

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HUNTINGTON BEACH AMENDING THE HOLLY-SEACLIFF SPECIFIC PLAN (SP 9) (ZONING TEXT AMENDMENT NO. 22-007), AND SUBSEQUENT ENVIRONMENTAL IMPACT REPORT FOR THE CITY OF HUNTINGTON BEACH 6TH CYCLE HOUSING ELEMENT UPDATE (2021-2029) [ENVIRONMENTAL IMPACT REPORT No. 2022-002]

WHEREAS, pursuant to California State Planning and Zoning Law, the Huntington Beach Planning Commission and Huntington Beach City Council have held separate, duly noticed public hearings to consider Zoning Text Amendment No. 22-007, which establishes an Affordable Housing Overlay and associated development standards for multi-family residential uses on certain industrial and residential designated properties within the Holly-Seacliff Specific Plan area; and

After due consideration of the findings and recommendations of the Planning Commission and all other evidence presented, the City Council has determined that the aforesaid amendment is proper and consistent with the objectives, policies, general land uses, and programs of the General Plan, as provided in the concurrently adopted Housing Element Update; and

All legal prerequisites to the adoption of this Ordinance have occurred.

NOW, THEREFORE, the City Council of the City of Huntington Beach does hereby find, determine, and resolve as follows:

SECTION 1. The foregoing recitals are all true and correct.

SECTION 2. Zoning Text Amendment No. 22-007, amending the Holly-Seacliff Specific Plan as set forth in the Legislative Draft attached hereto as Exhibit “A” and incorporated by this reference as though fully set forth herein, is hereby adopted and approved.

SECTION 3. Savings Clause. Neither the adoption of this Ordinance nor the repeal or amendment by this Ordinance of any ordinance or part or portion of any ordinance previously in effect in the City, or within the territory comprising the City, shall constitute a waiver of any license, fee or penalty or the penal provisions applicable to any violation of such ordinance.

SECTION 4. Severability. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance or the application thereof to any person or place, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remainder of this ordinance and shall not affect other provisions of this Ordinance which can be given effect without the invalid provision or application, and to this end, the provisions of this Ordinance are severable. The City Council hereby declares it would have adopted this Ordinance, and each and every section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional

SECTION 5. CEQA. The City Council of the City of Huntington Beach hereby makes the following environmental findings and determinations in connection with the approval of Zoning Text Amendment No. 22-007, adopted concurrently with the City of Huntington Beach 6th Cycle Housing Element Update (2021-2029) (“Project”):

- a) Pursuant to the California Environmental Quality Act (“CEQA”) (Cal. Pub. Res. Code § 21000 *et seq.*) and the State Guidelines (the “Guidelines”) (14 Cal. Code Regs. § 15000 *et seq.*), the City issued a Notice of Preparation (“NOP”) for a 30-day review period, from August 5, 2021 to September 7, 2021. The City sent the NOP to the State Clearinghouse (SCH #2021080104), responsible agencies, trustee agencies, and interested parties and posted on the City’s website for review and comment on the Subsequent Environmental Impact Report for the City of Huntington Beach 6th Cycle Housing Element Update (2021-2029) Project.
- b) A Draft Subsequent Environmental Impact Report (the “SEIR”) was prepared for the Project between September 2021 and June 2022. In accordance with the CEQA and the Guidelines, promulgated with respect thereto, the City analyzed the Project’s potential impacts on the environment.
- c) Consistent with Guidelines Section 15105, the City circulated the SEIR (including appendices) for the Project to the public and other interested parties for a 45-day comment period, from June 29, 2022 through August 15, 2022.

- d) The City prepared written responses to all comments received on the SEIR during the applicable comment periods and those responses to comments are incorporated into the Final Environmental Impact Report (“Final EIR”), which Final EIR was prepared in accordance with CEQA. The Final EIR was made available to the public and to all commenting agencies at least 10 days prior to certification of the Final EIR, in compliance with Public Resources Code Section 21092.5(a).
- e) The Final EIR which is on file with the City Clerk and incorporated by reference into City Council Resolution No. _____, is comprised of the SEIR dated June 2022, and all appendices thereto; the Comments and Response to Comments on the SEIR, addenda and errata to the SEIR, which are contained in a separate volume, and the Mitigation Monitoring and Reporting Program for the Project.
- f) On _____, the Planning Commission conducted duly noticed public hearings to consider the Project and the Final EIR, reviewed the staff report, accepted and considered public testimony. After due consideration, the Planning Commission found that agencies and interested members of the public were afforded ample notice and opportunity to comment on the EIR and the Project and approved Resolution No. _____, recommending that City Council certify the Final EIR, adopt findings of fact pursuant to the California Environmental Quality Act, adopt a Mitigation Monitoring and Reporting Program, and adopt a Statement of Overriding Considerations for the Project.
- g) On _____, the City Council, at a duly noticed public hearing, considered the proposed Project and the Final EIR, at which time the City staff presented its report and interested persons had an opportunity to be heard and to present evidence regarding the proposed Project and the Final EIR. Based upon the evidence presented at the hearing, including the staff report and oral testimony, the City Council, by separate Resolution No. _____, certified the Final EIR, adopted findings pursuant to the California Environmental Quality Act for the Project.
- h) All actions taken by City have been duly taken in accordance with all applicable legal requirements, including the California Environmental Quality Act (Cal. Pub. Resources

Code § 21000 et seq.) (“CEQA”), and all other requirements for notice, public hearings, findings, votes and other procedural matters.

- i) The custodian of records for the Final EIR, Mitigation Monitoring and Reporting Program, Findings of Fact and Statement of Overriding Considerations and all other materials that constitute the record of proceedings upon which the City Council’s decision was based, including, without limitation, the staff reports for the Project, all of the materials that comprise and support the Final EIR and all of the materials that support the staff reports for Project, is the City Clerk of the City of Huntington Beach. Those documents are available for public examination during normal business hours at the Office of the City Clerk, City of Huntington Beach, 2000 Main Street, Huntington Beach, California, 92648.

SECTION 6. Effective Date. This Ordinance shall become effective thirty days after its adoption.

SECTION 7. Certification and Publication. The City Clerk shall certify to the adoption of this Ordinance and shall cause the same to be published in the manner required by law.

PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting thereof held on the _____ day of _____, 2022.

Mayor

ATTEST:

APPROVED AS TO FORM:

City Clerk

City Attorney

REVIEWED AND APPROVED:

INITIATED AND APPROVED:

City Manager

Director of Community Development

ATTACHMENTS

Exhibit “A”: ZTA No. 22-007 – Specific Plan No. 9 – Holly-Seacliff Specific Plan (Legislative Draft)

HOLLY-SEACLIFF SPECIFIC PLAN

VOLUME 1 OF 2

CITY OF HUNTINGTON BEACH

SPECIFIC PLAN 9



ADOPTED APRIL 20, 1992
ORDINANCE NO. 3128



SPECIFIC PLAN

AMENDMENTS

<u>Date</u>	<u>Ordinance No.</u>
Adopted April 20, 1992	Ordinance No. 3128
Amended May 19, 1992	Ordinance No. 3145
Amended September 21, 1992	Ordinance No. 3170
Amended August 2, 1994	Ordinance No. 3243
Amended August 15, 1994	Ordinance No. 3244
Amended June 1, 1995	Ordinance No. 3280
Amended April 7, 1997	Ordinance No. 3350
Amended July 6, 1998 Ordinance No. 3402	Ordinance No. 3400
Amended July 5, 2022	Ordinance No. 4256
<u>Amended November XX, 2022</u>	<u>Ordinance No. XXXX</u>

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I. INTRODUCTION

I. INTRODUCTION

A. Purpose and Intent

The Holly-Seacliff Specific Plan provides the development standards, design theme and administrative procedures necessary to implement the policies of the City of Huntington Beach General Plan and the Holly-Seacliff Master Plan (General Plan Amendment 89-1). The Specific Plan also provides for application of mitigation measures contained in Final Environmental Impact Report 89-1 and implements the provisions of Development Agreement No. 90-1 for the Holly-Seacliff area.

B. Goals

The purpose of the Specific Plan is to implement the goals of the Holly-Seacliff master plan, including:

- Distribution of planned residential uses, definition of permitted housing types, and provision of a diversity of housing types.
- Location, character and intensities of planned commercial, industrial and mixed development uses.
- Alignments and design of arterial highways and locations of traffic control devices.
- Design of community open spaces, parks, trails and recreation facilities.
- Grading guidelines.
- Design of required public facilities to serve existing and proposed development.
- Design and implementation of the community theme elements.

This Specific Plan is regulatory in nature and serves as zoning for the Holly-Seacliff area. Subsequent development plans, vesting tentative tract maps, tentative tract maps, parcel maps and other entitlement requests for the project site must be consistent with both this Specific Plan, the City of Huntington Beach General Plan and the Holly-Seacliff General Plan Amendment No. 89-1.

C. Project Area Description

Location

The Specific Plan covers 565 acres located in the central portion of the City of Huntington Beach as depicted in Exhibit 1 (Vicinity Map). A legal description of properties included in the Specific Plan project area may be found in Section V.

Present land uses surrounding the site include Huntington Central Park, Ocean View Mobile Estates and industrial uses to the north; residential and office uses to the east; the Huntington Beach Civic Center, Huntington Beach High School, Seacliff Country Club and residential uses to the south; and the Bolsa Chica lowlands to the west.

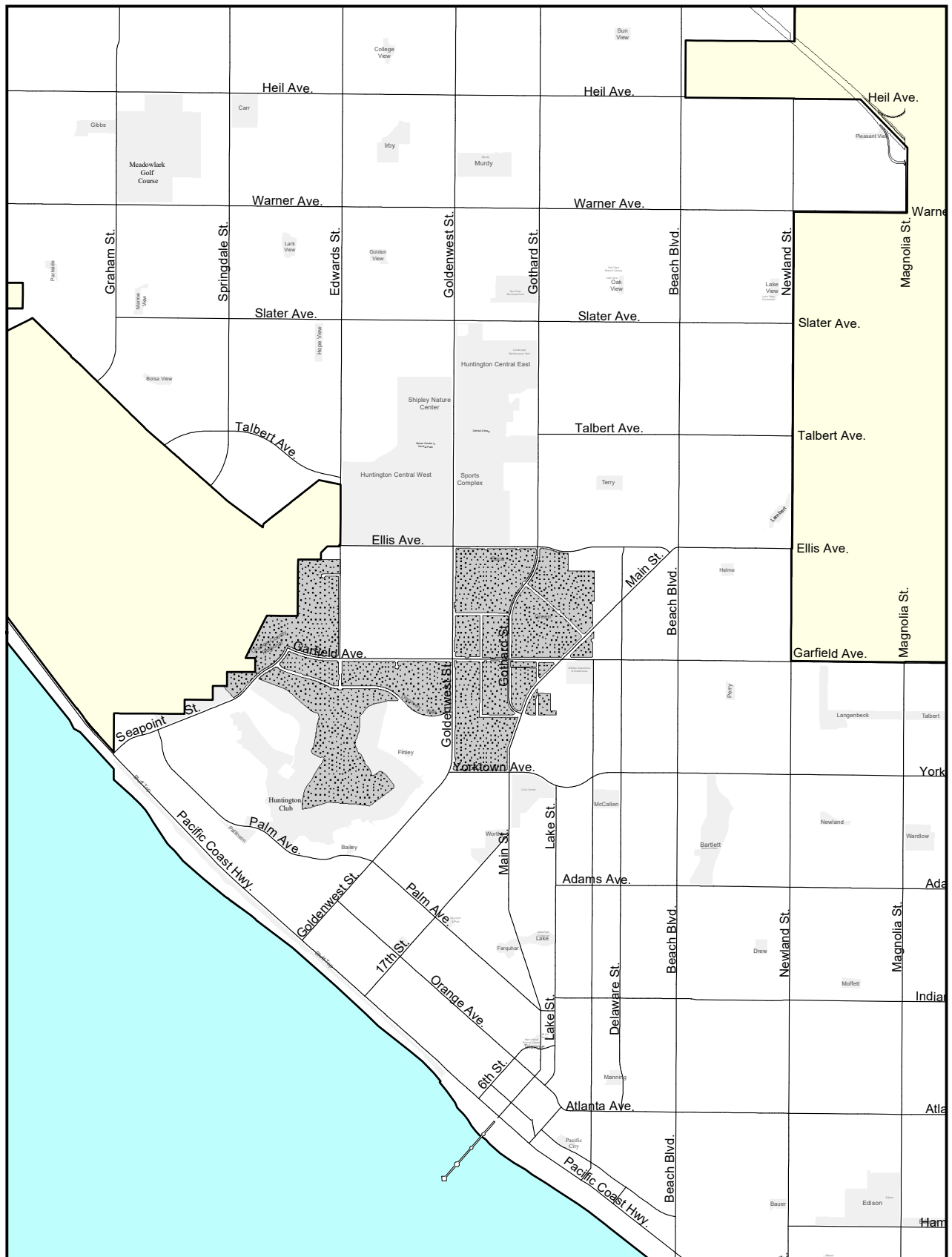
The Holly-Seacliff Specific Plan excludes properties contained in the previously adopted Ellis-Goldenwest Specific Plan. Exhibit 2 illustrates the existing zoning within the Specific Plan area.

Regional access to the project site is provided from the San Diego Freeway (I-405) directly from the Goldenwest interchange. Pacific Coast Highway (State Highway 1) provides access from coastal areas to the north and south. Local access is provided via Edwards, Goldenwest, Gothard and Main Streets and Ellis, Garfield and Yorktown Avenues.

D. Planning Background

There are a number of previous approvals related to land use regulations affecting the Holly-Seacliff Specific Plan Area. These previous approvals include:

1. The Ellis-Goldenwest Specific Plan, approved by the Huntington Beach City Council through its adoption of Ordinance No. 2998 on June 26, 1989. (Not a part of the Holly-Seacliff Specific Plan.)
2. Final Environmental Impact Report No. 88-2 prepared for the Ellis-Goldenwest Specific Plan (adopted on May 1, 1989, by Resolution No. 6022).
3. Holly-Seacliff General Plan Amendment No. 89-1 approved by the City Council through its adoption of Resolution No. 6098 on January 8, 1990.
4. Final Environmental Impact Report No. 89-1 prepared for the Holly-Seacliff General Plan Amendment (adopted on January 8, 1990, by Resolution No. 6097).
5. Holly-Seacliff Development Agreement No. 90-1 (adopted on November 5, 1990, by Ordinance No. 3080).



The Holly-Seacliff Development Agreement establishes the contractual development responsibilities between the City of Huntington Beach, Pacific Coast Homes and Garfield Partners regarding project phasing, open space dedications, infrastructure improvements, reimbursable costs and other obligations for each party. Although the Holly-Seacliff Development Agreement applies only to the portions of the Holly-Seacliff area to be developed by the parties specified in the Agreement, it does provide for the future public infrastructure improvements for all the Holly-Seacliff area. The Specific Plan is an integral component for the implementation of the Development Agreement.

The Holly-Seacliff Specific Plan is divided into four Planning Areas (I through IV) and establishes the general provisions and procedures to implement development of the Holly-Seacliff area under General Plan Amendment No. 89-1

II. DEVELOPMENT CONCEPT

II. DEVELOPMENT CONCEPT

A. General Development Plan

The development concept for the Holly-Seacliff Specific Plan is designed in concert with the site's cultural and natural features to provide for a variety of compatible land uses: residential, commercial, mixed development, industrial, open space, parks and recreation areas. The Holly-Seacliff area will be a large master-planned community located within the central area of the City of Huntington Beach.

Residential areas are planned at a range of densities to provide a variety of housing types, ranging from large detached single-family homes to various types of multi-family dwellings. The lower-density residential areas are located in the western and central portions of the project and the area abutting Seacliff Country Club. The medium density areas are predominately located in the eastern and central portion of the community, along Garfield Avenue, Main Street and Gothard Street. Medium-high density areas are planned along Garfield Avenue, near planned commercial and industrial uses. **High-density areas are concentrated near the intersection of Goldenwest Street and Garfield Avenue.** A total of 475 residential units are also planned as part of a mixed development project as part of the Seacliff Village area.

An industrial park area is centrally located within the community, at the intersection of the major arterial roadways for convenient access and exposure. Neighborhood and convenience commercial centers will be located along Garfield Avenue to serve the residents' shopping and service needs. The Specific Plan also identifies public facilities including three neighborhood parks.

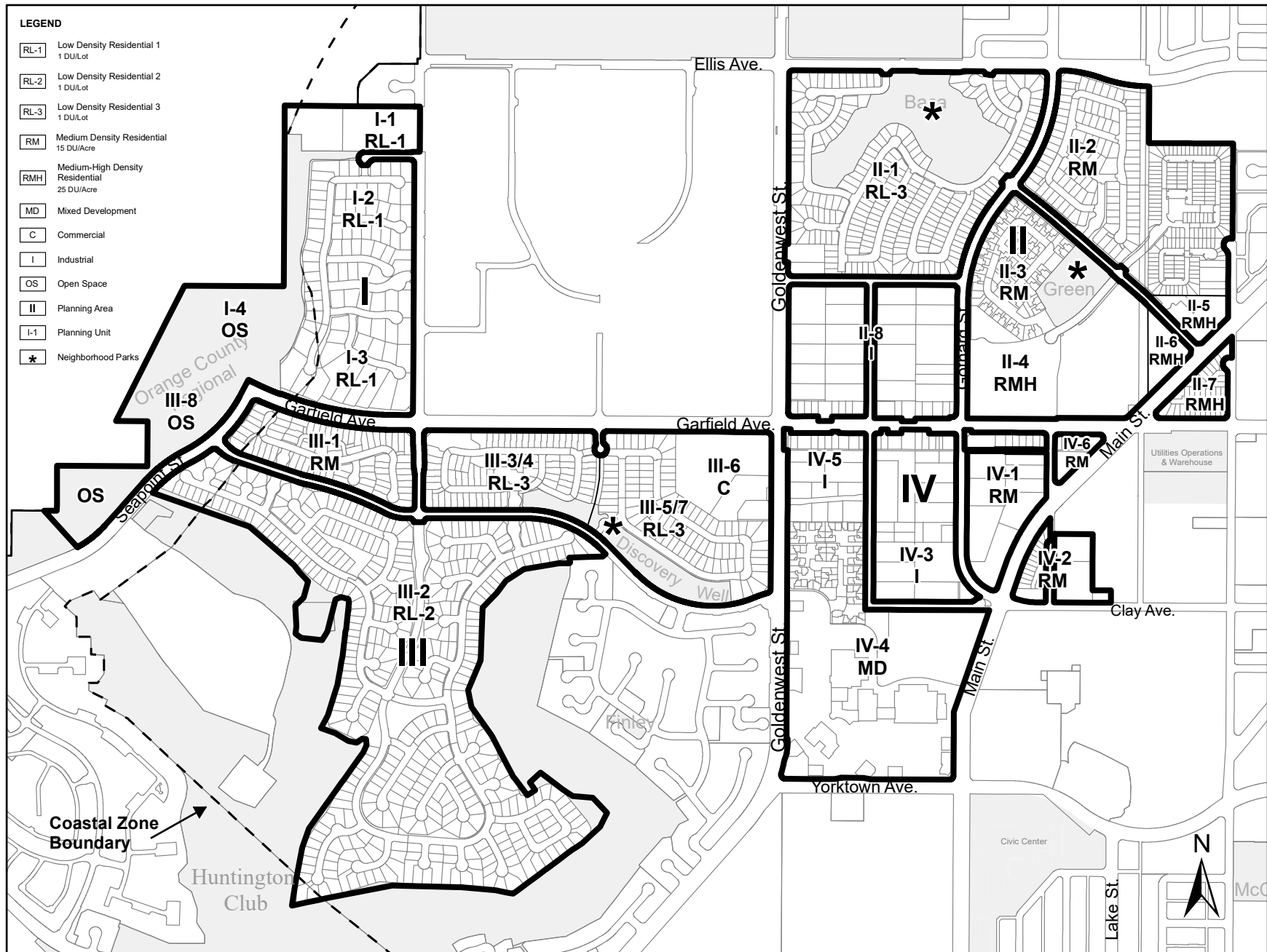
The project is divided into four individual Planning Areas (I through IV), as shown on Exhibit 3, General Development Plan and Exhibits 4,5,6, and 7. A summary of land uses within each Planning Area can be found on Table 1, Land Use Table. The purpose of identifying individual Planning Areas is to allow development of individual distinct identities, focusing on the particular character of land uses within each of the specific areas.

B. Land Use Categories

The following sections describe the development concepts for each land use within the four Planning Areas.

1. Residential Land Uses

The Holly-Seacliff Specific Plan provides for a range of residential densities and a variety of housing types, consistent with residential densities permitted throughout the City of Huntington Beach.



CITY OF HUNTINGTON BEACH

GENERAL DEVELOPMENT PLAN

HOLLY-SEACLIFF AREA SPECIFIC PLAN

Exhibit 3

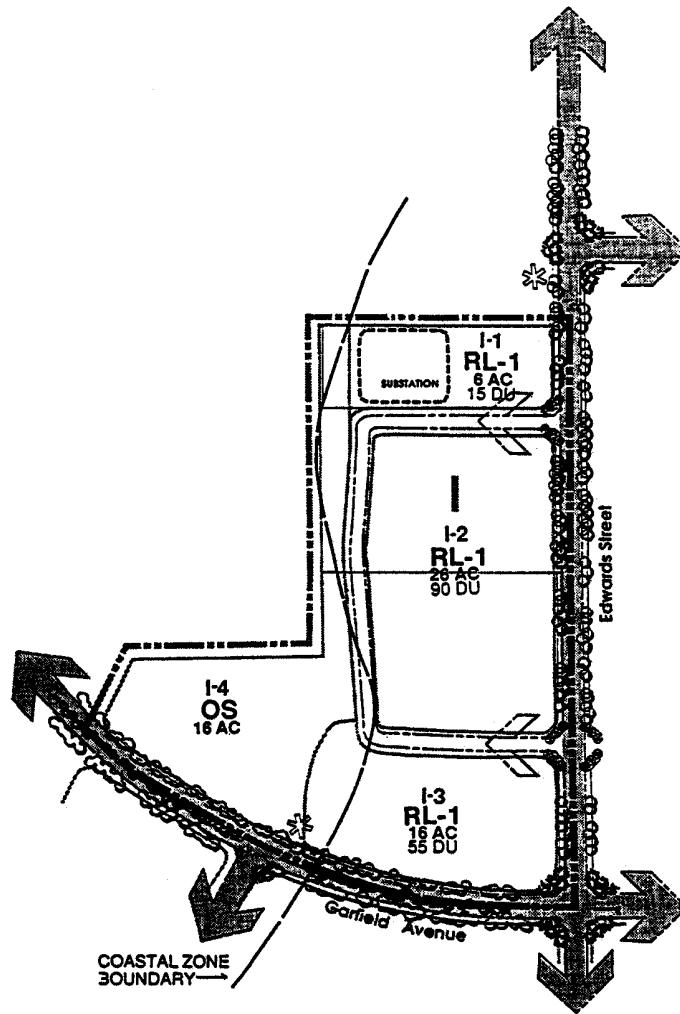
TABLE 1
HOLLY-SEACLIFF SPECIFIC PLAN
LAND USE TABLE**

PLANNING AREA	PLANNING UNIT	LAND USE CATEGORY	GROSS ACRES	TOTAL UNITS	MAXIMUM GROSS DENSITY	AVERAGE GROSS DENSITY	DEV. STANDS. (PAGE)
I	I-1	RESIDENTIAL-LOW DENSITY 1	6	15	4	2.5	III-10
	I-2	RESIDENTIAL-LOW DENSITY 1	26	90	4	3.5	III-10
	I-3	RESIDENTIAL-LOW DENSITY 1	16	55	4	3.4	III-10
	I-4	OPEN SPACE	16				III-32
	SUBTOTAL		64	160			
II***	II-1	RESIDENTIAL-LOW DENSITY 3	62*	310	7	4.1	III-16
	II-2	RESIDENTIAL-MEDIUM DENSITY	40	415	15	11.0	III-20
	II-3	RESIDENTIAL-MEDIUM DENSITY	34*	390	15	13.0	III-20
	II-4	RESIDENTIAL-MEDIUM-HIGH DENSITY	9	170	25	16.6	III-23
	II-5	RESIDENTIAL-MEDIUM-HIGH DENSITY	4	75	25	18.8	III-23
	II-6	RESIDENTIAL-MEDIUM-HIGH DENSITY	4	75	25	18.8	III-23
	II-7	RESIDENTIAL-MEDIUM-HIGH DENSITY	6	100	25	16.6	III-23
	II-8	INDUSTRIAL	32				III-31
	SUBTOTAL		191	1,535			
III	III-1	RESIDENTIAL-MEDIUM DENSITY	19	285	15	15.0	III-20
	III-2	RESIDENTIAL-LOW DENSITY 2	105	397	7	3.8	III-13
	III-3/4	RESIDENTIAL-LOW DENSITY 3	21	86	5	5	III-16
	III-5/7	RESIDENTIAL-LOW DENSITY 3	26**	119	5	5	III-16
	III-6	COMMERCIAL	11				III-31
	III-8	OPEN SPACE	16				III-32
	SUBTOTAL		198	887			
IV***	IV-1	RESIDENTIAL-MEDIUM DENSITY	16	155	15	9.7	III-20
	IV-2	RESIDENTIAL-MEDIUM DENSITY	8	120	15	15.0	III-20
	IV-3	INDUSTRIAL	9				III-31
	IV-4	MIXED DEVELOPMENT	53	165	25	14.4	III-25
	IV-5	INDUSTRIAL	22				III-31
	IV-6	RESIDENTIAL-MEDIUM DENSITY	2	35	16.59	16.59	III-20
	SUBTOTAL		110	475			
	TOTAL		563	3,057			

* Includes 4-acre Neighborhood Park.

** Includes 5-acre Neighborhood Park.

*** **Does not include units permitted by right under the Affordable Housing Overlay.**



NOTE:
See Exhibit 10 for Landscape Legend.

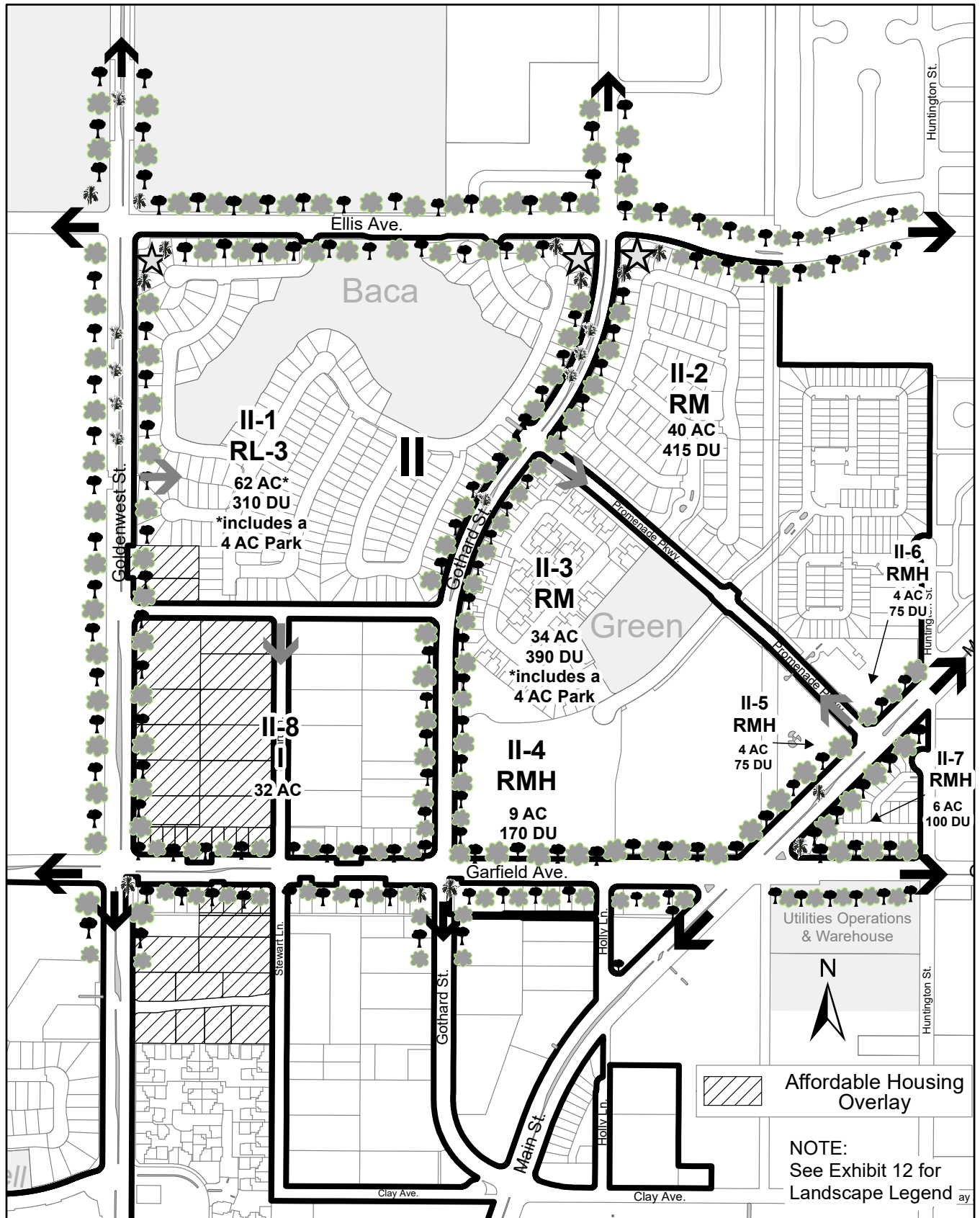
EXHIBIT 4

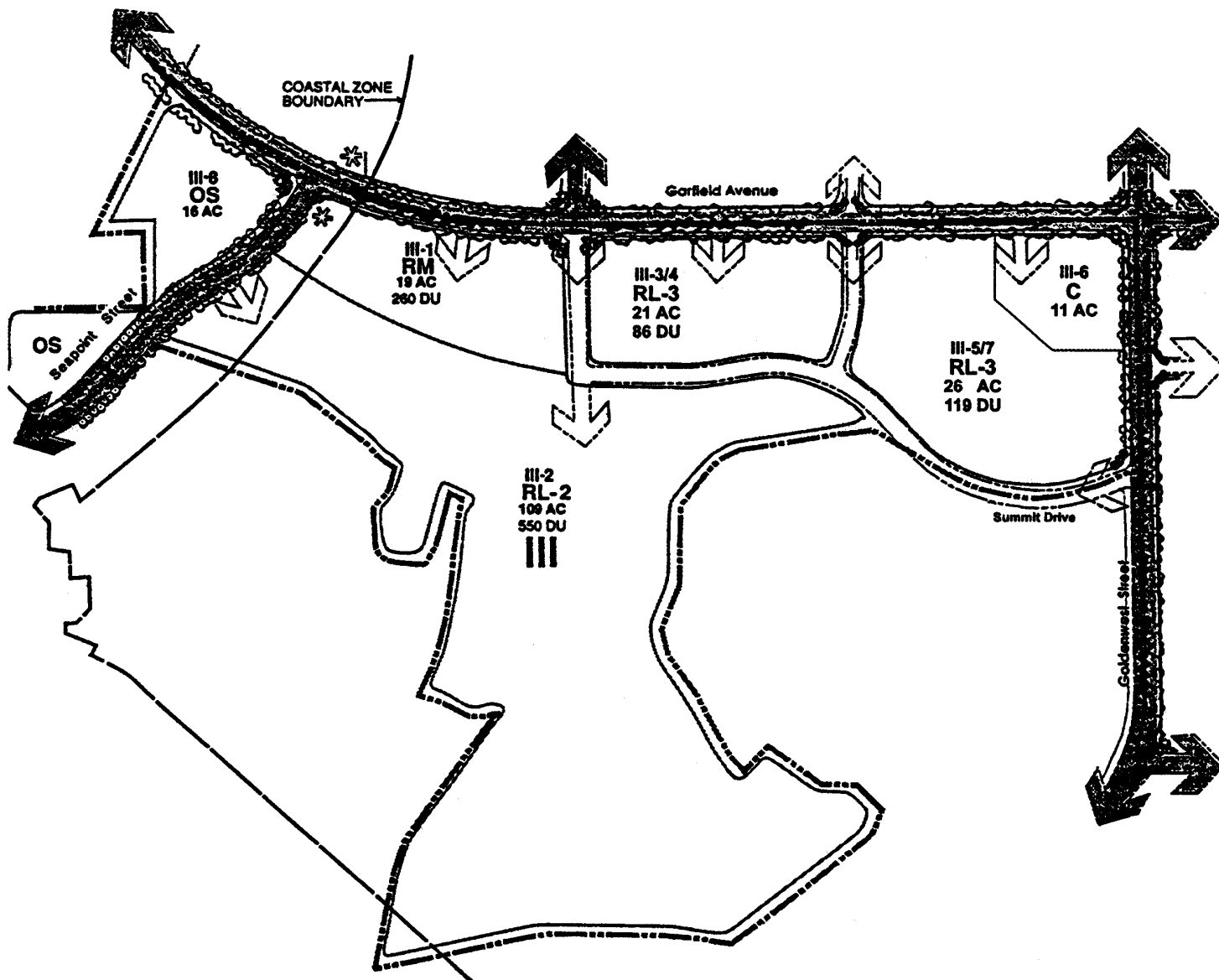
PLANNING AREA I DEVELOPMENT PLAN

CITY OF HUNTINGTON BEACH

HOLLY-SEACLIFF AREA SPECIFIC PLAN

FORMA





NOTE:
See Exhibit 10 for Landscape Legend.

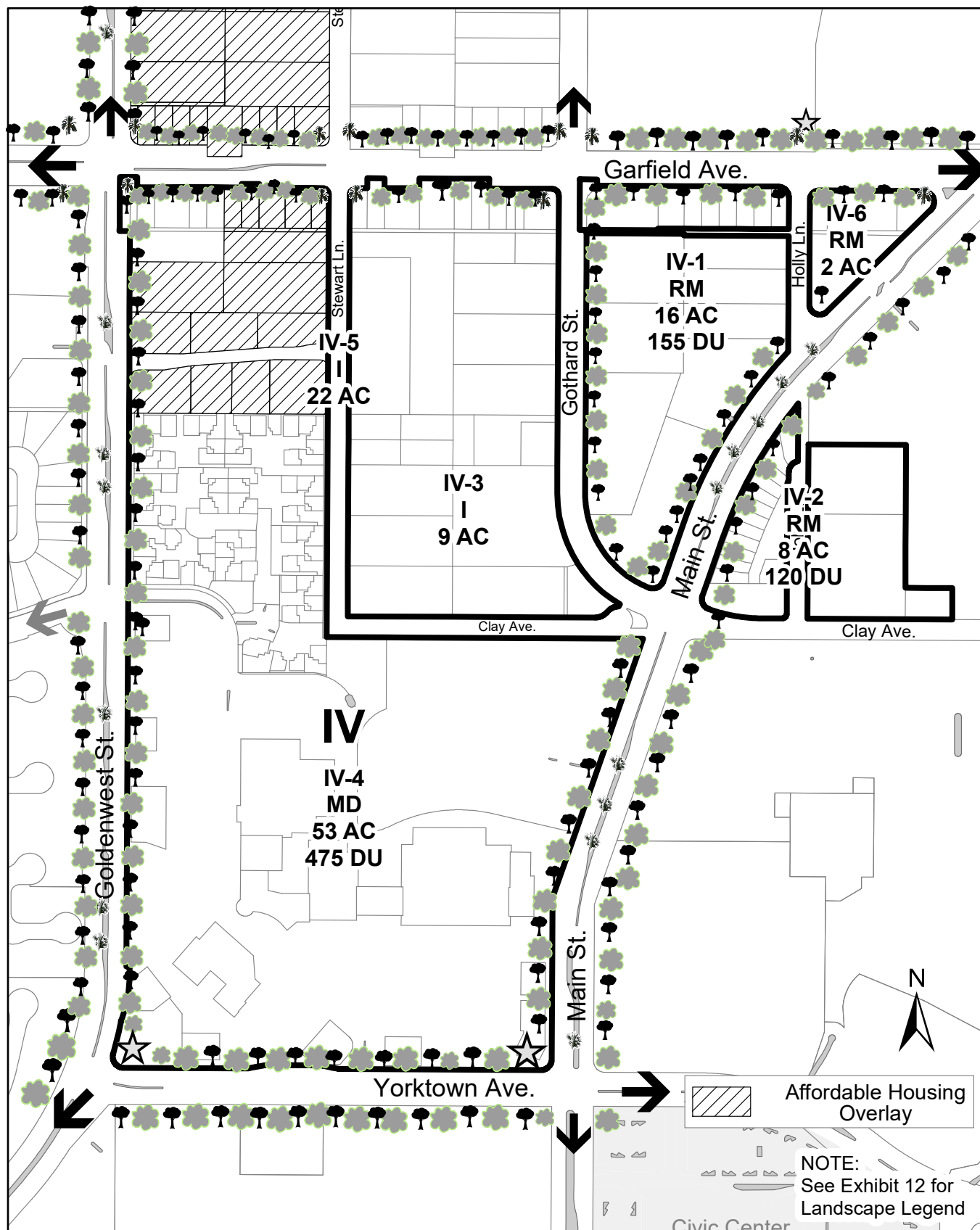
EXHIBIT 6

PLANNING AREA III DEVELOPMENT PLAN

CITY OF HUNTINGTON BEACH

HOLLY-SEACLIFF AREA SPECIFIC PLAN

4 111111 1 FORMA



a. Low Density

The Low Density categories are characterized by densities ranging from 4 to 7 dwelling units per acre.

Lots located in Planning Area I (RL-1) will be oriented to maximize their relationship to the linear park and provide unobstructed coastal views from blufftop areas. Permitted uses include lot sale subdivisions and detached single-family home subdivisions.

Low-density uses (RL-2) in Planning Area III are planned for areas abutting the private Seacliff Golf Course. Low-density (RL-3) uses in Planning Area II are planned as small lot detached single-family homes oriented in a traditional neighborhood setting.

a. Medium Density

The Medium Density (RM) category is planned to include densities ranging from 7 to 15 dwelling units per gross acre. Product types include single-family detached, single-family attached, and multi-family residential homes.

Medium Density areas are planned within Planning Areas II, III and IV. The single-family attached products will be two-story townhomes or flats. The multi-family units will be two and three-story condominiums/stacked flats and apartments.

b. Medium-High Density

The Medium-High Density (RMH) category is characterized by densities ranging from 15-25 dwelling units per gross acre. Product types include multi-family uses such as condominium/stacked flats and apartments.

Single-family attached units will be permitted, however this category will be primarily multi-family uses. Medium-High density areas are planned within Planning Areas II and III, along Garfield Avenue.

c. **Affordable Housing Overlay**

The Affordable Housing Overlay (AHO) is characterized by residential uses developed at a maximum density of 70 dwelling units per acre. Product types include multi-family uses such as condominium/stacked flats and apartments.

This category will allow for multi-family uses within Planning Areas II and IV, along Goldenwest Street and Garfield Avenue.

2. Mixed Development

The Mixed Development category allows for the creative combination of commercial, limited public and residential uses in a compatible manner. Residential products may include townhomes, condominiums, stacked flats and apartments. Public uses may include senior care facilities, general day care facilities and churches. The proposed uses will be clustered around a retail center providing a focal point for the entire project area. The location for the mixed development is in Planning Area IV, diagonally across from the Civic Center.

3. Commercial Land Uses

Commercial land uses within the Holly-Seacliff Specific Plan Area are planned along Garfield Avenue within Planning Areas III. The uses for these sites are expected to be those characteristic of a neighborhood commercial center, designed mainly to meet the local community shopping needs and reduce trips outside of the project area.

4. Industrial

The Industrial area, which currently is the center of oil production and oil-related services and storage uses, is intended to be developed as light industrial. The Industrial land uses within Holly-Seacliff are located at the intersection of Garfield Avenue and Goldenwest Street and Clay Avenue and Stewart Street, within Planning Areas II and IV.

5. Open Space

Open Space areas are designated within Planning Areas I and III. These areas are planned to be incorporated into the Bolsa Chica Linear Regional Park which will feature trails and passive recreation uses.

C. Circulation Plan

The Circulation Plan, Exhibit 8, depicts the general alignments and classifications of arterial highways within the Specific Plan area. The Circulation Plan is in accordance with provisions contained in the Holly-Seacliff Development Agreement 90-1. The Development Agreement provides a phasing plan for street improvements to correspond to the phased development in the Specific Plan area and to comply with and satisfy mitigation measures contained in Final Environmental Impact Report No. 89-1. Additionally, as stated in the Development Agreement, development projects within the Specific Plan area will be conditioned to participate in construction or fair-share funding associated with required infrastructure improvements needed to serve the Holly-Seacliff area.

The overall circulation concept relies on a hierarchy of circulation features ranging from major arterials to local residential streets. The system is designed to accommodate City-generated through-traffic while discouraging intrusion into individual neighborhood areas.

Orange County Transit District bus stops shall be provided at locations as shown on Exhibit 12. Additional bus stops may be required at the time of development.

A transportation corridor has been designated within Planning Area II. See Development Standards for Residential Medium and Medium High Densities for details. All streets shown on the Circulation Plan are public streets unless otherwise indicated. All public streets shall be developed to local street standards (as a minimum) as shown on the Standard Plans of the Public Works Department. All new traffic signals installed as part of development within the Specific Plan area shall be equipped with "Opticom" control devices. Detailed street plans and operational criteria can be found in the Holly Seacliff Specific Plan Technical Appendix.

D. Open Space/Recreation System

The Specific Plan designates 44 acres of open space and park uses (see Exhibit 9). Thirty-two (32) acres within Planning Areas I and III are to be dedicated per Development Agreement 90-1 to the City for the Bolsa Chica Linear Regional Park, which is planned to form a continuous open space corridor along the bluffs between Talbert Avenue and the Pacific Coast Highway for trails and passive recreation use.

Three neighborhood park areas with a minimum of four acres each are designated per Development Agreement 90-1 within the residential neighborhoods in Planning Areas II and III. These neighborhood facilities will provide local open space and recreational amenities.

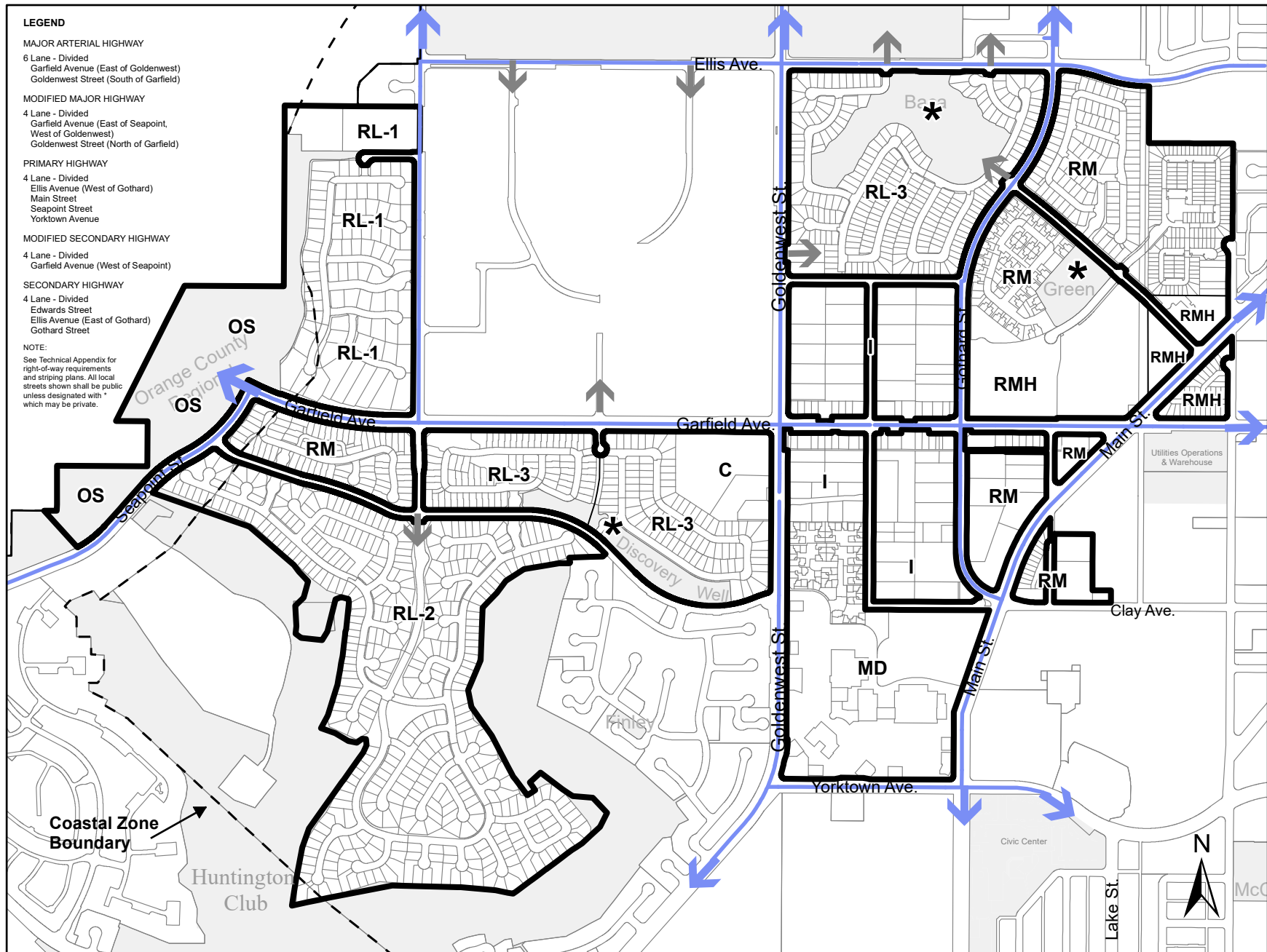
Neighborhoods within the Specific Plan area will be linked to major open space/recreation facilities such as Huntington Central Park and the Bolsa Chica Linear Regional Park by bike lanes on all arterials.

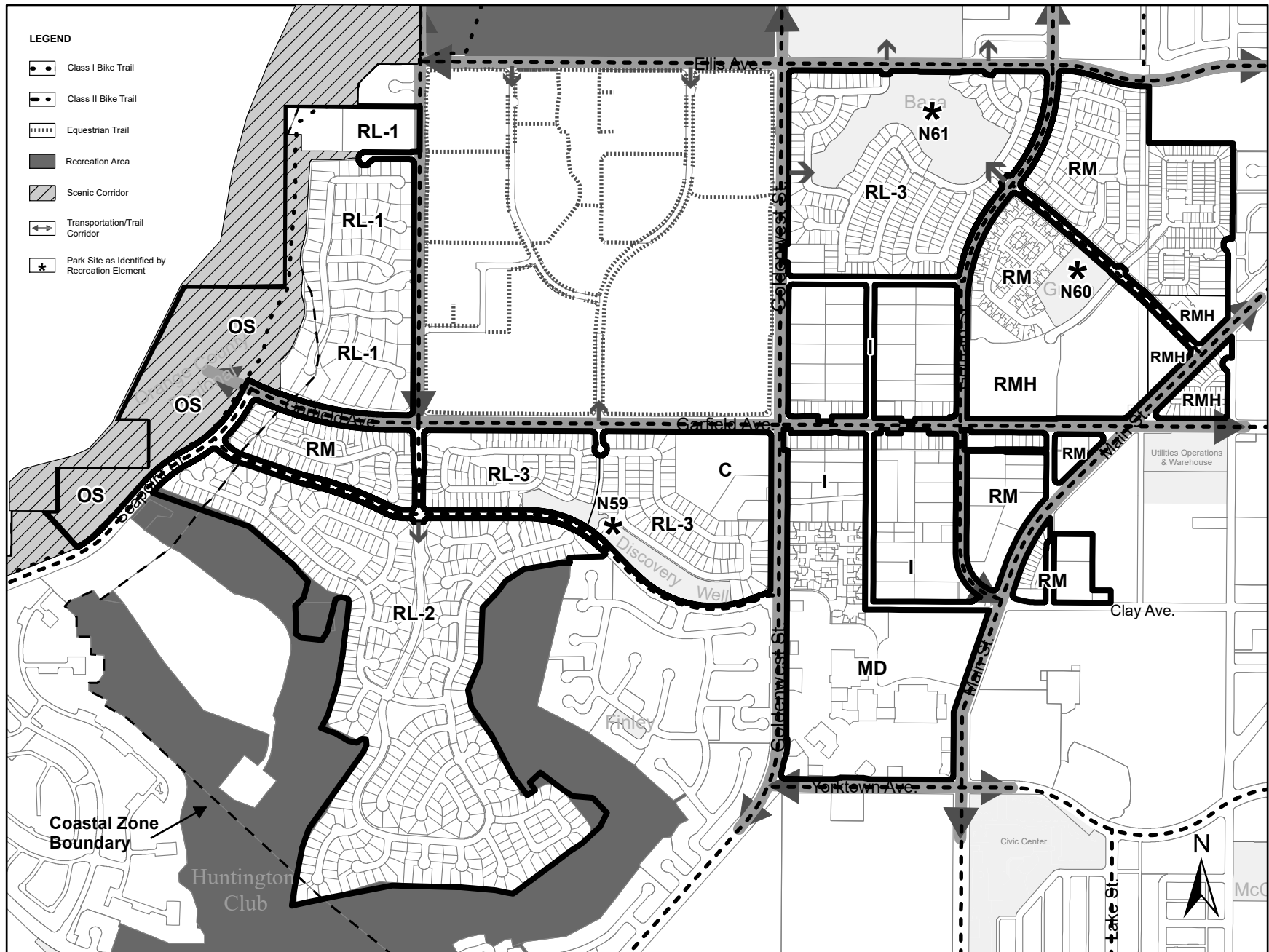
Private recreational facilities will typically be provided within the multi-family residential projects for the use of the residents within these developments, adding to the public recreational opportunities available within the Holly Seacliff project.

E. Grading Guidelines

Grading will be required to construct streets, infrastructure and other site improvements and to create properly drained development areas.

Another grading objective will be to balance cut and fill within the project area. It is intended that borrow sites, stockpiling and normal grading operations and procedures will occur within each of the individual planning areas.





The major grading constraint for the area is the elevation of existing public infrastructure facilities as they relate to the existing grades in the area. All reasonable efforts will be taken in the design of improvements and building pads to minimize the amount of grading required to accomplish workable and safe elevations through good engineering practices.

All grading within the Specific Plan area will require a grading permit and will be governed by soils, foundation and other geotechnical reports prepared by registered professional civil and geotechnical engineers, building codes, established engineering practices and City ordinances. The maximum slope ratio, horizontal to vertical, will be 2:1 unless otherwise recommended by a geotechnical engineering report and approved by the City.

Grading will occur in Planning Area I to lower grades near the intersection of Edwards Street and Garfield Avenue to meet safe highway design criteria, to increase useable areas within the linear park and to create and enhance coastal view opportunities.

In Planning Area II, grading will be necessary for the construction of arterial and local street improvements and the installation of master-planned drainage and sewer improvements within unimproved ravines. The ravine areas will be incorporated into a neighborhood linear park feature with slopes no greater than 2:1, in accordance with the schematic cross section on Exhibit 17.

Within Planning Area III, grading will be required to create and stabilize development areas and to direct runoff to master-planned facilities. Within Planning Area IV, grading will occur primarily in the Mixed Development area, concurrent with the widening of Goldenwest Street and removal of the existing abandoned reservoir.

The following guidelines are provided to enhance the visual form and character of manufactured slopes within the community:

- 1) Grading shall be consistent with City policies and incorporate safe grading techniques to provide for proper engineering practices and ensure adequate site drainage.
- 2) Blended and variable slopes shall be employed to restore a natural appearance within the framework of grading that is geologically safe.
- 3) There shall be a smooth transition where graded slopes meet existing grades. A transition at both the top and toe of slopes should also be provided.
- 4) Graded slopes shall be revegetated or landscaped per City approval.

F. Public Facilities

1. Infrastructure Plan

The Infrastructure Schematic Plan, Exhibits 10 and 11, identifies existing and proposed storm drain, sewer and water facility improvements to serve development within and surrounding the Specific Plan area. A specific analysis of infrastructure requirements and detailed design, construction and phasing plans can be found in the Holly-Seacliff Specific Plan Technical Appendix. The Technical Appendix also includes detailed arterial street sections, right-of-way requirements, traffic control systems and phasing plan.

Developers within the Specific Plan area will be responsible for the construction of public facilities improvements on a fair-share basis, as described in Section IV, Administration.

a. Storm Drains

Existing storm drainage facilities are maintained by the City of Huntington Beach, Public Works Department. The majority of the Holly Seacliff project area will drain via improved swales or proposed underground conduits into four primary runoff outlets.

The first of these primary outlets consists of drainage collected from the northwest portion of the project draining north. This runoff is either collected in a proposed storm drain system from Edwards Street northeasterly to the Ellis Avenue crossing, or drains in an improved swale north to the Ellis Avenue crossing.

The second primary runoff area consists of flows collected from the northeast and central portion of the project. The existing swales in Planning Area II will be upgraded and improved to accommodate both sewer and underground storm drain facilities. Storm drain systems will be added in Goldenwest Street from Garfield Avenue to midway between Ellis and Garfield Avenues, and in the realigned Gothard Street from Ernest Avenue to midway between Ellis Avenue and Garfield Avenue. The four areas depicted on the Development Plan, bounded by major The four areas depicted on the Development Plan, bounded by major The four areas depicted on the Development Plan, bounded by major The four areas depicted on the Development Plan, bounded by major and Ernest Avenues.

The third primary runoff area consists of flows collected in the most westerly and southwesterly portion of the area. All runoff from these areas drains to the south and through a detention basin at the downstream end of the Seacliff golf course. This basin has been designed to accommodate the future flows from development.

The fourth drainage area consists of flows leaving the project area through the southeast portion of the site. Flows from this area will be transported off the site via an extended storm drain system in Garfield or through the developed areas of the Pacific Ranch project.

Developers shall be responsible for the construction or funding of drainage facilities within their project and/or off-site facilities necessary to serve the development. If a developer is required to construct or to oversize these facilities beyond their fair-share to serve other projects, the developer shall enter into a reimbursement agreement with the City.

Storm drain system improvement requirements and design criteria may be found in the Holly-Seacliff Specific Plan Technical Appendix.

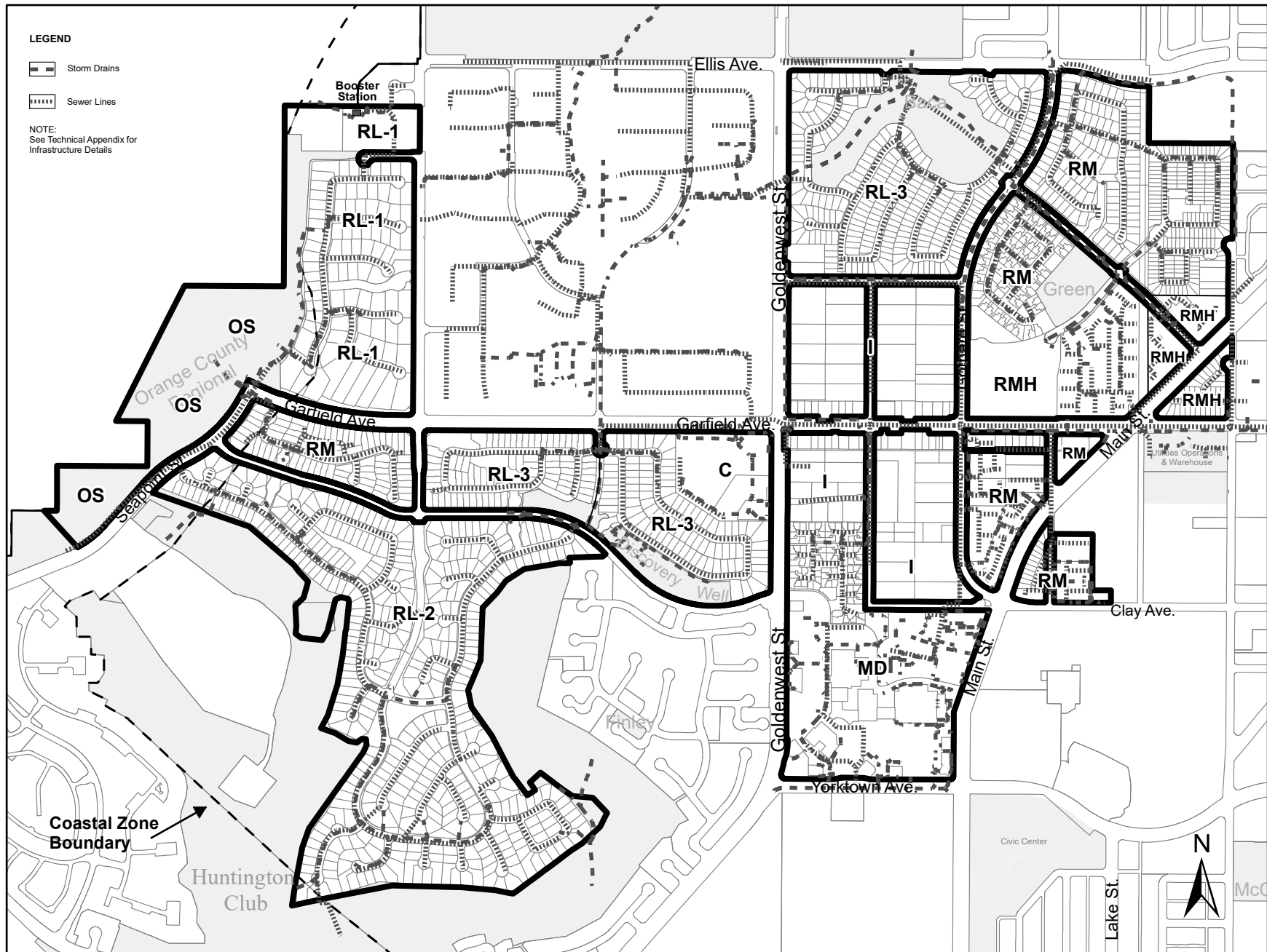
b. Sewer Facilities

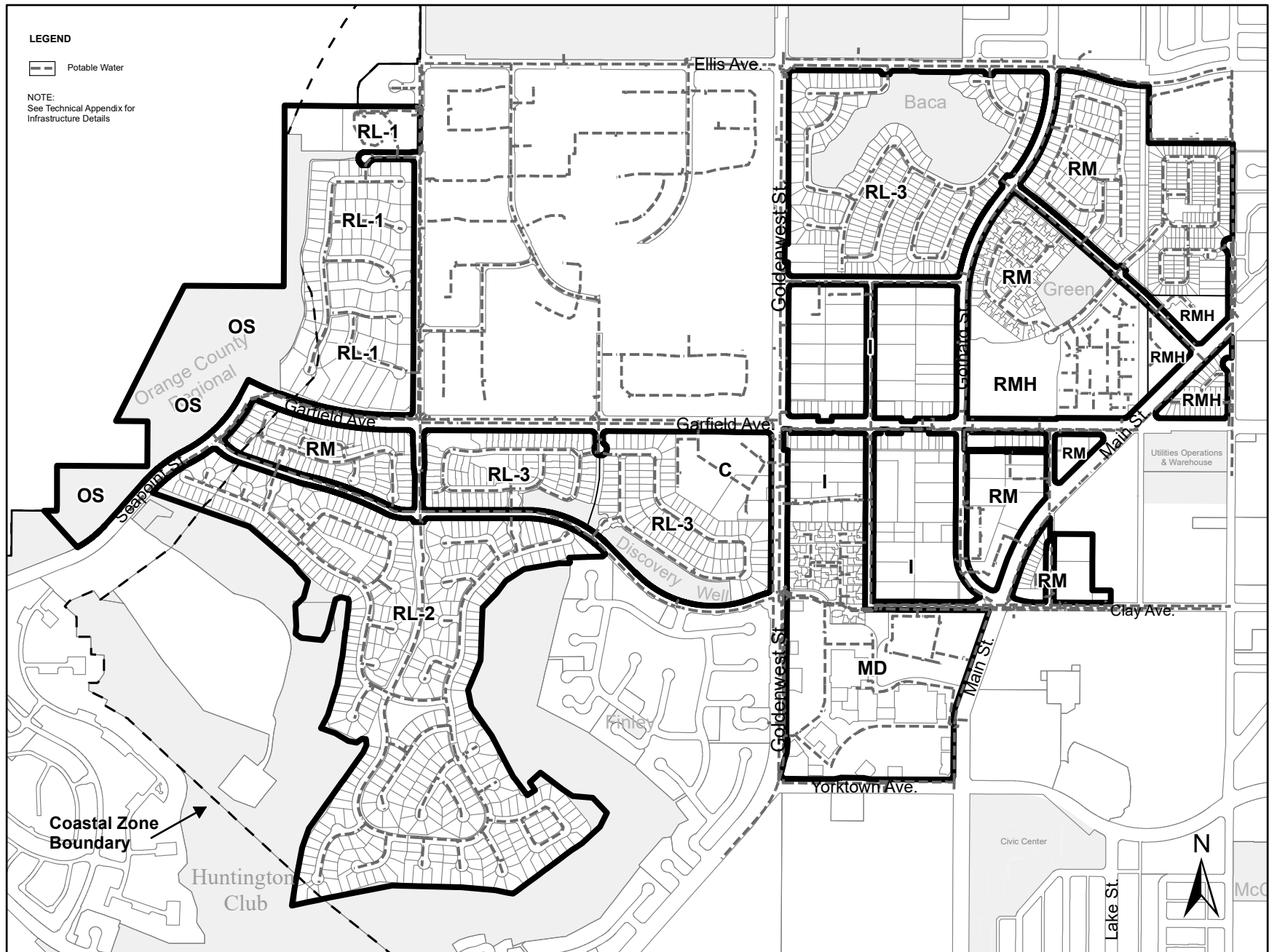
Existing sewer facilities for the project area are maintained by the City of Huntington Beach, Public Works Department and the Sanitation District of Orange County, District Nos. 3 and 11. The City's Master Plan of Sewers indicates that four major trunk lines and one City pump station will be required to ultimately collect and convey sewerage from the project area.

Generally, sewer lines 8-inches in diameter and smaller, required for interior streets and individual developments, will be the responsibility of developers on a project-by-project basis.

Developers shall be responsible for the construction or funding of sewer facilities within their project and/or off-site facilities necessary to serve the development. If a developer is required to construct or to oversize these facilities beyond their fair-share to serve other projects, the developer shall enter into a reimbursement agreement with the City.

Sewer system improvement requirements and design criteria may be found in the Holly-Seacliff Specific Plan Technical Appendix.





c. Water Facilities

The majority of the project area lies within the Reservoir Hill Assessment District, which operates as part of the City of Huntington Beach Water System. Although development throughout this district is currently minimal, main lines and transmission lines to service this entire area have been installed as part of this District. Because the existing booster station near Clay Avenue and Goldenwest Street is operating at capacity, plans have been made for the construction of a new booster pump station near Huntington Street and Garfield Avenue.

To properly service the project site, some additional 12-inch water lines are required within the arterial highways. Other smaller water lines will also be necessary in local interior streets within the project to provide water service to internal lots.

To mitigate project impacts on the City's water system, a 9-million gallon reservoir, water well, booster pump and a major water transmission main will be constructed outside the Holly-Seacliff Specific Plan Area to provide adequate water service and storage capacity for the area.

Developers shall be responsible for the construction or funding of water facilities within their project and/or off-site facilities necessary to serve the development. If a developer is required to construct or to oversize these facilities beyond their fair-share to serve other projects, the developer shall enter into a reimbursement agreement with the City.

Water system improvement requirements and design criteria may be found in the Holly-Seacliff Specific Plan Technical Appendix.

d. Fire and Emergency Medical/Police

As mitigation of project-related impacts, a Public Safety Facility (Talbert Station) will be constructed, furnished and equipped with fire and medical apparatus. The facility will be constructed on land provided by the City outside of the Specific Plan Area.

A police substation will also be constructed, furnished and equipped as part of the Public Safety Facility. The Specific Plan requires participation by developers in a fair-share funding program for these facilities.

e. Reclaimed Water

The City of Huntington Beach Water Master Plan proposes the use of reclaimed water for irrigation purposes. The City of Huntington Beach Public Works Department, Water Division, is currently coordinating with the Orange County

Water District (OCWD) for a supply of reclaimed water to serve portions of the City. It is anticipated that the City will be served via inclusion in OCWD's proposed Green Acres Reclamation Facilities Project (GAP).

The possible use of reclaimed water for some irrigated areas should decrease the future use of potable water throughout the developed Holly-Seacliff area. Should the City implement and connect to the Green Acres system of reclaimed water, such a system can be used to irrigate major open space features only, such as landscaped medians, parkways and parks, using County-provided water.

Developers shall be responsible for the construction or funding of reclaimed water facilities necessary to serve the development. If a developer is required to construct or to oversize these facilities beyond their fair-share to serve other projects, the developer shall enter into a reimbursement agreement with the City.

Reclaimed water system improvement requirements and design criteria may be found in the Holly-Seacliff Specific Plan Technical Appendix.

f. Parks

The proposed linear park areas in Planning Areas I and III will be dedicated; and neighborhood parks in Planning Areas II and III will be improved as provided for in the Holly-Seacliff Development Agreement. Properties not included in the Development Agreement will be subject to the City Park Acquisition and Development Fee Ordinance.

g. Library Facilities

Public library facilities are provided by the City of Huntington Beach approximately one-half mile north of the Specific Plan Area. All new development is assessed for library services through the payment of a cultural enrichment fee at the issuance of building permits.

h. Schools

The Specific Plan Area is located within the Huntington Beach City School District (Grades K-8) and the Huntington Beach Union High School District (Grades 9-12). All development within the Specific Plan Area is subject to the payment of school impact fees at the time of issuance of building permits, in accordance with Government Code Section 53080. School facility impact mitigation measures per Final Environmental Impact Report No. 89-1 shall be applied to development within the Specific Plan Area (see Section VI).

Schools shall be permitted in any Planning Area within the Specific Plan in order

to accommodate elementary students generated by the development of the Specific Plan and surrounding areas. A potential school site within the Specific Plan boundaries may be established by means of a general plan amendment.

Any new school facility shall be developed in accordance with the construction and planning standards and requirements of the City of Huntington Beach, the Huntington Beach City School District, the State of California Architects Office and the State of California Department of Education.

In order to comply with mitigation measures identified in Environmental Impact Report No. 89-1, proposed future development within the Specific Plan may be required to dedicate and convey land to the school district, pay additional school impact fees and/or provide other revenues to facilitate the financing of construction and land for new school facilities. In addition, mitigation may be achieved by providing new or existing permanent or temporary classroom facilities.

Compliance with the above shall be addressed concurrent with the filing of the first tentative tract map. The developer shall demonstrate to the City's satisfaction and upon receipt of the School District's review that the mitigation measures identified in Final Environmental Impact Report No. 89-1 have been or will be implemented prior to the approval of any tentative tract maps.

A School Facilities Impact Mitigation and Reimbursement Agreement shall be a condition of approval for any subdivision, tentative tract, or parcel map within the Specific Plan. The Agreement shall provide for the adequate mitigation of impacts on the elementary school district by providing adequate funding of school facilities necessary to serve the student population generated by the proposed development. This condition may be waived by the Board of Trustees of the Huntington Beach City School District.

2. Utilities

There are several public utility service providers identified by the Holly- Seacliff Specific Plan. Although adequate facilities exist for the current service needs of the Holly-Seacliff area, additional facilities may be required as development occurs.

a. Electricity

Electrical service to the area is provided by the Southern California Edison Company. Existing transmission and distribution lines are adequate to service current and potential future needs. Developers may be required to relocate or underground existing facilities concurrent with project development.

b. Natural Gas

Natural gas service in the Specific Plan Area is provided by the Southern California Gas Company. Adequate facilities exist for current and projected future needs. Developers may be required to relocate existing facilities concurrent with project development.

c. Telephone

Telephone service in the Specific Plan Area is provided by General Telephone (GTE). Developers should coordinate with GTE for the relocation of existing facilities and installation of new service.

d. Cable Television

Cable television service within Huntington Beach is provided by Paragon Cable. Developers should coordinate with Paragon Cable for the installation of new service.

e. Solid Waste Disposal

Rainbow Disposal Company currently provides solid waste disposal services for the Holly-Seacliff area. Based on service projections and anticipated demand increase, an adequate level of service will be maintained. No solid waste disposal facilities are planned to be located in Specific Plan Area.

G. Community Theme Guidelines

The Community Theme Guidelines are intended to provide for the development of neighborhoods, open spaces, buildings and streetscapes having a distinctive visual identity to promote individual neighborhood identities and to promote interrelationships between complementary land uses and community open space features.

The major elements of the Community Theme Plan include landscaping, walls, signage and monumentation, street furniture and open space/pedestrian linkage features as described below. Exhibit 12 illustrates the general location of required community landscaping and monumentation. All development proposals within the Specific Plan area shall conform to the community theme guidelines and shall incorporate appropriate community theme elements.

Concurrent with the filing of the first tentative tract map in the Specific Plan area, Community Design Guidelines shall be submitted which will address pedestrian linkages between planning areas, design and function of the swales, type of street furniture and greater definition of neighborhoods.

1. Landscaping

Landscaping shall be provided as outlined below, subject to the following general criteria:

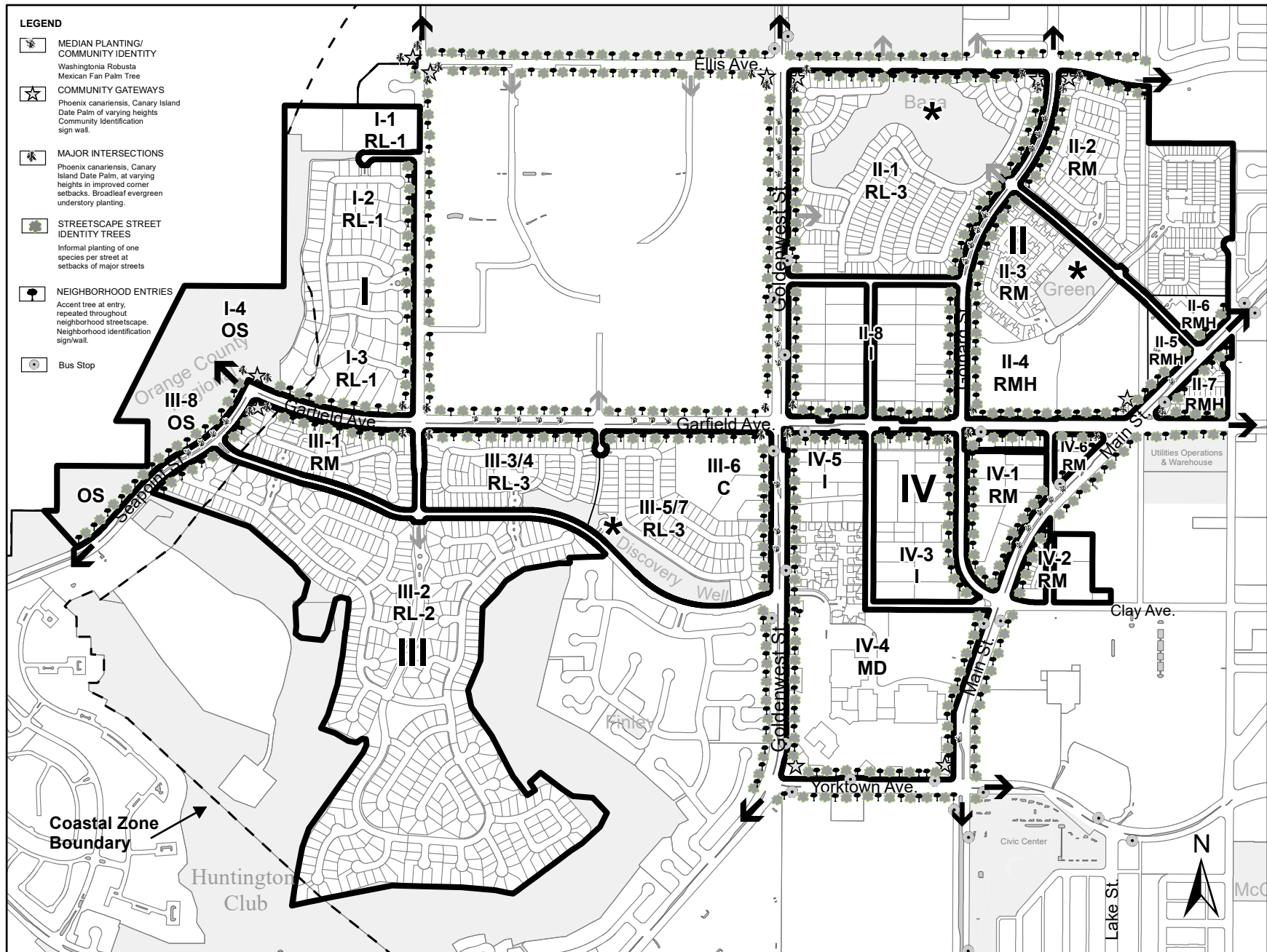
- Plant materials will consist of low-maintenance trees, shrubs and ground covers approved by the City of Huntington Beach.
- In graded areas and public open space areas where structures or other improvements are not built, landscaping should consider the use of native or naturalized drought tolerant species which can provide wildlife habitat, with a gradual transition to more ornamental species along the development edge.
- The landscaping of development within the plan should be designed to minimize visual impacts of adjacent parcels. Special consideration should be given to orientation of residences (particularly windows and decks) to respect the privacy of adjacent residents to the extent feasible.
- All landscaped medians located within arterial streets shall be maintained by the City of Huntington Beach, provided medians are designed and constructed per City standards and approval. All other landscaping improvements shall be maintained by a landscape maintenance district, community association, homeowners association or other method acceptable to the City.

a. Arterial Highway Medians

- Landscaped medians shall be provided along Goldenwest Street, Gothard Street between Ellis Avenue and Ernest Avenue, Main Street, Seapoint Street and Garfield Avenue where approved by the City.
- *Washingtonia robusta* (Mexican Fan Palm) shall be planted in informal groupings in all medians throughout the specific plan area.
- Flowering shrubs and ground cover will accent the palm groupings.
- Main Street median planting will consist of the existing mix of *Washingtonia robusta* and *Phoenix canariensis* (Canary Island Date Palm).

b. Community Gateways

- A minimum 25 foot landscape area (measured from curb face) shall be provided at community gateway locations identified on Exhibit 12 for appropriate landscaping and community monumentation.



- Phoenix canariensis (Canary Island Date Palm), Phoenix dactylifera (Date Palm), Washingtonia robusta (Mexican Fan Palm) in clusters, Erythrina caffra (Coral Tree), Chamaerops humilis (Mediterranean Fan Palm) or other City-approved tree, at varying heights.
- Broadleaf evergreen understory planting.
- Community identification monumentation accented with flowering ground cover.

c. Major Intersections

- A minimum 25 foot landscape area (measured from curb face) shall be provided at major intersections identified on Exhibit 12 for enhanced landscape treatment.
- Phoenix canariensis (Canary Island Date Palm), Phoenix dactylifera (Date Palm), Washingtonia robusta (Mexican Fan Palm) in clusters, Erythrina caffra (Coral Tree), Chamaerops humilis (Mediterranean Fan Palm) or other City-approved tree, at varying heights.
- Broadleaf evergreen understory planting.

d. Streetscape/Street Identity Trees

- A minimum 15 foot landscape area shall be provided along all arterial highways within the specific plan area for appropriate parkway landscaping. Along Main Street, the 15 foot landscape area shall consist of 6 feet of public right-of-way and a 9 foot private landscape easement. Typical landscaped street sections are found on Exhibits 13, 14 and 15.
- The parkways for each street shall consist of informally-spaced groups of two tree varieties from the list below:

<u>Botanical Name</u>	<u>Common Name</u>
Brachychiton acerifolius	Flame Tree Casuarina
cunninghamiana	River She-Oak
Cupaniopsis anacardiodes	Carrotwood
Eucalyptus ficifolia	Red Flowering Gum
Eucalyptus sideroxylon rosea	Red Iron Bark Gum

<i>Ficus rubiginosa</i>	Rusty Leaf Fig
<i>Koelreuteria bipinnata</i>	Chinese Flame Tree
<i>Magnolia grandiflora</i>	Samuel Sommer
"Samuel Sommer"	Magnolia
<i>Melaleuca quinquenervia</i>	Cajeput Tree
<i>Pinus canariensis</i>	Canary Island Pine
<i>Pinus eldarica</i>	Mondel Pine
<i>Pinus sylvestris</i>	Erect Scotch Pine
<i>Pistacia atlantica</i>	Mt. Atlas Pistache
<i>Platanus acerifolia</i>	London Plane Tree
<i>Podocarpus gracilior</i>	Fern Pine
<i>Schinus molle</i>	California Pepper

e. Neighborhood Entries

- A minimum 20 foot landscape area (measured from curb face) shall be provided at each neighborhood entry.
- The accent trees at each neighborhood entry are to be repeated throughout the neighborhood streetscape.
- Neighborhood identification sign/wall.
- Tree, shrub and ground cover species will be consistent with neighborhood character and architectural theme, and will contrast with the adjacent arterial street tree.

2. Walls, Signage and Monumentation

- a. All single-family residential and industrial areas along an arterial highway shall be screened by a minimum six-foot high solid masonry wall.
- b. The design and materials of residential walls shall be consistent within each

planning unit.

- c. Community walls will vary by neighborhood and reflect neighborhood theme and architecture, while utilizing the same materials in varied combinations for a consistent community image. These materials may consist of stone, brick, decorative block or tubular steel in different combinations for each of the individual neighborhoods.
- d. The horizontal form of continuous solid walls shall be softened by the use of pilasters or landscape materials.
- e. Multiple-family residential areas may be screened by a combination of solid and open fencing materials.
- f. The location, design and materials for all walls facing an arterial highway within the Specific Plan area shall be subject to approval of the Director of Community Development.
- g. All proposed signs with the Specific Plan shall conform with the Sign Ordinance of the Huntington Beach **Zoning and Subdivision** Ordinance ~~Code~~.
- h. A monument sign or other architectural feature shall be constructed within the landscaped setback area of all Community Gateway locations identified on Exhibit 12.
- i. Neighborhood entry signs shall be located within the landscaped setback area for each neighborhood entry.
- j. Commercial, industrial and mixed-use project identification signs may be located within the landscaped setback area adjacent to an arterial highway.
- k. The location, design and materials for all proposed community gateway, neighborhood entry and project identification signs shall be subject to the approval of the Director of Community Development.

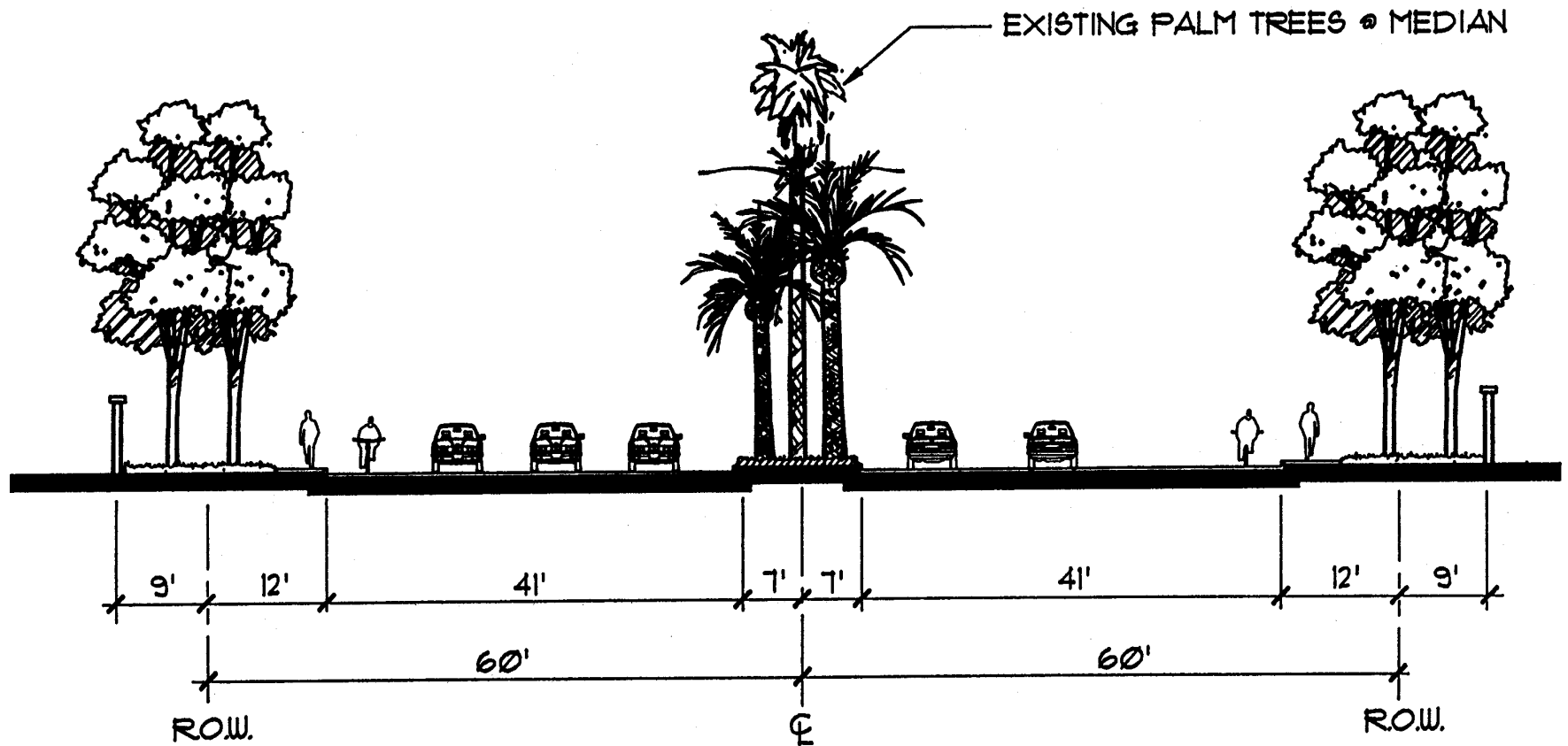


EXHIBIT 13

MAIN STREET

Looking North, between Huntington and Clay

120' R.O.W. STREET SECTION

CITY OF HUNTINGTON BEACH

HOLLY SEACLIFF AREA SPECIFIC PLAN

0 5 10 15 FORM

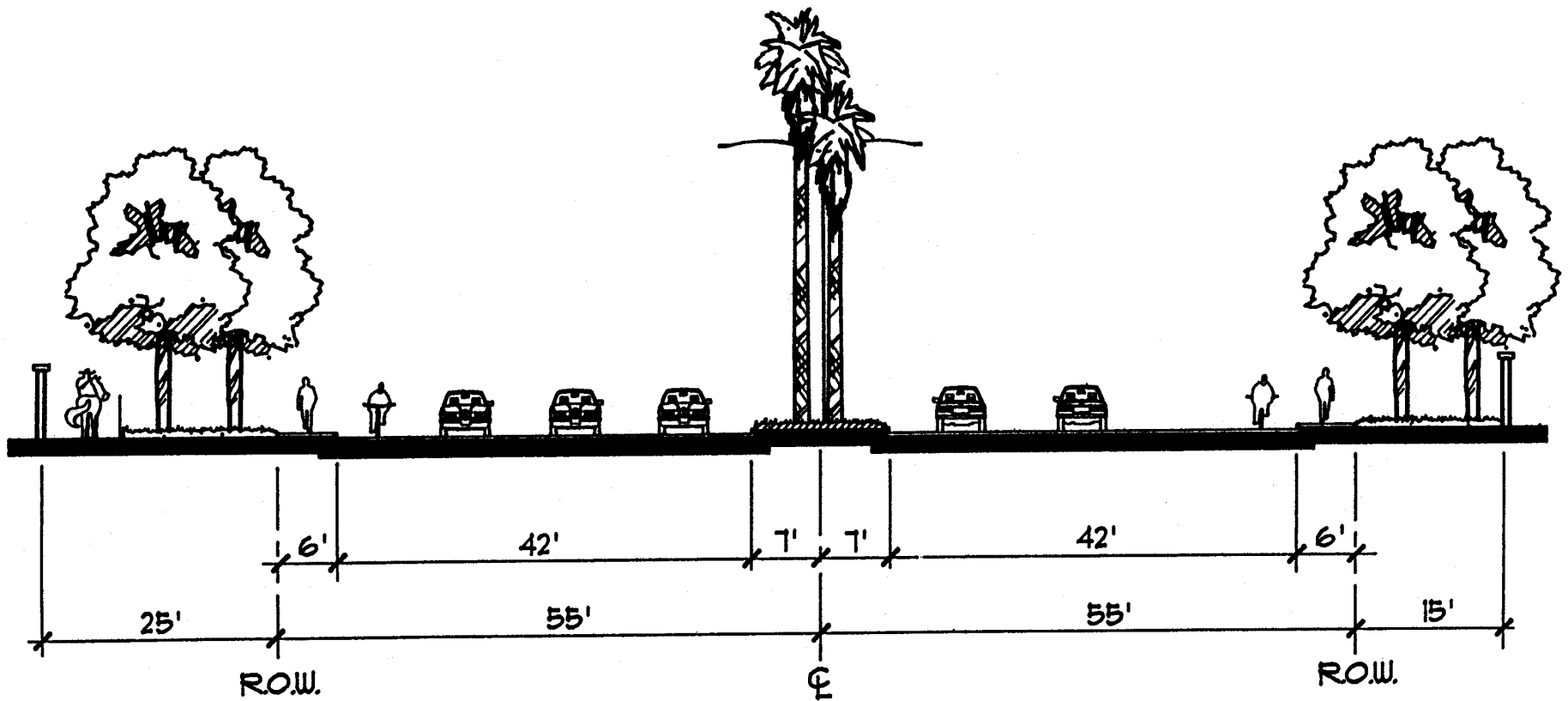


EXHIBIT 14

GOLDENWEST STREET

Looking North, between Ellis and Ernest

110' R.O.W. STREET SECTION

CITY OF HUNTINGTON BEACH

HOLLY SEACLIFF AREA SPECIFIC PLAN



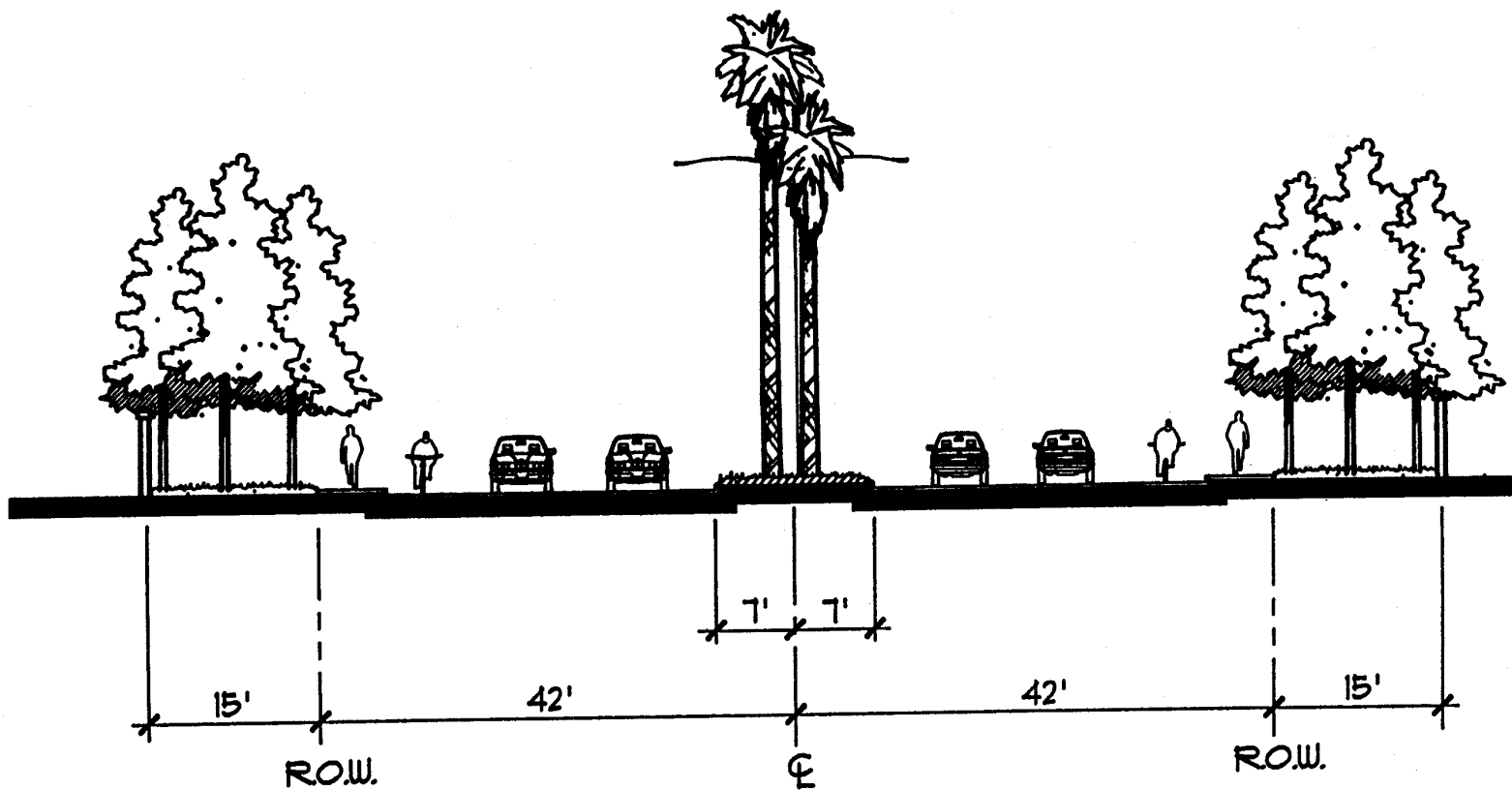


EXHIBIT 15

GOTHARD STREET
Looking North, between Ellis and Ernest
84' R.O.W. STREET SECTION

CITY OF HUNTINGTON BEACH

HOLLY SEACLIFF AREA SPECIFIC PLAN

0 5 10 15 FORM

3. Street Furniture

- a. Street lighting may be placed within arterial medians or within adjoining sidewalk and setback areas.
- b. Street lighting should be standardized throughout the Specific Plan area. Street lighting along arterials shall be of Marbelite Cobra Head type and 30 feet in height. Street lighting along local streets shall be of Marbelite Cobra Head type and 25 feet in height. Street lighting may have custom decorative features within Planning Areas if approved by the City.
- c. Bus stops and shelters shall be provided in the locations identified on Exhibit 12.
- d. The design of any proposed bus shelters shall be reviewed by the Orange County Transit District and approved by the Director of Community Development.

4. Open Space/Pedestrian Linkages

The Specific Plan incorporates and is surrounded by numerous significant open space and recreational features, including Huntington Central Park, the Bolsa Chica Linear Regional Park and neighborhood parks. The following guidelines are intended to maximize the interrelationship of land uses within the Specific Plan area to both internal and external community amenities.

- a. Bicycle lanes shall be provided on all arterial highways within the Specific Plan area.
- b. Bicycle lanes shall be connected to recreational trails within public and private park and open space areas at locations deemed appropriate by the Director of Public Works.
- c. Sidewalks shall be provided adjacent to all arterial highways within the Specific Plan area.
- d. Sidewalks shall be connected to pedestrian trails located within public and private park and open space areas where feasible.
- e. Pedestrian access shall be provided to all neighborhood commercial areas from adjacent residential neighborhoods to discourage unnecessary automobile trips.
- f. Residential, commercial, industrial and mixed-use projects shall be designed to encourage pedestrian and bicycle access as well as automobile access.
- g. Where feasible, pedestrian access should be provided between adjoining residential projects.
- h. Bus stops and shelters shall be provided as indicated on Exhibit 12 to facilitate public transportation within the Specific Plan area.

III. ZONING AND DEVELOPMENT STANDARDS

III. ZONING AND DEVELOPMENT STANDARDS

A. Purpose and Intent

The purpose of this section is to provide the specific development and density standards and regulations that will be applied for each type of development permitted within the Holly-Seacliff Specific Plan. Unless otherwise stated, the Specific Plan will be the zoning document for the Planning Areas identified in the Development Plan. This section contains the definitions, general provisions and development standards.

The following Zoning and Development Standards apply to all properties within the Specific Plan area. All references to the "Huntington Beach Zoning and Subdivision Ordinance Code" mean the current Code, except for properties included in Development Agreement 90-1 which are subject to the Code in effect at the time of adoption of Development Agreement 90-1.

B. Definitions

The following definitions shall apply to the Holly-Seacliff Specific Plan. Terms not defined herein shall have the same definitions as used in the City of Huntington Beach Zoning and Subdivision Ordinance Code in effect at the time of adoption of the Holly-Seacliff Specific Plan.

1. Building Height

Building height shall be defined as a vertical dimension measured from the top of the highest roof feature, including mechanical equipment screening, to the top of the subfloor/slab directly underneath. In addition, the following standards shall apply:

- a. Datum (100) shall be set at the highest point of the curb along the front property line. If no curb exists, datum shall be set at the highest centerline of the street along the front property line.
- b. The differential between top of subfloor and datum shall be a maximum of two (2) feet as determined by Public Works. In the event that any subfloor, stemwall or footing is proposed greater than two (2) feet above datum, the height in excess shall be deducted from the maximum allowable ridgeline height.
- c. Roofs shall have a 5/12 pitch or greater.
- d. In the case of proposed development adjacent to existing structures and infill development involving individual lots with a grade differential of three (3) feet or greater between the high point and the low point, determined before rough grading, Use Permit approval shall be required. Use Permit approval shall be based upon a building and grading plan which terraces the building with the grade and which is compatible with adjacent development.

2. Planning Areas

The four areas depicted on the Development Plan, bounded by major streets as shown, and labeled I, II, III and IV streets as shown, and labeled I, II, III and IV.

3. Planning Unit

A sub-area of a Planning Area numbered and identified on the Development Plan and Land Use Table.

4. Z-lot

A lot in which the house is laid out in a diagonal between its front and rear yards and the creation of use easements with other residential properties on its sides results in wider usable side yards.

C. General Provisions

All development activity within the Holly-Seacliff Specific Plan Area will be subject to the following general conditions and requirements, as noted.

1. Permitted Uses

- a. Permitted Uses within the Specific Plan Area shall be defined in the Development Standards section for each district or subarea.
- b. All requests for residential density transfers shall comply with the procedures contained in Section IV-D, Density Transfer Procedure.
- c. In addition to Permitted Uses, Unclassified Uses shall be permitted in accordance with the regulations contained in the Huntington Beach **Zoning and Subdivision Ordinance Code**.
- d. Nonconforming Uses shall be permitted within the Specific Plan Area in accordance with the regulations contained in the Huntington Beach **Zoning and Subdivision Ordinance Code**.
- e. Oil and gas production shall be permitted within the Specific Plan Area in accordance with the regulations contained in the Development Standards section herein and the Huntington Beach **Zoning and Subdivision Ordinance Code**.

The continued operation, redrilling and servicing of existing oil and gas wells shall be permitted throughout the Specific Plan Area, subject to applicable City regulations and compliance with the mitigation measures contained in Final Environmental Impact Report No. 89-1, see Section VI.

The drilling of new oil and gas wells and consolidation of existing operations shall be permitted only within Planning Units II-8 and IV-5, subject to the approval of a Conditional Use Permit and compliance with applicable City regulations and mitigation measures contained in Final Environmental Impact Report No. 89-1.

2. Overlay Areas

Additional regulations to those stated in the Development Standards section herein are applicable in the following areas:

a. Flood Plain Zone Overlay

Development within the Flood Plain Zone Overlay, identified in Exhibit 16, shall comply with the regulations contained in the Huntington Beach **Zoning and Subdivision** Ordinance ~~Code~~.

b. Alquist-Priolo Zone Overlay

All development projects within the Alquist-Priolo Zone Overlay identified in Exhibit 16 shall be required to submit a geotechnical investigation identifying any active traces of the Newport/Inglewood Fault and establishing any required building setback lines prior to issuance of a building permit.

c. Coastal Zone Overlay

All development projects located entirely or partially within the Coastal Zone boundary identified on Exhibit 16 shall require approval of a Coastal Development Permit in accordance with the regulations contained in the Huntington Beach **Zoning and Subdivision** Ordinance ~~Code~~.

d. Access Plan Overlay

Exhibit 16 identifies parcels in Planning Areas II and IV where coordination of access on Garfield Avenue is necessary for safe and efficient traffic movement. All development applications within this overlay area shall require approval of an access plan by the Public Works Department.

e. **Affordable Housing Overlay**

Exhibit 16 identifies parcels in Planning Areas II and IV where new multi-family residential projects proposing a minimum of 20 percent of the dwelling units affordable to lower income households as defined by California Health and Safety Code 50079.5, or a successor statute, are permitted by right subject to submittal of a General Planning Application and a Preliminary Plan Review to the Community Development Department. All development projects permitted in the Affordable Housing Overlay shall

comply with the regulations of Chapter 229 Affordable Housing Overlay of the Huntington Beach Zoning and Subdivision Ordinance.

f. Windrow Trees and Swales

Exhibit 16 shows areas in Planning Area II of existing "windrow" trees and swales. Wherever feasible, existing windrows should be preserved within park sites or replaced to maintain the aesthetic benefits they contribute to the community. Further studies should be completed to assess the health of these trees. Where it is not feasible, as determined by the City of Huntington Beach, to preserve healthy, mature trees, trees may be replaced with 36" box trees at a 1:1 ratio. Landscaping plans specifying the number and type of replacement trees shall be submitted for review and approval by the Huntington Beach Public Works Department prior to the issuance of a building permit.

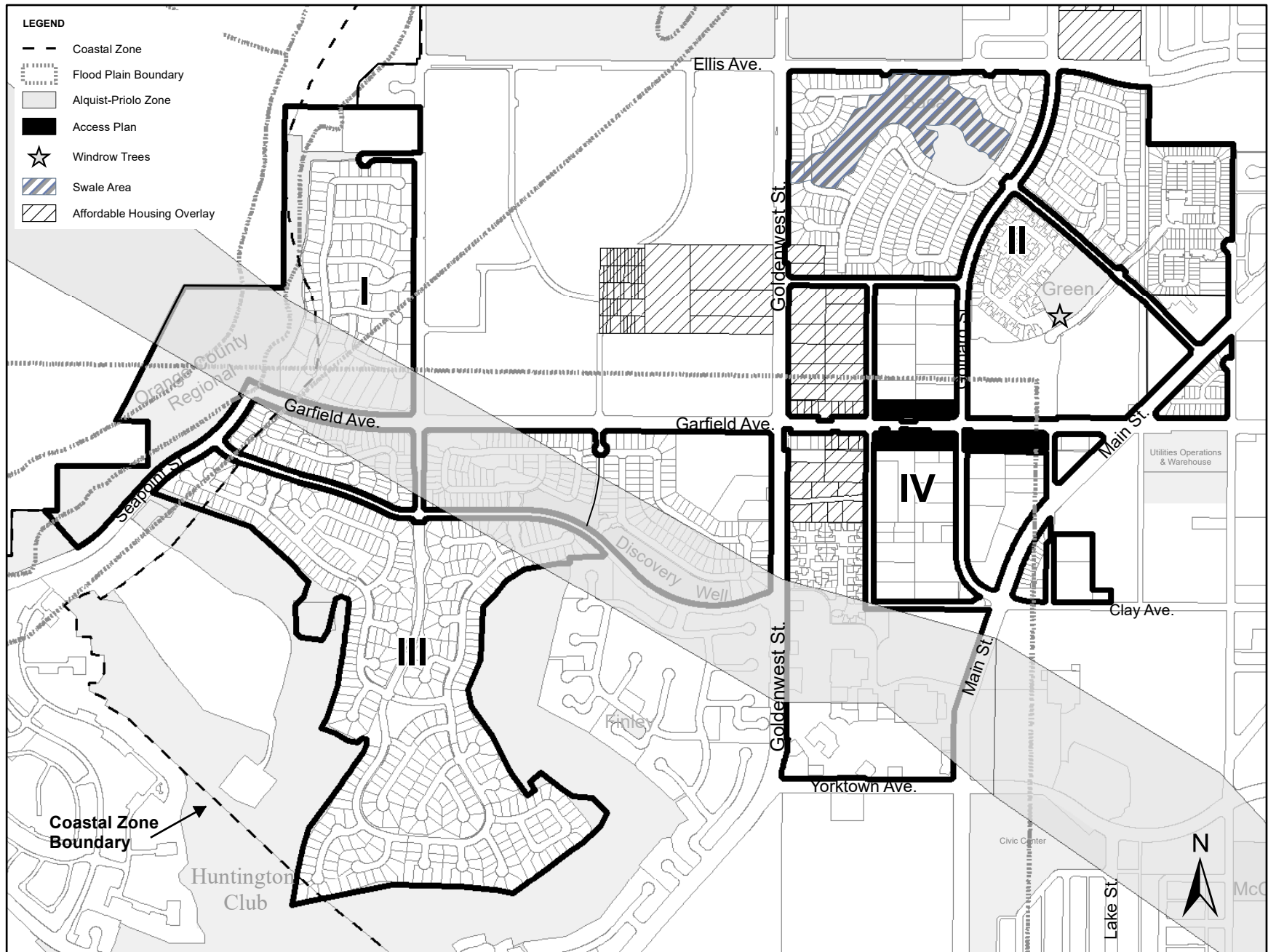
The existing swales should be incorporated into a recreation/open space corridor including landscaping and a recreation trail per the typical cross section shown on Exhibit 17.

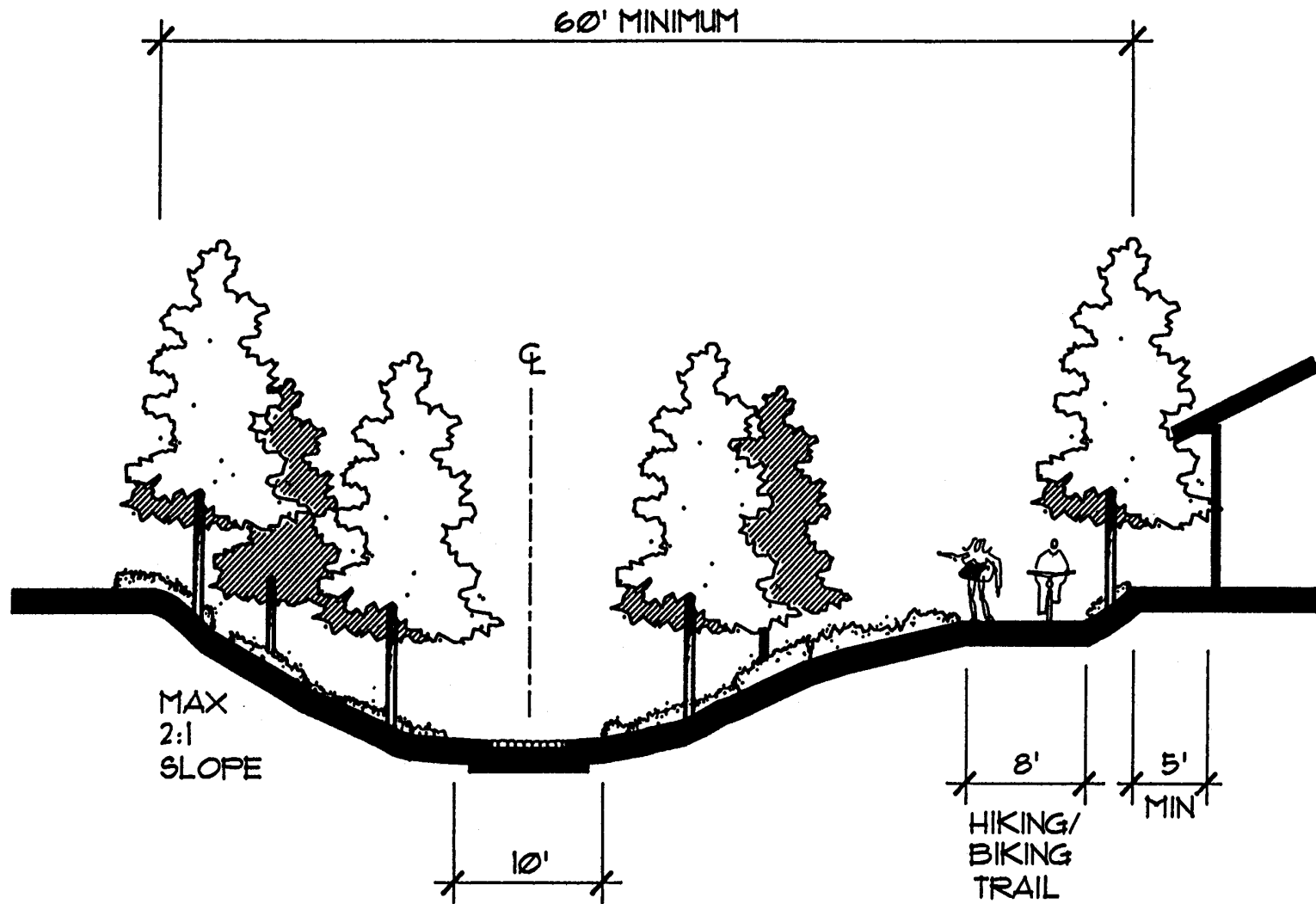
3. Parking

Parking shall be provided for all development projects in accordance with the regulations contained in the Huntington Beach **Zoning and Subdivision Ordinance Code**.

4. Landscaping

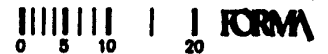
- a. Landscaping shall be required as defined within the Development Standards in Section III for each district.
- b. All projects fronting on an arterial highway shall be responsible for installing landscaping consistent with the Community Theme Guidelines outlined in Section II-G.
- c. Residential and industrial/commercial uses shall be adequately separated. Since all such uses in the Specific Plan area are separated by streets, new development and redevelopment shall include a minimum of 15 foot landscape area with a 6 foot high solid masonry wall. Buildings shall be set back as required by the development standards. See Exhibit 18.
- d. Developers shall consult with the Public Works Department regarding landscaping conservation measures and shall submit landscape and irrigation plans for approval.
- e. Wherever feasible, trees suitable for use by raptors should be preserved or replaced in accordance with Final Environmental Impact Report No. 89-1.





CITY OF HUNTINGTON BEACH
 HOLLY SEACLIFF AREA SPECIFIC PLAN

EXHIBIT 17
 RECREATION/OPEN SPACE CORRIDOR
 TYPICAL CROSS SECTION



INDUSTRIAL/
COMMERCIAL

RESIDENTIAL

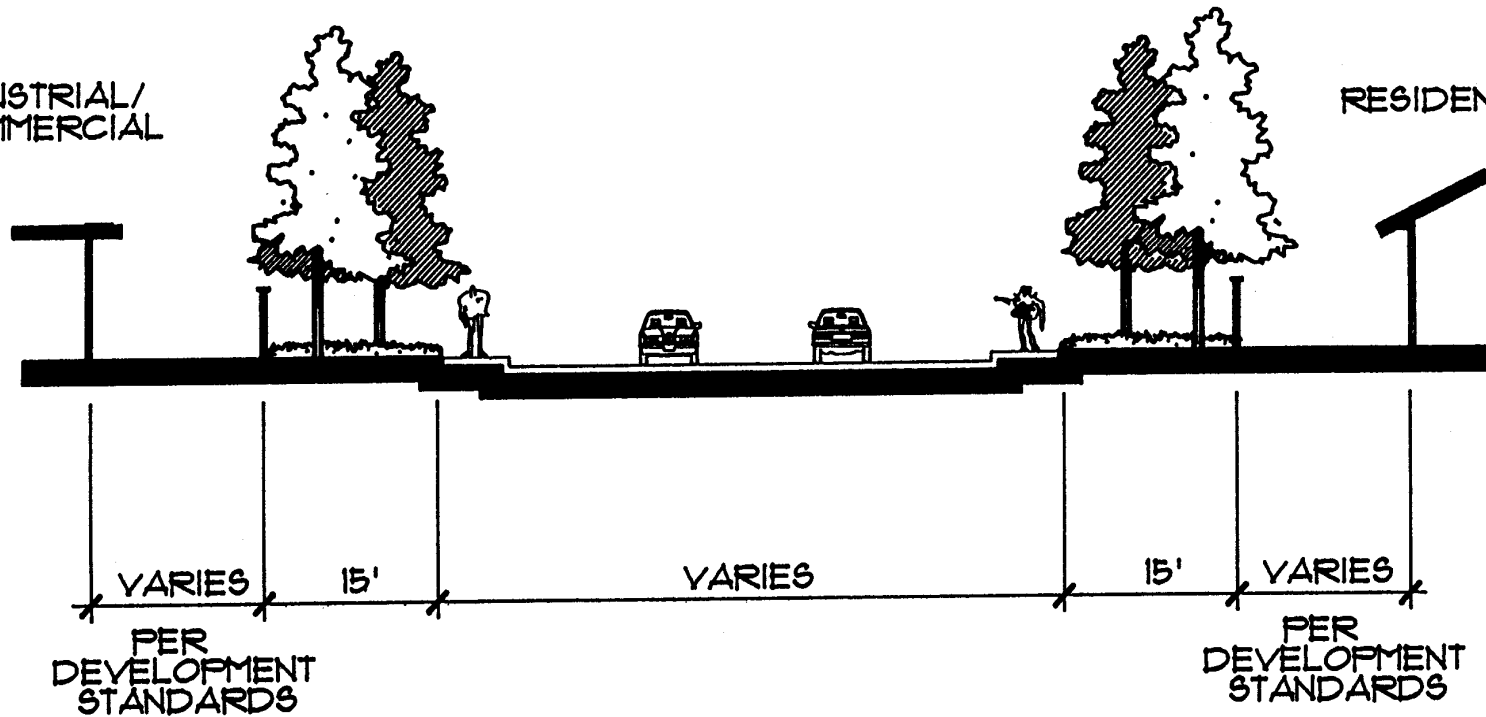


EXHIBIT 18

CITY OF HUNTINGTON BEACH

COMMERCIAL/INDUSTRIAL AND RESIDENTIAL
TYPICAL SEPARATION FOR NEW DEVELOPMENT

HOLLY SEACLIFF AREA SPECIFIC PLAN

0 5 10 15 **FORMA**

5. Walls and Fences

A plan showing the proposed location, size and materials of all proposed walls and fences shall be submitted for review and approval by the Community Development Department prior to the issuance of a building permit.

6. Signs and Outdoor Lighting

A plan showing the proposed location, size and materials of all proposed signs and outdoor lighting shall be submitted for review and approval by the Community Development Department prior to the issuance of the building permit. All signs shall conform to the regulations contained in the Huntington Beach **Zoning and Subdivision** Ordinance ~~Code~~. Outdoor lighting shall be designed to provide adequate illumination of on-site areas without intruding upon surrounding properties or sensitive uses.

7. Public Facilities and Infrastructure

All development projects shall construct or fund required public facilities and infrastructure per a Holly-Seacliff Public Facilities Development Fee Ordinance in conformance with the Public Facilities Plan (Section II-F) and the Holly-Seacliff Specific Plan Technical Appendix. Developers shall consult with the Orange County Transit District regarding locations for bus stops, turnouts and shelters prior to the approval of a tentative tract map or issuance of a building permit.

8. Utilities

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

9. Fire Protection and Emergency Vehicle Access

All development projects shall comply with the regulations contained in Chapter 17.56 of the Huntington Beach Municipal Code (Fire Code). A plan showing the location of fire hydrants and emergency vehicle access shall be submitted for review and approval by the Fire Department prior to the issuance of a building permit. All projects involving the closure of public streets shall be reviewed by the Fire Department for adequate emergency apparatus access.

10. Environmental Requirements

Development within the Specific Plan Area shall implement the mitigation measures contained in Final Environmental Impact Report No. 89-1 (see Section VI).

General mitigation measures are identified within the Specific Plan. Other mitigation measures are triggered by specific permits or entitlement requests and must be addressed at that time. In addition, each development project shall include an environmental mitigation monitoring program prior to approval.

In compliance with the mitigation measures contained in Final Environmental Impact Report No. 89-1, the following studies or plans may be required as a condition of project approval prior to the issuance of grading and/or building permits, final inspection, or certificate of occupancy as indicated:

a. Geotechnical Investigation

A geotechnical investigation addressing potential hazards due to seismic activity, erosion, tsunami, liquefaction and subsidence including recommendations for grading and the placement and design of structures, shall be submitted for review and approval by the Public Works Department prior to the issuance of a building permit.

b. Soils Report

A soils report containing recommendations regarding the placement of fill, design of slopes, slabs, footings and foundations shall be submitted for review and approval by the Public Works Department prior to the issuance of a grading permit. In areas containing active, idle or abandoned oil and gas wells or storage tanks, a report indicating the location and status of all facilities and any contaminated soils and methane, together with recommended mitigation measures, shall be submitted to the Fire Department prior to the issuance of a building permit. Mitigation from Final Environmental Impact Report 89-1 has been attached (see Section VI). The methane zone can include areas that do not contain oil wells. A study should be required for all areas within the methane zone.

c. Hydrology Report

A hydrology report identifying the design of all proposed drainage and flood control facilities required to accommodate projected runoff shall be submitted for review and approval by the Public Works Department prior to the issuance of a grading permit.

d. Cultural Resources Report

For development projects in areas identified as archaeological or paleontological sites in Section 4.11 of Final Environmental Impact Report No. 89-1, the mitigation measures listed in the Final Environmental Impact Report shall apply. These mitigation measures are included in Section VI of this document. A report containing the results of any test excavations and data/materials recovered and conclusions shall be submitted to the Community Development Department prior to the issuance of a grading permit.

e. Noise Report

A noise report will be required for development projects abutting an arterial highway or within a helicopter flight corridor to identify recommended design features prior to issuance of a building permit.

11. Maintenance Mechanisms

For development projects which include privately-owned streets, parking, recreation, open space, landscaped areas, or community buildings or facilities, the developer shall submit a legal instrument or instruments setting forth a plan or manner of permanent care and maintenance of such areas and facilities. No such instrument shall be acceptable until approved by the City Attorney as to legal form and effect, and by the Director of Community Development as to suitability for the proposed use of said areas and facilities. If the common areas are to be conveyed to a homeowners' association, the developer shall file a Declaration of Covenants to be submitted with the application for approval that will govern the association.

These covenants shall include:

- a. The homeowners' association shall be established prior to the sale of the last dwelling unit.
- b. Membership shall be mandatory for each buyer and any successive buyer.
- c. The open space restrictions shall be permanent.
- d. Provisions to prohibit parking upon other than approved and developed parking spaces shall be written into the covenants, conditions and restrictions for each project.
- e. If the development is constructed in increments or phases which require one or more final maps, reciprocal covenants, conditions, or restrictions, reciprocal management and maintenance agreements shall be established which will cause a merging of increments as they are completed, and embody one homeowners' association with common areas for the total development.

12. Affordable Housing

All developers of residential projects shall be required to submit an affordable housing plan in conjunction with any subdivision in accordance with the City's adopted Housing Element. An affordable housing plan shall provide for on-site affordable housing within the Holly-Seacliff Specific Plan. The contents of the affordable housing plan shall include the following:

- a. Fifteen (15) percent of the total units proposed shall be for households earning less than 120% of the Orange County Median Income, **except as otherwise specified for projects permitted within the Affordable Housing Overlay.**
- b. A detailed description of the type, size, location and phasing of the units being built.
- c. The estimated applicable sales price and rental rate of the units.
- d. Residential projects for households earning less than 80% of the Orange County Median Income may request a subsidy by one or more of the following:
 1. Direct financial assistance.
 2. Reduction in fees and/or exactions.
 3. Deviations from specific development standards of the Holly-Seacliff Specific Plan.

Exception: An In-Lieu Fee may be applied on small projects.

Parcels one (1) acre in size or less may pay a fee established by the City Council in lieu of providing on-site affordable housing units.

13. Parks

The final design of neighborhood parks, as well as any requests for private recreation facilities parks credit, shall be reviewed by the Community Services Commission.

14. Lot Consolidation

The City should consider adoption of a redevelopment plan or other strategy to assemble encyclopedia lots and other non-buildable parcels in Planning Areas II and IV.

15. Air Quality Conservation Measures

Development within the specific Plan area should consider the following during project design: bicycle facilities, bus turnout lanes, bus shelters, park and ride areas, energy conserving lighting and traffic signal synchronization, where feasible.

16. Non-Residential Building Materials

Non-residential building materials should be compatible with nearby residential structures and should minimize glare.

17. Department of Fish and Game Notification

Upon City approval of any grading or development plans within streambed areas under the jurisdiction of the California Department of Fish and Game, the Developer shall be required to notify and obtain appropriate permits from the Department of Fish and Game.

D. Development Standards

1. Low Density Residential (RL-1)

a. Purpose

The Low Density Residential District is intended to provide for single- family detached dwellings at the lowest density.

b. Permitted Uses

- a. Lot sale subdivisions, subject to approval of a tentative parcel map or tentative tract map.
- b. Single-family home subdivisions, subject to approval of a conditional use permit and a tentative parcel map or tentative tract map.
- c. Single-family detached dwelling units and associated accessory buildings, subject to issuance of a building permit.

c. Minimum Parcel Size/Frontage

A licensed land surveyor or civil engineer shall submit calculations showing lot width, depth and area for any new parcel.

- 1) The minimum lot size shall be seven thousand (7,000) square feet.

- 2) The minimum lot frontage shall be sixty (60) feet. The minimum required lot frontage for cul-de-sac and knuckle lots shall be forty-five (45) feet; however, if one additional off-street parking space is included, the minimum shall be thirty (30) feet.

d. Maximum Density/Intensity

The maximum density shall not exceed one (1) dwelling unit per lot. Exception: A second unit may be added to an existing single-family residence upon approval of a Conditional Use Permit in accordance with standards contained in the Huntington Beach **Zoning and Subdivision** Ordinance **Code**.

e. Maximum Building Height

The maximum building height shall be thirty-five (35) feet and a maximum of two (2) stories.

f. Maximum Site Coverage

Maximum site coverage shall be fifty (50) percent. The maximum site coverage shall be fifty-five (55) percent for all lots abutting a park, recreation area or public utility right-of-way which is a minimum of 100-feet in clear width.

g. Setback (Front Yard)

The minimum setback from the front property lines for all structures exceeding forty-two (42) inches in height shall be as follows:

- Dwellings: Fifteen (15) feet.
- Front entry garages and carports: Twenty (20) feet.
- Side entry garages: Ten (10) feet.
- Balconies, Bay windows, Eaves and Fireplaces: Twelve (12) feet, except eight (8) feet on side entry garage.

h. Setback (Side Yard)

The minimum setback from the side property lines shall be as follows:

1. Interior Side Yard

- Dwellings, patio covers, garages, carports and accessory buildings: Minimum of five (5) feet.
- Eaves: Thirty (30) inches.
- Fireplaces: Thirty (30) inches.
- Bay windows, balconies, open stairways and architectural features: Three (3) feet.

2. Exterior Side Yard

- Dwellings, garages, carports, and accessory buildings: Minimum of ten (10) feet.
- Eaves: Seven (7) feet.
- Bay windows, balconies, open stairways, architectural features and Fireplaces: Seven and one-half (7.5) feet.
- Unenclosed patio covers: Five (5) feet.

i. Setback (Rear Yard)

The minimum setback from the rear property lines shall be as follows:

- Dwellings: Twenty (20) feet.
- Garages or accessory buildings: Minimum of five (5) feet.
- Bay windows, balconies, open stairways and architectural features: Fifteen (15) feet.
- Unenclosed patio covers: Five (5) feet.

j. Building Separation

The minimum building separation between buildings on the same lot shall be ten (10) feet.

k. Open Space

Open space shall be provided on the lot by the required minimum setback areas.

l. Parking

Parking shall comply with the Huntington Beach **Zoning and Subdivision Ordinance Code**.

m. Miscellaneous Requirements

Accessory buildings may be permitted on a lot with a permitted main building. The minimum distance between an accessory building and any other building on the same lot shall be ten (10) feet. Setback requirements are as previously specified.

n. Parkway Landscaping

One (1) 36-inch box tree per lot. If a parkway is not provided, the required street tree shall be planted within the front setback prior to final inspection.

2. **Low Density Residential 2 (RL-2)**

a. Purpose

The Low Density Residential 2 district is intended to provide for single- family detached dwelling units at low densities in Planning Area III.

b. Permitted Uses

- 1) Single-family detached dwelling units (including zero lot line, Z-lot and patio homes) and their associated accessory buildings, subject to approval of a conditional use permit and a tentative parcel map or tentative tract map.
- 2) Golf Course maintenance facility, subject to the approval of a conditional use permit.

c. Minimum Parcel Size/Frontage

A licensed land surveyor or civil engineer shall submit calculations showing lot width, depth and area for any new parcel.

- 1) The minimum lot size shall be five thousand (5,000) square feet on one-half of the total number of lots and a minimum six thousand (6,000) square foot lots for the balance.
- 2) The minimum lot frontage shall be fifty (50) feet. The minimum required lot frontage for cul-de-sac and knuckle lots shall be forty- five (45) feet; however if one additional off-street parking space is included, the minimum shall be thirty (30) feet.

d. Maximum Density/Intensity

The maximum density shall not exceed one (1) dwelling unit per lot. Second units are not permitted.

e. Maximum Building Height

The maximum building height shall be Thirty-five (35) feet and a maximum of two (2) stories.

f. Maximum Site Coverage

Maximum site coverage shall be fifty (50) percent. The maximum site coverage shall be fifty-five (55) percent for all lots abutting a park, recreation area, or public utility right-of-way which is a minimum of 100- feet in clear width.

g. Setback (Front Yard)

The minimum setback from the front property lines for all structures exceeding forty-two (42) inches in height shall be as follows:

- Dwellings: Fifteen (15) feet.
- Front entry garages and carports: Twenty (20) feet. Side entry garages: Ten (10) feet.
- Balconies, Bay windows, Eaves and Fireplaces: Twelve (12) feet, except eight (8) feet on side entry garage.

h. Setback (Side Yard)

The minimum setback from the side property lines shall be as follows:

1) Interior Side Yard

- Dwellings, patio covers, garages, carports and accessory buildings: Minimum of five (5) feet.
- Eaves: Thirty (30) inches. Fireplaces: Thirty (30) inches.
- Bay windows, balconies, open stairways and architectural features: Three (3) feet.

2) Exterior Side Yard

- Dwellings, garages, carports and accessory buildings: Minimum of ten (10) feet.
- Eaves: Seven (7) feet.
- Bay windows, balconies, open stairways, architectural features and Fireplaces: Seven and one-half (7.5) feet.
- Unenclosed patio covers: Five (5) feet.

3) Exception for Zero Lot Line

A zero side yard setback or a zero rear yard setback shall be permitted as long as the following requirements are met:

- The lot adjacent to the zero setback side or rear yard shall be held under the same ownership at the time of application and the setback for the adjacent lot shall be either zero or a minimum of ten (10) feet.
- All architectural features shall comply with the Uniform Building Code.
- The zero setback shall not be adjacent to a public or private right-of-way.

- Exposure protection between structures shall be provided as specified by the Fire Department and the Building Division.

i. Setback (Rear Yard)

The minimum setback from the rear property lines shall be as follows:

- Dwellings: Twenty (20) feet.
- Garages or accessory buildings: Five (5) feet.
- Bay windows, balconies, open stairways and architectural features: Fifteen (15) feet.
- Unenclosed patio covers: Five (5) feet.

j. Building Separation

The minimum building separation between buildings on the same lot shall be ten (10) feet.

k. Open Space

Open space shall be provided on the lot by the required minimum setback areas.

l. Parking

Parking shall comply with the Huntington Beach **Zoning and Subdivision Ordinance Code**.

m. Miscellaneous Requirements

Accessory buildings may be permitted on a lot with a permitted main building. The minimum distance between an accessory building and any other building on the same lot shall be ten (10) feet. Setback requirements are as previously specified.

Prior to the approval of a tentative tract map adjacent to the Seacliff Golf Course, preliminary landscape plans and development/open space edge treatments plans should be submitted for City approval. These plans should provide for the review of planting compatibility along the relevant edge of the development.

n. Parkway Landscaping

One (1) 36-inch box tree per lot. If a parkway is not provided, the required street tree shall be planted within the front setback prior to final inspection.

3. **Low Density Residential 3 (RL-3)**

a. Purpose

The Low Density Residential 3 District is intended to provide for single- family detached or attached dwelling units at low densities in Planning Area II.

b. Permitted Uses

Single-family detached or attached dwelling units (including zero lot line, Z-lot and patio homes) and their associated accessory buildings, subject to approval of a conditional use permit and tentative parcel map or tentative tract map.

c. Minimum Parcel Size/Frontage

A licensed land surveyor or civil engineer shall submit calculations showing lot width, depth and area for any new parcel.

- 1) The minimum lot size shall be three thousand-three hundred (3,300) square feet.
- 2) The minimum lot frontage shall be thirty (30) feet; however, the minimum required lot frontage for cul-de-sac and knuckle lots shall be twenty (20) feet.

d. Maximum Density/Intensity

The maximum density shall not exceed one (1) dwelling unit per lot. Second units are not permitted.

e. Maximum Building Height

The maximum building height shall be Thirty-five (35) feet and a maximum of two (2) stories.

f. Maximum Site Coverage

Maximum site coverage shall be fifty-five (55) percent.

g. Setback (Front Yard)

The minimum setback from the front property lines for all structures exceeding forty-two (42) inches in height shall be as follows:

- Dwellings: Fifteen (15) feet.
- Front entry garages or carports: Eighteen (18) feet.
- Side entry garages: Ten (10) feet.
- Bay windows, eaves, fireplaces and balconies: Twelve (12) feet, except 10

feet on side entry garage.

h. Setback (Side Yard)

The minimum setback from the side property lines shall be as follows:

1) Interior Side Yard

- Dwellings, patio covers, garages and accessory buildings: minimum aggregate twenty (20) percent of lot frontage at any point of the structure; with minimum three (3) feet on any interior yard but need not exceed five (5) feet [or aggregate ten (10) feet].
- Eaves: Thirty (30) inches.
- Fireplaces: Thirty (30) inches.
- Bay windows, balconies, open stairways and architectural features: Three (3) feet.

2) Exterior Side Yard

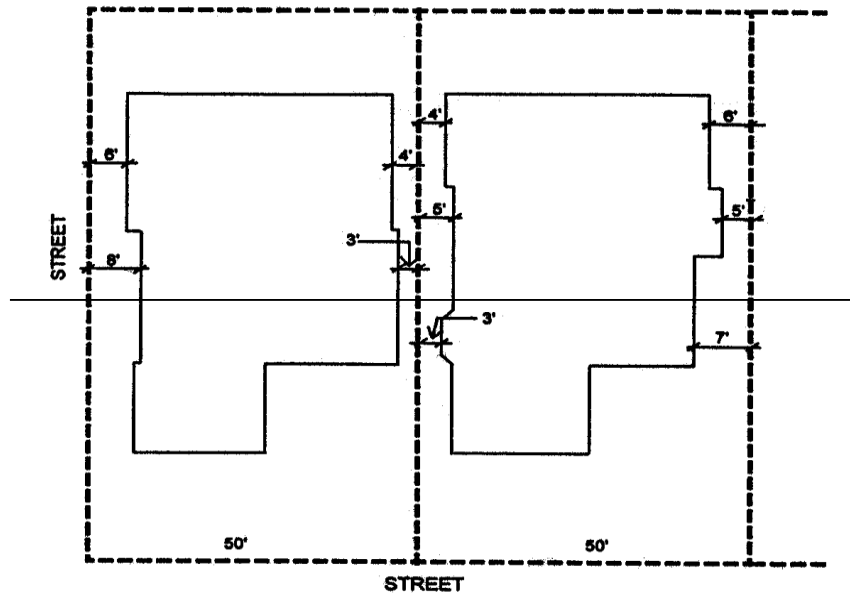
- Dwellings, garages, carports and accessory buildings: minimum aggregate twenty (20) percent of lot frontage at any point of the structure; with minimum six (6) feet on any exterior yard but need not exceed eight (8) feet [or aggregate of thirteen (13) feet].
- Bay windows, balconies, open stairways, architectural features, eaves and Fireplaces: Three and one-half (3.5) feet.
- Patio covers: Three (3) feet.

3) Exception for Zero Lot Line

A zero side yard setback or a zero rear yard setback shall be permitted as long as the following requirements are met:

- The lot adjacent to the zero setback side or rear yard shall be held under the same ownership at the time of application and the setback for the adjacent lot shall be either zero or a minimum of six (6) feet.
- All architectural features shall comply with the Uniform Building Code.
- The zero setback shall not be adjacent to a public or private right-of-way.
- Exposure protection between structures shall be provided as specified by the Fire Department and the Community Development Department.

**ILLUSTRATION OF
SIDE YARD SETBACKS**



Lot Frontage = 50 ft.
20% of Frontage = 10 ft.

i. Setback (Rear Yard)

The minimum setback from the rear property lines shall be as follows:

- Dwellings: Fifteen (15) feet.
- Garages or accessory buildings: Five (5) feet.
- Balconies, Bay windows, open stairways and architectural features: Twelve (12) feet.
- Unenclosed patio covers: Five (5) feet.

j. Building Separation

The minimum building separation between buildings on the same lot shall be six (6) feet.

k. Open Space

Open space shall be provided on the lot by the required minimum setback areas, except where an RL-3 development is constructed on property designated for RM and RMH development projects with 20 or more units shall provide common open space (recreation area) as follows:

150 square feet per lot for lots with less than 40 feet of lot frontage, and
100 square feet per lot for lots with 40 feet or more of lot frontage.

In no case shall the common open space area be less than 3,000 square feet. The minimum dimension of the common open space area shall be 50 feet. The total common open space area required may be provided in one or more areas as long as each area is a minimum of 3,000 square feet and has a minimum dimension of 50 feet.

For projects with less than 20 units, a minimum 600 square feet of open space (private or common) shall be provided per unit. Private open space excludes side and front yard setback areas. If a portion is provided as common open space that area shall have a minimum dimension of 10 feet.

l. Parking

Parking shall comply with the Huntington Beach **Zoning and Subdivision Ordinance Code**.

m. Miscellaneous Requirements

Accessory buildings may be permitted on a lot with a permitted main building. The minimum distance between an accessory building and any other building on the same lot shall be six (6) feet. Setback requirements are as previously specified.

All streets within Planning Unit II-1 shall be privately maintained but permit public access. The site plan shall be designed as an inward-oriented planned community.

n. Parkway Landscaping

One (1) 36-inch box tree per forty-five (45) feet of street frontage or fraction thereof. If a parkway is not provided, the required street tree shall be planted within the front setback of each lot prior to final inspection.

4. Medium Density Residential (RM)

a. Purpose

The Medium Density Residential district is intended to provide for single family detached and attached dwelling units, condominiums, townhomes, and multi-family residential developments at medium densities.

b. Permitted Uses

- 1) Single-family attached condominiums, townhouses, stacked flats and multi-family dwelling units (including apartments), and customary accessory uses

and structures permanently located on a parcel, subject to approval of a conditional use permit and a tentative parcel map or tentative tract map.

- 2) Single family detached dwelling units (including zero lot line, Z-lot and patio homes) and their associated accessory buildings are permitted in accordance with the development standards contained in the RL-3 District (Section D herein), subject to approval of a conditional use permit and tentative parcel map or tentative tract map.

c. Maximum Density/Intensity

The maximum density shall not exceed fifteen (15) units/gross acre.

d. Maximum Building Height

Maximum building height shall be:

Dwellings: Forty (40) feet and a maximum of three (3) stories. Accessory Buildings: Thirty-five (35) feet.

Vertical identification elements for non-habitable common area structures may be twenty-five (25) feet higher than the maximum building height.

e. Maximum Site Coverage

Maximum site coverage shall be fifty (50) percent. The maximum site coverage shall be fifty-five (55) percent for all lots abutting a park, recreation area or public utility right-of-way which is a minimum of 100- feet in clear width.

f. Setback (Front Yard)

The minimum setback from the front property lines for all structures, except stairways, exceeding forty-two (42) inches in height shall be as follows:

- Dwellings: fifteen (15) feet.
- Front entry garages or carports: Twenty (20) foot minimum, or five (5) foot minimum without driveway parking.
- Side entry garages: Ten (10) feet.
- Eaves, fireplaces, open space easements and balconies: Five (5) feet.

g. Setback (Side Yard)

The minimum setback from the side property lines shall be as follows:

1) Interior Side Yard

- Dwellings, garages and accessory buildings: Minimum of five (5) feet.

Also, fifteen (15) foot minimum building structure separation for one (1) and two (2) story buildings on the same lot. Twenty (20) foot minimum building structure separation for three (3) story buildings on the same lot.

- Eaves: Eighteen (18) inches.
- Fireplaces: Thirty (30) inches.
- Bay windows, unroofed balconies, open stairways and architectural features: Three (3) feet.

2) Exterior Side Yard

- Dwellings, garages and accessory buildings: Minimum of ten (10) feet.
- Side entry garages or carports: Ten (10) feet.
- Eaves: Eighteen (18) inches.
- Fireplaces: Seven and one-half (7.5) feet.
- Bay windows, unroofed balconies, open stairways and architectural features: Eight (8) feet.

h. Setback (Rear Yard)

The minimum setback from the rear property lines shall be as follows:

- Dwellings and open, unroofed stairways and balconies: Five (5) feet.
- Garages/accessory buildings: Five (5) feet.

i. Open Space

A minimum of 75 square feet per dwelling unit shall be provided in private open space. In addition, the following minimum common open space per dwelling unit shall be provided: 250 square feet (1 bedroom unit); 300 square feet (2 bedroom unit); 350 square feet (3 bedroom unit).

j. Parking

Parking shall comply with the Huntington Beach **Zoning and Subdivision Ordinance Code**.

k. Miscellaneous Requirements

- 1) Building Offset: Structures having dwellings attached side-by-side shall be composed of not more than six (6) dwelling units unless such structures provide an offset on the front of the building a minimum of two (2) feet for every two dwelling units in the structure.
- 2) Landscaping: All setback areas visible from an adjacent public street and all common open space areas shall be landscaped and permanently maintained in an attractive manner with permanent automatic irrigation facilities

provided. Trees shall be provided at a rate of one (1) 36-inch box tree per sixty (60) feet of street frontage or fraction thereof.

- 3) A transportation corridor in Planning Area II shall be set aside and maintained in accordance with Development Agreement 90-1 and as illustrated in Exhibit 19. Habitable floor area shall be set back a minimum of ten (10) feet from the southerly five hundred (500) feet on both sides of the corridor. The corridor shall also be landscaped to the extent legal access is available to the developer.

5. **Medium-High Density Residential (RMH)**

a. Purpose

The Medium-High Density Residential district is intended to provide for single family detached and attached dwelling units, condominiums, townhomes and multi-family residential developments at medium-high densities.

b. Permitted Uses

- 1) Single-family attached condominiums, townhouses, stacked flats and multi-family dwelling units (including apartments), and customary accessory uses and structures.
- 2) Plan Review: Conditional Use Permit.
- 3) Single family detached dwelling units (including zero lot line, Z-lot and patio homes) and their associated accessory buildings are permitted in accordance with the development standards contained in the RL-3 District (Section D herein), subject to approval of a conditional use permit and tentative parcel map or tentative tract map.

c. Maximum Density/Intensity

The maximum density shall not exceed density twenty-five (25) unit/gross acres.

d. Maximum Building Height

Maximum building height shall be:

- Dwellings: Forty-five (45) feet and three (3) stories.
- Accessory buildings: Thirty-five (35) feet.
- Vertical identification elements for non-habitable common area structures may be twenty-five (25) feet higher than the maximum building height.

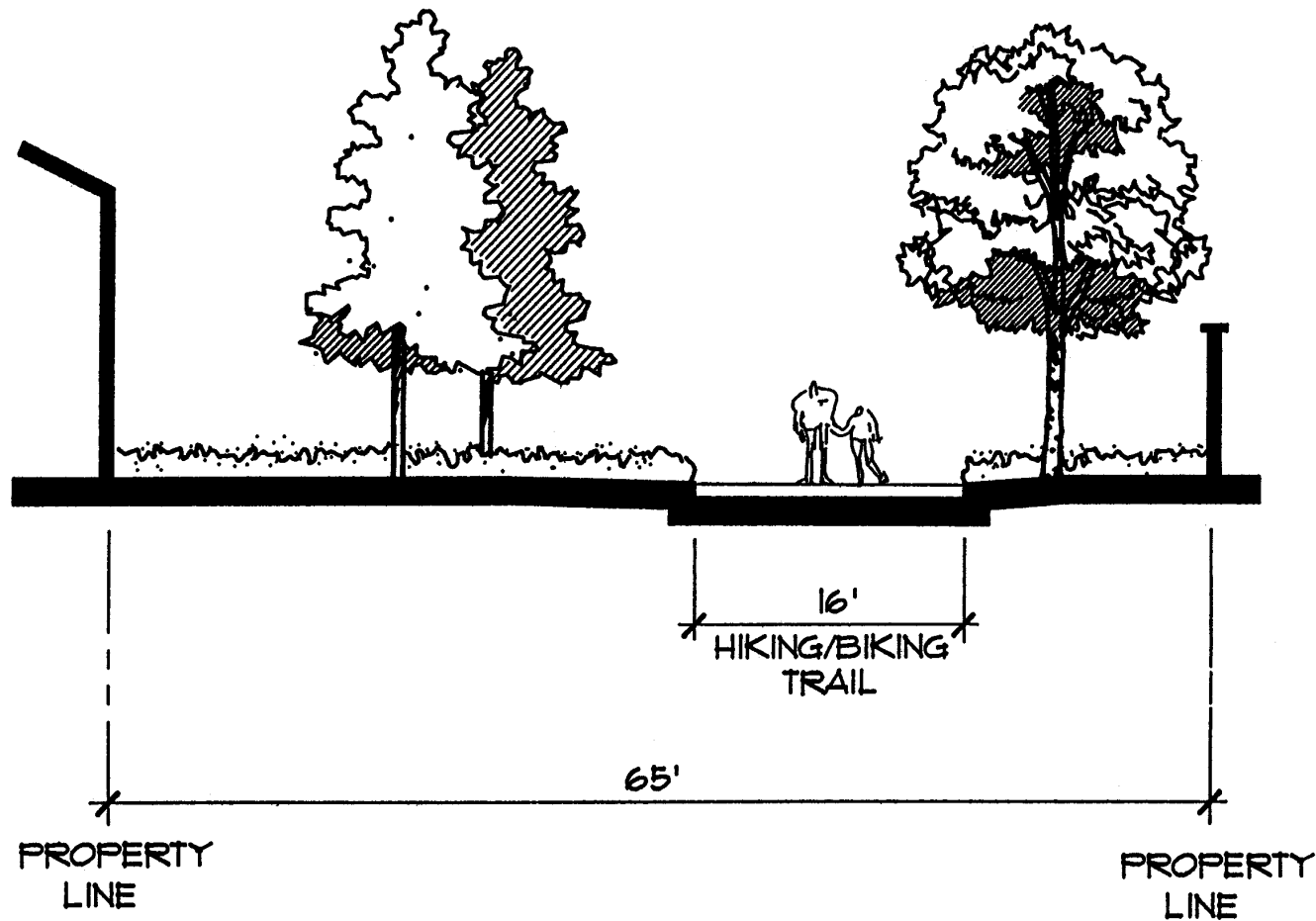


EXHIBIT 19

CITY OF HUNTINGTON BEACH

TYPICAL CROSS SECTION
TRANSPORTATION/TRAIL CORRIDOR

HOLLY SEACLIFF AREA SPECIFIC PLAN

0 5 10 **FOOT**

e. Maximum Site Coverage

Maximum site coverage shall be fifty (50) percent. The maximum site coverage shall be fifty-five (55) percent for all lots abutting a park, recreation area or public utility right-of-way which is a minimum of 100- feet in clear width.

f. Setback (Front Yard)

The minimum setback from the front property lines for all structures, except stairways, exceeding forty-two (42) inches in height shall be as follows:

- Dwellings: fifteen (15) feet.
- Front entry garages or carports: Twenty (20) foot minimum, or five (5) foot minimum without driveway parking.
- Side entry garages: Ten (10) feet.
- Eaves, fireplaces, open/unroofed building stairways and balconies: Five (5) feet.
- Accessory buildings: Ten (10) feet.

g. Setback (Side Yard)

The minimum setback from the side property lines shall be as follows:

1) Interior Side Yard

- Dwellings, garages and accessory buildings: Minimum of five (5) feet. Also, fifteen (15) foot minimum building structure separation for one (1) and two (2) story buildings on the same lot. Twenty (20) foot minimum building structure separation for three (3) story buildings on the same lot.
- Eaves: Eighteen (18) inches.
- Fireplaces: Thirty (30) inches.
- Bay windows, unroofed balconies, open stairways and architectural features: Three (3) feet.

2) Exterior Side Yard

- Dwellings and accessory buildings: Ten (10) feet. Side entry garages or carports: Ten (10) feet.
- Eaves: Eighteen (18) inches.
- Fireplaces: Seven and one-half (7.5) feet.
- Bay windows, unroofed balconies, open stairways and architectural features: Eight (8) feet.

h. Setback (Rear Yard)

The minimum setback from the rear property lines shall be as follows:

- Dwellings, open/unroofed building stairways and balconies: Five (5) feet.
- Garages/accessory buildings: Three (3) feet.

i. Open Space

A minimum of 75 square feet per dwelling unit shall be provided in private open space. In addition, the following minimum common open space per dwelling unit shall be provided: 250 square feet (1 bedroom unit); 300 square feet (2 bedroom unit); 300 square feet (2 bedroom unit); 350 square feet (3/ bedroom unit).

j. Parking

Parking shall comply with the Huntington Beach **Zoning and Subdivision Ordinance Code**.

k. Miscellaneous Requirements

- 1) Building Offset: Structures having dwellings attached side-by-side shall be composed of not more than six (6) dwelling units unless such structures provide an offset on the front of the building a minimum of two (2) feet for every two dwelling units in the structure.
- 2) Landscaping: All setback areas visible from an adjacent public street and all common open space areas shall be landscaped and permanently maintained in an attractive manner with permanent automatic irrigation facilities provided. Trees shall be provided at a rate of one (1) 36-inch box tree per forty-five (45) feet of street frontage or fraction thereof.
- 3) A transportation corridor in Planning Area II shall be set aside and maintained in accordance with Development Agreement 90-1 and as illustrated in Exhibit 19. Habitable floor area shall be set back a minimum of ten (10) feet from the southerly five hundred (500) feet on both sides of the corridor. The corridor shall also be landscaped to the extent legal access is available to the developer.

6. Affordable Housing Overlay

a. Purpose

The Affordable Housing Overlay allows multi-family residential uses as alternative to the base land use designation on certain industrial designated properties within the Specific Plan area. The Affordable Housing Overlay encompasses an approximately 24-acre industrial area bordered by Goldenwest Street to the west, Ernest Drive on the north, Stewart Lane to the east, and industrial designated parcels just south of Kearny Drive on the south. The Affordable Housing Overlay also includes two parcels at the northeastern corner of Goldenwest Street and Ernest Drive. The Affordable Housing Overlay allows multi-family residential uses at a maximum density of 70 units per acre when such projects provide 20 percent of the units affordable to lower income households.

b. Permitted Uses

- New multi-family residential projects proposing a minimum of 20 percent of the dwelling units affordable to lower income households as defined by California Health and Safety Code 50079.5, or a successor statute, on sites designated within the Affordable Housing Overlay.
- Projects that do not propose to meet the affordability provisions of this section shall not be eligible for residential development pursuant to the Affordable Housing Overlay.

c. Affordable Units

- For purposes of calculating the number of affordable units required, resulting fractional units shall be rounded up to the nearest whole number.
- All affordable units shall be provided on-site.
- The provisions of Section 230.26. (D) and (F) of the Huntington Beach Zoning and Subdivision Ordinance shall apply to all residential projects proposed pursuant to this section.
- Projects that meet the affordability provisions of this section shall be eligible for density bonus in accordance with State Density Bonus Law.

d. Development Standards

- Maximum Density shall be 70 dwelling units per acre.

- The minimum project area shall be 0.5 acre.
 - Multi-family residential uses shall be permitted by right subject to submittal of a General Planning Application and a Preliminary Plan Review to the Community Development Department.
 - Subdivisions and deviation requests subject to a Conditional Use Permit or Variance shall be processed in accordance with the provisions of the Huntington Beach Zoning and Subdivision Ordinance.
 - Development standards and parking requirements shall be regulated through the Affordable Housing Overlay district of the Huntington Beach Zoning and Subdivision Ordinance.
- e. All projects shall comply with the following provisions of this Specific Plan:
- Section II. C. – Circulation Plan
 - Section II. E. – Grading Guidelines
 - Section II. F. – Public Facilities
 - Section II. G. – Community Theme Guidelines
 - Section III. C. – General Provisions
 - ii. Section IV. B. Public Facilities Improvement Responsibility
 - Section IV. C. – Methods and Procedures
 - Section VI. – Mitigation Measures

7. **Mixed Development (MD)**

a. Purpose

The Mixed Development District is intended to provide for a variety of commercial uses, limited public uses and the opportunity for residential uses. Commercial uses may include retail sales; services; and professional, administrative and medical offices. Public uses may include senior care facilities, general day care facilities and churches. Such uses shall be planned so as to create compatibility to each other and the surrounding area.

Development within the Mixed Development District may combine uses horizontally, where residential uses are developed in conjunction with commercial and/or limited public uses as an integrated development, either in attached or in separate building complexes.

A comprehensive site plan for the entire district shall be submitted and reviewed by the Planning Commission prior to or concurrent with entitlements for new development to ensure compatibility between surrounding uses, proposed uses and activities in this area.

Concurrent with the filing of the comprehensive site plan, a comprehensive pedestrian access plan shall be submitted which provides linkages between residential and commercial project areas.

A comprehensive, permanent set of covenants, conditions and restrictions covering limitation of the mixed development entitlement, including a list of permitted uses and any conditions of approval for the project, and all development, performance and management standards shall be required as a condition of approval.

b. Permitted Uses

The following primary uses and structures shall be permitted, subject to approval of a conditional use permit and appropriate subdivision map:

1. Residential Uses -- All residential uses including single-family and multi-family housing, apartments, condominiums and stock cooperatives.
2. Office Uses -- Professional, general and medical offices.
3. Commercial Uses -- Retail establishments, restaurants, automobile service stations and theaters.
4. Limited Public Uses -- Senior care facilities such as convalescent, independent living and assisted living facilities; general day care facilities for all age groups; and churches.

c. Comprehensive Site Planning Requirements:

1. Any application for a conditional use permit and/or tentative map shall be accompanied by a comprehensive site plan for development of the entire Mixed Development area. This requirement does not apply to a minor expansion (10 percent or less) of the existing commercial center.
2. The comprehensive site plan shall provide a well-planned vehicular circulation system, pedestrian accessways segregated from arterials and internal streets, and aesthetically pleasing landscape features.
3. Buildings shall be oriented and designed to minimize visual intrusion upon existing residential areas.
4. A Planned Sign Program for the entire Mixed Development area shall be submitted for approval by the Design Review Board for all uses. The Planned Sign Program shall be processed prior to submittal for the first sign permit.

d. Maximum Density/Intensity

1. Retail: In accordance with Development Agreement No. 90-1, a minimum of 100,000 square feet gross leasable area of retail uses shall be maintained.
A maximum of 260,000 total square feet of gross leasable area of retail uses may be permitted.
2. Office and Limited Public: Development shall be regulated pursuant to development standards.
3. Residential: The maximum number of residential dwelling units shall be 165.

e. Site Development Standards

The following standards shall apply to all development:

1. Building site area: The building site area is the entire net mixed development planning unit.
2. Maximum Building Height:
 - Maximum building height shall be: Eighty (80) feet

Vertical identification elements shall not exceed the maximum building height.
Building height shall be measured from the closest arterial street.
3. Maximum Site Coverage

Maximum site coverage for the entire mixed development area shall be fifty (50) percent of net site area. If any structure exceeds sixty- five (65) feet in height, then the maximum site coverage for the entire mixed development area shall be forty (40) percent of the net site area.
4. Building Setbacks and Orientation
 - a. Arterial Setbacks*
 - 1) Along Main Street and Yorktown Avenue, the minimum building setback shall be the greater of:
 - a) Twenty-five (25) feet, or
 - b) A horizontal distance equal to the building height (one to one

setback).

- 2) Along Goldenwest Street, the minimum building setback shall be the greater of:
 - a) Twenty-five (25) feet, or
 - b) One to one for buildings less than thirty (30) feet in height, or
 - c) Two to one for buildings between thirty (30) and sixty-five (65) feet in height, or
 - d) Four to one for buildings greater than sixty-five (65) feet in height.
- 3) Structures facing arterial streets shall be designed to avoid visual intrusion upon existing residential areas. A line-of-sight/visual intrusion study shall be provided for future development which will analyze visual impacts to existing residential development. The study shall be subject to review and approval by the Planning Commission.
- 4) Structures shall be sited to provide a break in massing along arterial streets.
- 5) Building elevations along arterials shall incorporate one or more of the following to create visual interest:
 - a) Facade relief,
 - b) Fenestration,
 - c) Horizontal/vertical offsets and/or
 - d) Upper story setbacks
- b) General Building Setbacks:
 - 1) Front setbacks:
 - a) Ten (10) feet minimum from the interior street line or property line if building is under twenty- five (25) feet in height.
 - b) Fifteen (15) feet minimum from the interior street line or property line if building is between twenty-five (25) and thirty- five (35) feet in height.
 - c) Twenty (20) feet minimum from the interior street line or

property line if building is over thirty-five (35) feet in height.

- d) Twenty (20) percent of the building facade shall step back an average of ten (10) feet from the interior street line or property line along interior streets.

2) Side and Rear Setbacks:

- a) Ten (10) foot minimum from the side or rear property line for structures thirty-five (35) feet or less in height.
- b) Fifteen (15) foot minimum from the side or rear property line if building is over thirty-five (35) feet in height.
- c) Eaves, cornices, chimneys, outside staircases, balconies and similar architectural features may project up to fifty (50) percent into the required setback not to exceed six (6) feet.

- 5. Free-standing residential projects shall conform to the Medium High Density Residential development standards.

- 6. Residential components of integrated development projects shall conform to the mixed-use provisions. Open space and parking requirements shall conform to the Medium High Density Residential development standards.

- f. Lighting: All lighting, exterior and interior, shall be designed and located to minimize impacts to adjacent properties.

- g. Commercial Loading and Unloading: All commercial loading and unloading shall be performed on the site. Loading platforms and areas shall be screened from view from adjacent streets, highways, adjacent Residential Planning Areas, and on-site residential uses.

Truck loading, dock facilities, and the doors for such facilities shall not face a residential area or be located within twenty (20) feet of property zoned or general-planned for residential use. Adequate on-site truck maneuvering space shall be provided to minimize conflicts on adjacent streets.

- h. Trash and Storage Areas: All storage, including cartons, containers or trash, shall be located within a building or an area enclosed by a wall of not less than six (6) feet in height. An overhead enclosure shall be required if visible from a residential area.

- i. Parking: Parking shall comply with the Huntington Beach Zoning and Subdivision Ordinance ~~Code~~.

Exception: Medical office uses within vertically integrated commercial/residential projects shall comply with General Office parking requirements.

- j. Screening and Landscaping: Screening and landscaping shall comply with the screening and landscaping provisions of the Huntington Beach **Zoning and Subdivision** Ordinance ~~Code~~. A landscape buffer adjacent to proposed and existing industrial land uses shall be provided as depicted on Exhibit 18.
- k. Covenants, Conditions and Restrictions: A recorded copy of covenants, conditions and restrictions shall be submitted to the Community Development Department prior to occupancy of any building. Approval for content shall be the responsibility of the Community Development Department and approval as to form by the City Attorney.
- l. Agent: A person or agent shall be designated as a permanent liaison to the City under the covenants, conditions and restrictions of any project for the purpose of processing occupancy requests, resolving land use enforcement problems, and any other matters in which the City and property owner are involved.

7. **Commercial (C)**

a. Purpose

The Commercial district is intended to provide retail, commercial and service uses in a neighborhood setting. Permitted uses, development standards, parking, landscaping and procedures will be regulated through the General Commercial District of the Huntington Beach **Zoning and Subdivision** Ordinance ~~Code~~.

b. Additional Permitted Uses

Existing, oil and gas production facilities and consolidation of existing facilities, and drilling of new wells are permitted within commercial areas in accordance with the Huntington Beach **Zoning and Subdivision** Ordinance ~~Code~~, subject to approval of a conditional use permit.

c. Landscaping

All setback areas visible from an adjacent public street and all common open space areas shall be landscaped and permanently maintained in an attractive manner with permanent automatic irrigation facilities provided. Trees shall be provided at a rate of one (1) 36-inch box tree per forty-five (45) feet of street frontage or fraction thereof.

8. **Industrial (I)**

a. Purpose

The Industrial district is intended to allow general industrial uses. Such uses shall be sensitively designed in relation to each other and the surrounding area. Permitted uses, development standards, parking, landscaping and procedures will be regulated through the General Industrial District of the Huntington Beach **Zoning and Subdivision** Ordinance ~~Code~~.

b. **Additional Permitted Uses**

Existing oil and gas production facilities, consolidation of existing facilities and drilling of new wells are permitted within Planning Units II-8 and IV-5 in accordance with the Huntington Beach **Zoning and Subdivision** Ordinance ~~Code~~, subject to approval of a conditional use permit. The drilling of new oil wells is prohibited within Planning Unit IV-3.

c. **Landscaping**

All setback areas visible from an adjacent public street and all common open space areas shall be landscaped and permanently maintained in an attractive manner with permanent automatic irrigation facilities provided. Trees shall be provided at a rate of one (1) 36-inch box tree per forty-five (45) feet of street frontage or fraction thereof.

9. **Open Space (OS)**

a. **Purpose**

The Open Space district is designated as areas to be provided as permanent public recreational open space.

b. **Permitted Uses**

Permitted uses and other regulations for this district are in accordance with the Recreational Open Space (ROS) provisions in of the Huntington Beach **Zoning and Subdivision** Ordinance ~~Code~~.

IV. ADMINISTRATION

IV. ADMINISTRATION

A. Development Phasing Plan

The Holly-Seacliff study area is anticipated to be built out over a period of approximately 10 years, with a target completion date of 2001. Actual construction starts and occupancy will be dictated by market forces, the removal of oil operations and interim uses, and the requirements of individual property owners and developers.

The Development Phasing Plan shown on Table 2 is a program of the relative timing of development within each of the individual planning areas. The Phasing Plan also provides a guideline for the construction of adequate community infrastructure within the Holly-Seacliff Specific Plan area.

B. Public Facilities Improvement Responsibilities

In order to provide for public facilities improvements necessary to serve all future development within the Holly-Seacliff area, developers will have a fair-share responsibility for either (1) constructing the necessary improvements required as described in the Specific Plan concurrent with project development, or (2) funding such necessary improvements if constructed by other developers.

The City will determine and administer the fair-share responsibility for the master public facilities improvements, including sewer, water, drainage, roads, traffic controls, fire and police capital facilities as described in the Specific Plan. If a developer provides the necessary facilities beyond his fair-share responsibility, that developer shall be reimbursed from funds collected from other developers. If a developer is required to pay fees, those fees will be based on the City's fair-share responsibility determination. This determination will be based on a development's proportional use of the master public facilities improvements necessary to serve the development utilizing assessment on a dwelling unit, acreage, building square footage or front footage basis.

All development projects to be served by the master public facilities improvements shall be conditioned to construct facilities or pay fees per a Holly-Seacliff Public Facilities Fee Ordinance. Such construction or payment of fees shall be based on a fair-share responsibility program as administered by the City Public Works Department.

Development Agreement No. 90-1 describes certain public facilities improvements to be constructed by Pacific Coast Homes and Garfield Partners.

Table 2 Development Phasing Plan

PLANNING AREA	ACRES	USE	TOTAL DWELLING UNITS	EXISTING DWELLING UNITS	PHASE I 1990- 1993	PHASE II 1994- 1997	PHASE III 1998- 2022
I	48	RESIDENTIAL	160		20	90	50
	16	OPEN SPACE			*		
II	159	RESIDENTIAL	1,535		300	985	250
	32	INDUSTRIAL			*		
III	175	RESIDENTIAL	1,450		150	750	550
	7	COMMERCIAL				*	
	16	OPEN SPACE			*		
IV	24	RESIDENTIAL	785	65	150	300	270
	53	MIXED USE				*	
	31	INDUSTRIAL				*	
	4	RESIDENTIAL				*	
TOTAL	565		3,930	65	620	2,125	1,120

*INDICATES TIMING OF NON-RESIDENTIAL USES.

**** DOES NOT INCLUDE UNITS PERMITTED BY RIGHT UNDER THE AFFORDABLE HOUSING OVERLAY.**

C. Methods and Procedures

The methods and procedures for implementation and administration of the Development Standards, as well as the policies, guidelines and other conditions of this Holly-Seacliff Specific Plan, are prescribed as follows:

1. Implementation

The Specific Plan shall be implemented through the processing of site plans in conjunction with conditional use permits, tentative tract maps and tentative parcel maps, **except as specified in Section III.D.6 of this Specific Plan**. The site plans may be prepared concurrently in sufficient detail to determine conformance with the Specific Plan.

2. Tentative Tract Maps

For projects requiring a tentative tract or parcel map(s), the provisions and procedures contained in the Huntington Beach **Zoning and Subdivision** Ordinance ~~Code~~ shall apply.

3. Vesting Tentative Maps

For residential projects entailing a vesting tentative tract map, the provisions and procedures in the Huntington Beach **Zoning and Subdivision** Ordinance ~~Code~~ shall apply.

4. Conditional Use Permits

For projects, uses and operations requiring a conditional use permit pursuant to the provisions of this Specific Plan, the procedures specified in the Huntington Beach **Zoning and Subdivision** Ordinance ~~Code~~ shall apply.

5. Special Permits/Variances

For projects or operations requiring a variance or modification to the Development Standards contained herein, deviations up to ten percent (10%) may be approved via a special permit, except for height and parking. Deviations greater than ten percent (10%) may be approved via a conditional exception.

6. Specific Plan Amendments

A Specific Plan amendment shall be required for the following:

- a) Changes to planning unit boundaries which exceed fifteen percent (15%) of the approved acreage on Table 1.
- b) Changes to the Development Standards in the Specific Plan.

- c) Substantial variations from infrastructure plans, as determined by the Director of Public Works.

Specific Plan Amendments shall be processed in accordance with either the zone change or code amendment procedures, as appropriate, contained in the Huntington Beach **Zoning and Subdivision** Ordinance ~~Code~~.

7. Coastal Development Permits

The south western portion of the Holly-Seacliff Specific Plan Area falls within the coastal zone. All development projects proposed in this area require a Coastal Development Permit.

D. **Density Transfer Procedure**

The Land Use Element of the Holly-Seacliff General Plan Amendment allows dwelling units to be transferred from a Planning Unit or Units within the same Planning Area, so long as the maximum number of dwelling units allowed by the General Plan for each Planning Unit is not exceeded, and so long as the total number of dwelling units allocated for that Planning Area is not exceeded.

As indicated on Table 1 of the Specific Plan, the "average gross density" of each Planning Unit is less than the General Plan maximum density. Since the General Plan and the Development Standards permit development up to the General Plan maximum density, the following procedures are necessary to allow and monitor density transfers within the Holly-Seacliff Specific Plan Area.

1. Transfers Within A Planning Unit

Dwelling units may be transferred within a Planning Unit as long as the total number of units for the Planning Unit as shown on Table 1 remains the same, **except for units permitted in the Affordable Housing Overlay as specified in Section III.D.6 of this Specific Plan.** If a property owner submits an entitlement application for development of a portion of a Planning Unit for a density which is greater or less than the average gross density for the Planning Unit, then a transfer of density within a Planning Unit is involved, as long as the assigned total of units (as shown on Table 1) remains the same. The subject application must include:

- a) a plan showing both the approved and proposed allocations of dwelling units within the Planning Unit, and
- b) the written concurrence of all property owners affected by the proposed transfer.

Density may not be transferred from a completed project unless the transfer was approved at the time said project was approved.

2. Transfers Between Planning Units

Dwelling units may be transferred between Planning Units within the same Planning Area. If a property owner submits an entitlement application for a Planning Unit for a density which is greater or less than the average gross density for the Planning Unit, then a transfer of density between Planning Units will be necessary, **except for projects with the Affordable Housing Overlay as specified in Section III.D.6 of this Specific Plan.** The subject application must include:

- a) a plan showing both the existing and proposed allocation of dwelling units within all Planning Units affected by the transfer, and
- b) the written concurrence of all property owners affected by the proposed transfer.

Density may not be transferred from a completed project unless the transfer was approved at the time said project was approved.

3. Entitlement applications involving a density transfer will require the following:

- a) An Infrastructure Analysis documenting that the transfer does not exceed proposed infrastructure capacity. If capacity will be exceeded based on the required analysis, recommendations for additional infrastructure improvements must also be submitted. Required infrastructure modifications shall be the responsibility of the party requesting the transfer, and shall be placed as conditions of approval on the appropriate development entitlement.
- b) An Environmental Analysis in the form of the City's Initial Study documentation that the proposed density transfer of planning units will not affect the conclusions of the environmental analysis contained in the Certified EIR 89-1 for GPA 89-1.
- c) A policy analysis documenting that the density transfers within a planning unit or between planning unit are consistent with the goals, policies, and programs of the City of Huntington Beach General Plan and this Specific Plan.

E. **Acreage/Boundary Changes**

Acreage figures shown on the Land Use Table (Table 1) are indicated to the nearest acre based upon planimeter readings. Modifications, not to exceed fifteen percent (15%) of the acreage and boundaries shown, may result from more detailed planning and technical refinements in the tentative tract map or site plan processes, and shall not require an amendment to this Specific Plan.

V. LEGAL DESCRIPTION

LEGAL DESCRIPTION

**HOLLY-SEACLIFF
SPECIFIC PLAN BOUNDARY
REVISED PER ZONE CHANGE NO. 93-2
ORDINANCE NO. 3243**

BEING PORTIONS OF SECTIONS 34 AND 35, TOWNSHIP 5 SOUTH, RANGE 11 WEST, SAN BERNARDINO BASE AND MERIDIAN, PARTLY IN THE RANCHO LAS BOLSAS AND PARTLY IN THE RANCHO LA BOLSA CHICA, AS SHOWN ON A MAP RECORDED IN BOOK 51, PAGE 13 OF MISCELLANEOUS MAPS AND PORTIONS OF SECTIONS 2, 3 AND 4, TOWNSHIP 6 SOUTH, RANGE 11 WEST, SAN BERNARDINO BASE AND MERIDIAN IN THE RANCHO LAS BOLSAS, AS SHOWN ON A MAP RECORDED IN BOOK 51, PAGE 14 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTERLINE INTERSECTION OF MAIN STREET AND YORKTOWN AVENUE (SHOWN AS MANSION AVENUE ON A MAP FILED IN BOOK 95, PAGE 20 OF RECORD OF SURVEYS, RECORDS OF SAID ORANGE COUNTY); THENCE NORTH 89°41'42" WEST 1350.19 FEET ALONG THE CENTERLINE OF SAID YORKTOWN AVENUE TO THE CENTERLINE OF GOLDENWEST STREET AS SHOWN ON SAID LAST MENTIONED MAP; THENCE NORTH 41°37'25" EAST 11.92 FEET ALONG THE CENTERLINE OF SAID GOLDENWEST STREET TO AN ANGLE POINT THEREIN; THENCE CONTINUING ALONG THE CENTERLINE OF GOLDENWEST STREET, NORTH 00°16'53" EAST 1403.96 FEET TO ITS POINT OF INTERSECTION WITH THE NORTHERLY LINE OF TRACT NO. 7656, AS SHOWN ON THE MAP RECORDED IN BOOK 295, PAGES 28 THROUGH 31 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 800.00 FEET, A RADIAL LINE TO SAID CURVE BEARS NORTH 09°38'08" WEST; THENCE WESTERLY 181.28 FEET ALONG SAID CURVE AND SAID NORTHERLY LINE OF TRACT NO. 7656 THROUGH A CENTRAL ANGLE OF 12°59'00", TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 800.00 FEET, A RADIAL LINE TO SAID CURVE BEARS SOUTH 22°37'08" EAST; THENCE CONTINUING WESTERLY 880.58 FEET ALONG SAID CURVE AND SAID NORTHERLY LINE OF TRACT NO. 7656 AND ALONG THE NORTHERLY LINE OF TRACT NO. 7421, AS SHOWN ON THE MAP RECORDED IN BOOK 302, PAGES 20 THROUGH 23 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 800.00 FEET, A RADIAL LINE TO SAID CURVE BEARS NORTH 40°26'54" EAST; THENCE NORTHWESTERLY 249.63 FEET ALONG SAID CURVE AND SAID NORTHERLY LINE OF TRACT NO. 7421 THROUGH A CENTRAL ANGLE OF 17°52'42" TO THE EAST LINE OF LOT 6 OF TRACT NO. 14296, AS SHOWN ON THE MAP RECORDED IN BOOK 700 PAGES 39 AND 40 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY, THENCE CONTINUING ALONG SAID EAST LINE



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**HOLLY-SEACLIFF
SPECIFIC PLAN BOUNDARY
REVISED PER ZONE CHANGE NO. 93-2
ORDINANCE NO. 3243**

W.O. No. 0867-273-1X12
Engr. D.C. Chk. D.W.

Date 10/25/94
Sheet 1 of 5

NORTH 00°22'36" EAST 24.68 FEET; THENCE NORTH 44°22'22" WEST 78.12 FEET; THENCE SOUTH 48°52'36" WEST 27.00 FEET; THENCE SOUTH 88°04'15" WEST 243.99 FEET ALONG THE NORTH LINE OF LOTS 5 AND 6 OF SAID TRACT NO. 14296 TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE SOUTH 75°50'26" WEST 342.57 FEET TO THE WESTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS "NORTH 80°35'37" EAST 262.07 FEET" FOR A PORTION OF THE SOUTHERLY LINE OF PARCEL 2 OF PARCEL MAP NO. 90-198, AS SHOWN ON THE MAP FILED IN BOOK 266, PAGES 37 THROUGH 41 OF PARCEL MAPS, RECORDS OF SAID COUNTY; THENCE SOUTH 65°33'53" WEST 135.10 FEET; THENCE SOUTH 38°28'53" WEST 157.67 FEET; THENCE SOUTH 42°01'01" WEST 126.97 FEET; THENCE SOUTH 02°37'39" WEST 321.88 FEET; THENCE SOUTH 14°06'58" WEST 101.62 FEET; THENCE SOUTH 19°01'14" WEST 69.70 FEET; THENCE SOUTH 21°33'20" WEST 125.71 FEET; THENCE SOUTH 00°54'26" EAST 66.46 FEET; THENCE SOUTH 20°53'20" EAST 70.89 FEET; THENCE SOUTH 12°40'17" EAST 96.32 FEET; THENCE SOUTH 50°43'23" EAST 99.49 FEET; THENCE SOUTH 33°09'35" EAST 165.63 FEET; THENCE SOUTH 08°14'20" EAST 81.14 FEET; THENCE SOUTH 52°14'13" EAST 87.04 FEET TO A POINT ON A PORTION OF THE EASTERLY LINE OF SAID PARCEL 2 OF SAID P.M. 90-198, SAID POINT BEING ON THAT CERTAIN COURSE SHOWN AS "NORTH 27°31'58" WEST 336.22 FEET" ON SAID PARCEL MAP; THENCE ALONG SAID EASTERLY LINE SOUTH 27°31'58" EAST 88.35 FEET; THENCE CONTINUING ALONG SAID EASTERLY LINE SOUTH 37°12'45" EAST 28.77 FEET; THENCE LEAVING SAID EASTERLY LINE SOUTH 17°00'11" EAST 117.35 FEET; THENCE SOUTH 78°54'15" EAST 35.22 FEET; THENCE NORTH 71°00'09" EAST 18.01 FEET TO THE WESTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS "NORTH 57°19'50" EAST 67.67 FEET" ON SAID PARCEL MAP; THENCE ALONG SAID PARCEL BOUNDARY NORTH 57°19'50" EAST 67.67 FEET; THENCE LEAVING SAID PARCEL BOUNDARY NORTH 57°29'06" EAST 41.72 FEET; THENCE NORTH 63°50'24" EAST 52.18 FEET; THENCE NORTH 87°30'20" EAST 38.02 FEET; THENCE SOUTH 52°49'54" EAST 127.43 FEET; THENCE SOUTH 39°08'51" EAST 246.87 FEET; THENCE SOUTH 30°04'22" EAST 57.81 FEET; THENCE SOUTH 02°46'37" WEST 61.71 FEET TO A POINT ON A PORTION OF THE SOUTHEASTERLY LINE OF SAID PARCEL 2, SAID POINT BEING ON THAT CERTAIN COURSE SHOWN AS "NORTH 47°37'07" EAST 178.23 FEET" ON SAID PARCEL MAP; THENCE ALONG SAID SOUTHEASTERLY LINE SOUTH 47°37'07" WEST 81.81 FEET; THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE SOUTH 56°31'48" WEST 90.34 FEET; THENCE SOUTH 52°26'55" WEST 109.64 FEET; THENCE SOUTH 53°34'35" WEST 199.31 FEET; THENCE SOUTH 53°21'07" WEST 144.84 FEET; THENCE SOUTH 53°34'54" WEST 79.68 FEET; THENCE NORTH 78°49'50" WEST 129.11 FEET; THENCE LEAVING SAID SOUTHERLY LINE NORTH 85°15'47" WEST 274.77 FEET; THENCE NORTH 85°55'36" WEST 577.09 FEET; THENCE SOUTH 72°57'43" WEST 441.38 FEET TO A POINT ON A PORTION OF THE SOUTHERLY LINE OF SAID PARCEL 2, SAID POINT BEING ON THAT CERTAIN COURSE SHOWN AS "NORTH 78°11'24" EAST 320.84 FEET" ON SAID PARCEL MAP; THENCE ALONG SAID SOUTHERLY LINE SOUTH 78°11'24" WEST 172.19 FEET; THENCE LEAVING SAID SOUTHERLY LINE NORTH 63°26'38" WEST 21.32 FEET; THENCE NORTH 01°24'25" EAST 183.23 FEET; THENCE NORTH 14°36'11"



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EAST 240.52 FEET; THENCE NORTH 21°24'46" EAST 69.42 FEET; THENCE NORTH 32°30'36" EAST 137.22 FEET; THENCE NORTH 41°34'29" EAST 78.89 FEET; THENCE NORTH 27°32'11" EAST 252.32 FEET TO A POINT ON A PORTION OF THE WESTERLY LINE OF SAID PARCEL 2, SAID POINT BEING ON THAT CERTAIN COURSE SHOWN AS "NORTH 35°24'38" EAST 689.02 FEET" ON SAID PARCEL MAP; THENCE ALONG SAID WESTERLY LINE NORTH 35°24'38" EAST 270.28 FEET; THENCE LEAVING SAID WESTERLY LINE NORTH 24°48'20" EAST 92.01 FEET; THENCE NORTH 29°49'07" WEST 18.76 FEET; THENCE NORTH 59°05'04" WEST 25.88 FEET; THENCE SOUTH 88°42'07" WEST 28.50 FEET; THENCE SOUTH 62°14'54" WEST 36.17 FEET; THENCE NORTH 64°44'31" WEST 213.89 FEET; THENCE NORTH 16°08'41" WEST 72.00 FEET TO A POINT ON A PORTION OF THE WESTERLY LINE OF SAID PARCEL 2, SAID POINT BEING ON THAT CERTAIN COURSE SHOWN AS "NORTH 27°04'42" EAST 108.69 FEET" ON SAID PARCEL MAP; THENCE ALONG SAID WESTERLY LINE NORTH 27°44'02" EAST 19.30 FEET; THENCE LEAVING SAID WESTERLY LINE NORTH 27°44'02" EAST 112.13 FEET; THENCE NORTH 08°14'34" EAST 124.02 FEET TO THE SOUTHERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS "NORTH 09°47'41" EAST 224.74 FEET" ON SAID PARCEL MAP FOR A PORTION OF THE WESTERLY LINE OF SAID PARCEL 2; THENCE ALONG SAID WESTERLY LINE NORTH 09°47'41" EAST 224.74 FEET; THENCE NORTH 06°41'28" EAST 165.69 FEET; THENCE LEAVING SAID WESTERLY LINE NORTH 15°24'02" EAST 171.58 FEET; THENCE NORTH 07°09'24" WEST 50.17 FEET; THENCE NORTH 30°28'22" WEST 47.91 FEET; THENCE NORTH 73°51'01" WEST 48.59 FEET; THENCE SOUTH 33°02'03" WEST 52.13 FEET; THENCE SOUTH 17°39'41" WEST 109.05 FEET; THENCE SOUTH 24°46'03" WEST 62.75 FEET; THENCE SOUTH 46°10'13" WEST 43.51 FEET; THENCE SOUTH 63°27'49" WEST 53.76 FEET; THENCE SOUTH 89°54'22" WEST 47.11 FEET; THENCE NORTH 74°38'22" WEST 44.42 FEET; THENCE NORTH 52°52'33" WEST 56.21 FEET; THENCE NORTH 34°16'36" WEST 36.37 FEET; THENCE NORTH 17°51'05" WEST 52.49 FEET; THENCE NORTH 04°06'38" WEST 50.91 FEET; THENCE NORTH 16°25'25" EAST 41.95 FEET; THENCE NORTH 41°05'45" EAST 75.56 FEET; THENCE NORTH 18°21'10" EAST 87.68 FEET; THENCE NORTH 17°05'25" WEST 19.81 FEET; THENCE NORTH 44°24'07" WEST 70.37 FEET; THENCE NORTH 34°56'18" WEST 59.09 FEET; THENCE NORTH 49°06'20" WEST 432.22 FEET TO THE EASTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS "NORTH 70°42'04" WEST 751.89 FEET" FOR A PORTION OF THE SOUTHERLY LINE OF SAID PARCEL 2; THENCE NORTH 66°38'53" WEST 257.23 FEET; THENCE NORTH 70°06'01" WEST 485.61 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 950.00 FEET, A RADIAL LINE TO SAID CURVE BEARS NORTH 47°24'49" WEST, SAID POINT BEING ON THE EASTERLY LINE OF SEAPOINT STREET, 100.00 FEET WIDE, AS SHOWN ON SAID PARCEL MAP; THENCE SOUTHWESTERLY, 14.64 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°52'58"; THENCE SOUTH 41°42'13" WEST 10.58 FEET TO THE WESTERLY CORNER OF SAID PARCEL 2; THENCE SOUTH 41°42'13" WEST 243.13 FEET ALONG SAID PARCEL MAP BOUNDARY; THENCE CONTINUING ALONG SAID PARCEL MAP BOUNDARY NORTH 48°17'47" WEST 100.00 FEET; THENCE SOUTH 41°42'13" WEST 164.55 FEET TO THE BEGINNING OF A TANGENT CURVE,



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HOLLY-SEACLIFF
SPECIFIC PLAN BOUNDARY
REVISED PER ZONE CHANGE NO. 93-2
ORDINANCE NO. 3243

W.O. No. 0867-273-1X12
Engr. D.C. Chk. D.W.

Date 10/25/94
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CONCAVE NORTHWEST HAVING A RADIUS OF 750.00 FEET; THENCE SOUTHWESTERLY, 259.51 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°49'31"; THENCE NORTH 42°11'18" WEST 360.45 FEET TO A POINT ON THE NORTHERLY LINE OF THE HUNTINGTON BEACH CITY LIMIT BOUNDARY, AS SHOWN ON THE MAP FILED IN BOOK 92, PAGES 19 THROUGH 28 OF RECORD OF SURVEYS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING COURSES: SOUTH 89°37'14" EAST 91.97 FEET, NORTH 00°15'23" EAST 328.98 FEET, SOUTH 89°43'03" EAST 660.16 FEET, NORTH 00°19'15" EAST 328.84 FEET, NORTH 89°41'36" WEST 231.59 FEET, NORTH 26°49'24" EAST 1107.66 FEET AND SOUTH 89°41'05" EAST 726.01 FEET; THENCE NORTH 00°17'53" EAST 1321.75 FEET ALONG SAID HUNTINGTON BEACH CITY LIMIT BOUNDARY TO THE NORTHWEST CORNER OF PARCEL 1 AS SHOWN ON THE MAP FILED IN BOOK 42, PAGE 25 OF PARCEL MAPS, RECORDS OF ORANGE COUNTY; THENCE SOUTH 89°32'59" EAST 988.61 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL 1 AND ITS EASTERLY PROJECTION TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34, SAID LINE BEING THE CENTERLINE OF EDWARDS STREET; THENCE SOUTH 00°16'06" WEST 2310.30 FEET ALONG SAID CENTERLINE OF EDWARDS STREET TO THE CENTERLINE POINT OF INTERSECTION OF SAID EDWARDS STREET AND GARFIELD AVENUE AS SHOWN ON SAID AFOREMENTIONED MAP FILED IN BOOK 92, PAGES 19 THROUGH 28 OF RECORD OF SURVEYS OF SAID COUNTY SAID POINT ALSO BEING THE SOUTH QUARTER CORNER OF SAID SECTION 34; THENCE SOUTH 89°42'05" EAST 2639.70 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 34 AND SAID CENTERLINE OF GARFIELD AVENUE TO THE CENTERLINE POINT OF INTERSECTION OF SAID GARFIELD AVENUE AND GOLDENWEST STREET, (SHOWN AS WESTMINSTER AVENUE ON THE MAP OF GARFIELD STREET ADDITION TO HUNTINGTON BEACH, FILED IN BOOK 7, PAGES 27 AND 28 OF MISCELLANEOUS MAPS OF SAID COUNTY), SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE NORTH 00°16'18" EAST 2639.61 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34 AND THE CENTERLINE OF SAID GOLDENWEST STREET TO THE EAST QUARTER CORNER OF SAID SECTION 34, SAID CORNER BEING THE CENTERLINE POINT OF INTERSECTION OF GOLDENWEST STREET AND ELLIS AVENUE; THENCE SOUTH 89°43'37" EAST 1982.30 FEET ALONG THE CENTERLINE OF SAID ELLIS AVENUE, SAID CENTERLINE ALSO BEING THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35 TO THE CENTERLINE INTERSECTION OF GOTHARD STREET; THENCE CONTINUING SOUTH 89°43'37" EAST 33.82 FEET, MORE OR LESS, ALONG SAID NORTH LINE OF THE SOUTHWEST QUARTER TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1000.00 FEET; THENCE SOUTHEASTERLY 339.26 FEET, MORE OR LESS, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°26'18" TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1000.00 FEET, A RADIAL LINE TO SAID CURVE BEARS SOUTH 19°42'41" WEST; THENCE EASTERLY 320.07 FEET, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°20'20" TO AN INTERSECTION WITH A LINE PARALLEL WITH AND EASTERLY 20.00 FEET FROM THE EAST LINE OF THE



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SOUTHWEST QUARTER OF SAID SECTION 35; THENCE SOUTH 00°18'39" WEST 455.28 FEET, MORE OR LESS, ALONG SAID PARALLEL LINE TO A POINT ON THE WESTERLY PROJECTION OF THE SOUTH LINE OF PARCEL 1 OF THE MAP FILED IN BOOK 132, PAGES 35 AND 36 OF PARCEL MAPS, RECORDS OF SAID ORANGE COUNTY; THENCE SOUTH 89°44'06" EAST 639.65 FEET ALONG SAID WESTERLY PROJECTION AND SAID SOUTH LINE OF PARCEL 1 TO THE CENTERLINE OF HUNTINGTON STREET AS SHOWN ON PARCEL MAP NO. 81-575, FILED IN BOOK 172, PAGES 3 AND 4 OF PARCEL MAPS, RECORDS OF SAID ORANGE COUNTY; THENCE SOUTH 00°18'34" WEST 1326.13 FEET, MORE OR LESS, ALONG THE CENTERLINE OF SAID HUNTINGTON STREET TO THE CENTERLINE INTERSECTION OF MAIN STREET AND SAID HUNTINGTON STREET; THENCE CONTINUING ALONG THE CENTERLINE OF SAID HUNTINGTON STREET SOUTH 00°17'42" WEST 744.99 FEET TO THE CENTERLINE INTERSECTION OF GARFIELD AVENUE AND SAID HUNTINGTON STREET, AS SHOWN ON SAID PARCEL MAP NO. 81-575, FILED IN BOOK 172, PAGES 3 AND 4 OF PARCEL MAPS RECORDS OF SAID HUNTINGTON BEACH, THENCE ALONG SAID CENTERLINE OF GARFIELD AVENUE NORTH 89°42'04" WEST 659.89 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 35; THENCE CONTINUING ALONG SAID CENTERLINE OF GARFIELD AVENUE, NORTH 89°43'21" WEST 82.85 FEET TO THE CENTERLINE INTERSECTION OF MAIN STREET AND SAID GARFIELD AVENUE AS SHOWN ON THE MAP OF TRACT NO. 10511 RECORDED IN BOOK 455, PAGES 13 THROUGH 17 INCLUSIVE OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY; THENCE SOUTH 45°17'24" WEST 774.32 FEET, MORE OR LESS, ALONG THE CENTERLINE OF SAID MAIN STREET TO A POINT ON THE NORTHERLY PROJECTION OF THE MOST WESTERLY LINE OF SAID TRACT NO. 10511 DESCRIBED ABOVE, SAID LINE ALSO BEING THE EAST LINE OF HOLLY STREET, 30.00 FEET IN WIDTH AS SHOWN ON SAID MAP OF TRACT NO. 10511; THENCE SOUTH 00°18'18" WEST 242.23 FEET ALONG SAID LINE TO AN ANGLE POINT TO THE WEST LINE OF SAID TRACT NO. 10511; THENCE ALONG THE WESTERLY LINE OF SAID TRACT THE FOLLOWING COURSES: SOUTH 89°40'56" EAST 280.19 FEET, SOUTH 00°17'57" WEST 410.35 FEET, SOUTH 89°42'47" EAST 135.00 FEET AND SOUTH 00°17'57" WEST 90.00 FEET TO THE NORTHERLY LINE OF CLAY AVENUE, 30.00 FEET IN WIDTH, AS SHOWN ON SAID MAP OF TRACT NO. 10511; THENCE SOUTH 00°17'13" WEST 30.00 FEET TO THE CENTERLINE OF SAID CLAY AVENUE; THENCE NORTH 89°42'47" WEST 813.43 FEET TO THE CENTERLINE INTERSECTION OF CLAY AVENUE AND MAIN STREET AS SHOWN ON THE MAP FILED IN BOOK 100, PAGES 46 AND 47 OF PARCEL MAPS, RECORDS OF SAID ORANGE COUNTY; THENCE ALONG SAID CENTERLINE OF MAIN STREET SOUTH 19°14'02" WEST 829.19 FEET TO AN ANGLE POINT IN SAME; THENCE CONTINUING ALONG SAID CENTERLINE OF MAIN STREET SOUTH 00°18'10" WEST 545.95 FEET TO THE POINT OF BEGINNING.

CONTAINING 565.20 ACRES, MORE OR LESS.



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VI. MITIGATION MEASURES

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FINAL ENVIRONMENTAL IMPACT REPORT NO. 89-1

These mitigation measures are required of the Holly-Seacliff Specific Plan pursuant to Final Environmental Impact Report 89-1 and should be imposed on future projects in the Specific Plan area.

Land Use

On-Site Land Uses

1. Prior to issuance of building permits for individual tracts, the applicant should demonstrate that service vehicle access to all remaining operating oil wells on site is monitored through the existing or proposed residential tracts.
2. All potential buyers and renters of on-site residences should be notified of the affects resulting from on-site and off-site oil production activities. The notification should state the frequency and locations of maintenance and service operations. The notification should indicate that noise levels from oil activities may also significantly increase during these times.

Air Quality

1. Because it only takes a small amount of material to generate odors, it is important to maintain a very clean operation. Therefore, any oil spilled on the ground should be quickly cleaned up. Well sumps should be pumped out after pulling a well and periodically in the interim. Maintenance of seals and gaskets on pumps and piping should be performed whenever leaks are evident. General clean-up of the site should result in significant improvements in the level of odor found in the area.
2. Appropriately designed, vapor recovery systems which pull the gas off the well casing should be employed, as well as vapor recovery systems for oil transport trucks. A similar system could be employed for any remaining storage facilities on site.

Noise

1. Noise levels generated by the oil operations should be mitigated to levels consistent with the Huntington Beach Noise Ordinance, by locating consolidation area(s) at least 300 feet from the nearest residential or other sensitive land uses (locating consolidation areas within industrial-use areas would be the most desirable from a noise standpoint). The oil wells could be located closer to sensitive land uses if a perimeter wall with a minimum height of 8 feet was utilized around the consolidation area(s). The following mitigation

measures assume a 100 foot distance to the receptor and the mitigation effects of an 8 foot sound wall. Additional analysis of the consolidation area(s) will be necessary when phasing plans become available.

Oil Well Drilling Operations

2. The results show that in order for the drilling operations to satisfy the Huntington Beach Noise Ordinance outdoor standards, electric motors with acoustic blankets must be used. Diesel motors even when shielded by acoustic blankets will not meet the nighttime Noise Ordinance standards at the on-site and off-site residences and will not meet the daytime Noise Ordinance standards at the on-site residences. If there are plans to conduct the drilling operations during the nighttime hours, then according to the Oil Code, the operations must be soundproofed. Acoustic blankets as well as an 8 foot high masonry wall along the site perimeter will likely reduce the noise levels to below the Noise Ordinance standards.

Oil Well Pumping

3. The well pumps used in the consolidation area should be submerged. If other types of well pumps such as ground level electric or diesel pumps may be necessary. Specific mitigation measures should be presented in an additional noise study.

Well Pulling, Redrilling and Service Drilling Operations

4. Well pulling and drilling operations are confined to daytime hours (7:00 a.m. to 10:00 p.m.) by the Oil Code. Any redrilling performed at night must provide soundproofing to comply with the Noise Ordinance. The Oil Code prohibits the pulling of wells during the nighttime hours (10:00 to 7:00 a.m.). Well maintenance activities should also be conducted between the hours of 7:00 a.m. and 10:00 p.m. only. Although high levels of noise may be generated by routine well maintenance operations, these activities would occur inside the noise barrier surrounding the consolidation area.
5. Service drilling for this project will be conducted during the daytime hours only. Data on service drilling operations indicate that with a diesel-powered service rig and an 8 foot high noise barrier, the noise level at 100 feet will likely be 55 dBA which corresponds to the City's daytime Noise Ordinance standard. All servicing of the wells must comply with the noise standards contained in the Huntington Beach code.

Truck Operations

6. Truck operations should be limited to daytime hours only (7 a.m. to 10 p.m.)

Helicopter Operations

7. A notice (and statement of acknowledgement) to prospective homeowners is required stating that the property is subject to overflight, sight and sound of helicopters associated with the police facility.

Oil Facilities

1. Future Specific Plan(s) should include an area or areas for the consolidation of oil well facilities.
2. All new development proposals should be accompanied by:
 - A plan which addresses the requirements for abandoned wells.
 - The abandonment plans for existing wells.
 - The operational plans for any remaining wells and facilities.

These plans must satisfy the requirements of the City of Huntington Beach and the Division of Oil and Gas.

3. The criteria for the approval of development plans within oil districts should include:
 - (a) That enough open space has been reserved around the oil operation site to allow existing and future equipment which could reasonably be expected to be used on the site, including any setbacks from new development required by the Fire Chief.
 - (b) That adequate access to all operation sites is provided for portable equipment and emergency vehicles.
 - (c) That reasonable expansion of the existing facilities, if permitted in the oil district, can be accomplished.
 - (d) That any proposed development includes all provisions for sound-proofing and fire protection required by the Fire Chief.
 - (e) That screening of oil facilities from any new development is included in the plan.
4. As future development occurs, continued subsidence rate monitoring for the region of the subject site is necessary to determine if subsidence rates are declining with current water injection methods being used at operating oil production facilities.

5. The use of post-tensioned slabs should be considered in the foundation design in order to eliminate distress to structures and slabs from minor regional subsidence. Although this measure will provide for a more rigid slab, it will be no means eliminate distress to foundations resulting from the rapid subsidence of the land from continued oil and gas withdrawal.

Cultural Resources

Archaeology

1. It is suggested that the research design be prepared by the Principal Investigator selected to perform the work and that it be reviewed by a second consulting archaeologist. This step will help insure the completeness and viability of the research design prior to its implementation. The involvement of a second professional is viewed as an inexpensive means of insuring that no major elements are overlooked.
2. The archaeological deposits within the Holly-Seacliff study area should be subjected to a program of excavation designed to recover sufficient data to fully describe the sites. The following program is recommended:
 - a. Analysis of the collections made by the Pacific Coast Archaeological Society, Long Beach State University and any community college which has such material. If the collections are properly provenienced and are accompanied by adequate documentation, they should be brought together during this phase and complete analysis performed. Of particular importance during this phase is the recovery of survey data to be used to determine the exact locations of previous excavation efforts.
 - b. Prior to the beginning of any excavation effort, a burial strategy should be developed by the archaeologist retained to accomplish the excavation members of the Native American community and appropriate City Staff. The strategy should address details of the handling and processing of human remains encountered during excavation, as well as the ultimate disposition of such remains.
 - c. Completion of test excavations should be made at each of the archaeological deposits. The information gained from the test excavation will guide the following data recovery excavation. The excavations should have two primary goals:
 - Definition of site boundaries and depth.
 - Determination of the significance of the site and its degree of preservation.

- d. A statistically valid sample of site material should be excavated. The data recovery excavation should be conducted under the provisions of a carefully developed research design. The research questions presented earlier in this report should be incorporated into the research design, other important research questions should be developed from the test excavation data included, and a statement of methodology to be observed must be included.
 - e. A qualified observer appointed by the Principal Investigator/Archaeologist should monitor grading of the archaeological sites to recover important material which might appear. The monitor will be assigned by the Principal Investigator. This activity may require some minor delay or redirecting of grading while material is being recovered. The observer should be prepared to recover material as rapidly as is consistent with good archaeological practice. Monitoring should be on a full time basis when grading is taking place on or near an archaeological deposit. However, the grading should terminate when the cultural deposit has been entirely removed and clearly sterile deposits exposed.
 - f. All excavation and ground disturbing observation projects should include a Native American Observer. Burials are known to exist at some of the sites, a circumstance which is extremely important to the Native American community.
 - g. A detailed professional report should be prepared which fully describes the site and its place in pre-history. Reports should receive sufficient distribution which includes the City, the County and the UCLA repository for archeology to insure their availability to future researchers.
 - h. Arrangements should be made for proper curation of the collections. It is expected that large quantities of materials will be collected during the excavation. Curation should be at an institution which has the proper facilities for storage, display and use by interested scholars and the general public.
- 3. The shell and lithic scatters should be subjected to test excavation to determine if they are or are not in situ archaeological deposits. If any of the scatters prove to be in situ archaeological material, a site record should be prepared and submitted to the Archaeological Survey, University of California, Los Angeles, and the site should be treated as in mitigation number one. If the sites are shown to be not archaeological in nature or not in situ, then no further action should be taken.
 - 4. Ground disturbing activity within the study area should be monitored by a qualified observer assigned by the Principle Investigator/Archaeologist to

determine if significant historic deposits, (e.g. foundations, trash deposits, privy pits and similar features) have been exposed. The monitoring should be on a full-time basis, but can be terminated when clearly undisturbed geologic formations are exposed. If such exposures occur, appropriate collections should be made, followed by analysis and report preparation. Historic material may be encountered anywhere within the Holly-Seacliff property, but the area around the old Holly sugar Refinery is probably more sensitive than the balance of the project area. Historical material recovered at the archaeological sites should be treated with those deposits.

5. The plaque commemorating oil well Huntington A-1 should be preserved. As development in the area continues, it may be desirable to upgrade this feature.

Paleontology

6. A qualified paleontologist should be retained to periodically monitor the site during grading or extensive trenching activities that cut into the San Pedro Sand or the Quaternary marine terrace units.
7. In areas where fossils are abundant, full-time monitoring and salvage effort will be necessary (8 hours per day during grading or trenching activities). In areas where no fossils are being uncovered, the monitoring time can be less than eight hours per day.
8. The paleontologist should be allowed to temporarily divert or direct grading operations to facilitate assessment and salvaging of exposed fossils.
9. Collection and processing of matrix samples through fine screens will be necessary to salvage any microvertebrate remains. If a deposit of microvertebrates is discovered, matrix material can be moved off to one side of the grading area to allow for further screening without delaying the developmental work.
10. All fossils and their contextual stratigraphic data should go to an institution with a research interest in the materials, such as the Orange County Natural History Foundation.

Human Health and Safety

Surface Oil Contamination

1. Prior to grading and development, a site reconnaissance should be performed including a phased Environmental Site Assessment to evaluate areas where contamination of the surficial soils may have taken place. The environmental assessment should evaluate existing available information pertinent to the site

and also undertake a limited investigation of possible on-site contamination. Phase I should include:

- a. Review of available documents pertinent to the subject site to evaluate current and previous uses.
 - b. Site reconnaissance to evaluate areas where contamination of surficial solid may have taken place.
 - c. Excavation and testing of oil samples to determine presence of near surface contamination of soil.
 - d. Subsurface exploration to determine presence of sumps on-site. Testing of possible drilling fluids for heavy metals.
 - e. Completion of soil gas vapor detection excavations located adjacent to the existing on-site wells.
 - f. Testing of air samples for gas vapor, methane gas and sulfur compounds.
2. The actual site characterization and remedial action plan would be developed as part of a later phase. Upon completion of the Environmental Assessment, a Remedial Action Plan can be developed. This plan should address the following items:
- a. Treatment of possible crude oil contaminated soils. A possible solution to this condition would be aeration of the contaminated soils to release the volatile gases and then incorporation of the treated solid into the roadway fills (subgrade).
 - b. Treatment of possible drilling sumps by either on-site disposal of non-contaminated drilling fluids or off-site disposal of contaminated fluids.
 - c. Treatment of the possibility of the accumulation of methane gas.

Methane Gas

3. Prior to development, a thorough site study for the presence of surface and shallow subsurface methane gas should be performed. Any abnormal findings would require a Remedial Action Plan and further studies to assure sufficient mitigation of the hazardous areas prior to building construction. All structures should have a gas and vapor barrier installed underneath the slabs and foundations. Gas collection and ventilation systems should be installed over abandoned wells which are underneath or within ten (10) feet of any structure, and over wells which show evidence of surface emissions of methane gas. Additionally, following construction of structures, an organic vapor analysis

should be conducted and the results evaluated to assure that acceptable air quality is maintained within buildings and residences.

4. The presence of methane gas on-site should be the subject of future studies that include the following tasks:
 - a. Drilling of test wells to monitor for subsurface methane deposits and confirm or deny the presence of biogenic methane bearing strata near area.
 - b. Shallow excavation and sampling in areas either known or assumed to be potential drilling mud sumps;
 - c. Vapor monitoring of shallow vapor probes placed at strategic location on the site and collection of soil vapor samples;
 - d. Vapor survey areas adjacent to known abandoned oil wells;
 - e. Laboratory analysis of selected soil samples for metals and soil vapor samples for gases.

Other Oil Production Related Hazards

5. Oil wells scheduled for abandonment should be completed in accordance with the standards and specifications of the City of Huntington Beach and the California Division of Oil and Gas. Wells which have previously been abandoned must be reabandoned to the most current requirements of the City of Huntington Beach and the Division of Oil and Gas.
6. Existing oil production lines are located throughout the site. Treatment of these lines will depend on proposed land use and development. Utility lines should be relocated and or removed with the trench being filled with compacted fill.

Hazardous Materials

1. The use, storage and disposal of hazardous materials should be enforced by City of Huntington Beach to provide the greatest possible protection to the public from accidental occurrences.
2. Active wells remaining on-site should be secured and screened as required by the City of Huntington Beach.
3. Prior to development, a review of available public health records should be performed to evaluate possible public health risk sites in the vicinity of the subject site.
4. An inventory of all hazardous materials used and stored by industries locating within the project area should be maintained and recorded for use by the City Fire

Department. This inventory should include the location at which each hazardous material is used.

Aesthetics

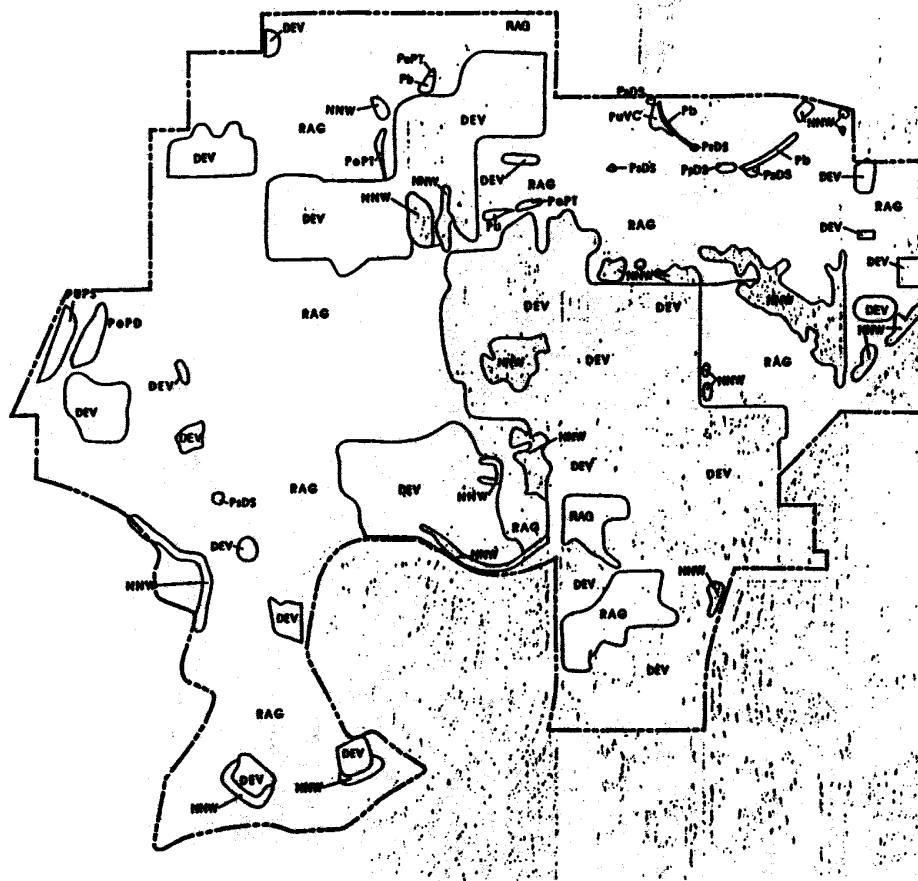
1. Landscaping of future projects should be designed to minimize visual impacts on adjacent parcels. Special consideration should be given to orientation of the project's residences (i.e. windows and deck) so as to respect the privacy of adjacent and nearby homes.
2. Wherever feasible, oil production facilities on-site should be eliminated or consolidated to reduce their total number. Facilities remaining on-site should be painted, camouflaged, or otherwise screened by perimeter walls, plantings or like treatments to reduce their unsightliness to future residents.

Land-Use Policies

Prior to the issuance of grading permits, the Department of Fish and Game should be notified of grading activities on-site that are scheduled to commence in the swales, in order to preclude the possible elimination of wetland areas under the jurisdiction of the Department of Fish and Game, as further specified in the Biological Resources section of this EIR.

Biological

1. Following construction of necessary infrastructure in the main drainage swale, i.e., utility lies, sewers, etc., this swale should remain as open space. Mitigation for the loss of cattail marsh habitat (0.5 acres) and willow habitat (0.5 acres) which are depicted on Exhibit 20, will take place such that a minimum of 1.0 acre of riparian vegetation is established in this drainage swale. The plants utilized in the revegetated area will be enclosed from the recommended plant palette indicated on page VI-11.
2. Through adoption of future Specific Plans large trees suitable for use by raptors such as the red-shouldered hawk, should be preserved or replaced in accordance with the tree species identified in the plant palette contained on page VI-11.
3. Any grading or filling in the brackish wetlands in the western portion of the project site shall be mitigated by restoration of an equal area of coastal wetland at a nearby location in the open space area.
4. Effects upon on-site wetlands within the jurisdiction of the California Department of Fish and Game will require mitigation defined by 1603 permits.



LEGEND

DEV	DEVELOPED AREA
NNW	NON-NATIVE WOODLAND
RAG	RUDERAL ANNUAL GRASSLAND
PsDS	PALUSTRINE, SHRUB, DECIDUOUS, SALIX
Pb	PALUSTRINE, UNCONSOLIDATED BOTTOM
PoPD	PALUSTRINE, EMERGENT, PERSISTENT, DISTICHLIS
PoPS	PALUSTRINE, EMERGENT, PERSISTENT, SALICORNIA
PoPT	PALUSTRINE, EMERGENT, PERSISTENT, TYPHA
Pu	PALUSTRINE, UNCONSOLIDATED SHORE
PuVC	PALUSTRINE, UNCONSOLIDATED SHORE, VEGETATED, CONYZA

CITY OF
HUNTINGTON BEACH

HOLLY-SEA CLIFF
AMENDMENT GENERAL PLAN

EXHIBIT 20
BIOLOGICAL RESOURCES

11/11/11 IORMA
L&A ASSOCIATES, INC.

PLANT PALETTE

Scientific Name

Common Name Trees

Alnus rhombifolia
Juglans californica
Platanus racemosa
Quercus agrifolia
S. laevigata
S. lasiandra
S. hindsiana
Salix lasiolepis
Umbellifera californica

White Alder
 California Walnut
 Sycamore
 Coast Live Oak
 Red Willow
 Golden Willow
 Sandbar Willow
 Arroyo Willow
 California Bay

Tall Shrubs

Baccharis pilularis var. *consanguinea*
Heteromeles arbutifolia
R. ovata
Rhus laurina
Sambucus mexicana

Coyote Brush
 Toyon
 Sugarbush
 Laurel sumac
 Elderberry

Low Shrubs and Vines

Diplacus longiflorus
R. viburnifolium
R. aureum
Ribes speciosum
Rosa californica
Rubus ursinus
Toxicodendron diversilobum
Vitis californica

Bush Monkeyflower
 Catalina Currant
 Golden Currant
 Fuschia-flowered Gooseberry
 California Rose
 California Blackberry
 Poison Oak
 California Grape

Herbaceous Plants and Grasses

Artemisia douglasiana
Elymus condensatus
Scirpus spp.
Typha spp.

Mugwort
 Giant Wild Rye
 Tule
 Cattail

Public Services and Utilities

Schools

1. The General Plan Amendment 89-1 designates a site for a new elementary school to serve students generated by residential development within the project area.
2. The school district and major landowner should enter into an agreement for acquisition or lease of the site as part of implementation of this General Plan Amendment.
3. Developers should pay school impact fees to finance construction of necessary school facilities.
4. The Huntington Beach Union High School District should coordinate its expansion plans with phasing of development within the project area and surrounding areas.