.28~~ **756.32** acres. These include ~~six~~ **10** mini parks totaling ~~2.7~~ **4.85** acres, ~~58~~ **50** neighborhood parks totaling ~~457.39~~ **175.25** acres, ~~seven~~ **10** community parks totaling ~~143.28~~ **168.33** acres, and ~~two~~ **three** regional parks (Huntington Central Park, and Blufftop Park and **OC Regional Weider Park**) encompassing ~~274~~ **407.90** acres. Regional facilities adjacent to Huntington Beach include Sunset Aquatic Park in Seal Beach (95 acres/260 boat slips), Mile Square Park in Fountain Valley (632 acres), and Bolsa Chica Ecological Preserve in Orange County (300 acres).

8. Equestrian Trail System

The City maintains approximately two miles of horse trails located in Huntington Central Park. A 25-acre privately developed and maintained equestrian center is available for public use. Riders also utilize trails in the residential area located south of Ellis Avenue between Edwards and Golden West Streets.

The City's Trails Implementation Plan contains the adopted Equestrian Trails Plan which emphasizes equestrian use west of Golden West Street within Huntington Central Park and ultimately extends the trail system into the Bolsa Chica area. The Harriett M. Weider Regional Park is planned to provide pedestrian, equestrian, and bike trails connecting Central Park with Bolsa Chica State Beach (equestrians will not be able to access the beach from this trail).

9. Newland House

The Newland House, located on a bluff near the northeastern corner of Beach Boulevard and Adams Avenue, is the former home of Huntington Beach pioneers William and Mary Newland. Built in 1898, the house and adjacent grounds were restored to preserve the site and are operated and maintained by the Historical Society through a lease agreement with the City. The site also contains public meeting space. For information on the historic significance of the site, please see the Historical Resources Section of the Technical Background Report.

B. COASTAL/RECREATION FACILITIES

1. Municipal Pier

The City of Huntington Beach Municipal Pier is located at the intersection of Main Street and the Pacific Coast Highway and serves as the focal point of the City's downtown area.

The pier's facilities include a lifeguard tower, observation and fishing platforms, bait and tackle stand, "end of the pier" restaurant, and temporary public restrooms. Future facilities will include a snack shop, permanent rest rooms, bait and tackle shop, and pier plaza.

2. Beaches Parks

Huntington Beach contains approximately ~~nine~~ **9.5** miles of shoreline, including the Bolsa Chica and Huntington State Beaches, operated by the California State Department of Parks and Recreation, and the Huntington City Beach **and Sunset Beach**, operated by the City. **The City of Huntington Beach also operates a portion of Bolsa Chica State Beach from the Pier to Seapoint Street.**

The ~~three~~ **four** beaches have an annual visitation rate of ~~fifteen~~ **11** million visitors. These beaches encompass a total of approximately ~~380~~ **408.8** acres and provide regional recreational opportunities for sunbathing, swimming, surfing, bodysurfing, and sand volleyball. Fire rings are also available for barbecues and evening campfires. Offshore clam beds and a variety of game fish also attract divers and surf fishermen to the Huntington Beach shoreline. A trail extends the length of this shoreline, allowing for bicycle riding, jogging and walking separated from vehicular traffic. The beaches have been the sites of many national and international surfing contests and are among the best surfing areas on the West Coast.

Huntington Harbour contains four small beaches. Two beaches are located at the Huntington Harbour entrances to Davenport and Humboldt Islands and two beaches are adjacent to Trinidad and Seabridge parks. **Sunset Beach contains one small beach at 11th Street and Pacific Coast Highway.**

a. Recreational Vehicle (RV) Camping

The Sunset Vista Camper Facility, located on Pacific Coast Highway in the Huntington City beach parking lot at Lake Street, is a City-operated recreational vehicle camping site offering 150 spaces from September 15 through May 31.

In addition, the State Department of Parks and Recreation allocates 100 spaces for camping at the Bolsa Chica State Beach. The spaces are available year-round, with a maximum two-week stay. The City beach also offers a similar program for en route RV camping between June 1 and September 14.

b. Huntington Harbour

Huntington Harbour is a 680 ~~860~~ -acre residential development oriented around a network of manmade channels located in the northwest corner of the City. The waterways provide significant opportunities for boating which is the major recreational use of the area. The City operates three boat slips for public use. Public access to the channels is provided in several areas where boats can be rented, such as the City-operated public boat ramp located adjacent to the Warner Fire Station at Warner Avenue and Pacific Coast Highway. An additional boat ramp is located at the Sunset Aquatic Park in Seal Beach. The City also operates Percy Dock across the harbor from Warner Dock; the Percy Dock includes a parking lot and a dock but does not include a ramp.

C. FUTURE RECREATIONAL NEEDS

The City has set its park standard at five acres per 1,000 people. The 1990 census indicates that the City of Huntington Beach's population is 181,519. **The City's population is 204,784, based on the January 2010 estimate from the State Department of Finance for Huntington Beach and an estimate of 1,300 for the Sunset Beach community.** Based on the 1990 **2010** population and the City's standard, the City should have a total of ~~907~~ **1,023.92** acres of parkland in ~~1992~~ **2010**. City parks encompass approximately ~~576~~ **856.83** acres, **including the City-owned public golf course** and the ~~three~~ **City** beaches parks encompass approximately ~~380~~ **183.42** acres. Therefore, the City contains ~~956~~ **1,040.25** acres of parkland, which exceeds the defined standard.

Under the Quimby Act, in-lieu funds can be used for park renovation, acquisition, and development. Recreation programs are funded through service fees and by the general fund.

Many of the local school sites provide recreational amenities and facilities to the surrounding neighborhoods, including youth sports fields. Recent population trends and budget constraints have led to school closures. Some school districts have sold or are contemplating selling the closed school sites for residential or other development. Since the schools provide recreation sites, their closure and potential future development could remove the public recreational amenity from the neighborhood. The city of Huntington Beach should assess and determine the value of acquiring the sites or portion of the sites for public use.

ISSUES

1. The impact of growth on recreation and park facilities needs to be assessed and accommodated (*RCS 2.1.1, RCS 3.1.1, RCS 3.1.5, and RCS 5.1.2*).
2. Closed school facilities should be evaluated as to whether the need exists to utilize a portion of each site for a neighborhood park and/or youth services (*RCS 1.1.7 and RCS 5.1.1*).
3. Adequacy of recreation programs and available park acreage should be periodically assessed to ensure adequacy (*RCS 1.1.2, RCS 2.1.1, RCS 2.1.4, and RCS 4.1.2*).
4. Parks which feature areas of natural environment should be provided (*RCS 1.1.2*).
5. Adequate funding for park and beach maintenance and renovation should be maintained to ensure park usability (*RCS 2.1.2, RCS 2.1.3, RCS 6.1.2, and RCS 7.1.1*).
6. Quimby Act in-lieu fees and alternative funding methods for park development and renovation should be periodically evaluated (*RCS 8.1.1 and RCS 8.1.6*).
7. The City should assess the impact of increases in the population or demand for community center services and should plan accordingly (*RCS 2.1.1 and RCS 3.1.1*).
8. The aging of the general population and increases in the senior population will increase demand for senior services. The City should assess possibilities for building a new multi purpose Senior Center and incorporate the Outreach Center to meet increased demands (*RCS 1.1.1, RCS 3.1.2, and RCS 3.1.5*).
9. The City is required to devise an implementation plan addressing the Americans with Disabilities Act of 1992 (*RCS 1.1.1, RCS 3.1.6, and RCS 4.1.3*).
10. All designated park lands need to be preserved with proper land use designation (*RCS 2.1.1, RCS 3.1.3, and LU 7.1.1*).

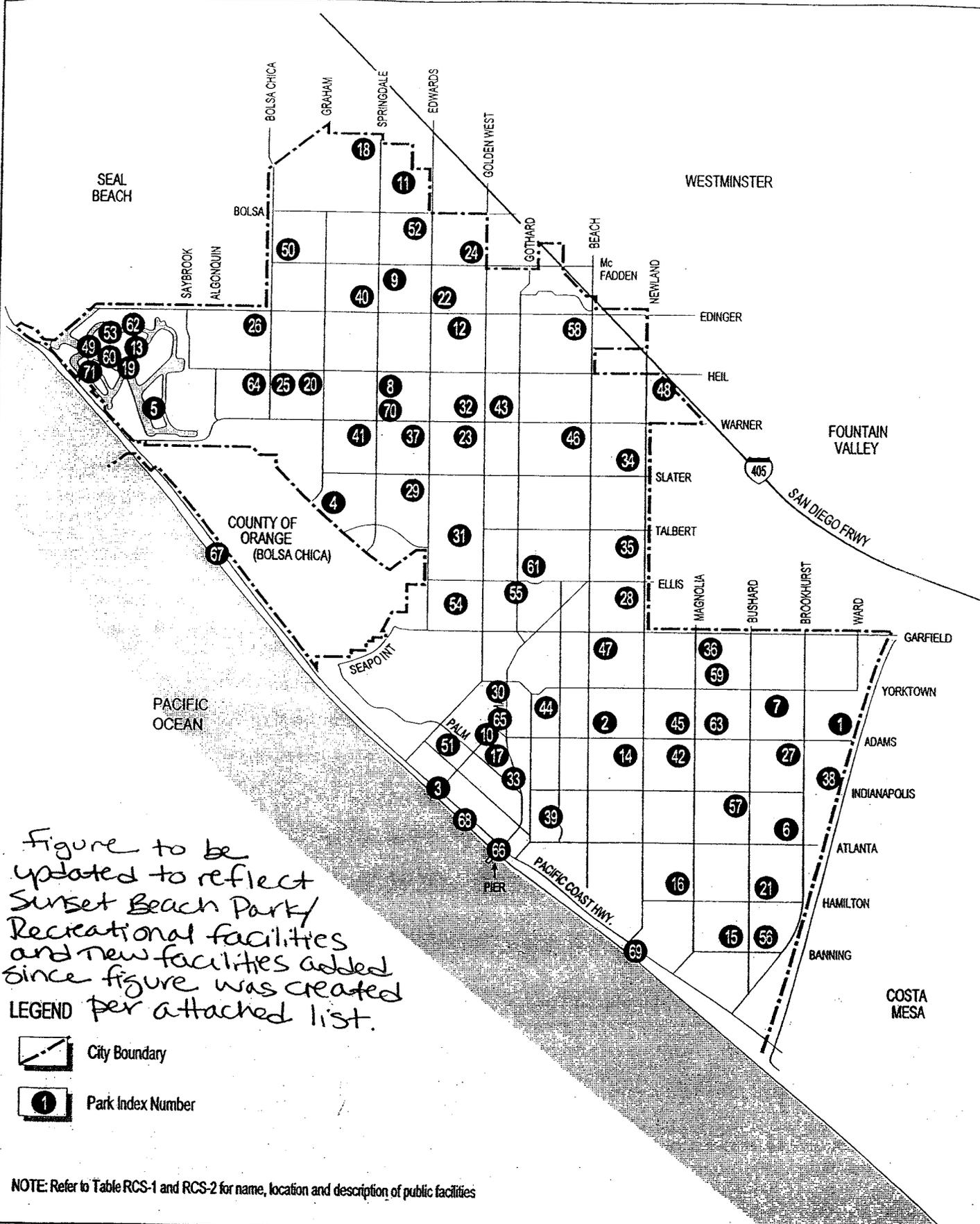


Figure to be updated to reflect Sunset Beach Park/Recreational facilities and new facilities added since figure was created per attached list.

- LEGEND**
-  City Boundary
 -  Park Index Number

NOTE: Refer to Table RCS-1 and RCS-2 for name, location and description of public facilities

PARK / RECREATIONAL FACILITIES
 CITY OF HUNTINGTON BEACH GENERAL PLAN

MILES 0 0.5 1.0  FIGURE **RCS-1**

	Map Location (see Figure RCS-1)	Acres	Activities Building	Barbeque or Fire Rings	Basketball	Beach	Bicycle Path	Camping	Child Play Area (Tot Lot)	Community or Recreation Center	Equestrian Trails	Fishing	Frisbee Golf Course	Gymnasium	Horseshoes	Lake	Nature Center	Newland House / Barn	Open Play Area (Grass)	Picnic Tables	Racquet Ball / Handball	Shuffleboard	Skateboard Park	Softball Diamonds	Swimming Pool	Tennis	Viewpoint	Volleyball
Arevalos Park	1	3							●										●									
Bartlett Par	2	30	●															●										
Blufftop Park	3	20					●													●							●	
Bolsa View Park	4	3			●				●										●	●								●
Booster Park	5	1							●										●									
Burke Park	6	2.5							●										●									●
Bushard Park	7	2.5							●										●									
Chris Carr Park	8	11							●			●				●			●	●								
Circle View Park	9	2							●										●									
City Gym & Pool (Dwyer)	10	0.5	●		●								●						●						●			●
Clegg / Stacy Park	11	3							●										●									
College View Park	12	3							●										●									●
Conrad Park	13	3							●										●	●								●
Drew Park	14	2.5			●				●										●	●								●
Eader Park	15	2.5	●						●										●									
Edison Community Center	16	40	●	●	●				●	●					●				●	●	●	●	●	●	●	●	●	●
Farquhar Park	17	3							●										●	●								
Franklin Park	18	2							●										●	●								
French Park	19	3							●										●									
Gibbs Park	20	5							●									●		●								
Gisler Park	21	11							●										●									
Glen View Park	22	3							●										●	●								
Golden View Park	23	2.5							●										●	●								●
Greer Park	24	15.5			●				●							●			●	●					●			
Harbour View Park	25	3.5	●		●				●										●	●								
Haven View Park	26	3							●										●	●								●
Hawes Park	27	2.5							●										●	●								
Helme Park	28	2			●				●										●	●								
Hope View Park	29	3							●										●	●								
Huntington Central Park	30	370		●			●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Irby Park	31	5							●										●	●								
Lake Park	32	5	●						●						●				●	●								
Lake View Park	33	3	●						●										●	●								
Lambert Park	34	55							●										●									

CITY PARKS AND RECREATIONAL FACILITIES (page 1 of 2)

CITY OF HUNTINGTON BEACH GENERAL PLAN

Table to be updated to reflect new facilities and updated acreage numbers per ATTACHMENT NO. 8.46

RCS-1

	Map Location (see Figure RCS-1)		Acres	Activities Building	Barbeque or Fire Rings	Basketball	Beach	Bicycle Path	Camping	Child Play Area (Tot Lot)	Community or Recreation Center	Equestrian Trails	Fishing	Frisbee Golf Course	Gymnasium	Horseshoes	Lake	Nature Center	Newland House / Barn	Open Play Area (Grass)	Plastic Tables	Racquet Ball / Handball	Shuffleboard	Skateboard Park	Softball Diamonds	Swimming Pool	Tennis	Viewpoint	Volleyball
Langenbeck Park	36	18			●				●											●	●								
Lark View Park	37	3							●											●	●								●
Le Bard Park	38	5							●											●	●								●
Manning Park	39	2.5			●				●											●	●						●		●
Marina Park	40	11		●	●				●											●	●						●		●
Mattie View Park	41	3							●											●	●	●			●		●		●
Moffet Park	42	2.5							●											●	●								●
Murphy Park	43	15	●	●	●				●	●						●				●	●							●	●
McCallen Park (Boys & Girls Club)	44	5.5	●		●				●	●				●		●				●	●		●	●		●		●	●
Newland Park	45	3							●											●	●								●
Oak View Center Park	46	1.6	●		●				●	●										●	●								●
Peny Park	47	2							●											●	●								●
Pleasant View Park	48	2							●											●	●								●
Prince Park	49	0.2							●				●							●	●								●
Robinwood Park	50	2							●											●	●								●
Rodgers Seniors' Center	51	2	●						●											●	●								●
Schroeder Park	52	2.5							●											●	●								●
Seabridge Park	53	4.5				●			●											●	●								●
Seacliff Park #1	54	5							●											●	●								●
Seacliff Park #2	55	5							●											●	●								●
Seeley Park	56	3.5		●					●											●	●								●
Sowers Park	57	2.5							●											●	●								●
Sun View Park	58	2.5							●											●	●								●
Tabert Park	59	5.5							●											●	●								●
Tarbox Park	60	0.5							●											●	●								●
Terry Park	61	5	●		●				●											●	●								●
Trinidad Beach Park	62	.5				●			●											●	●								●
Wardlaw Park	63	2.5							●											●	●								●
Wieder Park	64	5			●				●											●	●								●
Worthy Community Park	65	12			●				●											●	●								●
Municipal Pier	66	NA							●				●							●	●								●
Bolsa Chica State Beach	67	NA		●	●	●	●	●												●	●							●	●
Huntington City Beach	68	NA		●	●	●	●	●												●	●								●
Huntington Beach State Park	69	100		●	●	●	●	●												●	●								●
Meadowlark Golf Course	70	NA																		●	●								●
Huntington Harbour	71	NA																		●	●								●

CITY PARKS AND RECREATIONAL FACILITIES (page 2 of 2)

CITY OF HUNTINGTON BEACH GENERAL PLAN

Table to be updated to reflect new facilities and updated acreage numbers per attached list. **TABLE RCS-1**

Updated Park/Open Space Inventory, August 2010

	Park Name	Park Type	Acreage	Address
1	Arevalos	N	2.58	10441 Shalom Dr
2	Baca	C	14.35	7329 Sherwood Dr
3	Bailey (formerly Seacliff #1)	M	0.59	6782 Morning Tide Dr
4	Bartlett	C	27.73	19822 Beach Blvd
5	Bauer	N	2.04	21401 Newland St
6	Bluff Top	R	19.66	2201 Pacific Coast Hwy
7	Bolsa View	N	2.70	5653 Brighton Dr
8	Booster	M	0.85	16861 Baruna Ln
9	Burke	N	2.50	20701 Queens Park Ln
10	Bushard	N	2.38	9691 Warburton Dr
11	Carr	C	10.72	16532 Springdale St
12	Circle View	N	2.31	15720 Willet Ln
13	Clegg-Stacey	N	2.80	6161 Larchwood Dr
14	College View	N	2.70	16281 Redlands Ln
15	Conrad	N	2.71	3612 Aquarius Dr
16	Davenport Beach****	M	0.46	4031 Davenport Dr
17	Discovery Well	N	6.60	6720 Summit Dr
18	Drew	N	2.28	20252 Cape Cottage Ln
19	Eader	N	2.68	9281 Banning Ave
20	Edison	C	39.69	21377 Magnolia St
21	Farquhar	N	3.52	951 Main St
22	Finley (formerly Seacliff #2)	M	0.56	6782 Evening Hill Dr
23	Franklin	N	1.52	5760 Sands Dr
24	French****	M	0.33	3482 Venture Dr
25	Gibbs	N	6.83	16641 Graham St
26	Gisler	C	11.67	21215 Strathmoor Ln
27	Glen View	N	3.02	6721 Glen Dr
28	Golden View	N	2.81	17201 Cobra Ln
29	Green	N	4.04	18751 Seagate Dr
30	Greer	C	10.44	6900 McFadden Ave
31	Harbour View	N	4.02	16600 Saybrook Ln
32	Haven View	N	2.95	16041 Waikiki Ln
33	Hawes	N	2.68	9731 Verdant Dr
34	Helme	N	2.02	18591 Chapel Ln
35	Hope View	N	3.61	6371 Armada Dr
36	Humboldt Beach****	M	0.48	4141 Humboldt Dr
37	Huntington Central	R	343.24	18002 Goldenwest St
38	Irby	N	10.91	6770 Ruth Dr
39	Lake	N	4.75	1035 11th St
40	Lake View	N	2.16	17461 Zeider Ln
41	Lamb	N	2.60	10151 Yorktown Ave
42	Lambert	N	3.50	18321 Newland St
43	Langenbeck	C	17.02	8721 Suncoral Dr
44	Lark View	N	3.65	17141 Fraser Ln
45	LeBard	N	4.99	20461 Craimer Ln
46	Manning	N	2.46	307 Delaware St
47	Marina	C	9.34	5562 Cross Dr
48	Marine View	N	2.96	17442 Frans Ln
49	McCallen	N	5.84	2309 Delaware St
50	Moffett	N	2.38	20400 Meander Ln
51	Murdy	C	16.04	7000 Norma Dr
52	Newland	N	2.94	19702 Topeka Ln
53	Oak View	N	1.31	17261 Oak Ln
54	Orange County Regional Park (Wieder)*	R	45.01	19251 Seapoint St
55	Pattinson	N	3.51	6200 Palm Ave

	Park Name	Park Type	Acreage	Address
56	Perry	N	1.88	8152 Deauville Dr
57	Pleasant View	N	2.17	16650 Landau Ln
58	Prince	M	0.22	3282 Venture Dr
59	Robinwood	N	1.41	5180 McFadden Ave
60	Schroeder	N	2.37	6231 Cornell Dr
61	Seabridge	N	3.91	16252 Countess Dr
62	Seeley	N	3.37	9711 Surfcrest Dr
63	Sowers	N	2.65	9272 Indianapolis St
64	Sunset Beach Linear Park***	N	6.41	btwn. S. & N. Pacific Aves.
65	Sun View	N	2.45	16192 Sher Ln
66	Talbert	N	5.44	19222 Magnolia St
67	Tarbox	M	0.44	16601 Wellington Cir
68	Terry	N	4.81	7701 Taylor Dr
69	Trinidad****	M	0.75	3601 Sagamore Dr
70	Wardlow	N	8.36	19761 Magnolia St
71	Wieder	N	4.80	16662 Lynn Ln
72	Worthy	C	11.33	1831 17th St
73	11th Street Beach****	M	0.17	11th St. and PCH
	Park Acreage Total		756.32	
	City Gym & Pool		0.50	1600 Palm Ave
	Rodgers Senior Center		2.01	1706 Orange Ave
	Beach Acreage**		183.42	
	Meadowlark Golf Course		98.00	
	Total Park/Open Space Acreage Total		1040.25	
	*Only includes park acreage within city limits			
	**Includes beach area from Beach Blvd to Seapoint St. , and Sunset Beach			
	***Acreage excludes parking area			
	****Beach Park			
	Bold text for individual parks indicates addition to park inventory list since GP adoption in 1996.			

c. Water Storage

The water storage system consists of Overmyer Reservoir and the Peck Reservoir, both located within the City. Peck Reservoir's capacity is 16 million gallons and Overmyer Reservoir has a capacity of 23 million gallons. The reservoirs store both groundwater and imported water. The reservoirs fill with water at night and empty during the day. Presently, the storage facilities are inadequate to serve the water demands of the City. Policies contained in the 1995 Water Master Plan will address these inadequacies.

d. Water Booster Facilities

Booster facilities pump water from reservoir storage into the water distribution system when normal water pressures are insufficient. At present, booster facilities are inadequate to maintain water pressure levels. Policies contained in the 1995 Water Master Plan will address these inadequacies.

e. Water Distribution System

The local distribution system consists of approximately 480 miles of water lines ranging in size from 2 to 42 inch diameter pipes. Huntington Beach has an emergency service agreement with the cities of Fountain Valley, Seal Beach, and Westminster to receive water during a disaster. The existing system is inadequate, but with policies contained in the 1995 Water Master Plan, these inadequacies will be addressed.

2. Improvements

The 1995 Water Master Plan analyzes demands and impacts of surrounding communities such as Sunset Beach and Surfside on the City's system, as well as the anticipated impact of future developments such as the Bolsa Chica. The Huntington Beach's Water Department currently supplies or may supply water to these areas.

The Master Plan identifies the following improvements which the Water Department is in the process of requesting approval from the City Council to fund and construct:

- a. Three new underground water wells.
- b. 43 million gallons of water storage that has been designed but the site has yet to be determined.
- c. The City will participate in the Orange County Water District's Green Acres Project. The Green Acres Project is a treated reclaimed water project which will be used for landscape irrigation. The reclaimed water distribution line location will be determined by the Orange County Water District; anticipated start up date is 1997.

B. SANITATION TREATMENT AND SEWERAGE

The Sanitation Treatment and Sewerage services for the City of Huntington Beach are provided by two **three** entities: The Orange County Sanitation District (OCSD), and the City of Huntington Beach Public Works Department, ~~Engineering Division~~ **and the Sunset Beach Sanitary District**. Currently, 98 percent of the City is connected to the sewer system. The remaining two percent utilizes septic tanks and is scattered throughout the City. These areas are under no pressure to convert from septic tanks to the sewer system at this time.

1. Orange County Wastewater Treatment

The two wastewater treatment plants serving the City of Huntington Beach perform primary and secondary treatment procedures. Plant #1 is designed to treat the wastewater generated by neighboring cities and the northern portion of the City. Operators in Plant #1 determine whether it has the capacity to treat the directed wastewater or if the wastewater should be transported to Plant #2. Plant #2 treats most of the City’s sewage. The following table describes the characteristics of the two plants:

	Current Operating Capacity	Existing Operations	Planned Improvements
Plant #1	60 Primary MGD 60 Secondary MGD	50 Primary MGD	Additional 60 Primary MGD
Plant #2	200 Primary MGD 95 Secondary MGD	170 Primary MGD	None

The OCSD has developed engineering plans for plant improvements anticipated to meet the needs of the City to the year 2050. Implementation of these plans is dependent on increased demands rather than a set time table. Many of these improvements will need to be implemented prior to the construction/occupancy of any planned large developments.

At present, the OCSD has seen a 14 percent drop in wastewater treatment demand due to water conservation practices and City and County imposed regulations. However, the OCSD states that this trend may be misleading and that it may be premature to determine future demand trends.

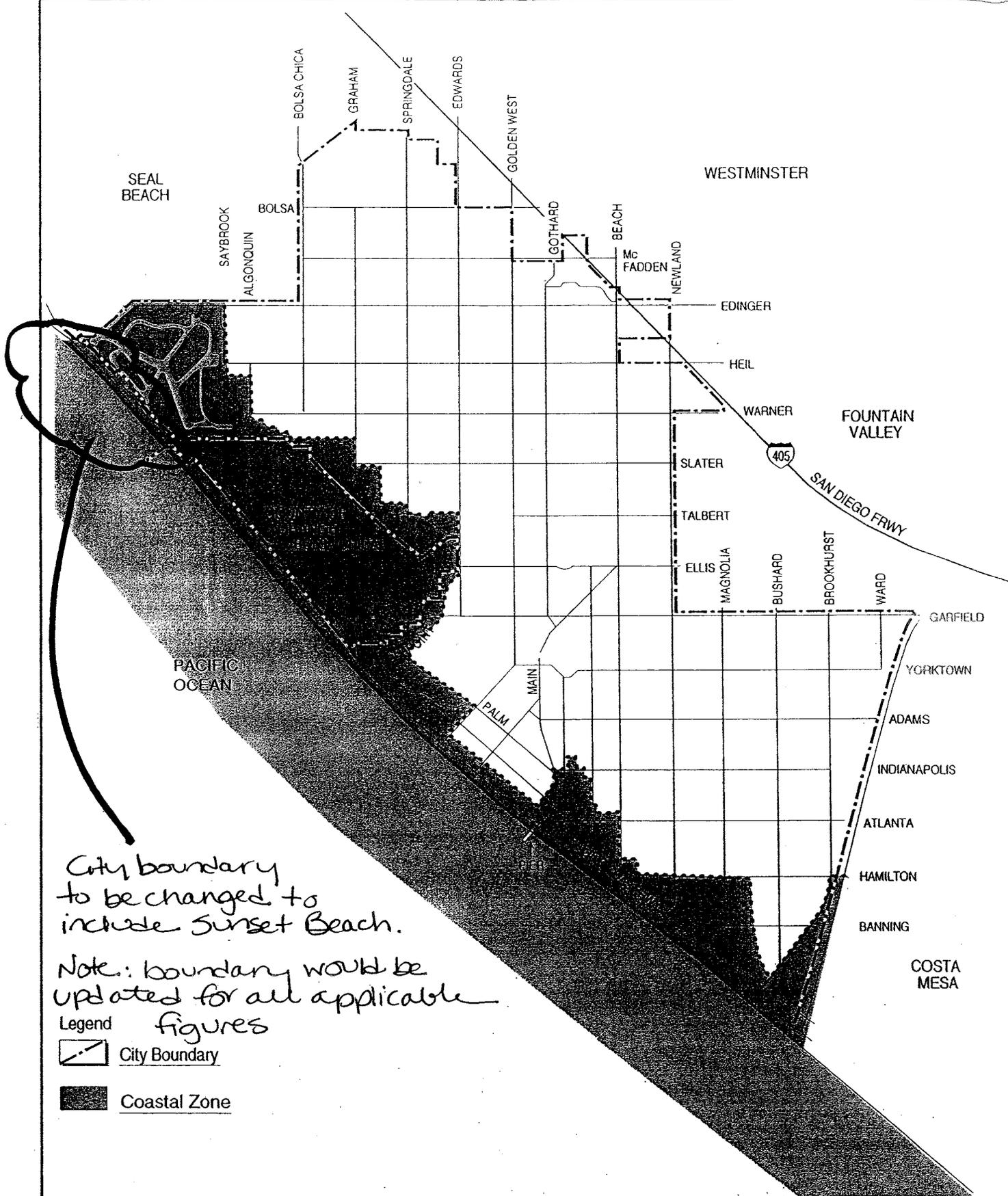
2. Existing Sewage Collection System

The existing sewage collection system consists of major trunk lines, smaller feeder lines, and lift stations. The City’s Public Works Department **and the Sunset Beach Sanitary District** is **are** responsible for the local level of service while the OCSD is responsible for the regional service.

The OCSD’s trunk lines connect local lines to the treatment plants. The major trunk lines flowing to treatment plants are constructed and designed to incorporate all the City’s smaller outlet sewer lines. The sewage trunk lines are designed to not exceed 0.75 depth over diameter (D/D), the system is currently working at about 0.5 D/D. OCSD has no immediate plans for updating the existing lines other than the normal replacement of deteriorating sewer lines and trunks.

The OCSD also owns and operates three pump stations in the City. The pump stations help transport the sewage through the system and onto the treatment plants. The Slater Pumping Station is presently being improved. This pumping station is instrumental for any future developments of Bolsa Chica and McDonnell-Douglas.

The City of Huntington Beach **and the Sunset Beach Sanitary District** owns, operates, and maintains the smaller sewer lines that run from the households or businesses to the larger City **and OCSD** owned sewer trunks.



COASTAL ZONE BOUNDARIES

CITY OF HUNTINGTON BEACH COASTAL ELEMENT



TECHNICAL SYNOPSIS

Coastal Zone Overview

The Coastal Act establishes policies for coastal resource preservation and defines an area where the policies shall apply. That defined area is known as the “Coastal Zone.” The Coastal Zone runs the length of the State’s shoreline from its Oregon border south to the Mexican border.

Huntington Beach is a shoreline community, a portion of which lies within the State’s defined Coastal Zone. The City’s Coastal Zone boundary runs from the northern City limit at Seal Beach, south ~~nine~~ **approximately 9.5** miles to the Santa Ana River at the Huntington Beach/Newport Beach boundary. It extends inland from the mean high tide line from 1,000 yards to over one mile in some areas. The Huntington Beach Coastal Zone encompasses approximately ~~five~~ **5.2** square miles of land and water, or about ~~seventeen~~ **19** percent of the total area of the City. The Huntington Beach Coastal Zone boundary is shown in **Figure C-2**.

The Huntington Beach Coastal Zone includes a wide variety of land uses. Open shoreline, parks and recreational facilities, habitat areas, residential, commercial and industrial uses, as well as, energy and oil extraction facilities currently exist in the Coastal Zone. At the north end of the Coastal Zone is Huntington Harbour, a man-made residential marina with commercial centers and residences oriented toward the waterways, **and the community of Sunset Beach, a primarily residential area with an expansive beach and a variety of commercial uses.** South of Huntington Harbour **and Sunset Beach** is the Bolsa Chica area which is presently undeveloped and unincorporated, but lies within the City’s Sphere of Influence for potential future annexation.

Further south, and adjacent to the Bolsa Chica, is a large undeveloped area of land, part of which is presently in oil production. The Seacliff residential development and golf course lie to the north. Next is the City’s downtown area, which over the last ten years has been transformed through re-development into the primary activity node in the City for both residents and visitors. The downtown area includes, among other things, the Municipal Pier and Plaza, destination resort facilities, and a wide variety of visitor serving amenities and activities. At the south end of the Coastal Zone, a major electrical power plant dominates the surrounding shoreline, while nearby, a large sewage treatment facility processes waste from throughout the County. These facilities are near restored coastal wetlands that serve as habitats for numerous wildlife species, including the endangered California least tern and Belding’s savanna sparrow.

The following paragraphs describe, in more detail, the City’s Coastal Zone; its existing land uses, proposed land use plan and coastal resources. For purposes of discussion, the Coastal Zone is divided into sub-zones. **Figure C-4** depicts the Coastal Zone and its five sub-areas. Figures C-5 through C-9 depict individual sub-areas and proposed land uses. Land use category definitions and listings of permitted uses and densities per land use category are provided in **Table C-1**. Section 4 provides an overview of the issues that must be addressed in the Coastal Zone to comply with Coastal Act policy. Section 5 provides specific policies that the City will follow in order to preserve and enhance its coastal resources and amenities, and Section 6 provides an overview of implementation actions and regulations to carry out the policies.

Sub-Area Descriptions and Land Use Plan

Zone 1 – Huntington Harbour/Sunset Beach

This area includes the City's Coastal Zone between Warner Avenue and the northeastern City limits. (Figure C-5.)

Existing Land Uses

Inland (Pacific Coast Highway and areas north to the Coastal Zone boundary.)

Huntington Harbour is an 860 acre residential, man-made marina that occupies the majority of this zone. The Huntington Harbour development is primarily residential with approximately 4,000 residential units, including single family homes, condominiums and apartments all oriented around the three mile network of navigable channels. **Sunset Beach is a 109 acre residential and beach community, a limited portion of which is inland of Pacific Coast Highway. The inland portion consists of residential and commercial uses, Sunset Channel and 11th Street Beach.** Zone 1 also includes three commercial centers (one neighborhood serving and two visitor serving) with retail services, overnight accommodations and eating establishments. Public facilities include seven neighborhood parks, a fire station, **11th Street beach** and three boat ramps. A private yacht club and a private racquet club are also located here.

Coastal (Seaward of Pacific Coast Highway)

This portion of Zone 1, ~~which includes~~ **consists of** Sunset Beach, ~~does not lie within the City's corporate limits and is, therefore, not a part of this Coastal Element.~~ **which is developed with 700 residential units, the majority of which are located seaward of Pacific Coast Highway. This portion of Sunset Beach also includes various visitor serving commercial uses, the approximately 33 acre public beach and a 13 acre linear park/public parking facility, with public restrooms and a tot lot.**

Coastal Element Land Use Plan

Inland (Pacific Coast Highway and areas north to the Coastal Zone boundary.)

Zone 1 is primarily built out, consistent with Coastal Element Land Use Plan designations. The land uses permitted in this zone are summarized below and include residential, commercial and open space. ~~This~~ **The inland portion of this** zone also includes Community District/Sub-areas 4A, **4L**, 8A and 8B. The Community District and Sub-area Schedule shown in **Table C-2** further defines permitted uses, density/intensity and design and development standards.

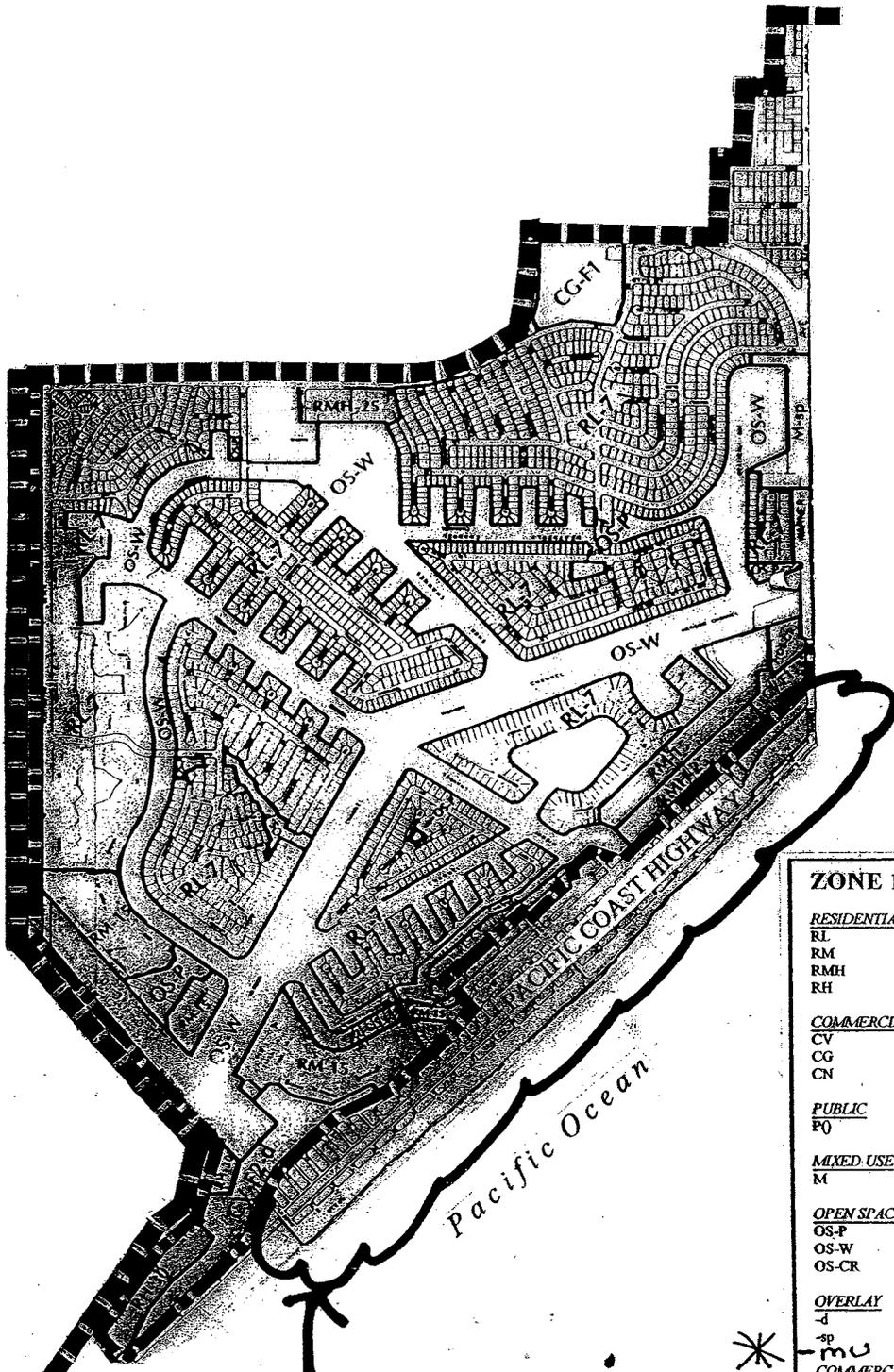
Coastal (Seaward of Pacific Coast Highway)

~~The Coastal Element Land Use Plan does not address this area which is outside City limits.~~

This portion of Zone 1 is also primarily built out, consistent with Coastal Element Land Use Plan designations. The land uses permitted in this zone are summarized below and include residential, commercial, public and open space. This zone also includes Community District/Sub-area 4L. The Community District and Sub-area Schedule shown in Table C-2 further defines permitted uses, density/intensity and design and development standards.

ZONE 1 – LAND USE DESIGNATIONS	
RESIDENTIAL	RL 6.5, RL-7, RM-15, RMH-25, RH-30
COMMERCIAL	CG-F1, CV-F2-d, CN-F1, CV-mu
MIXED USE	M-sp
PUBLIC	P-OS-CR, P
OPEN SPACE	OS-P, OS-W
ZONE 1 – SPECIFIC PLAN AREAS	
Huntington Harbour Bay Club, Sunset Beach	
ZONE 1 – GENERAL PLAN OVERLAYS	
4A, 4L , 8A, 8B	

See Table C-1 for land use category definitions.



Zone 2

ZONE 1 LEGEND

RESIDENTIAL
 RL RESIDENTIAL LOW DENSITY
 RM RESIDENTIAL MEDIUM DENSITY
 RMH RESIDENTIAL MEDIUM HIGH DENSITY
 RH RESIDENTIAL HIGH DENSITY

COMMERCIAL
 CV COMMERCIAL VISITOR
 CG COMMERCIAL GENERAL
 CN COMMERCIAL NEIGHBORHOOD

PUBLIC
 PQ PUBLIC (underlying designation)

MIXED USE
 M MIXED USE

OPEN SPACE
 OS-P PARK
 OS-W WATER RECREATION
 OS-CR COMMERCIAL RECREATION

OVERLAY
 D DESIGN OVERLAY
 SP SPECIFIC PLAN OVERLAY
 * -mu Mixed Use Overlay
COMMERCIAL, INDUSTRIAL, MIXED USE DENSITY SCHEDULE
 F1 0.35
 F2 0.5

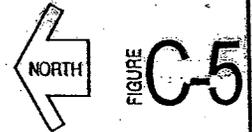
COASTAL ZONE BOUNDARY

HUNTINGTON BEACH CITY LIMITS

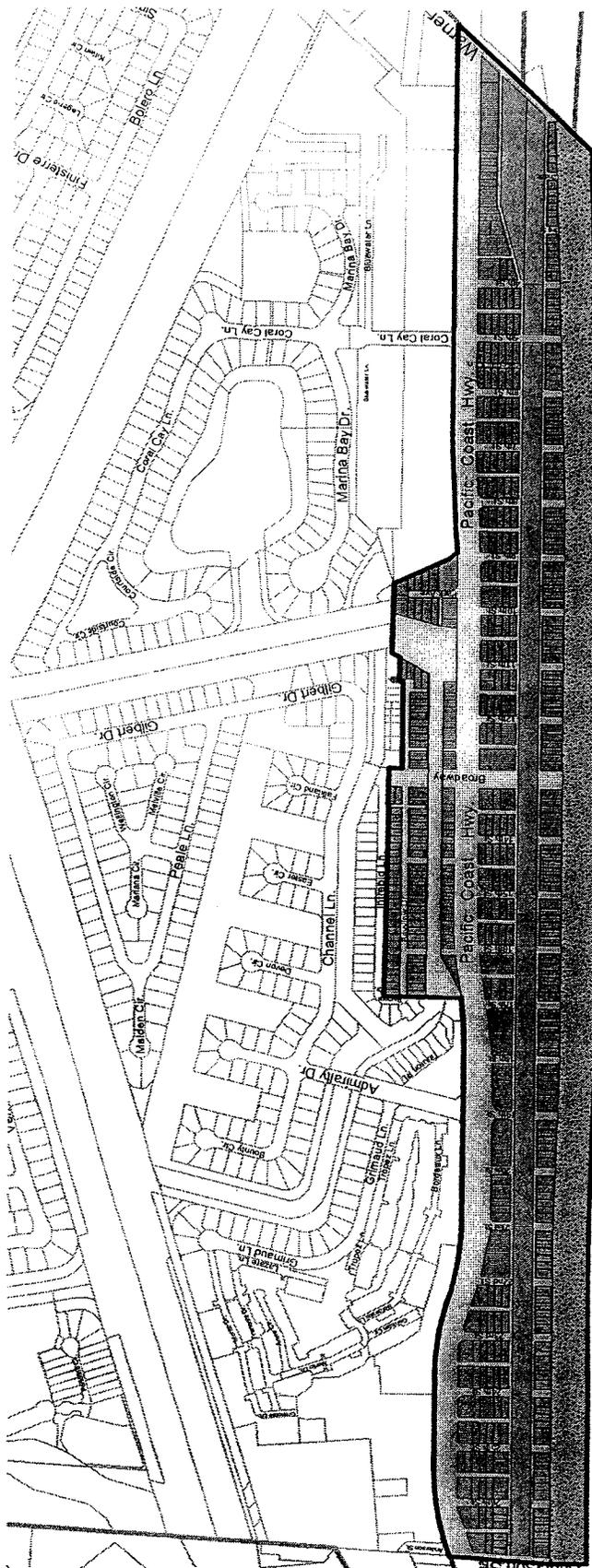
Figure to be amended to reflect change in city boundary and to reflect land use plan designations for Sunset Beach per draft Sunset Beach Specific Plan Exhibit 2.1 (see attached)

**HUNTINGTON BEACH COASTAL ZONE
 ZONE 1 LAND USE PLAN**

CITY OF HUNTINGTON BEACH COASTAL ELEMENT



ATTACHMENT NO. 2.56



LEGEND

- Residential High Density
- Commercial Visitor - Mixed Use Overlay
- Public
- Open Space - Shoreline
- Open Space - Water Recreation

-sp
 Specific Plan Overlay
 This designation applies to all Land Uses for this area.

- Parcels
- Right Of Way
- Huntington Beach Boundary
- Sunset Beach Boundary

Excerpt from
 Draft Sunset Beach Specific Plan
 dated August 2010



ATTACHMENT NO. 8.57

THE CITY OF SUNSET BEACH
 INFORMATION SERVICES DEPARTMENT
 1100 S. PACIFIC COAST HWY., SUITE 100
 SUNSET BEACH, CA 92688
 TEL: 714.341.2200
 FAX: 714.341.2201
 WWW.SUNSETBEACH.CA.GOV

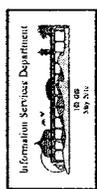


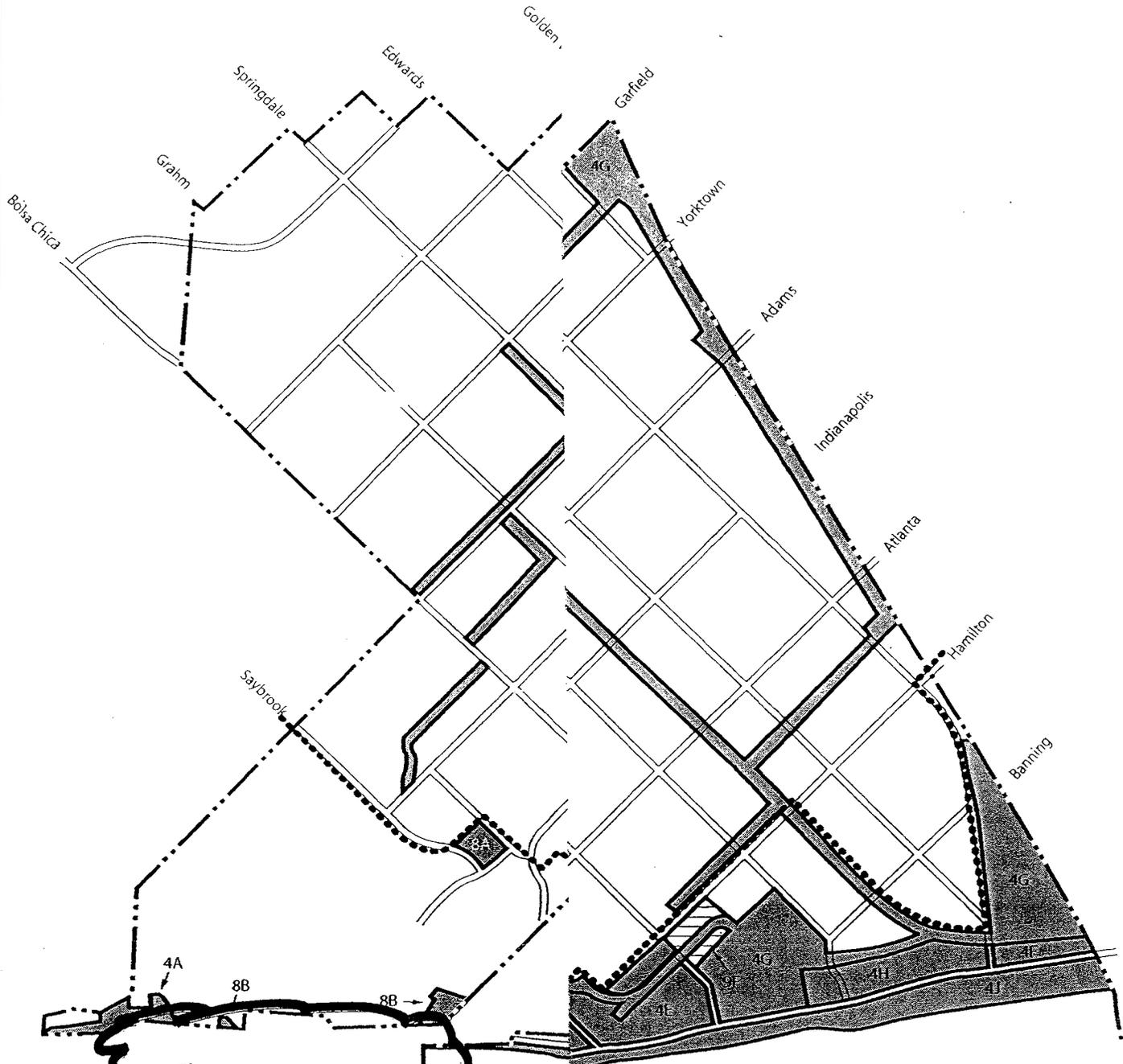
Exhibit 2.1 Land Use Plan

**COASTAL ELEMENT LAND USE PLAN
LAND USE, DENSITY AND OVERLAY SCHEDULE
TABLE C-1 (continued)**

OVERLAY CATEGORY	CHARACTERISTICS/REQUIREMENTS
Specific Plan –sp	<p>Permits underlying land uses and requires that a Specific or Development plan be formulated for large scale, mixed-use multi-phased development projects which provides greater specificity for land use and infrastructure plans, design and development standards, and phasing/implementation.</p> <p>Any portion of a new or amended Specific Plan within the coastal zone must be submitted to the Coastal Commission as an amendment to the City’s certified local coastal program and shall not become effective until certified by the Coastal Commission.</p>
Pedestrian District -pd	<p>Permits underlying land uses and requires conformance to land use (restrictions on non-pedestrian active uses) and design standards (e.g., siting of building frontages) to ensure high levels of pedestrian activity along the street frontage.</p>
Historic District -h	<p>Permits re-use of existing historic structures for the underlying land uses provided that the re-use is consistent with the standards and policies of this LCP.</p>
Residential Mobile Home Park –rmp	<p>Permits the density of an existing mobile home park, located within a residential low density designation, to exceed the underlying density of seven (7) units per acre. The maximum density of the mobile home park shall not exceed the existing density of the mobile home park.</p>
<u>Mixed Use -mu</u>	<p><u>Permits the development of residential uses in conjunction with the underlying commercial designation. The overlay permits the development of horizontally or vertically integrated mixed use projects (housing with commercial uses). The design and density for a mixed use project shall be as shown on the Figures C-5 through C-9 or as set forth in a Specific Plan. If a mixed use project is not proposed, then the density of the underlying commercial designation shall be utilized.</u></p>
Special Design Standards –d	<p>Permits underlying land uses in accordance with special design standards provided that the special design standards are consistent with the standards and policies of this LCP.</p>

COMMUNITY DISTRICT AND SUBAREA SCHEDULE
TABLE C-2 (continued)

Subarea	Characteristic	Standards and Principles
4K	Design and Development	<p>5) within the southern grove ESHA buffer only – a water quality Natural Treatment System may be allowed so long as it is located in an area that is most protective of coastal resources and at least 246 feet from the ESHA.</p> <p>6) In addition to the required ESHA buffer described above, grading shall be prohibited within 500 feet of an occupied raptor nest during the breeding season (considered to be from February 15 through August 31);</p> <p>C. Habitat Management Plan shall be prepared for all areas designated Open Space-Conservation which shall include restoration and enhancement of delineated wetlands, wetland and habitat mitigation, and establishment of appropriate buffers from development.</p> <p>D. Protective Fencing: Protective fencing or barriers shall be installed along any interface with developed areas, to deter human and pet entrance into all restored and preserved wetland and ESHA buffer areas.</p>
4L Sunset Beach	Permitted Uses	Category: Residential High Density (“RH”), Commercial Visitor (“CV”), Shoreline (“OS-S”), Water Recreation (“OS-WR”) and Public (“P”) uses pursuant to the Sunset Beach Specific Plan (SP 17)
	Density/Intensity	Pursuant to the Sunset Beach Specific Plan (SP 17)
	Design and Development	<p>Category: Specific Plan (“-sp”) and Mixed Use (“-mu”)</p> <ul style="list-style-type: none"> • Requires the conformance with a specific or master plan. • Mixed Use Overlay for the CV area for the allowance of residential uses pursuant to the Specific Plan
8 Commercial Nodes	Area wide Functional Role	Maintain and establish commercial centers to serve surrounding residential neighborhoods and the greater community.
8A Community Commercial	Permitted Uses	<p>Category: Commercial General (“CG”)</p> <ul style="list-style-type: none"> • Commercial uses permitted by the “CG” land use category.
	Density/Intensity	<p>Category: “-F1”</p> <ul style="list-style-type: none"> • Height: two (2) stories
	Design and Development	Design to achieve a high level of quality in conformance with Policy LU 10.1.4. and Policy LU 10.1.12
8B Neighborhood Commercial	Permitted Uses	<p>Category: Commercial Neighborhood (“CN”)</p> <p>Commercial uses permitted by the “CN” land use category.</p>
	Density/Intensity	<p>Category: “-F1”</p> <ul style="list-style-type: none"> • Height: two (2) stories
	Design and Development	Design to achieve a high level of quality in conformance with Policy LU 10.1. 10



LEGEND

- | | | | |
|--|-----------------------|--|--------------------------|
| | City Boundary | | Beach Boulevard |
| | Coastal Zone Boundary | | PCH Coastal Corridor |
| | | | Regional Commercial Core |

Add 4L Pacific Ocean

HUNTINGTON BEACH
SUB-AREA MAP

CITY OF HUNTINGTON BEACH COASTAL ELEMENT



FIGURE C-10