



WINDWARD

Specific Plan
SP 16

City of
Huntington Beach

April 2018



**SP 16
WINDWARD
SPECIFIC PLAN**

City of Huntington Beach

Adopted by City Council on _____

(CC Resolution #__)

Certified by California Coastal Commission on _____

SUBMITTED TO:

**CITY OF
HUNTINGTON BEACH**
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1 INTRODUCTION

1.1 Location and Existing Conditions

The Windward Specific Plan area ([Specific Plan Area](#)) is located at the southeast corner of Bolsa Chica Street and Los Patos Avenue in the City of Huntington Beach ([City](#)) on what is commonly referred to as the Bolsa Chica Mesa (Exhibit 1-1, Vicinity Map). -The Specific Plan ~~area~~[Area](#) encompasses approximately 5.3 acres of undeveloped land, of which, at the time of adoption of the Windward Specific Plan, approximately ~~5.0~~[five](#) acres ([Windward Property](#)) are privately owned (~~by~~ [Signal Landmark](#) ([Signal](#))) and ~~a~~[0.3-acre parcel](#)[acres are](#) owned by the City ~~of Huntington Beach~~. ([City Property](#)). The ~~property~~[Specific Plan Area](#) is square in shape, with the western half relatively flat (elevation 47 to 51 feet), while the center portion of the eastern half gently slopes down to the east to an elevation of approximately 36 feet.

Historically, the ~~property~~[Specific Plan Area](#) was used almost exclusively for agricultural purposes, but from 2006 to 2011 the southwest corner of the ~~property~~[Specific Plan Area](#) was used as a storage and staging area for construction of the neighboring Brightwater Community. -The ~~site~~[Specific Plan Area](#) is covered by non-native vegetation (Exhibit 1-2, Aerial Photograph). -The ~~Signal Landmark~~[property](#)[Windward Property](#) is currently fenced and has not been used since 2011 when the construction trailers and all but one of the storage containers were removed. -The City ~~parcel~~[Property](#) is currently used as an informal trail by the public to access the Parkside property to the east of the ~~Windward~~ Specific Plan Area.

Directly west of the site across Bolsa Chica Street is the Sandover neighborhood [which is](#) comprised of single family detached homes on 6,000 square foot lots; ~~on~~. [On](#) the north are apartment and condominium complexes; ~~to~~. [To](#) the east lies an open space/conservation area that is part of the Parkside project; ~~and on~~. [On](#) the south is an undeveloped 6.2-acre property located in unincorporated Orange County and owned by the Goodell Family Trust. ([Goodell Property](#)).

1.2 Project Area Background

1.2.1 Zoning History

The Windward ~~property~~[Property](#) has been owned by Signal ~~Landmark~~ ([Signal](#)) or its predecessor company, Signal Oil, since the 1920s and is the last remnant of Signal's once vast landholdings at Bolsa Chica. -Originally in an unincorporated area of Orange County, the ~~property~~[Windward Property](#) was annexed into the City ~~of Huntington Beach~~ in 1970 as part of a ten-acre parcel that now contains the Sandover neighborhood. -At the time it was annexed, both the General Plan ~~land use~~ and ~~the~~ Zoning Map [land use](#) designations were for low density residential uses.

Exhibit 1-1
Vicinity Map

Exhibit 1-2
Aerial Photograph 11x17

After the Coastal Act was enacted in 1976, the City submitted a proposed Land Use Plan to the Coastal Commission for certification. -At the time, a large scale development that included approximately 5,700 homes and a marina was being considered by the County for the unincorporated area at Bolsa Chica. -In anticipation of the intense development, the City re-designated an area east of the terminus of Bolsa Chica Street, that included the ~~five-acre~~ [Windward site, Property](#) to Open Space Recreation (subsequently changed to Open Space-Park) on the City's Land Use Plan, which was certified by the Coastal Commission in 1982.- In 1984, the City re-zoned the property to Residential Agricultural (RA) to reflect the agricultural uses that adjoined this site at the time and determined that the RA zoning was consistent with the Open Space-Park land use designation.

The massive housing and marina development once proposed for Bolsa Chica never occurred. -Instead, much of the Bolsa Chica property was set aside as open space, including a large restored wetland area in the lowland, and a mix of open space and residential uses on the Bolsa Chica Mesa. -In 1999, the City approved the development of ~~16~~ [sixteen](#) homes on the ~~5~~ [five](#)-acre site at the southwest corner of Los Patos and Bolsa Chica Street, known as the "Sandover" project. -At that time, Signal dedicated to the City [the City Property](#), a 13,350 square foot strip of land at the southeast corner Bolsa Chica Street and Los Patos Avenue, for open space-park uses. -The ~~strip of City-owned land~~ [Property](#) is currently undeveloped and used informally by the public to access the Parkside property. In 2005, the County and the Coastal Commission approved a 349 single family home development on 68 acres of the Bolsa Chica Mesa known as Brightwater, adjacent to Sandover.

1.2.2 The Ridge Project

In 2008, Signal proposed a General Plan Amendment (GPA), Zone Change (ZC) and Local Coastal Program Amendment (LCPA) ~~for the five-acre site on the southeast corner of Bolsa Chica and Los Patos~~ to permit the construction of 22 single family homes [on the Windward Property](#) and ~~construction of~~ a trail on the City ~~property.~~ [Property](#). The project, ~~then~~ known as The Ridge, was approved by the City in 2010.- In approving the entitlements for the project, the City indicated that the change in land use from Open Space/Park to Low Density Residential was appropriate because it had no plans to acquire the ~~Signal property~~ [Windward Property](#) for public recreation purposes. -The [Ridge](#) project entitlements included a General Plan Amendment, ~~Local Coastal Program Amendment~~, a zone change from RA to Low Density Residential, and a subdivision map. -To comply with CEQA, the City adopted a Mitigated Negative Declaration (MND). -Because the ~~property~~ [Windward Property](#) lies within the Coastal Zone, the California Coastal

Commission (CCC) must approve any amendments to the ~~city's~~City's Local Coastal Program (LCP), ~~therefore~~. Therefore, the City submitted the LCP ~~amendment~~Amendment to the ~~CCC~~Coastal Commission for approval.

In August 2010, the Bolsa Chica Land Trust filed litigation challenging the City's approval of the MND, claiming that the City should have prepared an Environmental Impact Report (EIR), rather than approving a MND. ~~The~~ CEQA litigation was stayed pending the outcome of the Coastal Commission's decision on the project. ~~In~~ June 2014, the City ~~and Signal~~ withdrew the LCP Amendment from consideration by the CCC.

In an effort to resolve the pending CEQA litigation, Signal, the City, and the Bolsa Chica Land Trust agreed to enter into facilitated settlement discussions. ~~In~~ April 2016, after nearly ~~15~~fifteen months of discussions, the three parties successfully negotiated ~~and signed a settlement agreement~~. (Settlement). In addition to resolving the litigation, the ~~agreement reached among the parties~~Settlement would bring closure to the decades-long controversy regarding development of Bolsa Chica by providing a viable path to resolving the land use of the last undeveloped, privately-owned land at Bolsa Chica. ~~In~~ addition to the ~~5-acre~~ Windward ~~site owned by Signal~~Property, the ~~agreement~~Settlement also addresses the potential ~~land use~~deed restriction of the ~~approximately 6.2-acre parcel owned by the Goodell Family Trust (Goodell property) which lies south~~Property to open space and resource conservation uses. At the time of approval of the Windward ~~and east of Brightwater for which~~Specific Plan, Signal holds an option to acquire. ~~The settlement agreement identifies two alternative, but parallel, approaches to the disposition of the~~ Windward site and the Goodell Property (Goodell property. Option). The Goodell Property is currently an unincorporated island and is zoned for medium low density residential (6.5 – 12.5 du/ac) by the County. In 2009, in anticipation of annexing the Goodell Property, the City pre-zoned 3.2 acres of the Goodell Property adjacent to Bolsa Chica Street for low density residential, 2.0 acres as Open-Space Park, and one acre as Coastal Conservation. These designations were not certified by the California Coastal Commission.

~~1.2.3~~—The Settlement Agreement Two Track Approach

The Goodell Property is not part of the Windward Specific Plan Area because it is in the County and not subject to the City's jurisdiction. The Windward Specific Plan is not intended to and does not regulate the use of the Goodell Property. Nonetheless, as an integral part of the Settlement, the Goodell Property is shown, for reference purposes only, within the Windward Specific Plan to illustrate how the approximately 2.5-acre easterly portion of the Windward

Property (Windward Open Space Parcel) and the Goodell Property could function together as part of an 8.7-acre open space and resource conservation area under one of the two alternatives, but parallel, approaches to the future use of the Windward Property contemplated by the Settlement. Any conveyance of and use restrictions imposed on the Goodell Property as described in the Windward Specific Plan are voluntary on the part of the owner of the Windward Property (Windward Owner) and not the result of regulations imposed on the Goodell Property by either the City or, if the Windward Specific Plan is incorporated into the City's certified Local Coastal Program, the Coastal Commission.

1.2.3 The Settlement's Two Alternative Approach

Acquisition Alternative – The ~~settlement agreement~~Settlement provides an opportunity to preserve both the Windward ~~property~~Property and the ~~adjacent 6.2-acre Goodell property as~~Property for open space— and conservation uses (Acquisition Alternative). Pursuant to the ~~settlement agreement~~Settlement, Signal ~~has~~ independently entered into an option agreement with the Trust for Public Land (TPL) for the purchase by TPL of the Windward and Goodell ~~properties.~~Properties (TPL Option). Founded in 1972, TPL is a nationwide non-profit organization that acquires land from private owners and conveys it into public or non-governmental organization ownership for conservation or public park purposes. ~~Since its inception, TPL has protected 3.3 million acres of land in over 5,400 separate acquisitions. Signal's option agreement with TPL~~The TPL Option grants TPL an eighteen-month period in which to raise funds to purchase both the Windward and Goodell ~~properties.~~Properties. The ~~option~~TPL Option will expire in October 2017. ~~The purchase price will be~~has been determined by an independent third party appraisal. ~~Signal is cooperating with TPL in pursuit of the acquisition alternative~~Acquisition Alternative.

Development Alternative – Because it is unknown whether or not the ~~acquisition alternative~~Acquisition Alternative will be successful, the ~~settlement agreement~~Settlement allows Signal to pursue – concurrently with TPL's pursuit of acquisition funds – entitlements for residential development on the approximately ~~50%~~2.5-acre westerly portion of the Windward ~~site.~~In accordanceProperty adjacent to Bolsa Chica Street (Windward Residential Parcel), with the ~~settlement agreement, Signal is proposing, through this~~Windward Open Space Parcel and the Goodell Property being restricted and conveyed for open space and resource conservation uses only (Development Alternative). Consistent with the Settlement, the Windward Specific Plan, ~~to will~~ designate the ~~western half of its five-acre parcel (2.5 acres adjacent to Bolsa Chica Street)~~Windward Residential Parcel for medium density residential use. ~~;~~

with the implementation of that use subject to the implementation measures set forth in Chapter 5 of the Windward Specific Plan (Implementation Measures). The Windward Open Space Parcel (i.e., the remaining easterly 2.5 acres of the Windward Property) will retain the current Open Space/Park land use designation ~~and would ultimately,~~

Taken together, the Implementation Measures shall ensure that before grading permits may be ~~dedicated~~ issued for the Windward Residential Parcel, the following actions must occur:

- Deed restrictions limiting the Windward Open Space Parcel and the Goodell Property to open space and resource conservation uses must be executed and recorded.
- An offer to dedicate the Windward Open Space Parcel to a ~~governmental~~public agency or a conveyance of the Windward Open Space Parcel to a qualified ~~non-profit~~nonprofit such as the Bolsa Chica Land Trust (BCLT) or ~~an another~~ accredited land trust for use as a passive park prior to the issuance of development permits. In addition, Signal would purchase the Goodell property under the terms of the option agreement and dedicate the 6.2 acres must be executed and recorded. The offer or conveyance must restrict the Windward Open Space Parcel to open space and resource conservation uses.
- An offer to dedicate the Goodell Property to a ~~governmental~~public agency or a conveyance of the Goodell Property to a qualified ~~non-profit organization~~nonprofit such as the BCLT or ~~an another~~ accredited land trust for passive park purposes. The purchase and dedication would occur prior to the issuance of a grading permit for the Windward residential development project. Under either alternative, the must be executed and recorded. The offer or conveyance must restrict the Goodell Property to open space and resource conservation uses.

Since the Goodell Property is not in the City ~~parcel will remain as open space and~~ is not subject to regulation by the City, the Goodell Property itself is not subject to the Windward Specific Plan and its Implementation Measures. Therefore, any conveyance and/or restriction of the Goodell Property must be voluntarily accomplished by the developer of the Windward Residential Parcel. Chapter 5 further addresses these actions.

~~The Goodell property is currently an unincorporated island and is zoned for medium low density residential (6.5 – 12.5 du/ac) by the County. In 2009, the City, in anticipation of annexing the property, pre-zoned 3.2 acres of the property adjacent to Bolsa Chica Street for low density residential, 2.0 acres as~~

~~Open Space Park and one acre as Coastal Conservation, although these designations were not certified by the California Coastal Commission. The Goodell property is not included as part of the Windward Specific Plan area because it is in the County; however, because it is an integral part of the settlement agreement, and to ensure that adjacent open space parcels are planned in a comprehensive manner, the Goodell Property will be part of a conceptual passive park plan for the entire 8.5 acre open space and is included in the Specific Plan to illustrate how the properties could function as an integrated passive park. Since the Goodell property is not in the City, Signal will enter into a development agreement with the City to ensure that the Specific Plan's open space program, (i.e., the dedication of the 2.5 acres of the Signal property and 6.2 acre Goodell property) are fulfilled. The Development Agreement between Signal and the City will be processed concurrently with this Specific Plan.~~

1.3 **Summary of Land Use Plan and Zoning Designations**

~~The Windward Specific Plan area is located within the Coastal Zone.~~ The current land use designation for the ~~property~~[Windward Property](#) in the City's Local Coastal Program, as well as the General Plan, is Open Space - Park (OS-P). -The current zoning designation for the ~~privately held Signal property~~[Windward Property](#), as well as the City-~~owned property~~[Property](#), is Residential Agriculture (RA) with a Coastal Zone overlay (Exhibit 1-3, Existing and Proposed Land Use Plan Designations and Exhibit 1-4, Existing and Proposed Zoning Map Designations). -The RA zoning allows agricultural uses, single family dwellings, nurseries and temporary uses such as storage yards. ~~As shown on Exhibit 1-3, the Specific Plan would change the~~ [As shown on Exhibit 1-3, the Windward Specific Plan would change the land use designation for the Windward Residential Parcel in the LCP and General Plan to Residential Medium Density. The Windward Open Space Parcel and the City Parcel would retain the current OS-P land use designation. As shown on Exhibit 1-4, the zoning for the entire Specific Plan Area will be SP \(Specific Plan\) with the Windward Residential Parcel designated as RM \(Residential – Medium\) in the Windward Specific Plan and the Windward Open Space Parcel and the City Parcel designated as Coastal Conservation \(CC\) \(see Exhibit 2-1, Land Use Plan\).](#)

Exhibit 1-3
Existing and Proposed Land Use Designations 11x17

Exhibit 1-4
Existing and Proposed Zoning Map Designations 11x17

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~~land use designation for the privately held western half of the Signal property in the LCP and General Plan to Residential Medium Density. The eastern half of the Signal property and the City owned parcel would retain the current OS-P land use designation. As shown on Exhibit 1-4, the zoning for the entire specific plan area will be SP (Specific Plan) with the western half of the Signal property designated as RM (Residential Medium) in the Specific Plan and the eastern half and City owned parcel designated as Coastal Conservation (CC) (see Exhibit 2-1, Land Use Plan).~~

1.4 **Authority and Scope for Windward Specific Plan**

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

1. Provide greater level of detail than a traditional zoning ordinance and to serve as a tool to tailor development policies and regulations to a particular site;
2. Provide more specific site development standards to create appropriate land use designations and design criteria that addresses project-specific issues; and
3. Provide decision makers with the opportunity to comprehensively review a land use plan in its entirety at the outset in order to consider land use compatibility, circulation, infrastructure and other issues related to development of a site.

The Windward Specific Plan will be used by the City to implement the City's Local Coastal Program and General Plan for the ~~property. This~~Windward Property. The Windward Specific Plan contains all the applicable land use regulations and thus constitutes the zoning ordinance for the Windward ~~property. Property.~~ The development standards contained in ~~this~~the Windward Specific Plan will take precedence over all provisions of the Huntington Beach Zoning and Subdivision Ordinance, ~~(HBZSO)~~, unless otherwise noted.

1.5 **Purpose and Intent**

The Windward Specific Plan provides the City ~~of Huntington Beach~~ with a comprehensive planning program to direct the development of the residential and open space areas contained within ~~this five-acre parcel. This~~the Windward Property. The Windward Specific Plan provides a description of the land use, public facilities, circulation, infrastructure, development standards, and implementation measures to ensure the ~~property~~Windward Property is developed in a manner consistent with the City's vision for the site. ~~It~~ also allows the City to consider a comprehensive planning approach for the ~~passive~~ open space ~~opportunities and conservation uses~~ available in the future in conjunction with the ~~acquisition~~City Property and ~~dedication of~~ the neighboring Goodell ~~property as open space as well as the City owned open space strip immediately north of the Windward property. Property.~~ The regulations contained in the Windward Specific Plan will ensure that development of the Windward Property is designed in concert with the surrounding open space assets.

Because the ~~property~~Windward Property lies within the Coastal Zone, special consideration is given to fulfilling the objectives of the California Coastal Act as expressed in policies promulgated in the City's Local Coastal Program. ~~In~~ the case of

the Windward ~~property~~Property, public access and resource protection – including both biological and cultural resources – are the two most relevant Coastal Act issues to be addressed. ~~The~~ Windward Specific Plan, along with a corresponding General Plan Amendment, will ~~amend~~become effective upon certification by the ~~City's LCP~~Coastal Commission as ~~necessary~~an amendment to ~~carry out~~ the City's ~~vision for the property.~~Local Coastal Program (LCPA).

1.6 Objectives of the Windward Specific Plan

- Provide a comprehensive land use plan that designates the location and intensity of land uses along with roadway circulation and public facilities.
- Implement the ~~settlement agreements between the parties regarding The~~ Ridge litigation. Settlement.
- Ensure compatibility with surrounding land uses.
- Provide housing opportunities in a location where housing is in high demand.
- Provide access to Coastal property that is currently inaccessible to the public by dedicating a portion of the site to a government agency or qualified non-profit organization, and creating trails that allow the public to enjoy ~~passive recreation opportunities~~the open space and resource conservation areas.
- Design a residential community that promotes resource protection and maximizes open space by clustering development close to existing development.
- Provide a mechanism whereby the Windward Specific Plan facilitates a comprehensive examination of the surrounding properties and consideration of future open space connections and passive ~~park~~public open space and resource conservation opportunities.
- Establish development standards that prevent degradation of coastal resources and provide designs for open space that improve the current ecological value of the property.

1.7 General Plan Consistency

The Windward Specific Plan will implement the following goals of the Huntington Beach General Plan:

- *LU4:* Achieve and maintain high quality architecture, landscape and open spaces in the City;

- *LU8*: Achieve a pattern of land uses that preserves, enhances and establishes a distinct identity for the City's neighborhoods, corridors and centers;
- *LU9*: Achieve the development of a range of housing units that provides for the diverse economic, physical and social needs of existing and future residents of Huntington Beach; and
- *ERC1*: Improve and enhance the overall aesthetic value and appearance of the City of Huntington Beach through the provision and maintenance of local public and private open space.
- *C1*: Develop a land use plan for the Coastal Zone that protects and enhances coastal resources, promotes public access and balances development with facility needs.
- *C2*: Provide coastal resource access opportunities for the public where feasible and in accordance with the California Coastal Act requirements.
- *C4*: Preserve and, where feasible, enhance and restore the aesthetic resources of the City's coastal zone, including natural areas, beaches, harbors, bluffs and significant public views.

2 DEVELOPMENT PLAN

2.1 Land Use Plan

The Windward Land Use Plan is illustrated on Exhibit 2-1, Land Use Plan, and contains approximately 5.3 acres. ~~The Windward Property is composed of a residential development area, as well as an open space area devoted to habitat conservation~~[the Windward Residential Parcel](#) and ~~passive open space/recreation~~[the Windward Open Space Parcel](#).

The Windward ~~site~~[Property](#) overlooks some of the lowland areas of Bolsa Chica owned by the State of California to the south and the Parkside project open space area to the east. ~~The site is across Bolsa Chica Street from the existing Sandover neighborhood at the intersection of Los Patos and Bolsa Chica Street and adjacent to apartments on the north.~~

The ~~residential development area~~[Windward Residential Parcel](#) allows for 36 residential dwelling units clustered adjacent to existing residential development (see Exhibit 2-2, Illustrative Site Plan). ~~The non-residential land uses designated for the Windward Open Space Parcel are intended primarily for passive recreation~~[open space](#) and [resource conservation uses which](#) are described in Chapter 4, Open Space/~~Passive Park Plan~~[and Resource Conservation](#).

**Table 2-1
Land Use Summary Table**

| Land Use | Acres ¹ | Housing Units | Density |
|----------------------|--------------------|----------------|----------------|
| Residential - Medium | 2.5 | 36 | 14.4 du/ac |
| Coastal Conservation | 2.8 | Not Applicable | Not Applicable |

2.2 Residential Development

As identified in Table 2-1, the Windward Specific Plan contains a Residential – Medium land use category providing for a maximum of 36 residential dwelling units. In addition to the housing units, a private recreation area is provided at the northwest corner of [the Windward Residential Parcel](#) and may contain a swimming pool, gas grill, an outdoor fireplace, or similar amenities. Adjacent to the community recreation area, at the southeast corner of Bolsa Chica Street and Los Patos Avenue, is the existing landscaped entrance to the Brightwater and Sandover neighborhoods, which will retain its existing

¹ Precise acreages are 2.50 acres of Residential – Medium and 2.76 acres of Coastal Conservation. Acres are rounded to 2.8 acres throughout the [Windward](#) Specific Plan.

use. The residential landscape and architectural design concepts (including project entry, private recreation area, wall and fence design, open space trail, and plant palette) are provided in the Chapter 6, Appendices. [Development Standards are set forth in Chapter 3.](#)

**Exhibit 2-1
Land Use Plan**

Exhibit 2-2
Illustrative Site Plan

3 DEVELOPMENT STANDARDS

3.1 Purpose and Intent

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

3.2 Applicability

The Windward Specific Plan shall be the zoning document for ~~all areas within~~ the Windward Specific Plan Area. ~~Furthermore, which consists of~~ the Windward Residential Parcel, the Windward Open Space Parcel, and the City Property, all as identified on Exhibit 2-2. The Development Standards ~~detailed~~ for the Windward Residential Parcel are set forth in ~~this section shall be applicable to all property within the Specific Plan area.~~ Section 3.3 below. General Regulations for the Windward Residential Parcel are set forth in Section 3.4. The Development Standards for the Windward Open Space Parcel are set forth in Section 3.5. A general description of the open space improvements for the City Property is found in Section 3.6. Where there is a conflict between the provisions of ~~this~~ the Windward Specific Plan ~~and the Huntington Beach Zoning and Subdivision Ordinance,~~ the HBZSO, the Windward Specific Plan shall apply. Where the Windward Specific Plan is silent, the provisions of the ~~Huntington Beach Zoning and Subdivision Ordinance~~ HBZSO shall apply.

~~3.3~~ Windward Residential – Medium Planning Area Standards

~~3.3.13.3~~ Residential – Medium Site Parcel Development Standards

~~1~~ 3.3.1 Purpose

~~The Residential Planning Area is intended to permit a maximum of 36~~ Thirty-six residential dwelling units are permitted on the approximately 2.5 ~~acres~~ acre Windward Residential Parcel, for an overall density ~~of~~ yield of approximately 14.4 dwelling units per acre. ~~The maximum density permitted within the Specific Plan Area is 15 dwelling units per acre.~~

~~2~~ 3.3.2 Permitted Uses

- a.1. Primary Uses. The following primary uses are permitted subject to a Conditional Use Permit and Coastal Development Permit from the Planning Commission in accordance with the provisions of the ~~Huntington Beach Zoning and Subdivision Ordinance (HBZSO), as~~ HBZSO, as either may be amended from time to time.

- 1)a. _____ Residential duplexes;
- 2)b. _____ Single family detached homes; and
- 3)c. Multi-family residential units; ;

~~b.2.~~ **Ancillary Uses.** The following uses are permitted ancillary to ~~a~~the primary ~~use as~~uses listed above; ~~however, a~~ A coastal development permit may be required in accordance with the provisions of Chapter 245 of the HBZSO:

- 1)a. _____ Community recreational amenities, including swimming pools, tot lots, fireplaces, ~~bbq~~barbecue area, and picnic facilities; and
- 2)b. _____ Accessory uses and buildings, subject to the provisions ~~in~~of Section 230.08 of the HBZSO. These uses include, but are not limited to, fencing, swimming pools, spas, therapy baths, water fountains, rock formations, freestanding barbecues, ~~and~~ and fireplaces, covered patios and decks, and detached accessory structures (such as non-commercial greenhouses, gazebos and storage sheds).

~~c.3.~~ **Temporary Uses.** The following temporary uses are permitted subject to the provisions of the HBZSO:

- 1) Home finder/sales center, including mobile homes or trailers, subject to Chapter 230 of the HBZSO;
- 2) Model home complexes, subject to Chapter 230 of the HBZSO;
- 3) Real estate signs relating to the sale, lease, or other disposition of real property on which the sign is located, subject to Chapter 233 of the HBZSO; and
- 4) Other uses in conformance with Section 241.20 of the ~~Huntington Beach Zoning and Subdivision Ordinance~~ HBZSO.

~~3.3.3.3~~ **Building Site Standards**

~~a.1.~~ **Minimum Building Site Area** – 2.5 acres.

~~b.2.~~ **Maximum Building Height of Individual Buildings**

- 1)a. _____ Three (3) stories and 35 feet high. Roof decks shall not be considered a story.
- 2)b. _____ Building height is measured from finish floor to top of building. The finished floor elevation shall be a maximum of two (2) feet above the highest point of the curb adjacent to Bolsa Chica Street.
- c. Roof deck trellises are permitted up to a maximum of ten (10) feet above the roof deck floor and shall meet the following criteria:

1) Setback a minimum of five (5) feet from the edge of the roof or adjacent unit;

2) No more than 150 square feet in area;

3) Open on three (3) sides; and

4) Lattice design only.

d. Roof equipment, including but not limited to elevators, may exceed the maximum height by an additional ten (10) feet.

~~3) Roof decks shall not be considered a story.~~

e.3. Minimum Building Setbacks of Individual Buildings

1)a. _____ Front Setback (Bolsa Chica Street Right of Way) – 15 feet.

2)b. _____ Side Setback (Open Space Lot) – 9 feet.

3)c. _____ Rear Setback (Open Space Lot) – 13 feet.

4)d. _____ No setback from the first floor (upper story setback) is required for the second or third floor.

d.4. _____ Minimum Distance Between Buildings – 10 feet

e.5. _____ Maximum Cumulative Lot Coverage of all Individual Buildings – 50 percent

~~f. Roof equipment, including, but not limited to elevators may exceed the maximum height by an additional ten (10) feet.~~

~~g. a. Roof deck trellises are permitted up to a maximum of ten (10) feet above the roof deck floor and shall meet the following criteria:~~

~~1) setback a minimum of five (5) feet from the edge of the roof or adjacent unit~~

~~2) not exceed 150 square feet in area~~

~~3) open on three (3) sides~~

~~4) lattice design only~~

4.3.3.4 Open Space Requirements

a.1. _____ Private Open Space

1)a. _____ Each dwelling unit shall have a minimum of 300 square feet of private open space ~~which may be satisfied by the roof deck, ground floor open space (rear yards and private patios), and private balconies.~~

2)b. _____ A maximum of 50 percent of the required private open space may be satisfied with ~~the~~ usable roof deck area. ~~Balconies~~ Private balconies

and ground floor open space ([rear yards and private patios](#)) shall make up the additional required private open space.

~~3)c.~~ Balconies shall have a horizontal rectangle which has a minimum dimension of six (6) feet.

~~4)d.~~ Ground floor open space, including rear yards, shall have a horizontal rectangle which has a minimum dimension of eight (8) feet.

~~5)e.~~ Roof decks shall have a horizontal rectangle which has a minimum dimension of ten (10) feet.

~~b.2.~~ **Common Open Space**

~~1)a.~~ A common recreation area shall be provided for all ~~of the~~ residents which may include a pool, ~~be~~ [barbecue](#) area, picnic area, seating area, or similar amenities.

~~2)b.~~ The common recreation area shall be a minimum of 3,800 square feet.

~~5.3.3.5~~ **Parking Requirements**

~~a.1.~~ **Enclosed Parking.** Each residential unit shall have a minimum of two (2) enclosed spaces.

~~b.2.~~ **Guest Spaces.** One (1) unenclosed guest space shall be provided within the development for each residential unit. Guest spaces shall not be assigned to individual residential units.

~~6.3.3.6~~ **Affordable Housing**

Section 230.26 of the ~~Huntington Beach Zoning Ordinance~~ [HBZSO](#) requires that at least ten percent ([10%](#)) of all new residential construction shall be affordable units. ~~The~~ Windward Specific Plan provides 36 residential units; ~~therefore.~~ [Therefore](#), the [affordable housing](#) requirement is 3.6 affordable units. ~~In order to~~ [To](#) satisfy ~~the~~ [affordable housing](#) ~~this~~ requirement, the City and the ~~property owner~~ [Windward Owner](#) will enter into an agreement that provides for the payment of in lieu fees [for the 3.6 affordable units](#) consistent with the City's affordable housing [in-lieu](#) fee program.

~~7.3.3.7~~ **Prohibited Uses**

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

~~8.3.3.8~~ **Landscaping, Walls, and Fencing**

Landscaping, walls, and fencing within the ~~Specific Plan Area~~ Windward Residential Parcel shall be subject to the provisions established within Chapter 6, Appendices, of ~~this Specific Plan.~~ the Windward Specific Plan. The plant palette for the Residential Parcel is derived from the Coastal Commission-approved plant palette for the neighboring Brightwater community. Table 6-1 in Chapter 6 identifies both the plant species approved for use within the Windward Residential Parcel and those that are prohibited. Thirty-six-inch box trees required by Section 232.08.B of the ~~Huntington Beach Zoning and Subdivision Ordinance~~ HBZSO may be located in common or private open space areas.

All perimeter fencing shall be consistent with the fencing described in Exhibit 6-5, Wall and Fence Plan, and Exhibit 6-6, Wall and Fence Elevations.

9.3.3.9 Signs and Outdoor Lighting

All signs and outdoor lighting shall be in accordance with Chapters 232 and 233 of the ~~Huntington Beach Zoning and Subdivision Ordinance.~~ HBZSO. Outdoor lighting shall adhere to “dark sky” regulations and be designed to provide adequate illumination of on-site areas without intruding upon surrounding properties or environmentally sensitive uses areas.

10.3.3.10 Utilities

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

11.3.3.11 Home Occupations

Home occupations shall be in accordance with Section 230.12 of the ~~Huntington Beach Zoning and Subdivision Ordinance~~ HBZSO.

12.3.3.12 Lots and Buildings

Lots and buildings shall be as depicted on the Final Tract Maps and the final Project-Level Site Development Plan. ~~-~~ In the case of discrepancies between this Chapter, the ~~Huntington Beach Zoning~~ HBZSO, and ~~Subdivision Ordinance,~~ or the Tract Maps or Site Development Plan, the Tract Maps and Site Development Plan shall take precedence.

~~3.4 Coastal Conservation Planning Area Standards~~

~~3.4 The Coastal Conservation Planning Area is intended to permit passive recreation uses and is subject to Chapter 216, Coastal Conservation District, of the Huntington Beach Zoning and Subdivision Ordinance, as may be amended from time to time.~~ General Regulations: Windward Residential Parcel

Except where otherwise provided in the Windward Specific Plan, the following general regulations shall apply to the Windward Residential Parcel:

3.4.1 Streets

Streets within the Windward Residential Parcel as shown on Exhibit 6-9 shall be maintained by the Windward Homeowners Association. Entry controls such as gates, guardhouses, and guards are prohibited.

3.4.2 Walls and Fences

- a. Walls and fences shall be constructed as shown on Exhibit 6-6. The use of glass in the perimeter walls adjacent to the open space area shall be prohibited.
- b. No walls, fences, or other devices designed to preclude public access to the open space area are allowed except those approved as part of the Windward Specific Plan.

3.4.3 Covenants, Conditions and Restrictions (CC&Rs)

- a. Prior to the issuance of the first building permit for the Windward Residential Parcel, Covenants, Conditions and Restrictions (CC&Rs) shall be recorded against the Windward Residential Parcel stating, among other things, that the City has authorized development on the Windward Residential Parcel, subject to terms and conditions that restrict the use and enjoyment of the Windward Residential Parcel.
- b. The CC&Rs shall reflect, either in their main text or in an exhibit, all conditions of the Conditional Use Permit and Coastal Development Permit applicable to the development of the Windward Residential Parcel.
- c. At least 90 days before City Council action on the final map subdividing the Windward Property into the Windward Residential and Open Space Parcels, the CC&Rs shall be submitted to the Departments of Community Development, Public Works, and Fire and the City Attorney's office for review and approval.
- d. The CC&Rs shall be binding upon and run with the Windward Residential Parcel and be included or incorporated by reference in every deed

conveying either the Windward Residential Parcel or a condominium interest within the Windward Residential Parcel.

- e. The CC&Rs shall provide for maintenance, repair, and replacement by the Windward Homeowners Association of all HOA-owned improvements within the common areas of the Windward Residential Parcel, including landscaping, irrigation, private streets, parking, recreation, open space, community walls and fences, community facilities, drainage facilities, water quality BMP's, and private service utilities. The CC&Rs shall also include the plant palette provided in Table 6-1 of the Windward Specific Plan which identifies the approved and prohibited plant species for the Windward Residential Parcel.
- f. The CC&Rs shall provide for maintenance, repair, and replacement by the HOA of signage, landscaping, irrigation, trail, trail fencing, and bench in the Windward Open Space Parcel until the Windward Open Space Parcel is transferred to a governmental agency or to a qualified non-profit organization.
- g. The CC&Rs shall provide that the HOA is responsible for maintaining the trail, signage, trail fencing, and landscaping on the City Property and shall execute a Landscape Maintenance Agreement with the City for the continuing maintenance including, but not limited to the landscaping, decomposed granite trail, signage, trail fencing, irrigation, and water quality and drainage features associated with the City Property. The Landscape Maintenance Agreement shall describe all aspects of maintenance, such as removal of trash, debris, and silt buildup, removal/replacement of dead, damaged vegetation resulting from public use of the trail system, or any other aspect of maintenance, repair, replacement, liability, and fees imposed by the City.
- h. The CC&Rs shall provide that neither the residents of the Windward Residential Parcel nor the HOA shall interfere with public access to the trail within the Windward Open Space Parcel or close it off for the exclusive use of the residents of the Windward Residential Parcel.

3.4.4 Resource Protection

- a. A Domestic Animal Control Plan shall be prepared that details methods to be used to prevent pets from entering any adjacent resource protection areas, including but not limited to, appropriate fencing and barrier

plantings. The plan shall be approved by the Community Development Department and subsequently distributed to each homeowner.

b. A Pesticide Management Plan shall be prepared that, at a minimum, prohibits the use of rodenticides and prohibits the use of toxic pesticides and herbicides in outdoor areas, other than Vector Control conducted by the City, County, or Special District.

c. To ensure the continuance of habitat value and function of the adjacent designated Environmentally Sensitive Habitat Areas, the developer shall provide any buyer of a housing unit within the project an information packet that explains the sensitivity of the natural habitats adjacent to the Windward Residential Parcel, the need to minimize impacts on the designated resource protection areas, and the prohibition on the planting of exotic invasive plant species on lots that are directly adjacent to a resource protection area. The information packet shall include a copy of the Domestic Animal Control Plan and Pesticide Management Plan and be required for all sales of housing units. The developer shall provide the City with a copy of the information packet.

3.5 Windward Open Space Parcel Development Standards

Prior to the issuance of the first occupancy permit for a residential unit other than a model home within the Windward Residential Parcel, the developer of the Windward Residential Parcel shall complete the public improvements for the Windward Open Space Parcel.

3.5.1 Windward Open Space Parcel Improvements

The public improvements for the Windward Open Space Parcel are described in Chapter 4 and include a decomposed granite trail, bench, trail fencing, directional and interpretive signage, and the approved landscape palette.

3.5.2 Windward Open Space Parcel Landscaping

The native landscape plan for the Windward Open Space Parcel is discussed in Chapter 4 and shown on Exhibit 4-1, Open Space and Resource Conservation Concept Plan. The Windward Residential Parcel CDP shall require the Windward Owner to:

- Prepare a Habitat Management Plan (HMP) for the Windward Open Space Parcel consistent with the native landscape plan set forth in Chapter 4.
- Be responsible for initially installing the landscaping on the Windward Open Space Parcel.
- Maintain the native landscaping pursuant to the HMP until 90% of the residential units within the Windward Residential Parcel have been sold.

The CC&Rs for the Windward Residential Parcel shall provide that:

- The HOA shall assume responsibility for that maintenance when 90% of the residential units within the Windward Residential Parcel have been sold.
- The HOA shall retain that maintenance responsibility until the City confirms that all success criteria required by the CDP for the Windward Open Space Parcel native landscaping have been met.
- Once the City confirms that all success criteria required by the CDP for the Windward Open Space Parcel native landscaping have been met, the then current owner of the Windward Open Space Parcel shall assume ongoing responsibility for maintenance of the Windward Open Space Parcel.

3.5.3 Windward Open Space Parcel Signage

1. **Trail Entrances.** Signs shall be posted at the north and south entrances to the trail at Bolsa Chica Street directing the public to the trail heads as shown on Exhibit 6-8.
2. **Interpretive Sign.** An interpretive sign shall be located along the trail within the Windward Open Space Parcel as shown on Exhibit 6-8. The sign shall include educational information about archaeological site CA ORA 86 and historical aspects of the Windward Open Space Parcel.
3. **Coastal Access Trail.** Plans for the coastal access trail shall be submitted to the City concurrent with the plan check submittal for the Windward Residential Parcel. The plans for the trail shall include signage indicating public access and provide informational details about the entire coastal access path including length of the entire path to the Bolsa Chica Wetlands.

3.6 City Property Open Space Improvements

The public improvements for the City Property are described in Chapter 4 and shown on Exhibit 4-1. The City Property will serve as a trailhead to funnel pedestrians to and across the Windward Open Space Parcel. Prior to the issuance of the first occupancy permit for a residential unit other than a model home within the Windward Residential Parcel, the developer of the Windward Residential Parcel shall complete the public improvements for the City Property described in Chapter 4, including the trail, signage, trail fencing, and landscape improvements.

3.7 Compliance with Mitigation Measures

Development of the Windward Residential Parcel shall comply with the following Mitigation Measures from Negative Declaration No. 16-003:

1. Prior to any development, the Applicant shall retain a City-approved Archaeologist who meets the Secretary of Interior Standards for both Archaeology and History. An

- Archaeological Mitigation and Monitoring Plan (AMMP) shall be developed prior to initiating construction to outline “controlled archaeological grading methods,” which has been shown to be an effective investigative method for locating previously unknown resources on Bolsa Chica Mesa. The plan shall include protocol for the mitigation of cultural resources through a research design and recovery/preservation plan, including significance testing of inadvertent archaeological finds; lab analysis, curatorial requirements, and reporting requirements; and identification of an acceptable repository for all recovered material with curatorial fees being paid by the Applicant.
2. In accordance with CR-1 and the AMMP, controlled archaeological grading shall occur across the entire Windward project site prior to the issuance of a grading permit for residential development of the project site. Archaeological grading shall consist of using mechanized equipment where the plowzone is removed in approximate 2 centimeter depth increments by a mechanical scraper, as part of the controlled grading effort and under the supervision of the archaeological site supervisor. The grading process shall be limited to slow excavation in small horizontal areas providing ultimate control. The archaeologist(s) and Native American Monitor(s) shall examine the soils as they are exposed. Previous investigations have shown that once below the plowzone, soils consist of: 1) basal midden remnants (beige-yellow in color) or 2) Pleistocene terrace deposits (red in color). Culturally-sterile Pleistocene terrace deposits are shallow at this location, reached at a maximum depth of 150cm below the surface. The entire process shall be monitored by both Gabrielino and Juaneno Native American monitors. Monitoring will occur with at least one archaeologist and one Native American monitor per equipment array that is operating.
 3. All construction personnel shall be instructed to stop work on the project site in the event of a potential find, until the archaeologist and Native Monitors have been able to assess the significance of the find and implement appropriate measures as outlined in the AMMP to protect or scientifically remove the find. Construction personnel shall also be instructed that unauthorized collection of cultural resources is prohibited by law. If archaeological resources are discovered during ground-disturbing activities, the archaeologist has the authority to cease all earthwork in the immediate area of the finds (within 50 feet) until the find can be evaluated for significance.

In the absence of a determination, all archaeological resources shall be considered significant. If the resource is determined to be significant, the archaeologist shall prepare a research design and recovery/preservation plan for the resources as outlined within the AMMP.

4. In the event cultural resources are exposed in any overlying basal midden remnants during the controlled archaeological grading, the archaeologist shall prepare a research design and recovery/preservation plan for the resources as outlined within the AMMP. Specific protocol for uncovering the resource and analyzing its significance will be detailed within this plan. The protocol shall establish procedures for various types of archaeological resources that may be discovered. Because of their cultural significance, however, if any of the following cultural resources are discovered in situ, i.e., they have not been moved or relocated to the site of discovery, they shall be preserved in place: human remains, house pits, hearths, artifact caches, and intact midden deposits. Prehistoric ceremonial or religious artifacts such as cogged stones, pipes, crystals, pigments, incised stone, beads and bone or shell ornaments shall be preserved in place if associated with human remains. Upon discovery of any of the above resources, all construction will stop and the archaeologists shall consult with Native American monitors to determine preservation methods.
5. If human remains are discovered during construction or any earth-moving activities, no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the human remains are determined to be prehistoric, the Coroner must notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendent (MLD). The MLD shall complete the inspection of the site and may recommend or deny scientific removal and nondestructive analysis of human remains. If the human remains are determined to be in situ, i.e., they have not been moved or relocated to the site of discovery, the preservation methods in CR-4 shall apply.
6. Prior to the issuance of any grading permit, the project applicant shall provide written evidence to the City that a City-approved paleontologist has been retained to observe grading activities and salvage and catalogue fossils as necessary. The paleontologist shall be present at the pre-grade conference, shall establish procedures for paleontological resource surveillance, and shall establish, in cooperation with the applicant, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of the fossils. If the paleontological resources are found to be significant, the paleontologist shall determine appropriate actions, in cooperation with the applicant, which ensure proper exploration and/or salvage.
7. Prior to construction-related ground disturbing activity, a qualified biologist shall survey the project site for presence of Southern tarplant during the appropriate blooming period, May – November. If feasible, the survey shall be conducted during

- the peak blooming period for the year. Any substantial occurrence (at least 500 mature individuals) shall be preserved on-site or relocated to open space areas in the Bolsa Chica area. If relocation is required, a Southern tarplant relocation program shall be prepared by a qualified biologist and implemented prior to the onset of construction.
8. Prior to construction-related ground disturbing activity, focused burrowing owl surveys shall be conducted in accordance with the CBOC and California Department of Fish and Wildlife (CDFW) established protocols on the project site.
- If no occupied burrows are found, the methods and findings of the surveys shall be reported to the City and CDFW for review and approval and no further mitigation would be required.
 - If unoccupied burrows are found during the nonbreeding season, the burrows shall be collapsed or otherwise obstructed to prevent owls from entering and nesting in the burrows.
 - If occupied burrows are found, a buffer of 165 feet (during the nonbreeding season of September 1 through January 31) or 250 feet (during the breeding season of February 1 through August 31) shall be provided. The buffer area may be adjusted based on recommendations by a qualified biologist in consultation with the CDFW. No activity shall occur within the buffer area until a qualified biologist confirms that the burrow is no longer occupied.
 - If the burrow is occupied by a nesting pair, a minimum of 6.5 acres of foraging habitat contiguous to the burrow shall be maintained until the breeding season is over. The 6.5 acres would consist of the five acres of the project site as well as the adjacent 6.2 acre Goodell Property. The western portion of the Shea property is designated as permanent open space providing an additional 19 acres of foraging habitat.
 - If avoidance of an occupied burrow is not feasible, on-site passive relocation techniques approved by the CDFW shall be used to encourage the owls to move to an alternative borrow outside of the impact area. However, no occupied burrows shall be disturbed during the nesting season unless a qualified biologist verifies through noninvasive methods that juveniles from the occupied burrows are foraging independently and are capable of independent survival.

4 OPEN SPACE/~~PASSIVE PARK~~ AND RESOURCE CONSERVATION PLAN**4.1 Windward Open Space and ~~Passive Park~~ Resource Conservation Uses**

The Windward Owner has requested adoption of the Windward Specific Plan to implement the open space and resource conservation vision of the Settlement. The Windward Specific Plan designates the land use of the ~~eastern half of the Signal property and all of~~ Windward Open Space Parcel and the City-~~owned property~~ Property as Open Space – Park with a Coastal Conservation designation. – The allowable uses under the City’s existing Open Space – Park land use designation and Coastal Conservation zoning are limited to pedestrian trails and observation platforms for passive nature study. –Consistent with those regulations, the uses for the ~~open space portion of the~~ Windward ~~site~~ Open Space Parcel are limited to a pedestrian trail which includes interpretive signage and a scenic overlook. – The Open Space – Park land use designation and Coastal Conservation designation provide a land use that is compatible with the use of the adjacent Parkside property. –Although high density residential uses border the northern edge of the Windward Property and lower density residential is located immediately west of the site, the eastern and southern edges abut open space areas that serve important ecological functions and are an integral part of the Bolsa Chica environment.

In 2012, the Coastal Commission approved the Parkside residential development project, which borders the Windward and Goodell ~~properties.~~ Properties. Due to concerns about the continuing viability of a grove of eucalyptus trees to function as Environmentally Sensitive Habitat (ESHA) and the presence of a wetland, the Commission designated approximately 18 acres of the western portion of the Parkside property as open space to accommodate various ecological buffers and water quality treatment areas. –As part of the project approval, the developer was required to prepare a Habitat Management Plan (HMP) for the areas of the property designated as open space/conservation. –The HMP calls for the area that abuts the Windward ~~site~~ Open Space Parcel to be revegetated with native grasses and some scrub species. The area adjacent to the Goodell ~~property~~ Property is planned for scrub/grassland and Coastal Sage Scrub revegetation. –The HMP has been approved by the Coastal Commission but has not yet been implemented ~~by the developer.~~

The open space plan for the Windward ~~site – as well as the Goodell property if it is ultimately acquired as open space – must take~~ Open Space Parcel also takes into consideration habitat restoration plans approved by the Coastal Commission on the adjoining Parkside property to ensure that the landscape plans and plant palettes are compatible and complement one another. –Accordingly, the permitted uses and landscape plan for the ~~open space area on the~~ Windward ~~site is~~ Open Space Parcel are designed to be entirely compatible with the approved HMP for the Parkside project. –In

fact, as shown on Exhibit 4-1, Open Space/~~Passive Park~~ and Resource Conservation Concept Plan, the native landscape plan for the Windward Open Space Parcel essentially expands the three-acre grassland/scrub area on the western edge of Parkside onto the ~~eastern half of the~~ Windward site Open Space Parcel creating an approximately 5.5-acre contiguous grassland/scrub area.

The conceptual plant palette for the Windward ~~open space area~~ Open Space Parcel is comprised primarily of native grassland with some scrub species.- These species are listed on Table 4-1, Conceptual Open Space Native Plant Palette.

TABLE 4-1
Conceptual Open Space Native Plant Palette

| Container Plants | | |
|---------------------------------------|----------------------------|-----------|
| Scientific Name | Common Name | Plants/ac |
| <i>Cylindropuntia prolifera</i> | Coastal Cholla | 150 |
| <i>Opuntia littoralis</i> | Coastal Prickly Pear | 200 |
| Plants from Seed | | |
| Scientific Name | Common Name | Pounds/ac |
| <i>Ambrosia acanthicarpa</i> | Sand-Bur | 5.00 |
| <i>Baccharis pilularis</i> | Coyote Bush | 0.50 |
| <i>Bromus carinatus</i> | California brome | 7.00 |
| <i>Camissoniopsis cheiranthifolia</i> | Beach Evening Primrose | 0.25 |
| <i>Dichelostemma capitatum</i> | Blue Dicks | 2.00 |
| <i>Distichlis spicata</i> | Salt Grass | 1.00 |
| <i>Encelia californica</i> | California Encelia | 0.75 |
| <i>Eriophyllum confertiflorum</i> | Long-Stemmed Golden Yarrow | 0.25 |
| <i>Eschscholzia californica</i> | California Poppy | 0.50 |
| <i>Festuca microstachys</i> | Pacific Fescue | 5.00 |
| <i>Heliotropium curassavicum</i> | Alkali Heliotrope | 0.75 |
| <i>Isocoma menziesii</i> | Coastal Goldenbush | 2.50 |
| <i>Lasthenia californica</i> | Coastal Goldfields | 0.25 |
| <i>Lupinus bicolor</i> | Miniature Lupine | 2.00 |
| <i>Phacelia parryi</i> | Parry's Phacelia | 0.25 |
| <i>Plantago erecta</i> | California Plantain | 3.00 |
| <i>Pseudognaphalium californica</i> | California Everlasting | 0.25 |
| <i>Sisyrinchium bellum</i> | California Blue-Eyed Grass | 1.50 |
| <i>Stipa lepida</i> | Foothill Needlegrass | 6.00 |
| <i>Stipa pulchra</i> | Purple Needlegrass | 8.00 |

4. Open Space/~~Passive Park Plan~~ and Resource Conservation

| | | |
|-----------------------------|-----------------|------|
| <i>Verbena lasiostachys</i> | Western Verbena | 0.50 |
|-----------------------------|-----------------|------|

To facilitate public access to the ~~property~~Windward Open Space Parcel, a decomposed granite pedestrian trail is planned for the Windward ~~open space area~~Open Space Parcel that would connect to the ~~city-owned property~~City Property along the northernmost edge of the Windward ~~site~~Property, turning southerly to ultimately connect to trails that may, in the future, be located on the Goodell ~~property-~~Property. The plan is to initially create a trail loop that starts at the southeast corner of Bolsa Chica Street and Los Patos Avenue extending easterly through the ~~city-owned property~~City Property and then southerly across the Windward ~~site~~Open Space Parcel and then turning westerly to intersect back at Bolsa Chica Street. The trail will be located at the highest elevation of the Windward ~~property~~Open Space Parcel providing an opportunity for a scenic overlook node offering trail users unobstructed views of Saddleback Mountain in south Orange County. -As shown on Exhibit 4-1, Open Space/~~Passive Park~~ and Resource Conservation Concept Plan, the trail would feature interpretive signage that would provide users with information regarding the property's rich history. -Ultimately, if the Goodell Property is acquired by a public agency or a qualified non-profit such as the Bolsa Chica Land Trust or an accredited land trust, the Windward trail could be extended onto the Goodell ~~property~~Property to create a network of trails that provide users with a variety of experiences. -Maintenance of the trail on the City-~~owned lot~~ Property would be the responsibility of the homeowner's association formed for the Windward ~~development-~~Residential Parcel.

4.2 ~~Passive Park~~Open Space and Resource Conservation Concept Plan for the Windward, ~~Goodell~~ Open Space Parcel and the ~~City Properties~~Property

As described in Chapter 1, Introduction, the goal of the ~~parties in The Ridge litigation settlement agreement~~Settlement is to preserve as much as possible of the two remaining privately held undeveloped parcels on the Bolsa Chica Mesa. -One alternative is for the Trust for Public Land (TPL) to purchase the entire ~~11~~eleven acres of privately owned property and preserve it as open space.- How the properties would ultimately be used under that alternative depends largely on what entity ends up holding title to the land. Under a scenario where both the Windward and Goodell ~~properties~~Properties are purchased by TPL-~~this, the Windward~~ Specific Plan would not ~~be intake~~ effect. -The ~~properties~~Windward Property would ~~remain open space and a separate planning process to determine the uses could be undertaken if the landowner so chooses.~~retain its current land use designation.

The Windward Specific Plan is being created to ~~address~~facilitate the second alternative of the Settlement (Alternative 2), which allows medium density residential on ~~half of Signal Landmark's approximately five acre property~~the Windward Residential Parcel,

4. Open Space/~~Passive Park Plan~~ and Resource Conservation

with the Windward Open Space Parcel being restricted to “Open Space and preserve the Conservation Uses.” For the purposes of the Windward Specific Plan, “Open Space and Conservation Uses” shall mean the following:

- a. Pedestrian trails, observation areas and platforms, interpretive signs and displays, native landscaping, trail fencing, and habitat restoration;
- b. Any additional uses set forth in the Mitigation Plan prepared pursuant to Consent Cease and Desist Order No. CCC-12-CD-01 and Consent Restoration Order No. CCC-12-RO-01, both approved by the Coastal Commission on September 11, 2013; and
- c. Any other ~~half as~~ open space. ~~Additionally, in exchange for being allowed to develop 2.5 acres, Signal Landmark is obligated to,~~ resource protection, and conservation uses that are later approved through an amendment of the LCP approved by the City and certified by the Coastal Commission.

To implement Alternative 2, however, the Windward Owner will need to voluntarily purchase the Goodell ~~property (pursuant to an existing option agreement)~~Property and dedicate ~~the property~~both the Windward Open Space Parcel and the Goodell Property to a governmental agency or a qualified non-profit such as the Bolsa Chica Land Trust or an accredited land trust ~~as permanent open space. Thus, under the limited development scenario contemplated in the settlement agreement~~subject to restriction to the Open Space and Conservation Uses. Under Alternative 2, approximately 8.5~~7~~ of the ~~11~~eleven acres ~~of privately owned property~~comprising the Windward and Goodell Properties would be preserved ~~as open space/passive park.~~

~~The opportunity to add 8.5 acres to the inventory of parkland is rare given the limited amount of undeveloped land left in the area. Moreover~~for Open Space and Conservation Uses. In the case of the Windward Open Space Parcel, preservation would be through both (i) the provisions of the Windward Specific Plan and the LCPA and (ii) a recorded deed restriction. In the case of the Goodell Property, preservation would be through a voluntary deed restriction unrelated to regulatory requirements. As contemplated by the Settlement, the opportunity to craft a comprehensive plan for a relatively large parcel of land that abuts an even larger open space complex containing valuable ecological and cultural resources is truly unique. ~~Although the Goodell parcel lies in unincorporated Orange County and is not part of this Specific Plan, it is anticipated to be annexed into the City in the future and is included in the comprehensive open space plan that is presented in this document on a conceptual basis. Permitting the uses identified in the open space plan for the Goodell property will require an amendment to the City’s LCP once the property has been annexed and CEQA review.~~

Also included in the ~~conceptual open space plan is~~ [Open Space and Resource Conservation Concept Plan is the City Property](#), a sliver of land owned by the City that is approximately 30 feet wide and 445 feet long (13,350 square feet) that is designated as open space-park on the City's general plan. ~~The parcel~~ [City Property](#) forms the northern boundary of the Windward ~~site~~ [Property](#) and currently accommodates a native trail that is used informally by pedestrians to access the Parkside property from the intersection of Bolsa Chica Street and Los Patos Avenue. ~~Signal Landmark~~ dedicated this parcel of land to the City for park purposes in 1999.

The goals for developing a comprehensive open space plan are:

- [Provide the public with an open space plan that demonstrates the City's intentions for the ~~8.5-acre parcel~~ \[Windward Open Space Parcel\]\(#\) in the event a governmental agency or qualified non-profit such as Bolsa Chica Land Trust obtains the Goodell ~~parcel~~ \[Property and the Goodell Property is annexed to the City\]\(#\).](#)
- ~~Create a consistent and compatible land use plan for three properties currently under different ownership.~~
- [Ensure that land uses are compatible with adjacent properties such as Parkside Estates, Brightwater, and the State Ecological Reserve.](#)
- [Provide opportunities for public access while protecting sensitive biological and cultural resources.](#)
- [Ensure that the habitat values of the Bolsa Chica Ecological Reserve are not compromised.](#)
- [Integrate into the plan a cultural mitigation program required by the California Coastal Commission under a Consent and Restoration order with ~~Signal Landmark~~ \[the Windward Owner\]\(#\).](#)
- [Identify appropriate areas for placement of scenic overlooks and interpretive signage.](#)

As shown on Exhibit 4-1, Open Space/~~Passive Park~~ [and Resource Conservation Concept Plan](#), ~~(Concept Plan)~~, the ~~conceptual open space plan~~ [Concept Plan](#) is designed to provide [public](#) access from the southeast corner of the intersection of Bolsa Chica Street and Los Patos Avenue, utilizing the City-~~owned parcel~~ [Property](#) as a trailhead to funnel pedestrians across the ~~eastern portion of the~~ Windward ~~property~~ [Open Space Parcel](#) southerly to the Goodell ~~property~~ [Property](#). Once on the Goodell ~~property~~ [Property](#), trail users can visit scenic overlooks and interpretive signs or continue on to the Brightwater trail. ~~Careful consideration has been given to designing a trail system that does not require mechanical grading to construct and provides appropriate fencing to keep users on the trails and out of sensitive biological or cultural areas.~~

4. Open Space/~~Passive Park Plan~~ and Resource Conservation

The City-~~owned parcel~~ Property will contain a decomposed granite trail with native landscape on both sides and will connect with the trail located on the Windward ~~open space area~~-Open Space Parcel. Although ~~this parcel~~the City Property is only a third of an acre, it is located adjacent to the existing Los Patos Avenue public right-of-way and provides critical linkage to the Windward ~~open space parcel~~-Open Space Parcel.

Recognizing that biological and cultural resources exist in some ~~areas~~portions of the ~~8.5 acres~~Windward Open Space Parcel, the ~~conceptual plan~~Open Space and Resource Conservation Concept Plan is designed to avoid re-contouring the landform ~~or~~and any mechanized grading ~~and~~. It takes into consideration ~~existing~~established native trails ~~that have already been established on the site~~. There are several areas on the Goodell parcel, particularly the BMX bike course, that will need to be re-contoured using hand tools. The native grassland/scrub plant palette recommended for the Windward ~~site~~Open Space Parcel is planned to extend onto the Goodell ~~property~~Property to be consistent with the Parkside Estates open space parcel. ~~Although~~ under the Concept Plan coastal sage scrub could be planted on the upper portion of the Goodell ~~property~~Property, grassland/scrub species with shallower root systems would be ~~more appropriate~~preferable given the presence of cultural resources on the southern portion of the ~~property~~Goodell Property.

The trail system on the Goodell ~~property~~Property primarily utilizes ~~the existing~~ trails ~~that exist on the property today~~. However, ~~inasmuch as~~since the area contains sensitive biological resources, the Concept Plan contemplates fencing ~~should~~would be incorporated ~~into the plan~~ to keep pedestrians on designated trails to minimize disturbances to existing habitat and any native landscaping installed in the future. ~~With~~ respect to cultural resources, in 2013, the Coastal Commission issued a Consent Restoration Order requiring ~~Signal Landmark~~the landowner to design and construct a cultural mitigation program in this area of the Bolsa Chica Mesa. ~~The~~ cultural mitigation program could easily be incorporated into the trail and interpretive sign program ~~established on the 8.5 acres~~.

As stated previously, the ~~permits~~Windward Specific Plan does not regulate the Goodell Property. The purpose of the Concept Plan is to provide a vision of what could occur on the Goodell Property under the Open Space and Conservation Uses to which the Goodell Property would be limited by voluntary deed restrictions under Alternative 2. Permits necessary to implement the ~~passive park improvements~~Open Space and Conservation Uses on the Goodell ~~property will~~Property would be the subject of future entitlements and CEQA review ~~once~~if the Goodell ~~property~~Property is acquired under Alternative 2, annexed, an LCP amendment is approved by the Coastal Commission, and a more detailed plan is developed.

4. Open Space/~~Passive Park Plan~~ and Resource Conservation

4. Open Space/~~Passive Park Plan~~ and Resource Conservation

Exhibit 4-1

Open Space/~~Passive Park~~ and Resource Conservation Plan 11x17

5 ADMINISTRATION AND IMPLEMENTATION**5.1 Summary**

To cooperatively achieve the open space and resource conservation objectives of this Specific Plan, the City, the Coastal Commission, and the Windward Owner each require specific respective assurances. The City and the Coastal Commission need assurances that before development of the Windward Residential Parcel can begin, the conveyances and deed restrictions called for by this Specific Plan and Alternative 2 of the Settlement are operative. The Windward Owner needs assurances that if those conveyances and deed restrictions are operative, Windward Owner will have the right to proceed with the development of the Windward Residential Parcel as permitted by this Specific Plan. This Chapter 5 provides each of these parties with the needed assurances by making the operative status of all Required Approvals (specified in 5.3 below) and Implementation Documents (specified in 5.4.1 below) mutually contingent upon approval and effectiveness of all of the Required Approvals and Implementation Documents.

5.2 Key Definitions

- a. **Approved/Approval:** “Approved” or “Approval” refers to the process(es) prescribed by applicable local and/or state law by which the Required Approvals and the Implementation Documents are authorized by the applicable decisional authority. For example, this Specific Plan/LCPA is “approved” when the City Council has voted to adopt the resolution approving this Specific Plan/LCPA *and* the Coastal Commission’s certification of the LCPA is complete pursuant to Public Resources Code Sections 30512 and 30513.
- b. **Effective:** “Effective” refers to the time at which a Required Approval or an Implementation Document becomes final in the ordinary course of the administrative process for that approval as set forth in applicable local and/or state law. For example, the Coastal Commission’s regulations, specifically 14 CCR § 13544, specify when certification of the LCPA shall become “effective”. For purposes of this Specific Plan/LCPA, Required Approvals and Implementation Documents may specify a later “operative” date subsequent to the “effective” date.
- c. **Operative:** “Operative” refers to the time at which a Required Approval or an Implementation Document may be exercised, used, or implemented. For purposes of this Specific Plan/LCPA, Required Approvals and Implementation Documents may specify a later “operative” date subsequent to the “effective” date.

5.3 Required Approvals

The development of the Windward Residential Parcel authorized by the Windward Specific Plan may not occur until all of the following (the “Required Approvals”) are “effective”:

a. By the City (collectively, the “City Approvals”):

- Approval of a Local Coastal Program Amendment (LCPA¹), consisting of (1) an amendment to the Coastal Element of the City’s General Plan which functions as the Land Use Plan portion of the LCP, and (2) the “Windward Specific Plan,” comprised of a Zoning Text Amendment and a Zoning Map Amendment to the Implementation Plan portion of the LCP;
- Approval of and entry into a Development Agreement (Windward DA) between the City and the Windward Owner pursuant to Government Code Sections 65864 et seq. in order to implement Alternative 2 of the Settlement;
- Approval of a Coastal Development Permit (CDP) authorizing construction of a 36-unit townhome development and associated infrastructure and consisting of (1) a Tentative Tract Map subdividing the Windward Property into one numbered lot for residential development (the Windward Residential Parcel) and one lettered lot for open space (the Windward Open Space Parcel) and (2) a Conditional Use Permit allowing the development of the Windward Residential Parcel in accordance with the development standards set forth in the Windward Specific Plan and the LCPA (or as certified with suggested modifications as accepted by the City); and
- Approval of grading, building, and similar ministerial permits.

b. By the Coastal Commission (collectively, the “Commission Approvals”):

- Certification of the LCPA, in accordance with the City Approvals (or with suggested modifications as accepted by the City);
- Approval of the Windward DA, to the extent, if any, required by Government Code Section 65869, including with respect to its terms regarding the acquisition, conveyance, and deed restriction of the adjacent Goodell Property; and

¹ All references to the “LCPA” refer to each of the components included within this bullet point.

- In the event the City’s approval of the CDP is appealed to the Coastal Commission and for which the Coastal Commission determines the appeal raises substantial issue(s) regarding conformity of the CDP with the LCP, approval by the Commission of a CDP.

5.4 Conditions Precedent to Required Approvals Becoming “Operative”

5.4.1 Assurances to City and Coastal Commission. To assure that development of the Windward Residential Parcel may not occur without the Windward Owner first taking the actions needed to implement the open space objectives of this Specific Plan and Alternative 2 of the Settlement. The documents required by subsections a, b, c and d below shall constitute Implementation Documents. Therefore, notwithstanding certification and effectiveness of (1)the LCPA by the Commission and (2) a CDP by the City or the Commission on appeal, the Specific Plan/LCPA and CDP shall not become “operative” until the following events have occurred:

a. For the Windward Open Space Parcel: Offer or Grant. One of the following Implementation Documents related to the Windward Open Space Parcel has been recorded in a form acceptable to the City²:

- An irrevocable offer to dedicate the Windward Open Space Parcel to the People of the State of California (Windward Offer). The Windward Offer must restrict the Windward Open Space Parcel to open space and resource conservation uses as set forth in the Windward Specific Plan. The Windward Offer shall run with the land for 21 years, binding all successors and assignees, and may be accepted by the State through a public agency or private nonprofit entity approved by the City.

OR

- A conveyance of fee title to the Windward Open Space Parcel to the Bolsa Chica Land Trust (BCLT) or to another accredited land trust or nonprofit entity approved by the City (Windward Conveyance). The Windward Conveyance must restrict the Windward Open Space Parcel to open space and resource conservation uses as set forth in the Windward Specific Plan.

² In any case where this Specific Plan/LCPA states that a document must be acceptable to the City, that requirement will extend to the Executive Director of the Coastal Commission in the event a City-approved CDP is appealed to the Coastal Commission and for which the Coastal Commission determines the appeal raises substantial issue(s) regarding conformity of the CDP with the LCP.

b. **For the Goodell Property: Offer or Grant.** One of the following Implementation Documents related to the Goodell Property has been recorded in a form acceptable to the City:

- An irrevocable offer to dedicate the Goodell Property to a public agency (Goodell Offer). The Goodell Offer must restrict the Goodell Property to open space and resource conservation uses as set forth in the Windward Specific Plan. The Goodell Offer shall run with the land for 21 years in favor of the People of the State of California, binding all successors and assignees.

OR

- A conveyance of fee title to the Goodell Property to either the BCLT or another accredited land trust or nonprofit entity approved by the City (Goodell Conveyance). The Goodell Conveyance must restrict the Goodell Property to open space and resource conservation uses as set forth in the Windward Specific Plan.

c. **For both the Windward Open Space Parcel and the Goodell Property: Deed Restrictions.** Upon acceptance as to form by City, deed restrictions limiting the Windward Open Space Parcel and the Goodell Property to open space and resource conservation uses have been recorded in a form acceptable to the City.

d. **For both the Windward Residential Parcel and the Windward Open Space Parcel: Acceptance of LCPA.** A document in a form acceptable to the City has been provided to the City and recorded, unequivocally stating that the Windward Owner (i) accepts the certified LCPA in form and substance, (ii) acknowledges that the Windward Residential Parcel and the Windward Open Space Parcel shall be subject to the provisions of the LCPA, and (iii) acknowledges that the LCPA has become effective.

e. **For the Windward Open Space Parcel and the Goodell Property:** Title reports have been provided to the City for the Windward Open Space Parcel and the Goodell Property showing, to the satisfaction of the City, that those properties have been deed restricted and either offered for dedication or otherwise conveyed free of prior liens and encumbrances which would materially and adversely affect the interests being dedicated/conveyed.

5.4.2 Assurances to Windward Owner. To assure that the Windward Owner is not required to deed restrict and convey the Windward Open Space Parcel and, pursuant to the Windward DA, deed restrict and convey the Goodell Property as set forth above without having the right to develop the Windward Residential Parcel, the Implementation Documents specified in Section 5.4.1 shall contain

language that each respective Implementation Document does not become operative until:

- a. All of the Required Approvals have been approved and have become effective; and
- b. Either the time for legal challenges to each of the Required Approvals has expired and/or legal challenges which have been made have terminated or resolved with all Required Approvals remaining intact and effective.

5.5 Development Agreement No. 16-001

Through the Windward DA, which was voluntarily requested of the City by the Windward Owner to implement the Settlement, the Windward Owner has voluntarily agreed that the recording of the applicable Implementation Documents in accordance with 5.4.1 above shall be a condition precedent to this Specific Plan/LCPA and any CDP for the development of the Windward Residential Parcel becoming operative. The Windward DA was approved by the City Council concurrently with the approval of the Windward Specific Plan and LCPA and reflects the requirements of Section 5.3 above.

5.15.6 Enforcement of the Specific Plan/LCPA

The Specific Plan/LCPA serves both a planning and regulatory function. It is the vehicle by which the City of Huntington Beach Local Coastal Program and General Plan ~~is~~are implemented for the Windward ~~property-~~Property. If there is a conflict found between ~~this~~the Windward Specific Plan and the HBZSO, the contents of ~~this~~the Windward Specific Plan shall prevail. -Where the Windward Specific Plan is silent, the provisions of the HBZSO shall apply.

The Community Development Department shall be responsible for interpreting and enforcing the site development standards and design guidelines set forth in the Windward Specific Plan.

5.25.7 Methods and Procedures

5.2.1—Land Use Entitlements

~~All development in the Specific Plan shall be subject to approval of a Coastal Development Permit and a Conditional Use Permit by the Planning Commission as permitted in Section 3.3.1 of this Specific Plan in accordance with the provisions of the HBZSO. Additional entitlements necessary to develop the property in accordance with this Specific Plan (e.g. tentative tract map) shall be processed in accordance with applicable provisions of the HBZSO.~~

5.2.25.7.1 Zoning Text Amendments

A Zoning Text Amendment shall be required for changes to the Windward Specific Plan and processed in accordance with the provisions of Chapter 247 of the HBZSO.

Zoning Text Amendments shall require an amendment to the City's Local Coastal Program and shall not take effect until certified by the California Coastal Commission and subsequently accepted by the City pursuant to 14 CCR § 13544.

5.2.35.7.2 Hearings

All local public hearings held relative to ~~this~~the Windward Specific Plan shall be administered ~~per~~according to the applicable provisions of the HBZSO.

5.2.45.7.3 Appeals

Any local decision, determination or requirements may be appealed in accordance with applicable provisions of the HBZSO.

5.35.8 Maintenance Mechanisms

~~A~~As a condition of issuance for any CDP for development of the Windward Residential Parcel, a homeowner's association for the Windward Residential Parcel (HOA) shall be formed ~~for the~~and, through its CC&Rs (see Chapter 3, Section 3.5.13-3 above), be responsible for:

- a. The permanent ~~care and~~ maintenance ~~of common area development projects,~~ repair, and replacement of all HOA-owned improvements within the ~~Specific Plan Area and the City-owned trail parcel. Common area development includes privately-owned streets~~ common areas of the Windward Residential Parcel, including landscaping, irrigation, common vehicular driveways, parking, recreation, open space, ~~landscaped areas,~~ community walls and fences, ~~and~~ community facilities, drainage facilities, water quality BMP's, and private service utilities.
- b. Until the Windward Open Space Parcel is transferred to a governmental agency or to a qualified non-profit organization pursuant to Section 5.4.1.a above, the maintenance, repair, and replacement of the public improvements within the Windward Open Space Parcel which are described in Chapter 4 and which include a decomposed granite trail, bench, trail fencing, directional and interpretive signage, and the approved landscaping.
- c. The maintenance of the public improvements for the City Property described in Chapter 4 and shown on Exhibit 4-1, including, but not limited to, the trail, signage, trail fencing, and landscape improvements.

[d. Entering into a Landscape Maintenance Agreement with the City describing the HOA's maintenance obligations with respect to the public improvements for the City Property described in Chapter 4 and shown on Exhibit 4-1, including, but not limited to the trail, signage, trail fencing, and landscape improvements.](#)

6 APPENDICES

6.1 Architectural Character

The architectural character for [the Windward Residential Parcel development \(Windward Community\)](#) follows a Mid-Century Modern theme, with strong linear elements and bold horizontal and vertical features. A variety of exterior materials are utilized including wood, stone, stucco, and glass (see Architectural Style, Exhibit 6-1). The mid-century modern architectural style provides “four-sided” architecture with a variety of architectural elements on all four sides of the home, thus eliminating a flat plane on any side.

Exhibit 6-1
Architectural Style 11x17

6.2 **Residential Landscape Design Concept**

Community design concepts and details for [the Windward Community](#) are presented in this Specific Plan in order to establish a comprehensive theme that blends the landscape with the architecture. Residents and visitors will experience [the Windward Community](#) as an upscale design with select palm species, canopy trees and plantings that complement the Modern design of the architecture. Careful consideration is also given to providing a landscape plan for the residential area that is compatible with the adjacent environment (see Exhibit 6-2, Residential Landscape Plan).

The elements included in this plan include:

- Project Entry,
- Recreation Area,
- Wall and Fence Design,
- Open Space Trails, and
- Plant Palette.

6.2.1 **Project Entry – Bolsa Chica Street**

The Windward [Community](#) primary entrance is located at the southern part of the community along Bolsa Chica Street. The entry design includes project signage, (see Exhibit 6-3, Community Signage), that is framed by a backdrop of evergreen plant materials. There is a secondary point of ingress/egress north of the primary entrance which will offer right in and right out access only. This secondary access will not include project signage.

6.2.2 **Recreation Area**

The recreation area, shown on Exhibit 6-4, Community Recreation Area Plan, is located in the northern portion of the project will benefit from the existing landscape located on the Los Patos/Bolsa Chica corner providing both a sense of privacy and a large-scale, visual evergreen backdrop. Anticipated amenities for the Windward [Community](#) residents include a swimming pool with lap-lane, fireplace/gathering area and grilling station.

6.2.3 **Wall and Fence Design**

The Community Wall and Fence Plan, Exhibit 6-5, describes locations and materials that are consistent with the adjacent communities while being unique to the Windward ~~development~~[Community](#). Wall and Fence Elevations are depicted in Exhibit 6-6. Walls and fences, up to a maximum of 6 feet in height, are permitted in front setback areas. Pilasters shall be a maximum of 6 feet 6 inches in height.

6.2.4 Open Space Trail

The Windward ~~community~~Community open space design includes an approximate 0.4-mile loop trail (Windward Loop Trail) which can be accessed from the primary or secondary entry depicted on Exhibit 6-7, Trails Plan and Section. The trail consists of a concrete sidewalk along Bolsa Chica street and a connecting, six foot (6') wide, decomposed granite trail that extends east through the City-~~owned property~~ Property above the northern Windward development areaProperty boundary, south through the Windward Open Space Parcel and returns west back to Bolsa Chica Street. The ~~trail~~ experienceWindward Loop Trail includes directional and interpretive signage ~~is~~as shown on Exhibit 6-8, Public Access Signage Plan, open space trail fencing and an overlook area with bench seating. In addition to the Windward ~~loop-trail~~Loop Trail, connections to other local trail systems are available, as shown on Exhibit 4-1, Open Space / ~~Passive Park~~and Resource Conservation Concept Plan.

6.2.5 Plant Palette

The plant palette for the Windward ~~Residential Area~~Community has been separated into two distinct use areas, the Community Plant Palette and the Private Residential Plant Palette. The plant palette, described in Section 6.1, also includes prohibited plant species within the ~~community~~Windward Community. These use areas contain unique plant palettes, which will assure the implementation of the community theme. The plant palettes for the residential area are drawn from the Coastal Commission-approved plant palette for the Brightwater Community. Plant species that are considered invasive are prohibited from use by the homeowners. The plant palette for the ~~Open-Space Area~~open space area of the Windward Community can be found within Table 4-1, Conceptual Open Space Native Plant Palette.

Exhibit 6-2
Residential Landscape Plan

Exhibit 6-3
Community Signage 11x17

Exhibit 6-4
Community Recreation Area Plan

Exhibit 6-5
Wall and Fence Plan 11x17

Exhibit 6-6
Wall and Fence Elevations 11x17

Exhibit 6-7
Trails Plan and Section 11x17

Exhibit 6-8
Public Access Signage Plan

Table 6-1

| Residential Landscape Plant Palette | |
|--|-------------------------------|
| Botanical Name | Common Name |
| COMMUNITY – HOA MAINTAINED – TREES | |
| <i>Arbutus unedo</i> | Strawberry Tree |
| <i>Archontophoenix cunninghamiana</i> | King Palm |
| <i>Brachychiton populneus</i> | Bottle Tree |
| <i>Cercis occidentalis</i> | Western Redbud |
| <i>Cinnamomum camphora</i> | Camphor Tree |
| <i>Citrus species</i> | Citrus |
| <i>Cocos plumosa</i> | Queen Palm |
| <i>Eriobotrya deflexa</i> | Bronze Loquat |
| <i>Erythrina coralloides</i> | Coral Tree |
| <i>Feijoa sellowiana</i> | Pineapple Guava |
| <i>Ficus florida</i> | Florida Fig |
| <i>Ficus nitida ‘Green Gem’</i> | Indian Laurel Fig – Green Gem |
| <i>Ficus rubiginosa</i> | Rustyleaf Fig |
| <i>Ginkgo biloba</i> | Maidenhair Tree |
| <i>Lagerstroemia species</i> | Crape Myrtle |
| <i>Magnolia grandiflora SPP.</i> | Southern Magnolia |
| <i>Melaleuca nesophila</i> | Pink Melaleuca |
| <i>Melaleuca quinquenervia</i> | Cajeput Tree |
| <i>Metrosideros excelsus</i> | New Zealand Christmas Tree |
| <i>Phoenix canariensis</i> | Canary Island Date Palm |
| <i>Phoenix dactylifera</i> | Date Palm |
| <i>Pinus eldarica</i> | Eldarica Pine |
| <i>Platanus racemosa</i> | California Sycamore |
| <i>Podocarpus gracilior</i> | Fern Pine |
| <i>Prunus caroliniana</i> | Carolina Laurel Cherry |
| <i>Tristania conferta</i> | Brisbane Box |
| <i>Tupidanthus calyptratus</i> | Tupidanthus |
| COMMUNITY – HOA MAINTAINED – SHRUBS | |
| <i>Agapanthus africanus</i> | Lily-of-the-Nile |
| <i>Agave americana</i> | Century Plant |
| <i>Agave attenuate</i> | Fox Tail Agave |
| <i>Agave shawii</i> | Shaw’s Agave |
| <i>Aloe arborescens</i> | Tree Aloe |
| <i>Aloe vera</i> | Medicinal Aloe |
| <i>Buxus japonica</i> | Japanese Boxwood |
| <i>Camellia japonica</i> | Camellia |
| <i>Campanula poscharskyana</i> | Serbian Bellflower |
| <i>Carex spissa</i> | San Diego Sedge |
| <i>Carissa macrocarpa ‘Fancy’</i> | Natal Plum |

| Residential Landscape Plant Palette | |
|--|--|
| Botanical Name | Common Name |
| <i>Ceanothus gloriosus</i> 'Point Reyes' | Point Reyes Ceanothus |
| <i>Ceanothus griseus</i> var. 'Yankee Point' | Yankee Point Ceanothus |
| <i>Clivia miniata</i> | Kaffir Lily |
| <i>Coprosma kirkii</i> | Creeping Coprosma |
| <i>Coprosma pumila</i> | Prostrate Coprosma |
| <i>Crassula argentea</i> | Jade Plant |
| <i>Cyathea cooperi</i> | Australian Tree Fern |
| <i>Dicksonia antarctica</i> | Tasmanian Tree Fern |
| <i>Dietes vegeta</i> | Fortnight Lily |
| <i>Dodonaea viscosa</i> | Hopseed Bush |
| <i>Escallonia 'fradesii'</i> | Pink Escallonia |
| <i>Grevillea 'Noellii'</i> | Grevillea |
| <i>Hebe buxifolia</i> | Boxleaf Hebe |
| <i>Helictotrichon sempervirens</i> | Blue Oat Grass |
| <i>Hemerocallis hybrid</i> 'Mountain Violet' | Daylily |
| <i>Hemerocallis hybrids</i> | Evergreen Daylily |
| <i>Kniphofia uvaria</i> | Red Hot Poker |
| <i>Lantana sellowiana</i> | Trailing Lantana |
| <i>Lavandula pedunculata</i> 'Atlas' | Spanish Lavender |
| <i>Ligustrum japonicum</i> | Japanese Privet |
| <i>Ligustrum japonicum</i> 'Texanum' | Waxleaf Privet |
| <i>Miscanthus sinensis</i> 'Yakushima' | Eulalia Grass |
| <i>Miscanthus transmorrisonensis</i> | Evergreen Maiden Grass (or Eulalia) |
| <i>Muhlenbergia lindheimeri</i> | Lindheimer's Muhly Grass |
| <i>Muhlenbergia rigens</i> | Deer Grass |
| <i>Myoporum 'Pacificum'</i> | NCN |
| <i>Myoporum parvifolium</i> | NCN |
| <i>Nephrolepis exaltata</i> | Sword Fern |
| <i>Nolina bigelovii</i> | Bigelow's bear grass |
| <i>Philodendron selloum</i> | Big Leaf Philodendron |
| <i>Phoenix roebelenii</i> | Pigmy Date Palm |
| <i>Phormium tenax</i> | New Zealand Flax |
| <i>Pittosporum crassifolium</i> 'Nana' | Dwarf Karo |
| <i>Pittosporum tobira</i> | Mock Orange |
| <i>Podocarpus spp.</i> | Fern Pine |
| <i>Raphiolepis indica</i> | India Hawthorn |
| <i>Rosmarinus officinalis</i> | Rosemary |
| <i>Schefflera actinophylla</i> | Schefflera |
| <i>Schefflera actinophylla</i> | Queensland Umbrella Tree, Octopus Tree |
| <i>Sisyrinchium bellum</i> | Blue-eyed grass |
| <i>Solanum xanthii</i> | Purple Nightshade |
| <i>Strelitzia nicolai</i> | Giant Bird of Paradise |
| <i>Strelitzia reginae</i> | Bird of Paradise |

| Residential Landscape Plant Palette | |
|---|------------------------|
| Botanical Name | Common Name |
| <i>Trachelospermum jasminoides</i> | Star Jasmine |
| <i>Viburnum suspensum</i> | Sandankwa Viburnum |
| <i>Westringia fruticosa</i> | Coast Rosemary |
| <i>Xylosma congestum</i> 'Compacta' | Xylosma |
| <i>Xylosma congestum</i> 'Ed Dorado' | Dwarf Xylosma |
| <i>Yucca filamentosa</i> 'Variegata' | Variegated Yucca |
| <i>Yucca species</i> | Yucca |
| COMMUNITY – HOA MAINTAINED – VINES | |
| <i>Bougainvillea spp.</i> | Bougainvillea |
| <i>Clytostoma callistegioides</i> | Violet Trumpet Vine |
| <i>Distictis buccinatoria</i> | Blood-Red Trumpet Vine |
| <i>Grewia occidentalis</i> | Lavender Starflower |
| <i>Pandorea jasminoides</i> | Bower Vine |
| <i>Rosa banksiae</i> 'Alba Plena' | Climbing Rose |
| <i>Trachelospermum jasminoides</i> | Star Jasmine |
| COMMUNITY – HOA MAINTAINED – GROUNDCOVER | |
| <i>Armeria martima</i> | Common Thrift |
| <i>Baccharis pilularis</i> 'Pigeon Point' | Coyote Bush |
| <i>Dymondia margaretae</i> | Silver Carpet |
| <i>Festuca ovina glauca</i> | Blue Fescue |
| <i>Lantana sellowiana</i> | Trailing Lantana |
| <i>Senecio mandraliscae</i> | Blue Chalksticks |
| <i>Verbena hybrida</i> | Garden Verbena |
| COMMUNITY – HOA MAINTAINED – TURF | |
| <i>Marathon II</i> 'Festuca Arundinacea' | Dwarf Tall Fescue |

| Residential Landscape Plant Palette | |
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| Botanical Name | Common Name |
| PRIVATE RESIDENTIAL LOTS - TREES | |
| <i>Acer macrophyllum</i> | Big Leaf Maple |
| <i>Acer negundo</i> var. <i>californicum</i> | California Box Elder |
| <i>Acer palmatum</i> | Japanese Maple |
| <i>Aesculus californica</i> | California Buckeye |
| <i>Arbutus unedo</i> | Strawberry Tree |
| <i>Arctostaphylos glauca</i> | Bigberry Manzanita |
| <i>Arctostaphylos insularis</i> | Island Manzanita |
| <i>Brachychiton populneus</i> | Bottle Tree |
| <i>Ceratonia siliqua</i> | Carob |
| <i>Cercis occidentalis</i> | Western Redbud |
| <i>Cinnamomum camphora</i> | Camphor Tree |
| <i>Citrus species</i> | Citrus |
| <i>Dicksonia Antarctica</i> | Tree Fern |
| <i>Eriobotrya deflexa</i> | Bronze Loquat |
| <i>Eriobotrya japonica</i> | Loquat |
| <i>Feijoa sellowiana</i> | Pineapple Guava |
| <i>Ficus florida</i> | Florida Fig |
| <i>Ficus nitida</i> 'Green Gem' | Indian Laurel Fig – Green Gem |
| <i>Ficus rubiginosa</i> | Rustyleaf Fig |
| <i>Fraxinus dipetala</i> | California Ash |
| <i>Ginkgo biloba</i> | Maidenhair Tree |
| <i>Juglans californica</i> | California Black Walnut |
| <i>Lagerstroemia indica</i> | Crape Myrtle |
| <i>Lagerstroemia species</i> | Crape Myrtle |
| <i>Lauris nobilis</i> | Grecian Laurel |
| <i>Liriodendron tulipifera</i> | Tulip Tree |
| <i>Lyonthamnus floribundus</i> ssp. <i>Asplenifolius</i> | Fernleaf Ironwood |
| <i>Macadamia integrifolia</i> | Macadamia Nut |
| <i>Magnolia grandiflora</i> | Southern Magnolia |
| <i>Maytenus boaria</i> | Mayten Tree |
| <i>Melaleuca nesophila</i> | Pink Melaleuca |
| <i>Melaleuca quinquenervia</i> | Cajeput Tree |
| <i>Metrosideros excelsus</i> | New Zealand Christmas Tree |
| <i>Pistacia chinensis</i> | Chinese Pistache |
| <i>Pittosporum undulatum</i> | Victoria Box |
| <i>Platanus racemosa</i> | California Sycamore |
| <i>Plumeria rubra</i> | Egyptian Starcluster |
| <i>Podocarpus gracilior</i> | Fern Pine |
| <i>Prunus caroliniana</i> | Carolina Laurel Cherry |
| <i>Ptelea crenulata</i> | California Hoptree |
| <i>Rhus integrifolia</i> | Lemonade Berry |

| Residential Landscape Plant Palette | |
|---|--------------------------|
| Botanical Name | Common Name |
| <i>Rhus lancea</i> | African Sumac |
| <i>Rhus laurina</i> | Laurel Sumac |
| <i>Sambucus mexicana</i> | Mexican Elderberry |
| <i>Tabebuia chrysotricha</i> | Golden Trumpet Tree |
| <i>Tabebuia impetiginosa</i> | Pink Trumpet Tree |
| <i>Tabebuia ipe</i> | Trumpet Tree |
| <i>Tristania conferta</i> | Brisbane Box |
| <i>Tristania laurina</i> | NCN |
| <i>Tupidanthus calypttratus</i> | Tupidanthus |
| PRIVATE RESIDENTIAL LOTS -SHRUBS | |
| <i>Abelia grandiflora</i> 'Edward Goucher' | Abelia |
| <i>Abutilon</i> 'Moon Chimes' | Parlor Maple |
| <i>Achillea millefolium</i> var. <i>californica</i> | Western yarrow |
| <i>Agapanthus africanus</i> | Lily-of-the-Nile |
| <i>Agave attenuata</i> | Foxtail Agave |
| <i>Agave shawii</i> | Shaw's Agave |
| <i>Agave vilmoriniana</i> | Octopus Agave |
| <i>Aloe arborescens</i> | Tree Aloe |
| <i>Aloe Vera</i> | Medicinal Aloe |
| <i>Alyogyne huegelii</i> | Blue Hibiscus |
| <i>Armeria martima</i> | Common Thrift |
| <i>Asclepias speciose</i> | Showy milkweed |
| <i>Aster chilensis</i> | California Aster |
| <i>Baccharis pilularis</i> 'Pigeon Point' | Coyote Bush |
| <i>Baccharis pilularis</i> 'Twin Peaks #2' | Dwarf Coyote Bush |
| <i>Baccharis pilularis</i> 'Twin Peaks' | Coyote Bush Prostrate |
| <i>Baccharis salicifolia</i> | Mulefat |
| <i>Begonia</i> 'Richmondensis' | Richmond Begonia |
| <i>Bergenia cordifolia</i> | Winter Saxifage |
| <i>Bougainvillea</i> 'Tahitian Maid' | Double Bougainvillea |
| <i>Calystegia macrostegia</i> | California Morning Glory |
| <i>Camellia japonica</i> | Camellia |
| <i>Campanula portenschlagiana</i> | Dalmatian Bellflower |
| <i>Campanula poscharskyana</i> | Serbian Bellflower |
| <i>Carex spissa</i> | San Diego Sedge |
| <i>Carissa macrocarpa</i> | Green Carpet Natal Plum |
| <i>Carissa macrocarpa</i> 'Fancy' | Natal Plum |
| <i>Castilleja foliolosa</i> | Wooly Indian paintbrush |
| <i>Ceanothus spp.</i> | Ceanothus |
| <i>Cerastium tomentosum</i> | Snow-in-Summer |
| <i>Cercis occidentalis</i> | Western Redbud |
| <i>Chrysanthemum leucanthemum</i> | Oxeye Daisy |

| Residential Landscape Plant Palette | |
|---|------------------------------|
| Botanical Name | Common Name |
| <i>Cistus hybridus</i> | White Rockrose |
| <i>Cistus incanus ssp. Corsicus</i> | NCN |
| <i>Cistus purpureus</i> | Orchid Spot Rockrose |
| <i>Cistus salviifolius</i> | Sageleaf Rockrose |
| <i>Cistus x purpureus</i> | Orchid Rockrose |
| <i>Clivia miniata</i> | Kaffir Lily |
| <i>Comarostaphylis diversifolia</i> | Summer Holly |
| <i>Convolvulus cneorum</i> | Bush Morning Glory |
| <i>Coprosma kirkii</i> | Creeping Coprosma |
| <i>Coprosma pumila</i> | Prostrate Coprosma |
| <i>Coreopsis gigantea</i> | Giant coreopsis |
| <i>Coretherogyne filaginifolia</i> | California aster |
| <i>Cotoneaster aprneyi</i> | NCN |
| <i>Cotoneaster buxifolius</i> | NCN |
| <i>Crassula argentea</i> | Jade Plant |
| <i>Crassula argentea 'Crosby'</i> | Miniature Jade Plant |
| <i>Crassula ovata</i> | Jade Tree |
| <i>Cuphea hyssopifolia</i> | False Heather |
| <i>Delosperma cooperi</i> | Hardy Ice Plant |
| <i>Dendromecon rigida</i> | Bush Poppy |
| <i>Dietes vegeta</i> | Fortnight Lily |
| <i>Dodonaea viscosa</i> | Hopseed Bush |
| <i>Dudleya abramsii ssp. murina</i> | San Luis Obispo Dudleya |
| <i>Dudleya caespitosa</i> | Coast Dudleya |
| <i>Dudleya edulis</i> | San Diego Dudleya |
| <i>Dudleya hassei</i> | Catalina Island Live Forever |
| <i>Dudleya lanceolata</i> | Lanceleaf Liveforever |
| <i>Dudleya pulverulenta</i> | Chalk Liveforever |
| <i>Erigeron karvinskianus</i> | Santa Barbara Daisy |
| <i>Eriogonum arborescens</i> | Santa Cruz Island Buckwheat |
| <i>Eriogonum giganteum</i> | St. Catherine's Lace |
| <i>Eriophyllum confertiflorum</i> | Golden Yarrow |
| <i>Escallonia 'fradesii'</i> | Pink Escallonia |
| <i>Escallonia species</i> | Escallonia Varieties |
| <i>Eschscholzia californica</i> | California Poppy |
| <i>Feijoa sellowiana</i> | Pineapple Guava |
| <i>Frangula californica</i> | California Coffeeberry |
| <i>Fuchsia 'Gartenmeister Bonstedt'</i> | Honeysuckle Fuschia |
| <i>Galvezia speciosa</i> | Island snapdragon |
| <i>Gardenia jasminoides</i> | Gardenia |
| <i>Garrya elliptica</i> | James Reef Silk Tassel |
| <i>Grevillea 'Noellii'</i> | Grevillea |
| <i>Grewia occidentalis</i> | Starflower |

| Residential Landscape Plant Palette | |
|--|-------------------------------------|
| Botanical Name | Common Name |
| <i>Hardenbergia comptoniana</i> | Lilac Vine |
| <i>Helictotrichon sempervirens</i> | Blue Oat Grass |
| <i>Hemerocallis hybrid 'Mountain Violet'</i> | Daylily |
| <i>Heteromeles arbutifolia 'Davis Gold'</i> | Toyon |
| <i>Heuchera 'Autumn Leaves'</i> | Coral Bells |
| <i>Heuchera 'Purple Palace'</i> | Alum Root |
| <i>Heuchera maxima</i> | Channel Islands Coral Bells |
| <i>Hibiscus spp.</i> | Hibiscus |
| <i>Holodiscus discolor</i> | Ocean spray |
| <i>Hypericum calycimum</i> | Aaron's Beard |
| <i>Iris douglasiana</i> | Douglas Iris |
| <i>Jasminum nudiflorum</i> | Winter Jasmine |
| <i>Kniphofia uvaria</i> | Red Hot Poker |
| <i>Lantana camara cultivars</i> | Yellow Sage |
| <i>Lantana camara montevidensis</i> | Trailing Lantana |
| <i>Lantana sellowiana</i> | Trailing Lantana |
| <i>Lavandula dentata</i> | French Lavender |
| <i>Lavandula pedunculata 'Atlas'</i> | Spanish Lavender |
| <i>Lepechinia fragrans</i> | Island Pitcher Sage |
| <i>Leptospermum lae. 'Vigatum'</i> | Australian Tea Tree |
| <i>Leucophyllum frutescens</i> | Texas Ranger |
| <i>Ligustrum japonicum</i> | Japanese Privet |
| <i>Limonium perezii</i> | Sea Lavender |
| <i>Liriope "Silvery Sunproof"</i> | Monkey Grass |
| <i>Lonicera japonica 'Halliana' Hall's</i> | Japanese Honeysuckle |
| <i>Lonicera subspicata</i> | Wild Honeysuckle |
| <i>Lonicera subspicata var. denudata</i> | Chaparral Honeysuckle |
| <i>Mahonia aquifolium 'Golden Abundance'</i> | Golden Abundance Oregon Grape |
| <i>Mahonia nevenii</i> | Nevin Mahonia |
| <i>Malacothamnus fasciculatus</i> | Chaparral Mallow |
| <i>Miscanthus sinensis 'Yakushima'</i> | Eulalia Grass |
| <i>Miscanthus transmorrisonensis</i> | Evergreen Maiden Grass (or Eulalia) |
| <i>Muhlenbergia lindheimeri</i> | Lindheimer's Muhly Grass |
| <i>Myoporum 'Pacificum'</i> | NCN |
| <i>Myoporum debile</i> | NCN |
| <i>Myoporum parvifolium</i> | NCN |
| <i>Myrtus communis</i> | True Myrtle |
| <i>Nephrolepis exaltata</i> | Sword Fern |
| <i>Nerium Oleander</i> | Oleander |
| <i>Nolina bigelovii</i> | Bigelow's bear grass |
| <i>Nolina cismontane</i> | Chaparral Nolina |
| <i>Nolina species</i> | Mexican Grasstree |
| <i>Opuntia littoralis</i> | Prickly Pear |

| Residential Landscape Plant Palette | |
|---|--|
| Botanical Name | Common Name |
| <i>Opuntia oricola</i> | Oracle Cactus |
| <i>Osteospermum fruticosum</i> | Trailing African Daisy |
| <i>Pachysandra terminalis</i> | Pachysandra |
| <i>Paeonia californica</i> | California Peony |
| <i>Penstemon heterophyllus</i> | Margarita Bop' Blue Bedder |
| <i>Penstemon heterophyllus var. australis</i> | Foothill Penstemon |
| <i>Penstemon spectabilis</i> | Showy Penstemon |
| <i>Pentas lanceolata</i> | Egyptian Starcluster |
| <i>Philadelphus lewisii</i> | Lewis' mock orange |
| <i>Philodendron selloum</i> | Big Leaf Philodendron |
| <i>Phormium tenax</i> | New Zealand Flax |
| <i>Photinia x fraseri</i> | Fraser's Photinia |
| <i>Pittosporum crassifolium 'Nana'</i> | Dwarf Karo |
| <i>Pittosporum tobira</i> | Mock Orange |
| <i>Prunus caroliniana</i> | Carolina Cherry Laurel |
| <i>Prunus illcifolia</i> | Hollyleaf Cherry |
| <i>Prunus lyonii</i> | Catalina Cherry |
| <i>Punica granatum</i> | Pomegranate |
| <i>Pycnanthemum californicum</i> | Mountain Mint |
| <i>Quercus berberdifolia</i> | California Scrub Oak |
| <i>Quercus dumosa</i> | Coastal Scrub Oak |
| <i>Rhamnus californica</i> | Coffeeberry |
| <i>Rhaphiolepis indica</i> | Indian Hawthorn |
| <i>Rhus integrifolia</i> | Lemonade Berry |
| <i>Rhus ovata</i> | Sugarbush |
| <i>Ribes aureum var. gracillimum</i> | Golden Currant |
| <i>Ribes indecorum</i> | White Flowering Currant |
| <i>Romneya coulteri</i> | Matilija Poppy |
| <i>Romneya coulteri 'White Cloud'</i> | White Cloud Matilija Poppy |
| <i>Rosmarinus officinalis</i> | Rosemary |
| <i>Rumohra adiantiformis</i> | Leatherleaf Fern |
| <i>Salvia 'Bee's Bliss'</i> | Bee's Bliss Sage |
| <i>Salvia alpiana</i> | White Sage |
| <i>Salvia clevelandii winifred 'Gilman'</i> | Cleveland Sage |
| <i>Salvia greggii</i> | Autum Sage |
| <i>Salvia sonomensis</i> | Creeping Sage |
| <i>Salvia spathacea</i> | Hummingbird Sage |
| <i>Sambucus mexicana</i> | Mexican Elderberry |
| <i>Santolina cha. 'Nana'</i> | Lavendar Cotton |
| <i>Santolina virensn</i> | Green Lavender Cotto |
| <i>Satureja chandleri</i> | San Miguel Savory |
| <i>Schefflera actinophylla</i> | Queensland Umbrella Tree, Octopus Tree |
| <i>Sisyrinchium bellum</i> | California Blue-eyed grass |

| Residential Landscape Plant Palette | |
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| Botanical Name | Common Name |
| <i>Solanum xantii</i> | Purple Nightshade |
| <i>Solanum xantii</i> Purple | Nightshade |
| <i>Solidago velutina ssp. californica</i> | California Goldenrod |
| <i>Stachys bullata</i> | Hedge Nettle |
| <i>Strelitzia nicolai</i> | Giant Bird of Paradise |
| <i>Strelitzia reginae</i> | Bird of Paradise |
| <i>Teucrium fruticans and cultivars</i> | Bush Germander |
| <i>Thalictrum fendleri var. polycarpum</i> | Mountain Meadow Rue |
| <i>Thuja occidentalis 'Globosa'</i> | White Cedar |
| <i>Trachelospermum asiaticum</i> | Ivory Star Jasmine or Asian Jasmine |
| <i>Trachelospermum jasminoides</i> | Star Jasmine |
| <i>Tulbaghia violacea</i> | Society Garlic |
| <i>Venegasia carpesioides</i> | Canyon Sunflower |
| <i>Viburnum suspensum</i> | Sandankwa Viburnum |
| <i>Viguiera laciniata</i> | San Diego Sunflower |
| <i>Xylosma congestum</i> | Shiny Xylosma |
| <i>Xylosma congestum 'Compacta'</i> | Xylosma |
| <i>Xylosma congestum 'Ed Dorado'</i> | Dwarf Xylosma |
| <i>Yucca baccata</i> | Banana Yucca |
| <i>Yucca filamentosa 'Variegata'</i> | Variegated Yucca |
| <i>Yucca rigida</i> | Blue Yucca |
| <i>Yucca Species</i> | Yucca |
| <i>Yucca whipplei</i> | Yucca |
| <i>Zauschneria californica 'Catalina Island'</i> | California Fuchsia |
| <i>Zephyranthes candida</i> | Autumn Zephyrlily |
| PRIVATE RESIDENTIAL LOTS - VINES | |
| Bougainvillea spp. | Bougainvillea |
| Calliandra haematocephala | Pink Powder Puff |
| Clytostoma callistegioides | Violet Trumpet Vine |
| Distictis buccinatoria | Blood-Red Trumpet Vine |
| Grewia occidentalis | Lavender Starflower |
| Hardenbergia violacea | Hardenbergia |
| Macfadyena unguis-cati | Cat's Claw |
| Mandevilla splendens | Alice du Pont |
| Mascagnia macroptera | Golden Vine |
| Pandorea jasminoides | Bower Vine |
| Parthenocissus tricuspidata | Boston Ivy |
| Rosa banksiae 'Alba Plena' | Climbing Rose |
| Trachelospermum jasminoides | Star Jasmine |
| PRIVATE RESIDENTIAL LOTS - GROUNDCOVER | |
| Aptenia cordifolia x Red Apple | Strawberry |
| Armeria martima | Common Thrift |

| Residential Landscape Plant Palette | |
|--|---|
| Botanical Name | Common Name |
| <i>Artemisia caucasica</i> | Caucasian Artemisia |
| <i>Baccharis pilularis</i> | Dwarf Coyote Bush |
| <i>Baccharis pilularis</i> 'Pigeon Point' | Coyote Bush |
| <i>Baccharis pilularis</i> 'Twin Peaks #2' | Dwarf Coyote Bush |
| <i>Baccharis pilularis</i> 'Twin Peaks' | Coyote Bush Prostrate |
| <i>Cistus crispus</i> | NCN |
| <i>Corea pulchella</i> | Australian Fuschia |
| <i>Coresopsis lanceolata</i> | Coreopsis |
| <i>Crassula lactea</i> | NCN |
| <i>Crassula multicaeva</i> | NCN |
| <i>Crassula tetragona</i> | NCN |
| <i>Delosperma 'alba'</i> | White Trailing Ice Plant |
| <i>Dimorphotheca aurantiaca</i> | African Daisy |
| <i>Drosanthemum floribundum</i> | Rosea Ice Plant |
| <i>Drosanthemum hispidum</i> | NCN |
| <i>Drosanthemum speciosum</i> | Dewflower |
| <i>Dymondia margaretae</i> | Silver Carpet |
| <i>Festuca ovina glauca</i> | Blue Fescue |
| <i>Fragaria chiloensis</i> | Wild Strawberry/Sand Strawberry |
| <i>Gazania 'Copper King'</i> | Gazania |
| <i>Gazania 'Moonglow'</i> | Gazania |
| <i>Gazania hybrid 'Mitsua Yellow'</i> | Semi-trailing Yellow Gazania |
| <i>Gazania hybrids</i> | South African Daisy |
| <i>Gazania rigens leucolaena</i> | Trailing Gazania |
| <i>Hedera canariensis</i> | English Ivy |
| <i>Iberis sempervirens</i> | Evergreen Candytuft |
| <i>Iberis umbellatum</i> | Globe Candytuft |
| <i>Lampranthus filicaulis</i> | Redondo Creeper |
| <i>Lampranthus spectabilis</i> | Trailing Ice Plant |
| <i>Lampranthus aurantiacus</i> | Bush Ice Plant |
| <i>Lantana sellowiana</i> | Trailing Lantana |
| <i>Lasthenia californica</i> | Dwarf Goldfields |
| <i>Lupinus arizonicus</i> | Desert Lupine |
| <i>Lupinus benthamii</i> | Spider Lupine |
| <i>Lupinus bicolor</i> | Sky Lupine |
| <i>Lupinus sparsiflorus</i> | Loosely flowered Annual Lupine/ Coulter's |
| <i>Ophiopogon 'Nigrescens Black'</i> | Black Mondo Grass |
| <i>Ophiopogon japonicus</i> | Mondo Grass |
| <i>Osteospermum 'Buttermilk'</i> | Osteospermum |
| <i>Osteospermum fru. 'African Queen'</i> | Trailing African Daisy |
| <i>Osteospermum fru. 'Burgundy'</i> | Trailing African Daisy |
| <i>Osteospermum fru. 'Whirligig'</i> | Trailing African Daisy |
| <i>Osteospermum fruticosum</i> | Freeway Daisy |

| Residential Landscape Plant Palette | |
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| Botanical Name | Common Name |
| <i>Osteospermum fruticosum</i> 'Hybrid White' | Freeway Daisy |
| <i>Pelargonium peltatum</i> | Ivy Geranium |
| <i>Pratia pedunculata</i> | Star Creeper |
| <i>Sagina subulata</i> | Irish Moss |
| <i>Sagina subulata</i> 'Aurea' | Scotch Moss |
| <i>Santolina cha.</i> 'Nana' | Lavendar Cotton |
| <i>Verbena hybrida</i> | Garden Verbena |
| <i>Verbena peruviana</i> species | Verbena |
| <i>Viola hederacea</i> | Australian Violet |
| PRIVATE RESIDENTIAL LOTS - SUCCULENTS | |
| <i>Aeonium</i> 'Kiwi' | Kiwi Aeonium |
| <i>Echeveria agavoides</i> 'Red' | Red Edge Echeveria |
| <i>Echeveria elegans</i> | Mexican Snowball |
| <i>Echeveria imbricate</i> | Hens and Chicks |
| <i>Kalanchoe thyrisiflora</i> | Paddle Plant |
| <i>Sedum pachyphyllum</i> | Stonecrop |
| <i>Sedum rubrotinctum</i> | Pork and Beans |
| <i>Senecio mandraliscae</i> | Blue Chalksticks |
| PRIVATE RESIDENTIAL LOTS - TURF | |
| <i>Marathon II</i> 'Festuca Arundinacea' | Dwarf Tall Fescue |
| Turf | A-G Sod Farms Inc. - Elite Plus |
| PRIVATE RESIDENTIAL LOTS - PROHIBITED PLANT SPECIES | |
| <i>Adenostoma fasciculatum</i> | Chamise |
| <i>Adenostoma sparsifolium</i> | Red Shanks |
| <i>Aegilops triuncialis</i> | Barbed Goatgrass |
| <i>Ageratina adenophora</i> | Crofton Weed |
| <i>Ailanthus altissima</i> | Tree Of Heaven |
| <i>Alhagi pseudalhagi</i> | Camel Thorn |
| <i>Ammophila arenaria</i> | European Beachgrass |
| <i>Anthemix cotula</i> | Mayweed |
| <i>Arctotheca calendula</i> | Capeweed |
| <i>Artemisia californica</i> | California Sagebrush |
| <i>Arundo donax</i> | Giant Reed |
| <i>Atriplex semibaccata</i> | Australian Saltbush |
| <i>Avena barbata</i> | Slender Oat |
| <i>Avena fatua</i> | Wild Oat |
| <i>Bassia hyssopifolia</i> | Fivehorn Smotherweed |
| <i>Bellardia trixago</i> | Mediterranean Linseed |
| <i>Brachypodium distachyon</i> | Purple False Brome |
| <i>Brassica nigra</i> | Black Mustard |
| <i>Brassica rapa</i> | Wild Turnip, Yellow Mustard, Field Mustard |

| Residential Landscape Plant Palette | |
|-------------------------------------|------------------------------------|
| Botanical Name | Common Name |
| <i>Brassica tournefortii</i> | Asian Mustard |
| <i>Bromus diandrus</i> | Ripgut Brome |
| <i>Bromus rubens</i> | Red Brome |
| <i>Bromus tectorum</i> | Cheatgrass |
| <i>Cardaria chalapensis</i> | Lenspod Whitetop |
| <i>Cardaria draba</i> | Hoary Cress, Perennial Peppergrass |
| <i>Cardaria draba</i> | Whitetop |
| <i>Carduus pycnocephalus</i> | Italian Plumeless Thistle |
| <i>Carpobrotus edulis</i> | Hottentot Fig |
| <i>Centaurea calcitrapa</i> | Purple Starthistle |
| <i>Centaurea masculosa</i> | Spotted Knapweed |
| <i>Centaurea melitensis</i> | Maltese Star-Thistle |
| <i>Centaurea solstitialis</i> | Yellow Star-Thistle |
| <i>Cirsium arvense</i> | Canada Thistle |
| <i>Cirsium vulgare</i> | Wild Artichoke, Bull Thistle |
| <i>Conicosia pugioniformis</i> | Narrow-Leaved Iceplant |
| <i>Conium maculatum</i> | Poison Hemlock |
| <i>Conyza canadensis</i> | Horseweed |
| <i>Cortaderia jubata</i> | Purple Pampas Grass |
| <i>Cortaderia selloana</i> | Pampas Grass |
| <i>Cotoneaster lacteus</i> | Milkflower Cotoneaster |
| <i>Cotoneaster pannosus</i> | Silverleaf Cotoneaster |
| <i>Crataegus monogyna</i> | Oneseed Hawthorn |
| <i>Crupina vulgaris</i> | Common Crupina |
| <i>Cynara cardunculus</i> | Artichoke Thistle |
| <i>Cytisus scoparius</i> | Scotchbroom |
| <i>Cytisus striatus</i> | Striated Broom |
| <i>Delairea odorata</i> | Capeivy |
| <i>Egeria densa</i> | Brazilian Waterweed |
| <i>Ehrharta calycina</i> | Perennial Veldtgrass |
| <i>Ehrharta erecta</i> | Panic Veldtgrass |
| <i>Eichhornia crassipes</i> | Common Water Hyacinth |
| <i>Elaeagnus angustifolia</i> | Russian Olive |
| <i>Erechtites glomerata</i> | Cutleaf Burnweed |
| <i>Erechtites minima</i> | Coastal Burnweed |
| <i>Eriogonum fasciculatum</i> | Common Buckwheat |
| <i>Eucalyptus globulus</i> | Tasmanian Bluegum |
| <i>Euphorbia esula</i> | Leafy Spurge |
| <i>Festuca arundinacea</i> | Tall Fescue |
| <i>Ficus carica</i> | Edible Fig |
| <i>Foeniculum vulgare</i> | Sweet Fennel |
| <i>Genista monspessulana</i> | French Broom |
| <i>Halogeton glomeratus</i> | Saltlover |

| Residential Landscape Plant Palette | |
|--------------------------------------|-----------------------------|
| Botanical Name | Common Name |
| <i>Hedera helix</i> | English Ivy |
| <i>Helichrysum petiolare</i> | Strawflower |
| <i>Heterotheca grandiflora</i> | Telegraph Plant |
| <i>Holcus lanatus</i> | Common Velvetgrass |
| <i>Hydrilla verticillata</i> | Hydrilla |
| <i>Hypericum perforatum</i> | St. John's Wort |
| <i>Ilex aquifolium</i> | English Holly |
| <i>Iris pseudacorus</i> | Paleyellow Iris |
| <i>Lactuca serriola</i> | Prickly Lettuce |
| <i>Lepidium latifolium</i> | Broadleaved Pepperweed |
| <i>Leucanthemum vulgare</i> | Oxeye Daisy |
| <i>Lolium perenne</i> | Perennial Ryegrass |
| <i>Lupinus arboreus</i> | Yellow Bush Lupine |
| <i>Lythrum salicaria</i> | Purple Loosestrife |
| <i>Mentha pulegium</i> | Pennyroyal |
| <i>Mesembryanthemum crystallinum</i> | Common Iceplant |
| <i>Myoporum laetum</i> | Ngaio Tree |
| <i>Myriophyllum aquaticum</i> | Parrot Feather Watermilfoil |
| <i>Myriophyllum spicatum</i> | Eurasian Watermilfoil |
| <i>Nicotiana bigelevelil</i> | Indian Tobacco |
| <i>Nicotiana glauca</i> | Tree Tobacco |
| <i>Olea europaea</i> | Olive |
| <i>Ononis alopecuroides</i> | Foxtail Restharrow |
| <i>Pennisetum setaceum</i> | Crimson Fountaingrass |
| <i>Phalaris aquatica</i> | Bulbous Canarygrass |
| <i>Potamogeton crispus</i> | Curly Pondweed |
| <i>Retama monosperma</i> | Bridal Broom |
| <i>Ricinus communis</i> | Castor Bean Plant |
| <i>Robinia pseudoacacia</i> | Black Locust |
| <i>Rubus discolor</i> | Himalayan Blackberry |
| <i>Sacsola austails</i> | Russian Thistle/Tumbleweed |
| <i>Salvia mellifera</i> | Black Sage |
| <i>Salvinia molesta</i> | Giant Salvinia |
| <i>Sapium sebiferum</i> | Chinese Tallow Tree |
| <i>Saponaria officinalis</i> | Bouncingbet |
| <i>Schinus molle</i> | Peruvian Peppertree |
| <i>Schinus terebinthifolius</i> | Brazilian Peppertree |
| <i>Schismus arabicus</i> | Arabian Schismus |
| <i>Schismus barbatus</i> | Common Mediterranean Grass |
| <i>Senecio jacobaea</i> | Tansy Ragwort |
| <i>Sesbania punicea</i> | Rattlebox |
| <i>Silybum marianum</i> | Milk Thistle |
| <i>Spartina alterniflora</i> | Smooth Cordgrass |

| Residential Landscape Plant Palette | |
|---|--------------------------|
| Botanical Name | Common Name |
| <i>Spartina anglica</i> | Common Cordgrass |
| <i>Spartina densiflora</i> | Denseflower Cordgrass |
| <i>Spartina patens</i> | Saltmeadow Cordgrass |
| <i>Spartium junceum</i> | Spanish Broom |
| <i>Taeniatherum caput-medusae</i> | Medusahead |
| <i>Tamarix chinensis</i> | Fivestamen Tamarisk |
| <i>Tamarix gallica</i> | French Tamarisk |
| <i>Tamarix parviflora</i> | Smallflower Tamarisk |
| <i>Tamarix ramosissima</i> | Saltcedar |
| <i>Ulex europaeus</i> | Common Gorse |
| <i>Urtica urens</i> | Burning Nettle |
| <i>Verbascum thapsus</i> | Common Mullein |
| <i>Vinca major</i> | Bigleaf Periwinkle |
| PRIVATE RESIDENTIAL LOTS - PROHIBITED PLANT SPECIES - ORNAMENTAL | |
| <i>Corradia sp</i> | Pampas Grass |
| <i>Cupressus sp</i> | Cypress |
| <i>Eucalyptus sp</i> | Eucalyptus |
| <i>Juniperus sp</i> | Juniper |
| <i>Pinus sp</i> | Pine |
| PRIVATE RESIDENTIAL LOTS - PROHIBITED PLANT SPECIES - PALMS | |
| <i>Brahea armata</i> | Mexican Blue Palm |
| <i>Brahea brandegeei</i> | San Jose Hesper Palm |
| <i>Brahea edulis</i> | Guadalupe Palm |
| <i>Butia capitata</i> | Pindo Palm |
| <i>Caryota cummingii</i> | Himalayan Fish Tail Palm |
| <i>Caryota urens</i> | Himalayan Fish Tail Palm |
| <i>Chamaedorea eerumpens</i> | Bamboo Palm |
| <i>Chamaedorea humilis</i> | Mediterranean Fan Palm |
| <i>Cycas revoluta</i> | Sago Palm |
| <i>Trachycarpus fortunei</i> | Windmill Palm |
| <i>Washingtonia filifera</i> | California Fan Palm |
| <i>Washingtonia robusta</i> | Mexican Fan Palm |

6.3 Infrastructure

6.3.1 Circulation

Vehicular access to [the](#) Windward ~~Specific Plan Area~~ [Community](#) is from two access drives along Bolsa Chica Street (see Exhibit 6-9, Circulation Plan). The southern access is located across from existing Sandover Drive. The northern access is right in/right out only due to the existing median in Bolsa Chica Street. A private street system provides access to each of the housing units. Roadways within the ~~Specific Plan Area~~ [Windward Community](#) shall be a minimum 24-foot in width (see Exhibit 6-10, Street Sections). Vehicular turnarounds are provided at the north and south ends of the private streets.

The parkway on the east side of Bolsa Chica Street will be improved with a pedestrian sidewalk which will allow access from Los Patos Avenue to the southern boundary of the Windward Specific Plan Area.

6.3.2 Grading Plan

The Grading Plan for [the](#) Windward [Residential Parcel](#) is illustrated on Exhibit 6-11, Grading Plan, which shows spot elevations for roads and finish floor elevations. The entire grading operation will be completed in one phase. Exhibit 6-12, Cut and Fill Plan, identifies the proposed Cut and Fill for the grading operations.

Exhibit 6-9
Circulation Plan

Exhibit 6-10
Street Sections 11x17

Exhibit 6-11
Grading Plan

Exhibit 6-12
Cut and Fill Plan

6.3.3 Drainage Plan

The Drainage Plan for [the](#) Windward [Residential Parcel](#) is illustrated on Exhibit 6-13, Storm Drain, Water, and Wastewater Plan. It shows a proposed storm drain line located within the Windward [Residential Parcel](#) private roadway system which will connect to an existing storm drain within Bolsa Chica Street. Two catch basins will be constructed to capture storm runoff within the development and prevent it from discharging into the adjacent open space areas.

Once it is collected on-site, the drainage from the Windward ~~development~~[Residential Parcel](#) will be conveyed to an existing storm drain in Bolsa Chica Street that is part of the drainage system for the neighboring Brightwater community. [The](#) Windward [Community](#) will utilize Brightwater's Coastal Commission-approved (CDP 5-05-20) storm drain system which uses a state of the art filtration system (STORMFILTER) to treat runoff before it is discharged into the Bolsa Chica lowlands. The system uses storm drain pipes to convey runoff to an underground concrete structure where it flows through a number of media filter cartridges that remove pollutants from the water before discharging it. The entire drainage area for [the](#) Windward [Residential Parcel](#) was included in the design of the Brightwater storm drain system so there is sufficient capacity in the system to accommodate flows from the ~~property~~[Windward Residential Parcel](#). The Best Management Practices (BMPs) included in the Brightwater Water Quality Management Plan were also designed to treat runoff from [the](#) Windward [Property](#). An amendment to the Brightwater Water Quality Management Plan (WQMP) to incorporate the Windward ~~project~~[Residential Parcel development](#) will be submitted to the ~~city~~[City](#).

6.3.4 Domestic Water Plan

The Water Plan for [the](#) Windward [Community](#) is depicted on Exhibit 6-13, Storm Drain, Water, and Wastewater Plan. It indicates both the backbone water and fire lines and backflow devices that will be constructed as part of the residential development. The proposed Windward [Community](#) water system will connect to an existing 8-inch City water main along Bolsa Chica Street. The on-site water pipelines will be installed to provide the flows required for residential development and occupancy.

The Windward ~~development~~[Community](#) will have one master domestic water meter. The domestic water line will be public up to the master water meter located within the Bolsa Chica Street right-of-way and will be private beyond the water meter. A backflow device will be set back from the property line based on City requirements and screened from view.

A separate fire service will be provided for private fire hydrants as the Huntington Beach Fire Department does not allow fire hydrant connections to private domestic water lines. The fire line will have a separate backflow preventer. The fire line will be public up to the backflow preventer located within the Bolsa Chica Street right-of-way and private beyond. The onsite fire hydrants will be private. The backflow preventer will be set back from the property line based on City requirements and screened from view.

The public domestic water and fire water improvements will be constructed to meet City Water Division Standards and Fire Department's codes, standards, and specifications.

The landscape area along the east side of Bolsa Chica Street is currently being maintained by the Brightwater Maintenance Corporation as per License Agreement executed with the City by Signal Landmark. The improvements covered by ~~the~~this agreement include landscaping (irrigation systems and plant material) as well as the entry monumentation. ~~If the project proceeds with the acquisition alternative~~If the Acquisition Alternative occurs, Brightwater Maintenance Corporation will continue to maintain the landscape area along the east side of Bolsa Chica. If ~~the project proceeds with the~~Alternative 2 occurs (i.e., development alternative, the maintenance association of the Windward Residential Parcel), the HOA formed for the Windward ~~community~~Community will be responsible for the maintenance of this landscape area and the License Agreement with the City will be amended accordingly.

6.3.5 Wastewater Plan

The Wastewater Plan for the Windward Community is depicted Exhibit 6-13, Storm Drain, Water, and Wastewater Plan. It indicates the backbone sewer lines that will be constructed as part of the residential development. These lines will connect to existing sewer lines within Bolsa Chica Street, which have been sized to service this project.

6.3.6 Utilities and Services

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

Exhibit 6-13
Storm Drain, Water, and Wastewater Plan

6.4 Adopted Mitigation Measures

(TO BE PROVIDED UPON ADOPTION BY THE CITY OF HUNTINGTON BEACH)