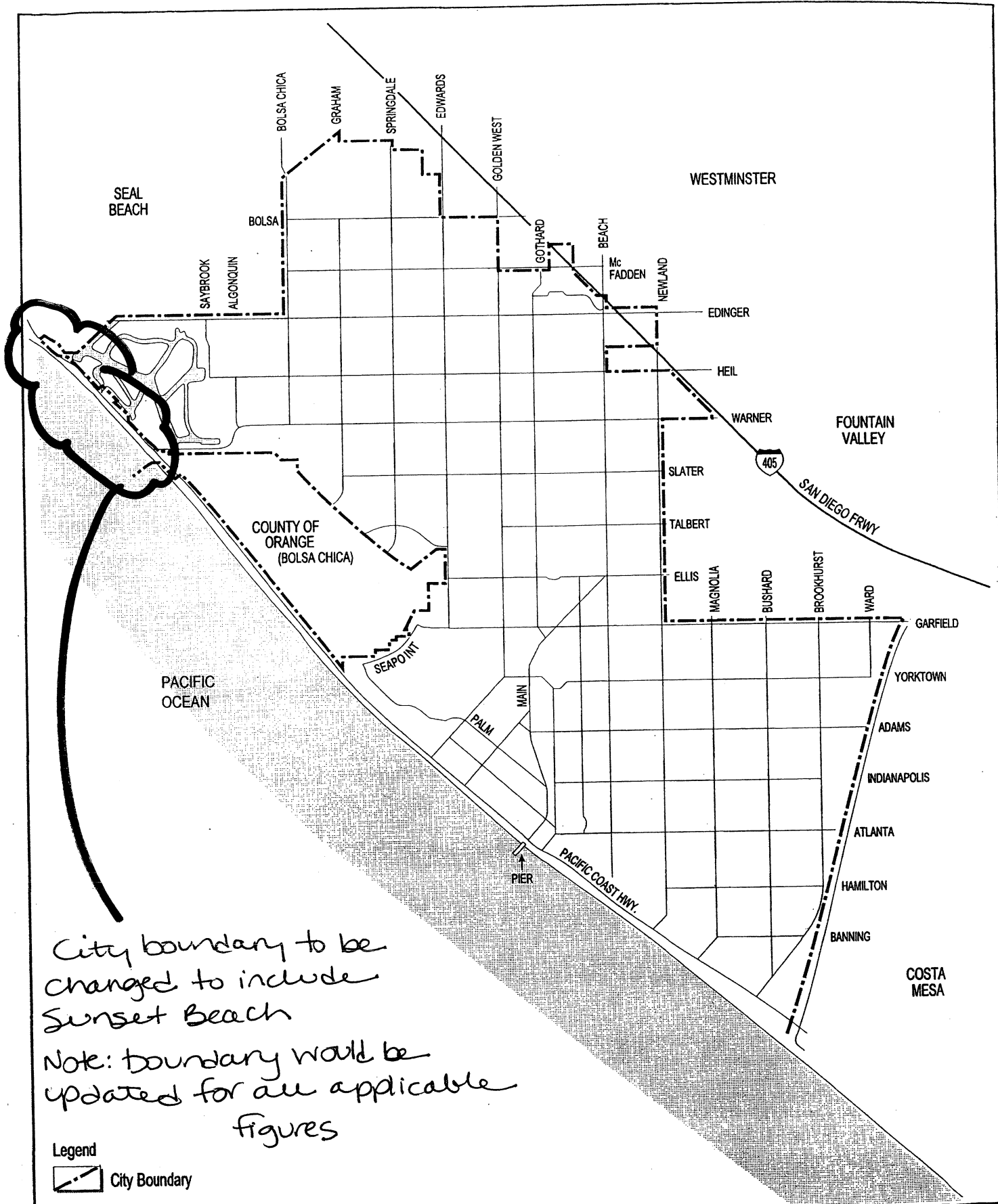




CITY LIMITS

CITY OF HUNTINGTON BEACH GENERAL PLAN

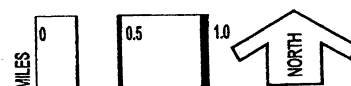


FIGURE I-2

ATTACHMENT NO. 3.1

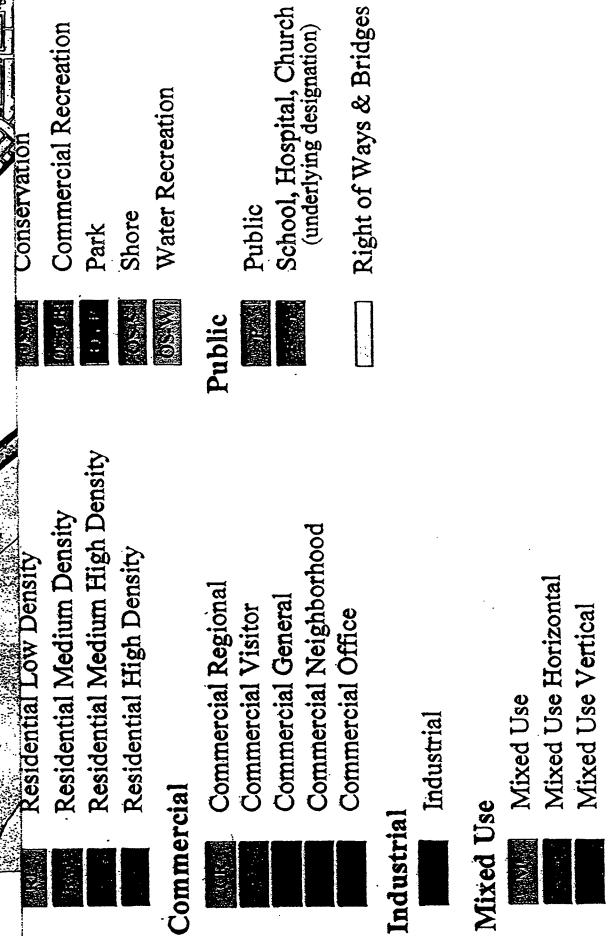
Land Use Plan

City of Huntington Beach

General Plan

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

ATTACHMENT NO. 3.2



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

Mixed Use Density Schedule

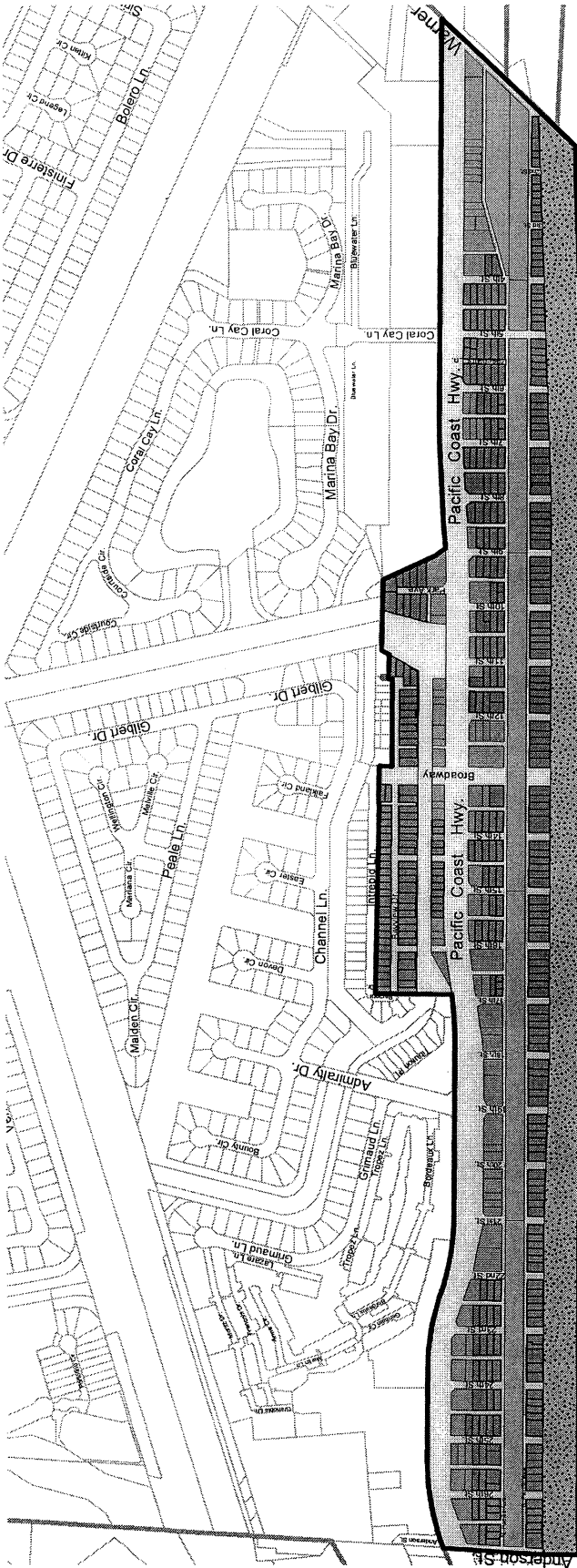
- a Auto District Overlay
- d Design Overlay
- h Historical Overlay
- mu () Mixed Use Overlay (Mixed Use Density)
- pd Pedestrian Overlay
- rmp Residential Mobile Home Park Overlay
- sp Specific Plan Overlay

CAUTION WHEN USING THIS MAP

Information shown hereon is a compilation of data from various sources and is not a guarantee of accuracy. The City of Huntington Beach does not guarantee its completeness or accuracy. It is the user's responsibility to verify all information to their own satisfaction.

LU-5
FIGURE
Amended April 2010

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



LEGEND

RH-30 Residential High Density

CV-MU Commercial Visitor - Mixed Use Overlay

P Public

OS-S Open Space - Shoreline

OS-W Open Space - Water Recreation

-sp Specific Plan Overlay

This designation applies to all Land Uses for this area.

Parcels

Right Of Way

Huntington Beach Boundary

Sunset Beach Boundary



Excerpt from
Draft Sunset Beach Specific Plan
dated August 2010

ATTACHMENT NO. 3.3

CAUTION
This map is a summary of the information contained in the official maps of the City of Huntington Beach and is not a substitute for the official maps. It is the user's responsibility to verify all information in this map with the official maps.

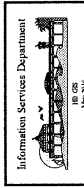


Exhibit 2.1 Land Use Plan

TABLE LU-3

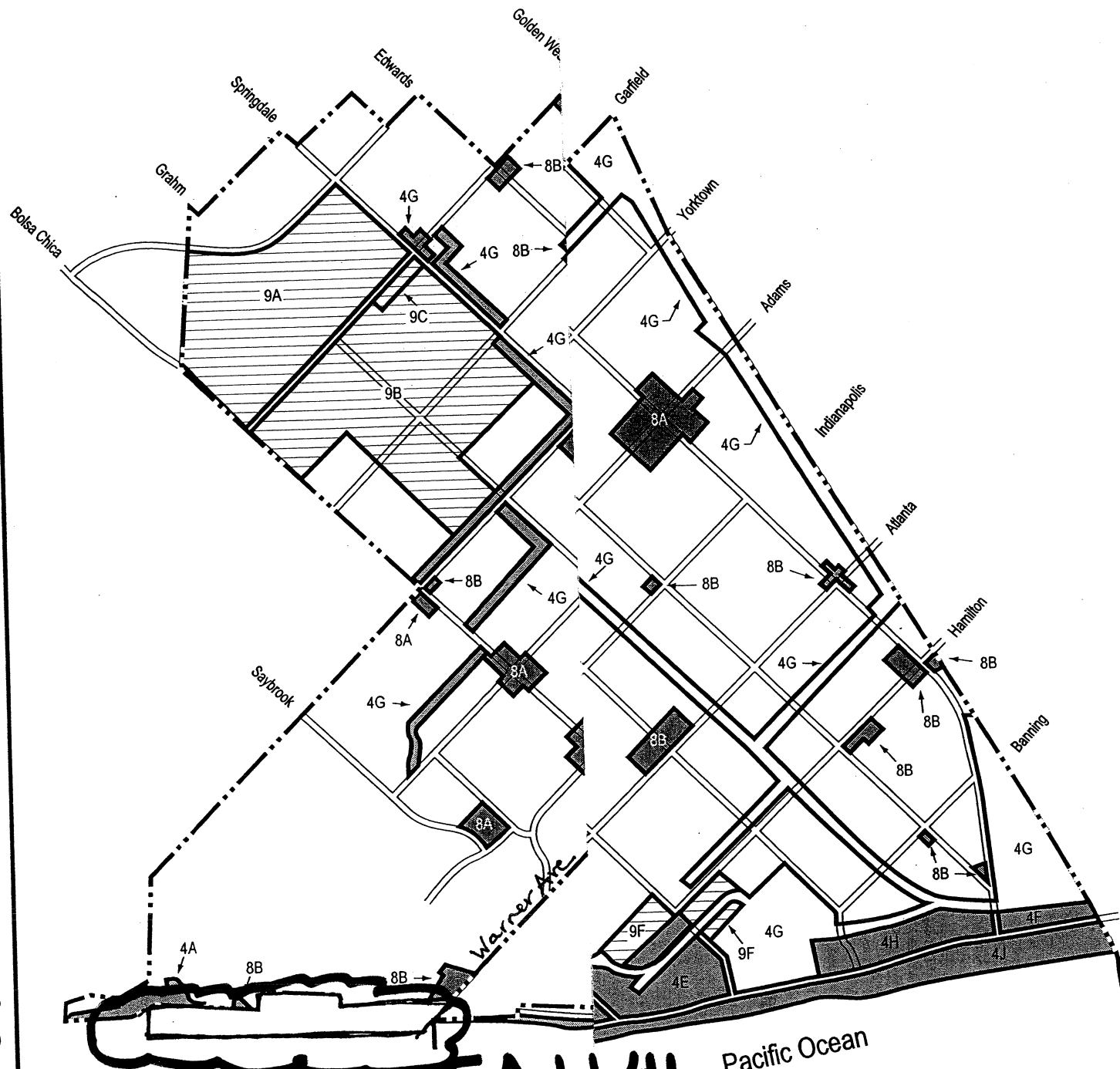
Development “Overlay” Schedule

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

TABLE LU-4 (Cont.)

Community District and Subarea Schedule

Subarea	Characteristic	Standards and Principles
4K	Design and Development	5) within the southern grove ESHA buffer only – a water quality Natural Treatment System may be allowed so long as it is located in an area that is most protective of coastal resources and at least 246 feet from the ESHA. 6) In addition to the required ESHA buffer described above, grading shall be prohibited within 500 feet of an occupied raptor nest during the breeding season (considered to be from February 15 through August 31); C. Habitat Management Plan shall be prepared for all areas designated Open Space-Conservation which shall include restoration and enhancement of delineated wetlands, wetland and habitat mitigation, and establishment of appropriate buffers from development. D. Protective Fencing: Protective fencing or barriers shall be installed along any interface with developed areas, to deter human and pet entrance into all restored and preserved wetland and ESHA buffer areas.
4L Sunset Beach	Permitted Uses	Category: Residential High Density (“RH”), Commercial Visitor (“CV”), Shoreline (“OS-S”), Water Recreation (“OS-WR”) and Public (“P”) uses pursuant to the Sunset Beach Specific Plan (SP 17)
	Density/Intensity	Pursuant to the Sunset Beach Specific Plan (SP 17)
	Design and Development	Category: Specific Plan (“-sp”) and Mixed Use (“-mu”) • Requires the conformance with a specific or master plan. • Mixed Use Overlay for the CV area for the allowance of residential uses pursuant to the Specific Plan
5 Regional “Core”	Area wide Functional Role	Enhance Huntington Center, the Edinger Corridor, and adjacent properties as a key focal point of regional commerce.
5A Huntington Center	Permitted Uses	Category: Commercial Regional (“CR”) Region-serving commercial uses permitted by the “CR” land use category and mixed-use structures vertically-integrating housing with commercial uses permitted by the “-mu” overlay.
	Density/Intensity	Category: “-F2” • Height: four (4) stories
	Design and Development	Category: Mixed Use (-mu) ; Specific Plan (-sp) • Require the preparation of and development in conformance with a specific or master plan. • Design and site development as a cohesive and integrated center and as stipulated by Policy LU 10.1.16. • Locate buildings around common courtyards and pedestrian areas. • Locate a portion of development along the Beach Boulevard frontage. • Improve the signage and sense of entry from the Interstate 405 Freeway, Beach Boulevard, and other major access points. • Implement extensive streetscape improvements along the Beach



LEGEND

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

HUNTINGTON BEACH
SUB-AREA MAP

City of Huntington Beach General Plan

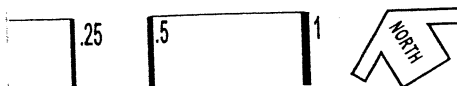


FIGURE LU-6

ATTACHMENT NO. 3.4

STATUTORY REQUIREMENTS

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

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

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

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

TECHNICAL SYNOPSIS

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

A. NON-COASTAL PARKS AND RECREATION

1. Existing Parks and Recreation Facilities

Huntington Beach contains ~~71~~ **73** parks which encompass ~~577.28~~ **756.32** acres. These include ~~six~~ **10** mini parks totaling ~~2.7~~ **4.85** acres, ~~58~~ **50** neighborhood parks totaling ~~157.39~~ **175.25** acres, ~~seven~~ **10** community parks totaling ~~143.28~~ **168.33** acres, and ~~two~~ **three** regional parks (Huntington Central Park, ~~and~~ Blufftop Park and **OC Regional Weider Park**) encompassing ~~274~~ **407.90** acres. Regional facilities adjacent to Huntington Beach include Sunset Aquatic Park in Seal Beach (95 acres/260 boat slips), Mile Square Park in Fountain Valley (632 acres), and Bolsa Chica Ecological Preserve in Orange County (300 acres).

8. Equestrian Trail System

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

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

9. Newland House

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

B. COASTAL/RECREATION FACILITIES

1. Municipal Pier

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

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

2. Beaches Parks

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

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

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

a. Recreational Vehicle (RV) Camping

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

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

b. Huntington Harbour

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

C. FUTURE RECREATIONAL NEEDS

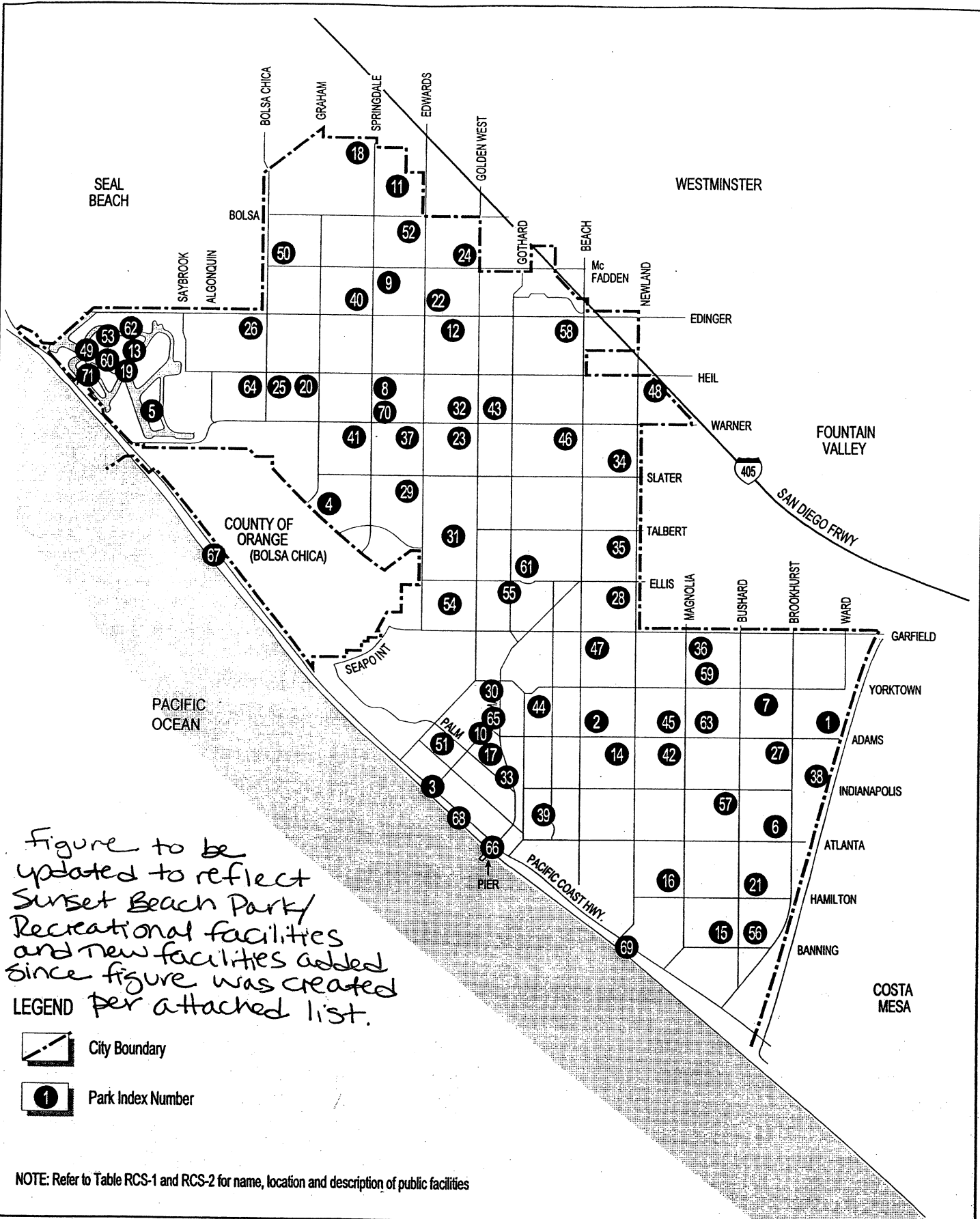
The City has set its park standard at five acres per 1,000 people. ~~The 1990 census indicates that the City of Huntington Beach's population is 181,519.~~ **The City's population is 204,784, based on the January 2010 estimate from the State Department of Finance for Huntington Beach and an estimate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

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

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

ISSUES

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



PARK / RECREATIONAL FACILITIES

CITY OF HUNTINGTON BEACH GENERAL PLAN

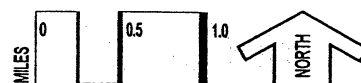


FIGURE **RCS-1**

ATTACHMENT NO. 3.11

	Map Location (see Figure RCS-1)	Acres	Activities Building	Barbeque or Fire Rings	Basketball	Beach	Bicycle Path	Camping	Child Play Area (Tot Lot)	Community or Recreation Center	Equestrian Trails	Fishing	Frisbee Golf Course	Gymnasium	Horseshoes	Lake	Nature Center	Newland House / Barn	Open Play Area (Grass)	Picnic Tables	Racquet Ball / Handball	Shuffleboard	Skateboard Park	Softball Diamonds	Swimming Pool	Tennis	Viewpoint	Volleyball
Arevalos Park	1	3							•										•									
Bartlett Par	2	30	•															•										
Blufftop Park	3	20					•													•							•	
Bolsa View Park	4	3			•				•										•	•								•
Booster Park	5	1							•										•									
Burke Park	6	2.5							•										•									•
Bushard Park	7	2.5							•										•									
Chris Carr Park	8	11							•			•				•			•	•								
Circle View Park	9	2							•										•									
City Gym & Pool (Dwyer)	10	0.5	•		•									•					•						•			•
Clegg / Stacy Park	11	3							•										•									
College View Park	12	3							•										•									•
Conrad Park	13	3							•										•	•								•
Drew Park	14	2.5			•				•										•		•							•
Eader Park	15	2.5	•						•										•									
Edison Community Center	16	40	•	•	•				•	•					•				•	•	•	•		•		•		•
Farquhar Park	17	3							•										•	•								
Franklin Park	18	2							•										•	•								
French Park	19	3								•									•									
Gibbs Park	20	5							•									•		•								
Gisler Park	21	11							•										•									
Glen View Park	22	3							•										•	•								
Golden View Park	23	2.5							•										•	•								•
Greer Park	24	15.5			•				•							•			•	•					•			
Harbour View Park	25	3.5	•		•				•										•									•
Haven View Park	26	3							•										•	•								
Hawes Park	27	2.5							•										•									
Helme Park	28	2			•				•										•	•								
Hope View Park	29	3							•										•									
Huntington Central Park	30	370		•			•	•	•		•	•	•			•	•	•	•	•							•	
Irby Park	31	5							•										•									
Lake Park	32	5	•						•						•				•	•								
Lake View Park	33	3	•						•										•	•								
Lambert Park	34	5.5																	•									

**CITY PARKS AND
RECREATIONAL FACILITIES (page 1 of 2)**

CITY OF HUNTINGTON BEACH GENERAL PLAN

Table to be updated
to reflect new facilities
and updated acreage
numbers per attached list

TABLE **RCS-1**

NO. 3.12

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

CITY PARKS AND
RECREATIONAL FACILITIES (page 2 of 2)

CITY OF HUNTINGTON BEACH GENERAL PLAN

Table to be updated
to reflect new facilities
and updated acreage
numbers per attached list

TABLE RCS-1

Updated Park/Open Space Inventory, August 2010

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

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

c. Water Storage

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

d. Water Booster Facilities

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

e. Water Distribution System

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

2. Improvements

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

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

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

B. SANITATION TREATMENT AND SEWERAGE

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

1. Orange County Wastewater Treatment

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

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

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

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

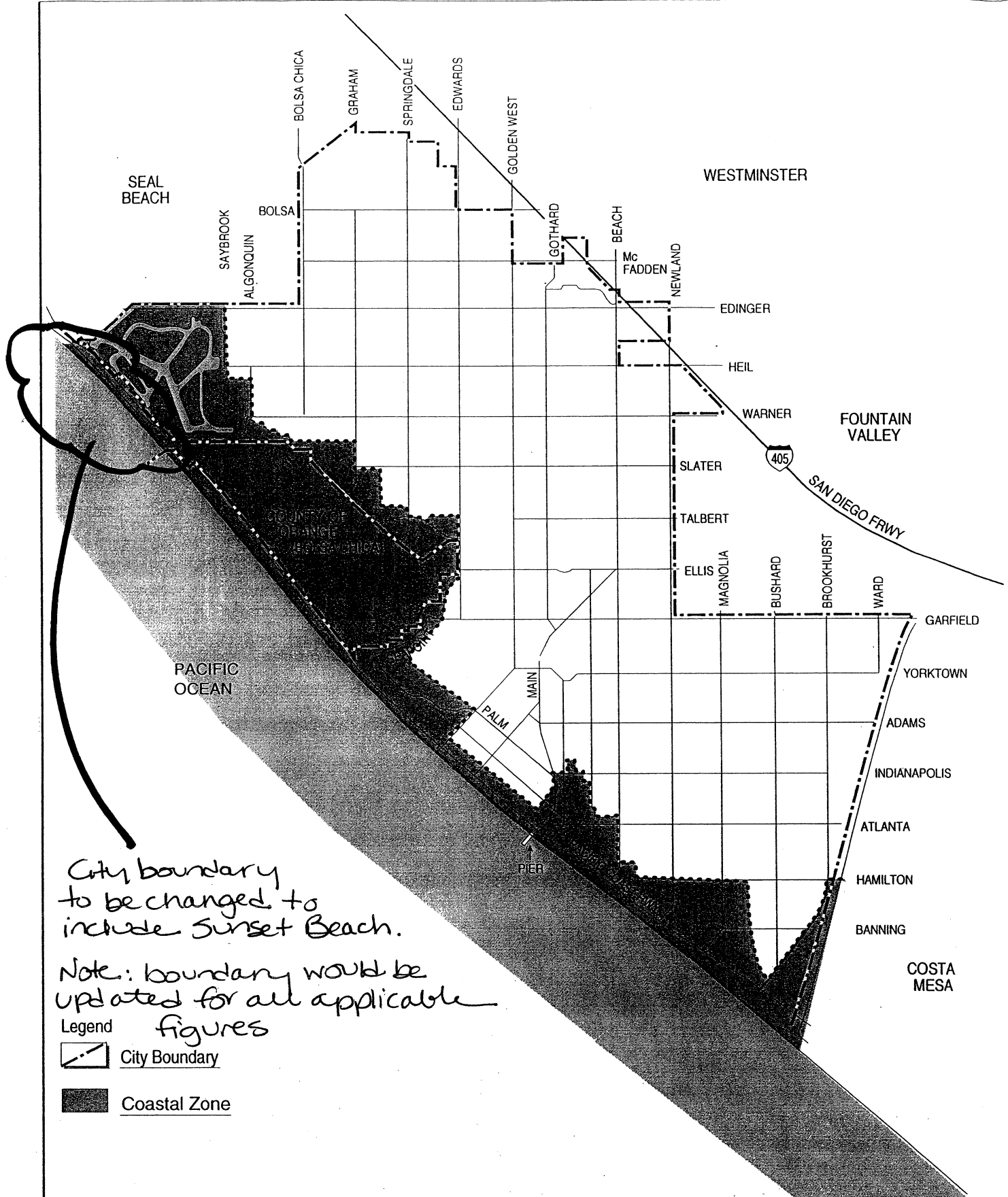
2. Existing Sewage Collection System

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

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

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

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



COASTAL ZONE BOUNDARIES

CITY OF HUNTINGTON BEACH COASTAL ELEMENT

TECHNICAL SYNOPSIS

Coastal Zone Overview

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

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

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

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

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

Sub-Area Descriptions and Land Use Plan

Zone 1 – Huntington Harbour/Sunset Beach

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

Existing Land Uses

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

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

Coastal (Seaward of Pacific Coast Highway)

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

Coastal Element Land Use Plan

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

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

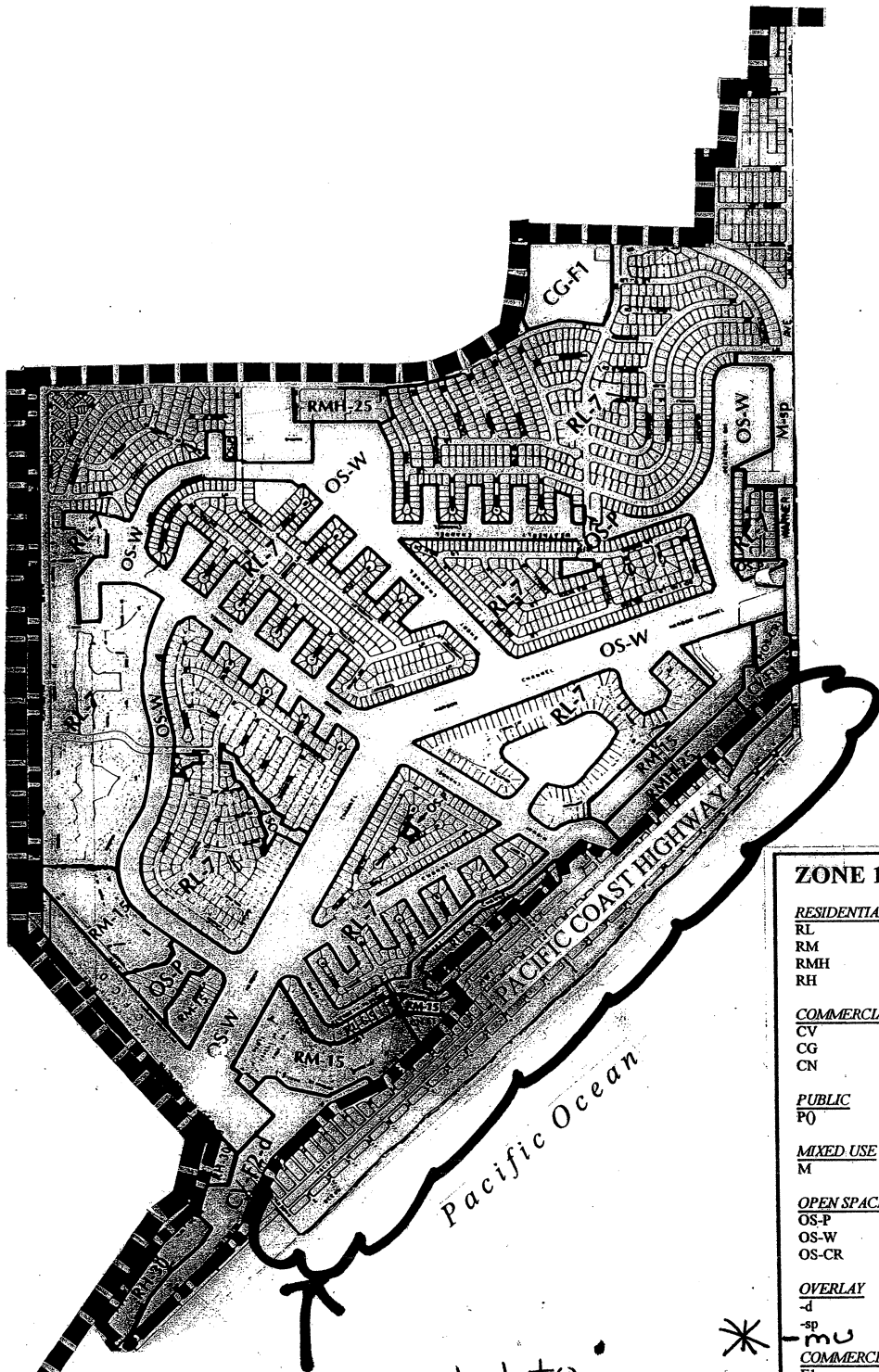
Coastal (Seaward of Pacific Coast Highway)

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

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

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

See Table C-1 for land use category definitions.



Zone 2

ZONE 1 LEGEND

RESIDENTIAL

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

COMMERCIAL

CV COMMERCIAL VISITOR
CG COMMERCIAL GENERAL
CN COMMERCIAL NEIGHBORHOOD

PUBLIC

P0 PUBLIC (underlying designation)

MIXED USE

M MIXED USE

OPEN SPACE

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

OVERLAY

-d DESIGN OVERLAY
-sp SPECIFIC PLAN OVERLAY

-mu **Mixed Use Overlay**

COMMERCIAL, INDUSTRIAL, MIXED USE DENSITY SCHEDULE

F1 0.35
F2 0.5

COASTAL ZONE BOUNDARY



HUNTINGTON BEACH CITY LIMITS



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

HUNTINGTON BEACH COASTAL ZONE ZONE 1 LAND USE PLAN

CITY OF HUNTINGTON BEACH COASTAL ELEMENT

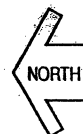


FIGURE C-5

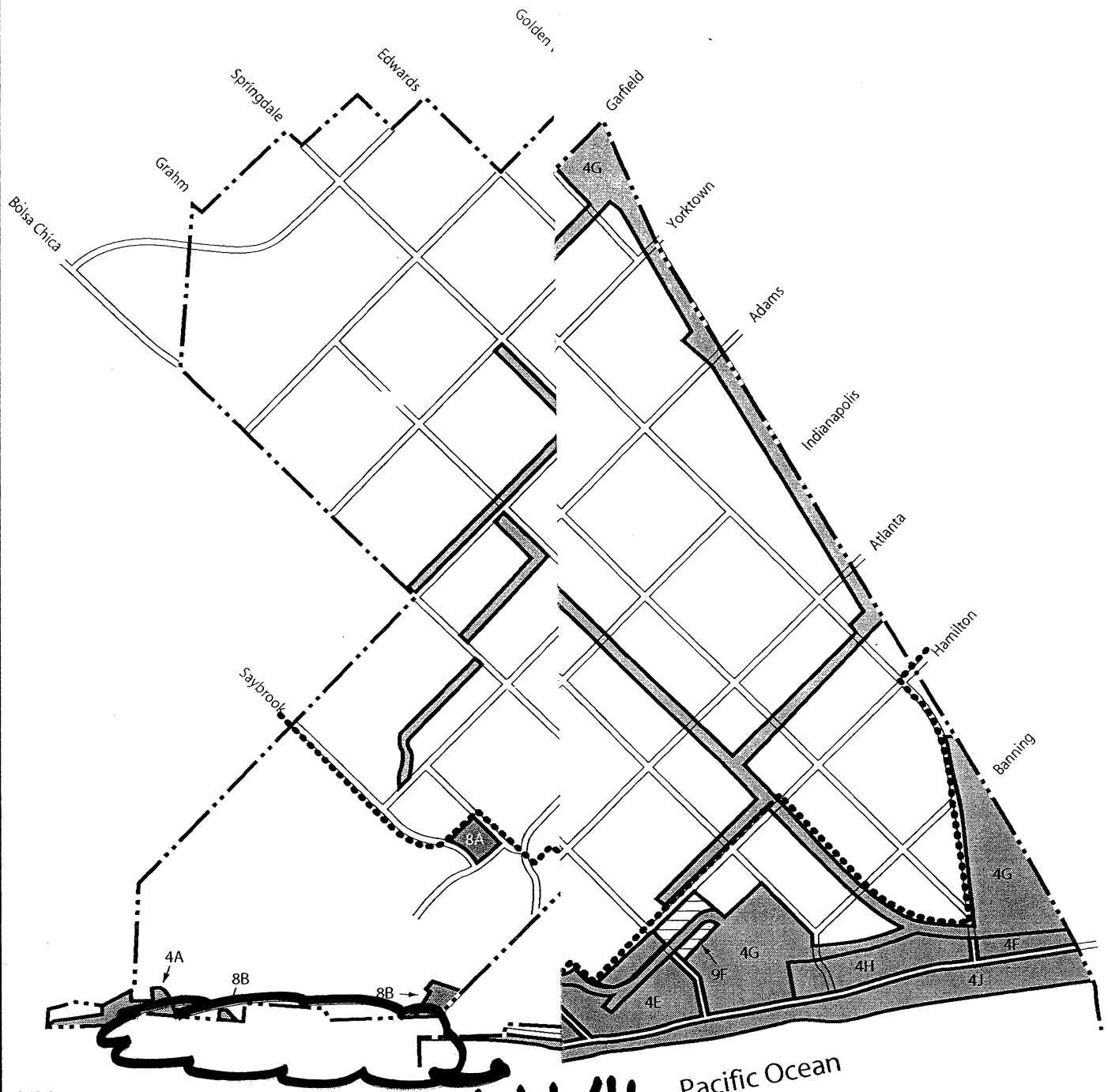
ATTACHMENT NO. 3.22

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

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

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

Subarea	Characteristic	Standards and Principles
4K	Design and Development	5) within the southern grove ESHA buffer only – a water quality Natural Treatment System may be allowed so long as it is located in an area that is most protective of coastal resources and at least 246 feet from the ESHA. 6) In addition to the required ESHA buffer described above, grading shall be prohibited within 500 feet of an occupied raptor nest during the breeding season (considered to be from February 15 through August 31); C. Habitat Management Plan shall be prepared for all areas designated Open Space-Conservation which shall include restoration and enhancement of delineated wetlands, wetland and habitat mitigation, and establishment of appropriate buffers from development. D. Protective Fencing: Protective fencing or barriers shall be installed along any interface with developed areas, to deter human and pet entrance into all restored and preserved wetland and ESHA buffer areas.
4L Sunset Beach	Permitted Uses	Category: Residential High Density (“RH”), Commercial Visitor (“CV”), Shoreline (“OS-S”), Water Recreation (“OS-WR”) and Public (“P”) uses pursuant to the Sunset Beach Specific Plan (SP 17)
	Density/Intensity	Pursuant to the Sunset Beach Specific Plan (SP 17)
	Design and Development	Category: Specific Plan (“-sp”) and Mixed Use (“-mu”) • Requires the conformance with a specific or master plan. • Mixed Use Overlay for the CV area for the allowance of residential uses pursuant to the Specific Plan
8 Commercial Nodes	Area wide Functional Role	Maintain and establish commercial centers to serve surrounding residential neighborhoods and the greater community.
8A Community Commercial	Permitted Uses	Category: Commercial General (“CG”) • Commercial uses permitted by the “CG” land use category.
	Density/Intensity	Category: “-F1” • Height: two (2) stories
	Design and Development	Design to achieve a high level of quality in conformance with Policy LU 10.1.4. and Policy LU 10.1.12
8B Neighborhood Commercial	Permitted Uses	Category: Commercial Neighborhood (“CN”) Commercial uses permitted by the “CN” land use category.
	Density/Intensity	Category: “-F1” • Height: two (2) stories
	Design and Development	Design to achieve a high level of quality in conformance with Policy LU 10.1. 10



LEGEND



City Boundary



Coastal Zone
Boundary



Beach Boulevard



PCH Coastal Corridor



Regional
Commercial Core

HUNTINGTON BEACH
SUB-AREA MAP

CITY OF HUNTINGTON BEACH COASTAL ELEMENT

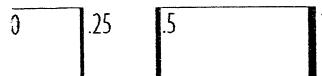


FIGURE C-10

IV-C 46

ATTACHMENT NO. 3.26

TABLE C-3
Public Parking Opportunities within Coastal Divisions

Coastal Zone Division (Figure C-4)	Parking Location	Free Parking Spaces	Metered Parking Spaces	Total Parking Spaces	Comments
Zone 1	PCH (on-street)* Peter's Landing HH Yacht Club Sunset Beach*	300 630 672660	 76	300 630 76 672660	\$1.00/hour 4 hr. maximum
Zone 2	Bolsa Chica State Beach PCH (on-street)		2200 324	2200 324	\$5.00/day \$1.50/hour
Zone 3	PCH (on-street) Surf Theatre Lot		260 39	260 39	\$1.50/hour Permit Only
Zone 4	Pier Plaza Main Promenade PCH (on-street) Business Streets Residential Streets City Beach Lot City Beach Lot		421 815 486 206 218 250 1813	421 815 486 206 218 250 1813	\$1.50/hour \$1.50/hour \$1.50/hour \$1.50/hour \$1.50/hour \$1.50/hour \$7.00/day
Zone 5	HB State Beach PCH/River (inland) PCH/River (ocean) Beach Blvd. (1600' inland) Newland to channel Magnolia to channel Brookhurst to channel	110 75 75 81 22	1200 83	1200 110 75 83 75 81 22	\$5.00/day \$1.50/hour
TOTAL		1,9651,953	8,481	10,44634	

Note: ~~*Most or all located outside of the City's Coastal Zone boundary.~~

Commercial Parking

Much emphasis has been placed on providing adequate parking for commercial facilities in the Coastal Zone to ensure that commercial parking demands do not negatively impact recreational beach user parking. This issue was especially significant when planning for the re-development of the City's Downtown area into a dense node of visitor serving commercial facilities. The unique parking issues of the Downtown area have been resolved through the development and implementation of the Downtown Huntington Beach Parking Master Plan (see Technical Appendix). The Downtown Huntington Beach Parking Master Plan was adopted in 1993 and provides for shared parking facilities including on-street parking, lots and nearby municipal parking structures. Annual reports and modifications of the Master Plan, if needed, will serve to ensure that adequate parking facilities are provided for existing and planned commercial uses in the Downtown area. Other commercial areas within the City's Coastal Zone, but outside the downtown area, meet their parking needs through implementation of the City's Zoning

Direct Access

The City's ~~nine~~ **approximately 9.5** miles of shoreline (including the residential co-op located on the west side of the Pier which is on land leased from the State) are under public ownership and are designated for public recreational use. Consequently, opportunities for direct physical access to the shoreline are excellent.

Direct pedestrian access to the shoreline is provided at several intervals along the entire length of the Coastal Zone, including a new shoreline access (a stairway and a handicap access ramp) constructed at Seapoint Avenue and Pacific Coast Highway near the planned Harriett M. Wieder Regional Park. Access to the Huntington Harbour waterways is somewhat limited due to the residential nature of the surrounding area, but could be enhanced through increased public awareness of existing access points. Additional access points may be provided through re-development or when existing uses are improved. **Access to the shoreline in Sunset Beach is excellent: there are 27 street-end locations through the residential areas located every 200 feet along the approximately one mile long beach frontage.**

Public Recreational and Visitor Serving Commercial Facilities

Public Recreational Resources

Coastal Act policy promotes the protection of coastal resources while accommodating public demand for such resources. Further, Coastal Act policy promotes the protection of recreational and lodging opportunities for low and moderate income persons. Huntington Beach is known internationally for its temperate climate, excellent surfing beaches, and plentiful recreational amenities and opportunities. Consequently, millions of visitors are attracted to the City's shoreline each year (an estimated 9.6 million in 1998). As the general population grows, the demand for year round recreational resources along the coastline will also grow. Coastal Element policy recognizes the City's responsibility to balance the need to provide adequate recreational facilities to serve the greater than local community, while protecting the resources and character of its Coastal Zone. An overview of Huntington Beach's most significant recreational resources is described below. **Figure C-16** identifies the location of these resources.

Beaches

The City's Coastal Zone contains over ~~nine~~ **9.5** linear miles of sandy beach shoreline area encompassing approximately ~~380~~ **409** acres. The ~~three~~ **four** beaches in Huntington Beach are Bolsa Chica State Beach and Huntington State Beach, which are operated by the State Department of Parks and Recreation, and Huntington City Beach **and Sunset Beach**, which **are** operated by the City. **Sunset Beach includes approximately 1 mile of shoreline between the City of Seal Beach and Bolsa Chica State Beach.** Bolsa Chica State Beach includes ~~six~~ **slightly more than five** miles of shoreline between Warner Avenue and the Municipal Pier. Huntington City Beach includes approximately one mile of shoreline between the Municipal Pier and Beach Boulevard. Huntington State Beach consists of the two mile shoreline area between Beach Boulevard south to the Santa Ana River. All of the beach area is in public ownership. The entire beach area is designated as open space in the Coastal Element Land Use Map.

Recreational opportunities at the City's beaches are extensive and include activities such as sunbathing, swimming, surfing, bodysurfing, sand volleyball, skin and scuba diving. Huntington Beach is known as one of the best surfing areas on the west coast and has hosted numerous national and international surfing contests. Its renowned surf is a result of the shoreline's long, gradually sloped beach gradient and location in relation to ocean swells. Fire rings are provided for barbecues and evening camp-fires. Offshore clam beds and a variety of game fish attract divers and surf fisherman to the Huntington Beach shoreline. In addition, the Coastal Bikeway, a regional Class I Bikeway, extends the length of the shoreline in Huntington Beach (it continues south to Newport Beach and north to Seal Beach). This paved bikeway provides for bicycle riding, jogging, roller blading, walking and similar activities separated from vehicular traffic. Proposed improvements include widening the existing Coastal Bikeway within Huntington Beach from its existing average width of 12 to 15 feet to twenty feet.

There are five small beaches in the Huntington Harbour and Sunset Beach areas. The beaches range in size from one-fifth to three quarters of an acre. Non-trailerable boats may be launched from these beaches and some are used for sunbathing, swimming and general beach recreation.

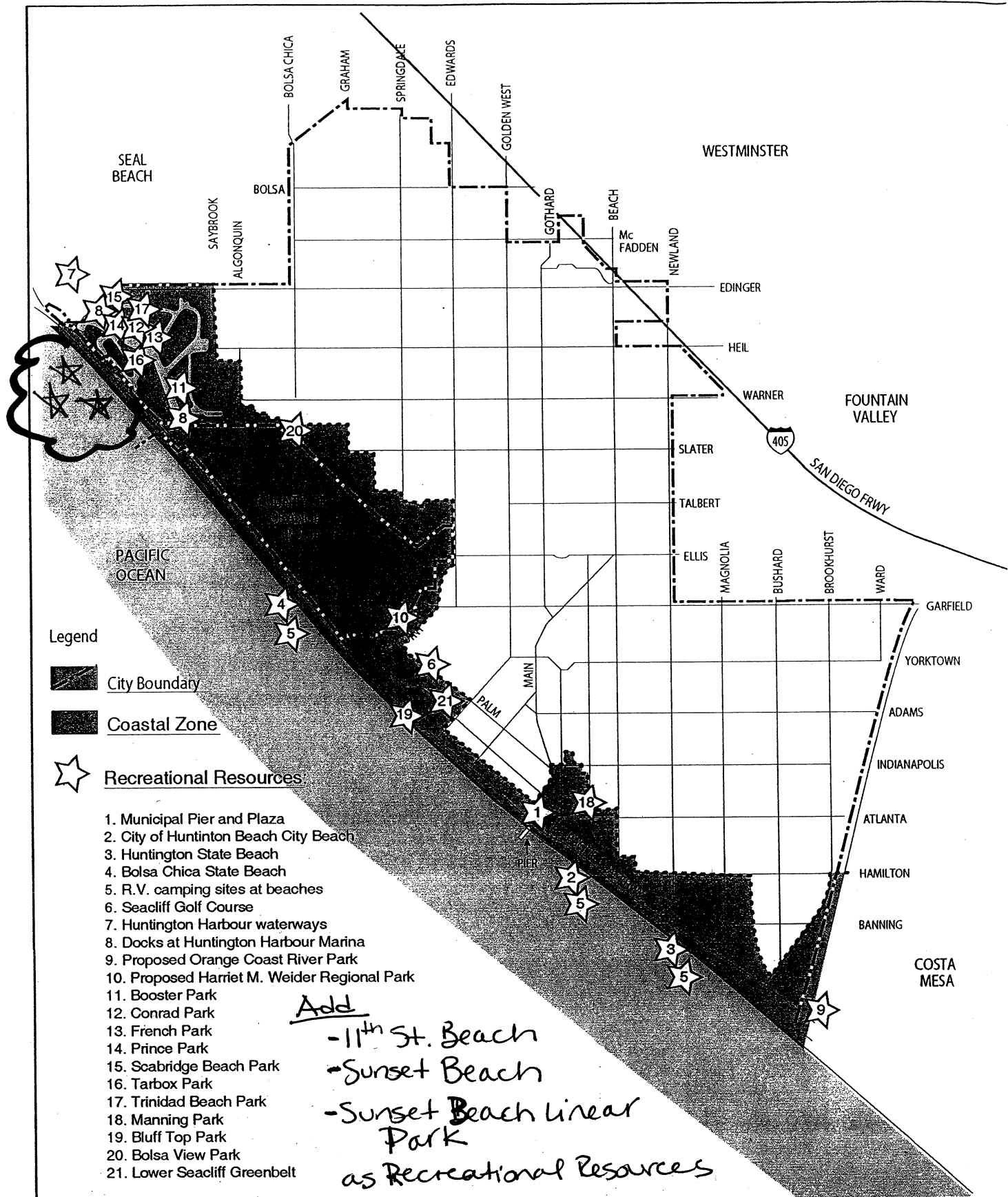
Municipal Pier and Plaza

The City's Municipal Pier is located at the intersection of Main Street and Pacific Coast Highway and serves as the focal point of the City's Coastal Zone. The Pier, which was re-built and opened in 1992, is 1,856 feet long, 30 feet wide and 38 feet above the mean low water level. It is constructed of reinforced concrete. It includes a variety of visitor serving and recreational amenities, including a restaurant, community access booth, lifeguard tower and observation and recreational fishing platforms. Visitors can use the Pier to sight see, stroll, fish and dine. Coastal Element policy, among other things, limits building heights on the pier to a maximum of 2 stories/35 feet. Coastal Element policy also requires that public access around the entire perimeter of the pier be maintained. Proposed enhancements to the Pier include a funicular/trolley system to transport pedestrians from the Plaza area to the end of the Pier and back.

The Main Pier Plaza has more than eight acres of public space located at the base of the Municipal Pier on the ocean side of Pacific Coast Highway, between First and Seventh Streets. The public plaza includes a palm court, a 230 seat amphitheater, a spectator area, accessways to the beach and lawn, restrooms and concessions, bicycle parking facilities and automobile parking. Pier Plaza was designed as a community focal area where public speaking forums, surfing competitions, foot races, outdoor concerts and similar events are held.

Parks

Other than the sandy shoreline area itself, existing parks in the Coastal Zone include those listed in **Table C-4** below and depicted in **Figure C-16**.



SIGNIFICANT RECREATIONAL RESOURCES

CITY OF HUNTINGTON BEACH COASTAL ELEMENT

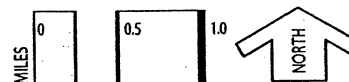


FIGURE C-16

ATTACHMENT NO. 3.31

**TABLE C-4
Coastal Zone Parks**

LOCATION	SIZE/Acres
Zone 1	
Booster Park – Baruna and Davenport	1.00 0.85
Conrad Park – Aquarius and Trinidad	3.02 2.71
<u>Davenport Beach – 4031 Davenport Dr.***</u>	<u>0.46</u>
French Park – Venture @ Harbor Channel***	0.50 0.33
<u>Humboldt Beach – 4141 Humboldt Dr.***</u>	<u>0.48</u>
Prince Park – Typhoon and Venture	<u>0.22</u>
Seabridge Beach Park – 3222 Countess	4.53 3.91
<u>Sunset Beach Linear Park – between N. and S. Pacific Avenues**</u>	<u>6.41</u>
Tarbox Park – Wellington and Melville	0.50 0.44
Trinidad Beach Park – Trinidad @ Long Channel***	1.00 0.75
<u>11th Street Beach – 11th St. & PCH***</u>	<u>0.17</u>
Zone 2	
Bolsa View Park-Brighton and Crestmoor	3.02 2.70
Zone 3	
<u>Pattinson Park</u>	<u>3.51</u>
Harriett M. Wiedner Regional Park	*111.00
Bluff Top Park	20.01 19.66
<u>Bailey-Lower Seacliff Greenbelt Island Bay and Palm</u>	0.50 0.59
Zone 4	
Manning Park – Delaware and Detroit	2.52 2.46
Total Acres	<u>147.71</u> <u>56.65</u>

*At present, 49 acres of the 111 total are privately owned, to be dedicated, per agreement, at a later date.

****The 6.41 acres represents the tot lot, restrooms, walking path and adjacent landscape areas. In addition to the park space there are approximately 6.6 acres of public parking.**

*****Beach Park**

Proposed parks include the Harriett M. Wiedner Regional Park (formerly known as the Bolsa Chica Linear Park) and the Orange Coast River Park. Land for the Regional Park has been identified (approximately one-third has been dedicated and is in public ownership). A development plan for the park has been devised through coordinated efforts between the City and County of Orange. Once developed, the Harriett M. Wiedner Regional Park will connect Central Park to the coastline via the Huntington Beach bluffs, at Seapoint and Goldenwest. The Regional Park will provide views and linkages to the Bolsa Chica wetlands as well.

The Orange Coast River Park is in the early stages of planning at this time. The present conceptual plan for the park is to link parks from inland cities to the coastline via the Santa Ana River trail. The Orange Coast River Park is proposed to extend north from the Santa Ana River, in Huntington Beach, along the inland side of Pacific Coast Highway to Beach Boulevard. Feasibility studies for the park concept are now underway. Coastal Element policy supports and promotes the maintenance and preservation of existing parks, the development of the planned Harriett M. Wieder Regional Park, and further study of the feasibility of the proposed Orange Coast River park.

Recreational Vehicle Camping

The Sunset Vista Camper Facility, located on Pacific Coast Highway in the Huntington City Beach parking lot at First Street, is a City-operated recreational vehicle camping site offering 150 spaces from September 15 through May 31 annually. The facility allows camping immediately adjacent to the beach sand area.

In addition, the State Department of Parks and Recreation allocates 50 spaces for enroute overnight camping at both Huntington State Beach and Bolsa Chica State Beach. Campers pay a nominal fee per night and are required to check in after 8:00 p.m. and leave by 9:00 the following morning. The RV spaces made available under this program are for year-round use. The City Beach also offers a similar program for enroute RV camping between June 1 and September 14, annually. Coastal Element policy promotes the preservation of these opportunities and expansion of the camping program at the State beaches to mirror the overnight program permitted at the City beach parking lot.

Trails and Bikeways

The City boasts an extensive trail system that can be used by bicyclists, roller bladers, joggers and strollers. The Coastal Zone includes a Class I trail that runs the entire length of the Coastal Zone and is linked to regional bikeways. It also includes several east west bikeways that access the City's Coastal Zone, and a major trail along the Santa Ana River. In addition, the County has plans for a future riding and hiking trail that will extend from the existing riding and hiking trail system in Central Park, which is just outside the City's Coastal Zone boundary, along the proposed Harriett M. Wieder Regional Park to points near the shoreline. The County's Master Plan of Regional Riding and Hiking Trails identifies two regional trails within the City's Coastal Zone: the Santa Ana River Trail and the Huntington Beach Trail. The Commuter Bikeway Strategic Plan (the regional bikeways plan for Orange County) identifies three regional Class I bikeways within the Coastal Zone: the Santa Ana River Bikeway, Wintersburg Channel Bikeway and the Coastal Bikeway. (Figure C-14.)

Golf Courses

There is one private (no public) golf course in the City's Coastal Zone: Seaclyff Country Club. It is an eighteen hole course located on Palm Avenue, west of Goldenwest Street.

Huntington Harbour

Huntington Harbour is an 860 acre residential development oriented around a network of manmade channels located in the northwest corner of the City. The channel system covers a surface area of 225 acres and houses approximately 2,300 mostly private boat slips. The waterways, which are available for public use, provide significant opportunities for boating. Access to the channels is provided in several areas where boats and boat slips may be rented, and by the City operated boat ramps (Percy Dock and Warner Dock) located near the Warner Avenue

Fire Station. The Percy Dock also provides City operated parking. An additional boat ramp, French Dock, that can accommodate large boats is available at the Sunset Aquatic Regional Park immediately north of Huntington Harbour within the City of Seal Beach. The entrance to the Huntington Harbour channels is located at the northwest end of the harbor and passes under a bridge at Pacific Coast Highway.

Some of the recreational opportunities in Huntington Harbour are private, accessible only to Harbour residents. However, a number of public recreation areas are available. Trinidad Island includes a 2.7 acre greenbelt park (**Conrad Park**) with a bicycle/pedestrian path, two small vista parks, a fishing dock and a walkway around half the island. A ~~4.4~~ **3.9** acre City neighborhood park is also located on Seabridge Peninsula. The Harbour area also includes three small beaches and parks accessible to the public.

The developed status of Huntington Harbour dictates the current state of public access in the area. In the event that new development, or significant redevelopment, fronting a channel area does occur, the City's Coastal Element policy requires that adequate public access to the waterways be provided.

Sunset Beach

Sunset Beach is a 109 acre community that extends approximately one mile from Seal Beach at the northwest to Bolsa Chica State Beach at the southeast. It is comprised primarily of public land uses including right-of-way. Only 31 acres of the community are developed with private residential and commercial uses. The majority of the community is located seaward of Pacific Coast Highway and is characterized by the open sandy beach and combination linear park and public parking facility. This facility contains a tot lot, walking path, five public restroom buildings and 660 public parking spaces. Access to the beach is provided at 27 street-end locations, through the residential areas, located every 200 feet along the beach frontage. The inland portion of Sunset Beach includes Sunset Channel, which is connected with the Huntington Harbour channel system, and 11th Street beach, where small boats such as kayaks and canoes may be launched.

Boating Facilities

Boating facilities in Huntington Beach are primarily provided in Huntington Harbour. Development of a second marina in the City's Coastal Zone is limited by a lack of appropriate sites. Boat storage is provided within the Huntington Harbour Marina and in off-site dry storage areas. City policy allows for boat storage on private residential property if properly screened and accommodated, as well as within industrially zoned areas.

Visitor-Serving Commercial Facilities

The City's Coastal Zone is host to millions of visitors each year. The Coastal Act places a high priority on land uses and facilities that serve the needs of these visitors. Visitor-serving facilities include public and private developments that provide accommodations, food, entertainment and services. The City's Coastal Land Use Plan defines activity nodes where visitor serving uses are concentrated. The use of concentrated nodes allows the City to capitalize on shared facilities and minimize impacts to more sensitive resource areas in the Coastal Zone. The most concentrated area of visitor serving uses is within the Downtown area near the Municipal Pier. Significant visitor serving facilities within the Coastal Zone are briefly described below.

Huntington Harbour/Sunset Beach

The Huntington Harbour **and Sunset Beach** areas includes commercial uses to serve residents and visitors. Visitor serving commercial uses include **hotels, motels**, restaurants, retail shops, entertainment and private recreational facilities such as the Huntington Harbour Yacht Club and a fitness/racquet club.

Seacliff Promenade Conceptual Master Plan Area

The Seacliff Promenade Conceptual Master Plan Area is bounded by Pacific Coast Highway to the south, Palm Avenue to the north, Seapoint Avenue to the west and Goldenwest Street to the east. The planning area comprises approximately 150 acres and is presently under the ownership of PLC Properties and Aera Properties. PLC Properties owns the 56 acre parcel located at the northeastern section of the site. Aera owns the remaining 94 acre portion which fronts Pacific Coast Highway. At this time, the site represents one of the largest, undeveloped contiguous areas in the Huntington Beach Coastal Zone. The planning area is designated in the Coastal Element Land Use Map as Mixed Use-Horizontally Integrated Housing (MH-F2/30(Avg. 15)-sp), which permits residential, visitor serving commercial and open space uses. A specific plan or plans, as well as, a "conceptual master plan of development", consistent with the Coastal Element Land Use Map, are required before any development may be approved on the site.

Per the site's Coastal Element Land Use Map designation, commercial uses will be limited to those permitted by the Commercial Visitor land use category. (See Table C-1, Coastal Element Land Use Plan Land Use, Density and Overlay Schedule, and Table C-2, Community District and Subarea Schedule). The amount and precise location of commercial land that will be included within this planning area will be determined through the conceptual master plan and specific plan preparation and adoption processes. The required master and specific plans are subject to Coastal Commission approval which would be submitted to the Coastal Commission as an LCP amendment that would take effect upon Commission certification. Both are consistent with Coastal Act and adopted City policy noted in this Coastal Element.

Pursuant to the adopted Palm/Goldenwest Specific Plan, it is anticipated that the 94 acre Aera property, which fronts Pacific Coast Highway, will house visitor-serving commercial, open space and recreational/civic uses such as a public museum, with visitor-serving commercial uses having preference. This property is presently used for oil production and is expected to maintain its existing oil activities for the next 15 to 20 years. The 56 acres located in the northeast portion of the planning area and owned by PLC Properties, is approved for up to 315 dwelling units.

While supply does not appear to be an issue, studies reveal an inadequacy in the amount of emergency and reserve storage and booster pumping capacity for present day and future demands. The City's water storage system consists of the Overmyer Reservoirs Nos. 1, 2 and 3 and the Peck Reservoir. All are located within the City, but outside of the Coastal Zone. The Peck Reservoir capacity is 16 million gallons and the Overmyer Reservoirs' combined capacity is 24 million gallons. The reservoirs serve as regulating reservoirs for peak demands and provide storage for planned outages and emergencies. The reservoirs generally fill with water during nighttime low demand periods with imported MWD water or groundwater and drain during the daytime high demand periods. Booster pumping facilities pump water from the reservoir storage into the water distribution system to maintain adequate supply during peak periods to supplement groundwater and MWD water supplies.

Improvements to increase the City's water storage capacity will be achieved with the addition of new reservoirs and increased capacity at existing reservoirs. A new Ellis-Edwards Reservoir with a nine million gallon capacity, and a nine million-gallon expansion next to the Peck Reservoir are currently under construction, and an expansion of the Talbert Valley Reservoir site is under consideration. Other new reservoir sites are under investigation, including potential sites within the Coastal Zone. Booster pumping capacity will also be expanded as appropriate, with the new expanded storage. In addition, data acquisition and control systems for water storage will be modernized to allow for enhanced monitoring and control capabilities under both normal operations and emergencies. The City's water distribution system consists of over 480 miles of water lines ranging in size from 2 to 42 inches in diameter. Improvements in the piping system are implemented as older deteriorated or undersized pipes are replaced. This will eliminate flow restrictions and help to accommodate future demands. Coastal Element policy mirrors General Plan policy by calling for an adopted Water Master Plan to be implemented to address identified water storage, booster and distribution system deficiencies.

Sanitation Treatment and Sewerage

Sanitation Treatment and Sewerage services are provided by the Orange County Sanitation District (OCSD), and the City of Huntington Beach Public Works Department, ~~Engineering Division~~ **and the Sunset Beach Sanitary District**. Two OCSD treatment plants serve Huntington Beach. Plant No. 1 treats wastewater generated by other cities and the northern portion of Huntington Beach. Plant No. 2 treats the remainder of the City's sewage. The OCSD has developed improvement plans for the plants to serve the needs of the City through the year 2050. This includes buildout of the City's Coastal Land Use Map.

The existing sewage collection system consists of major trunk lines, smaller feeder lines, and lift stations. The City's Public Works Department **and the Sunset Beach Sanitary District** **is are** responsible for the local level of service while the OCSD is responsible for the regional service. Deficiencies in the City's pipeline and pump station system have been identified through recent studies. The Coastal Zone, specifically the older Downtown area, includes sewage facilities that are dated and in need of maintenance, repair and/or upgrade. In addition, there are numerous sewer lift stations in the City that are in need of repair and/or replacement. Many of these facilities are in the Coastal Zone. The City has identified the deficiencies and has plans in place to correct them. Coastal Element policy mirrors General Plan policy by calling for master plans and capital improvement programs to ensure adequate sewage facilities to meet the demands of permitted development.