

BRIGHTWATER

S P E C I F I C P L A N



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CITY OF HUNTINGTON BEACH
CALIFORNA

BRIGHTWATER SPECIFIC PLAN

City of Huntington Beach

SUBMITTED TO:

**CITY OF
HUNTINGTON BEACH**
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Adopted by Hunting Beach City Council: October 1, 2007

Certified by California Coastal:

Effective Date:

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C. Brightwater Habitat Management Plan, dated December 2005 approved by California Coastal Commission (under separate cover). ⁽¹⁾	
D. Brightwater Precise Fuel Modification Plan approved by Orange County Fire Authority and California Coastal Commission (under separate cover). ⁽¹⁾	
E. Covenants, Conditions, and Restrictions (CC&Rs) for Brightwater Maintenance Corporation approved by California Coastal Commission (under separate cover). ⁽¹⁾	
F. Brightwater Tract Maps (under separate cover). ⁽¹⁾	
G. Final Project-Level Site Development Plan.	

⁽¹⁾ Appendices B through F to the Specific Plan are provided on a CD contained in a map pocket at the back of this Specific Plan document. A full hard copy version of the Specific Plan, including hard copy Appendices, is on file in the Planning Department and City Clerk's Office at the Huntington Beach City Hall.

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B. Brightwater Coastal Development Permit No. 5-05-020, dated 12-15-2005, approved by California Coastal Commission <i>No exhibits are contained within the 38 pages of the approved CDP.</i>	
C. Brightwater Comprehensive Habitat Management Plan, dated December 2005, approved by California Coastal Commission <i>See list of 20 exhibits on p. iv of the approved HMP document.</i>	
D. Brightwater Precise Fuel Modification Plan dated, December 14, 2005, approved by Orange County Fire Authority and California Coastal Commission <i>See Sheets 1 through 14 that comprise the Precise Fuel Modification Plan.</i>	
E. Covenants, Conditions, and Restrictions (CC&Rs) for Brightwater Maintenance Corporation approved by California Coastal Commission <i>See List of Exhibits in the approved CC&Rs document.</i>	
F. Brightwater Tract Maps: <i>Vesting Tentative Tract Map No. 15460 Revised; Final Tract Map No. 15460; Final Tract Map No. 17032; Final Tract Map No. 17033; Final Tract Map No. 17034; and Final Tract Map No. 17076.</i>	
G. Final Project-Level Site Development Plan.	

1.1 Location and Existing Conditions

The Brightwater Specific Plan Area encompasses approximately 105.60 acres at the northeast corner of the Bolsa Chica Mesa (or simply “Mesa”) in northwestern Orange County, as shown in Exhibit 1.1-1, Location Maps, and Exhibit 1.1-2, Vicinity Map.

The Specific Plan Area is currently unincorporated but within the sphere of influence of the City of Huntington Beach. The residential portion of the project is located on what is commonly called the Mesa’s “Upper Bench,” which has an elevation of approximately 45 to 60 feet above mean sea level (MSL).

The area immediately surrounding Brightwater is illustrated on Exhibit 1.1-3, Aerial Photograph. Starting at Brightwater’s northwest corner, surrounding uses include:

- ◆ a short length of Warner Avenue and a mixed-density residential neighborhood north of Los Patos,
- ◆ the existing 16-home Sandover project at the southwest corner of Los Patos and Bolsa Chica Street,
- ◆ undeveloped land owned by Donald Goodell and Shea Homes,
- ◆ the East Garden Grove-Wintersburg Flood Control Channel,
- ◆ State-owned lands containing eucalyptus trees and a lowland area between the Mesa and the flood control channel, and finally
- ◆ The approximately 118-acre Lower Bench of the Mesa, which was acquired by the State of California in 2005.

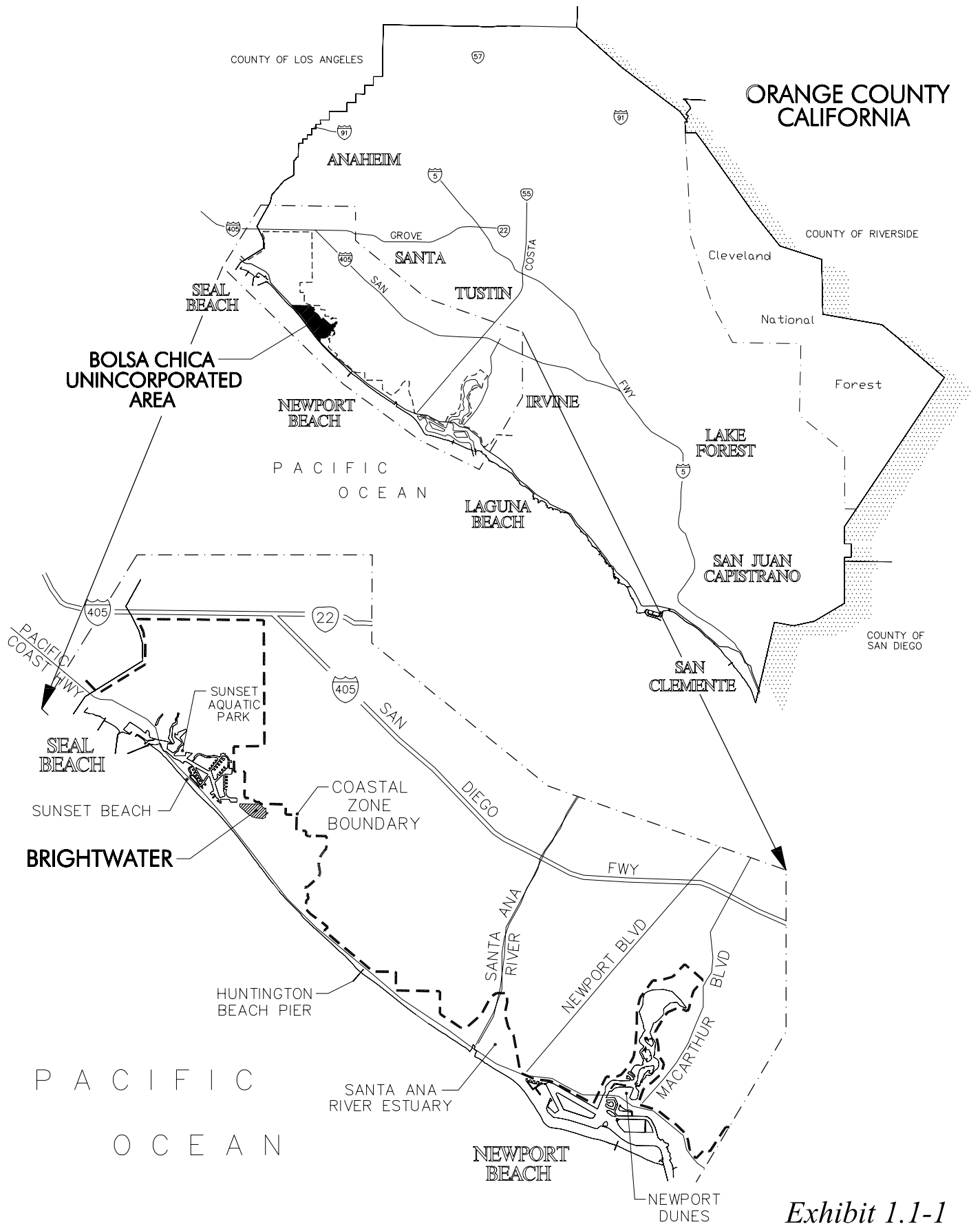


Exhibit 1.1-1

Location Maps

BRIGHTWATER SPECIFIC PLAN

City of Huntington Beach • California



HEARTHSIDE HOMES



NOT TO SCALE



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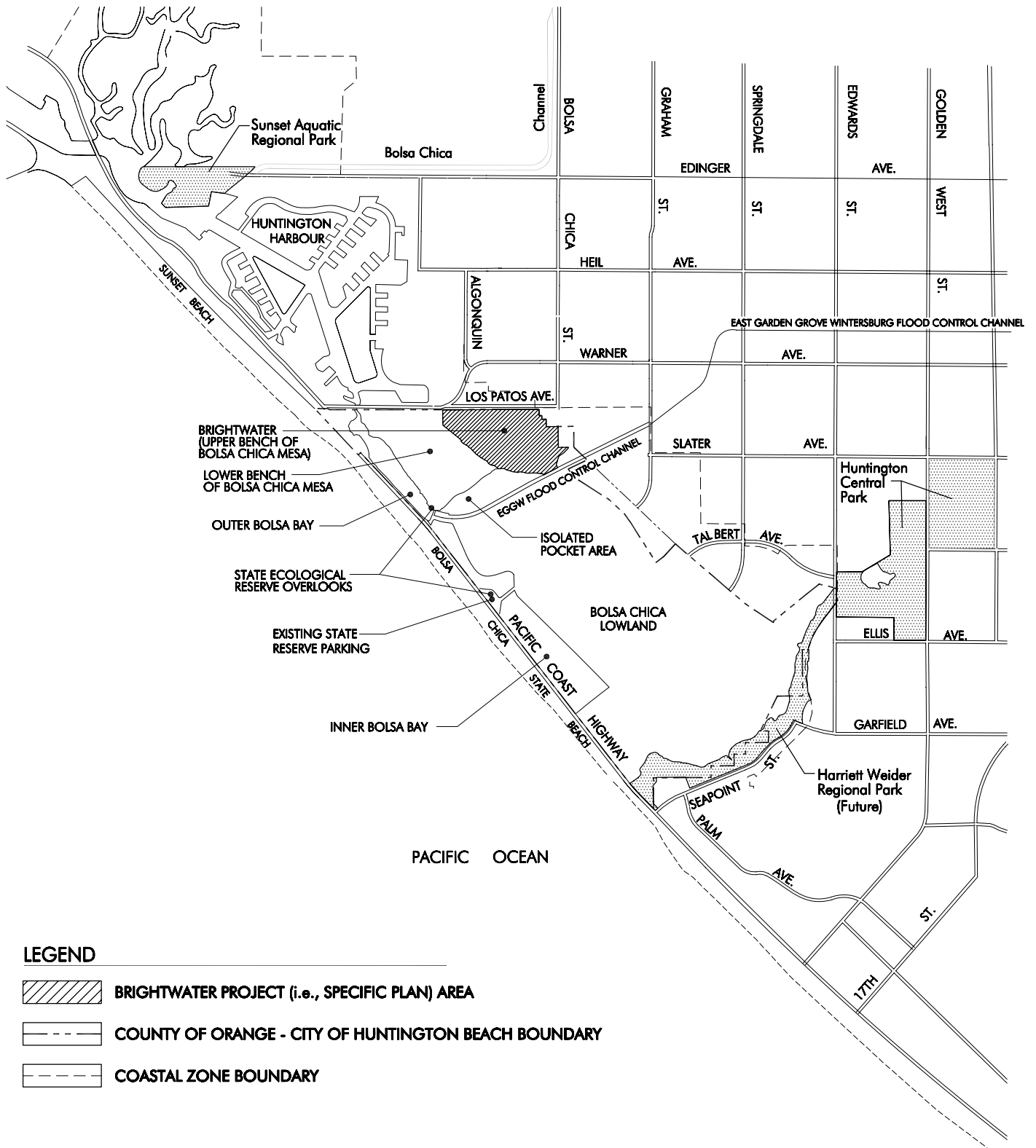
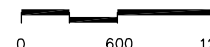


Exhibit 1.1-2
Vicinity Map

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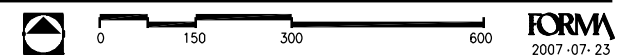




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Exhibit 1.1-3
Aerial Photograph



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1.2 Project Area Background

The Brightwater Specific Plan Area is a small portion of what was historically a much larger planning effort undertaken by the County of Orange, in conjunction with the California Coastal Commission (CCC), to craft a Local Coastal Program (LCP) for 1,588 acres of unincorporated land known as Bolsa Chica. In 1996, the County adopted a LCP for the entire unincorporated area which called for residential development on the Bolsa Chica Mesa and on a portion of the lowland adjacent to existing homes, restoration of over 1,200 acres of degraded wetlands in the lowland area, and the dedication of land for a 106-acre regional park on the Huntington Mesa. The County's LCP contained general land use policies designed to satisfy the provisions of the California Coastal Act, as well as more specific zoning regulations governing uses and development of the property.

After many years of local planning, the 1997 acquisition of most of the Bolsa Chica lowlands by the State of California and ongoing legal challenges that overturned the CCC's approval of the Bolsa Chica LCP, the County ultimately decided to set aside its local coastal planning effort and the LCP it had drafted for Bolsa Chica. As a result, a County LCP for Bolsa Chica was never certified by the CCC.

Although the CCC never certified a LCP for Bolsa Chica, the County's General Plan designated the Bolsa Chica Mesa as a Suburban Residential land use and its Bolsa Chica Planned Community Program (zoning regulations) governing the property remained operative from a local planning and zoning perspective.

In 2001, the major landowner on the Bolsa Chica Mesa – Hearthside Homes – submitted plans for development of 105.9 acres on the upper bench of the Mesa consistent with the County's general plan and zoning for the property, knowing that – without a certified LCP for the area – any plan for development would need to obtain not only County approval but a Coastal Development Permit from the CCC.

The plans for Brightwater contemplated a combination of residential development and protection/enhancement of habitat areas. The County approved Hearthside Homes' "Brightwater" development in 2002 and the CCC subsequently approved the plan with some modifications on April 14, 2005.

The Brightwater site plan was revised to reflect the CCC approval and was resubmitted to the County of Orange in May of 2005. The revised plan was approved by the Orange County Planning Commission on October 5, 2005.

Coastal Development Permit (CDP) No. 5-05-020 was issued for Brightwater by the CCC in December 2005 for 349 single-family homes on approximately 68 acres and habitat protection/restoration on approximately 37 acres.

In December 2005, Hearthside Homes and the City of Huntington Beach entered into a Pre-Annexation Agreement whereby the City and Hearthside agreed to annex the 105.9-acre Brightwater project area into the City. The agreement states that Brightwater will be developed in accordance with County regulations, and that annexation of the property will occur in phases as homes are built.

The purpose of the Brightwater Specific Plan is to: 1) comply with Government Code Section 65450 regarding the preparation of a specific plan; 2) comply with State law requiring the City to adopt zoning regulations for the property ("pre-zone") before annexation is approved by the Orange County Local Agency Formation Commission (LAFCO); and 3) provide City officials and future residents of Brightwater with site development standards that are clear and easy to understand and interpret.

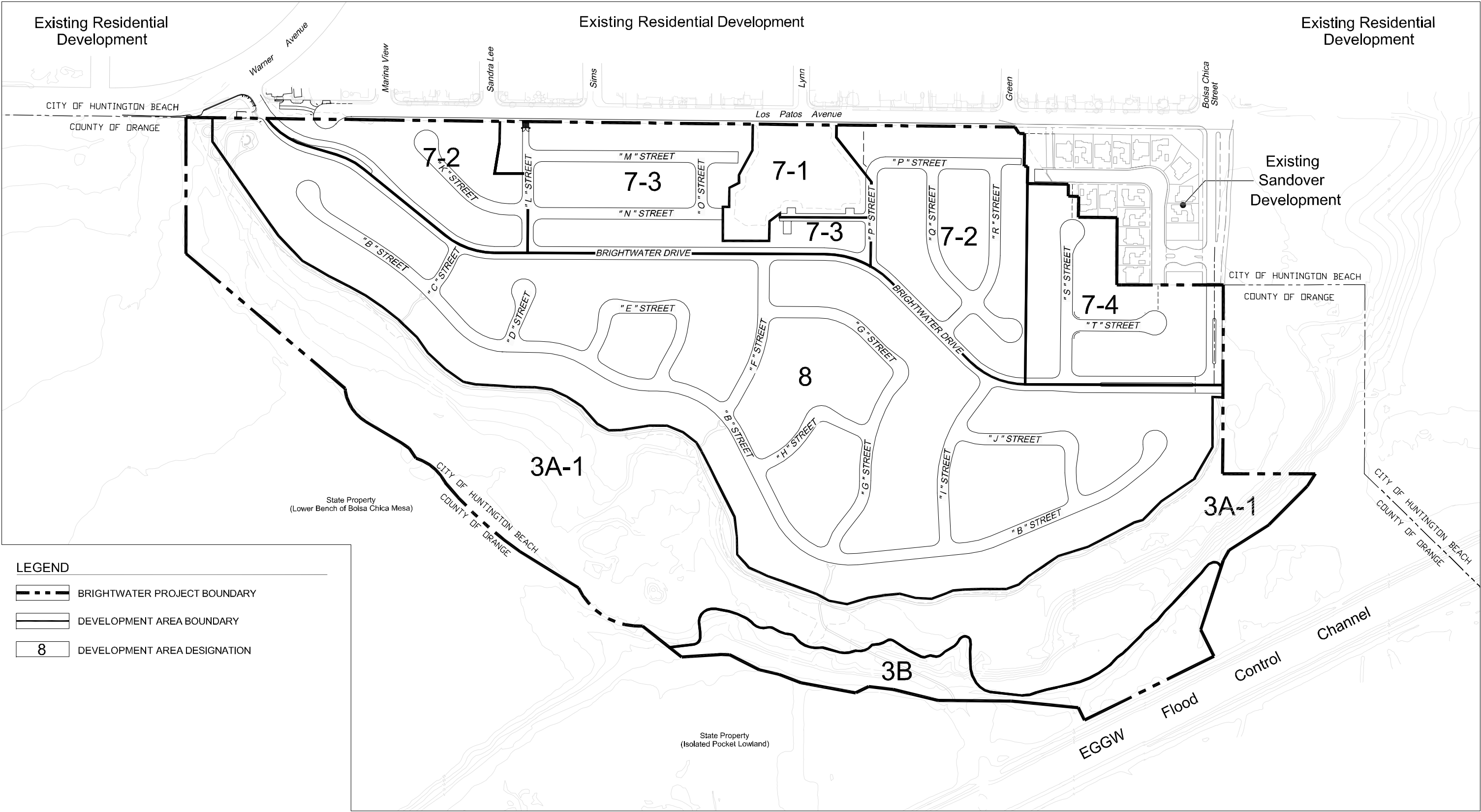
This Specific Plan Introduction includes not only this brief background on the Specific Plan area's history, but references prior County approvals, currently certified EIRs, and the Coastal Development Permit issued on December 15, 2005 by the CCC for the Brightwater Project, to the extent that such information is directly relevant to this Brightwater Specific Plan being considered for adoption by the City of Huntington Beach. Otherwise, the long history of County planning for Bolsa Chica has no real relevance to the Brightwater project today, although it is well recognized as being of interest and importance to local residents, interest groups, and historians.

From the perspective of State Law, it is important to keep in mind that Brightwater lies within the Coastal Zone as defined by the California Coastal Act, and is therefore under the land use planning and regulatory jurisdiction of both the City of Huntington Beach (upon annexation) and the California Coastal Commission.

1.3 Planning Area Terminology Carried Over From Entitlements and Certified EIRs

As shown in Exhibit 1.3-1, Planning Area Map, the Brightwater Specific Plan area is comprised of Residential Development Areas 7-2, 7-3, 7-4, and 8, and Open Space / Conservation Planning Areas 3A-1, 3B, and 7-1.

These planning area designations have their origins in the County's Bolsa Chica Planned Community Program adopted by the County Board of Supervisors in 1996, and were used by the County and the California Coastal Commission. The planning area numbers are retained in the Brightwater Specific Plan to provide City staff and the public with continuity in tracking the requirements of Coastal Development Permit No. 5-05-020, and other approvals and regulations that may still be applicable to the Brightwater Specific Plan Area.



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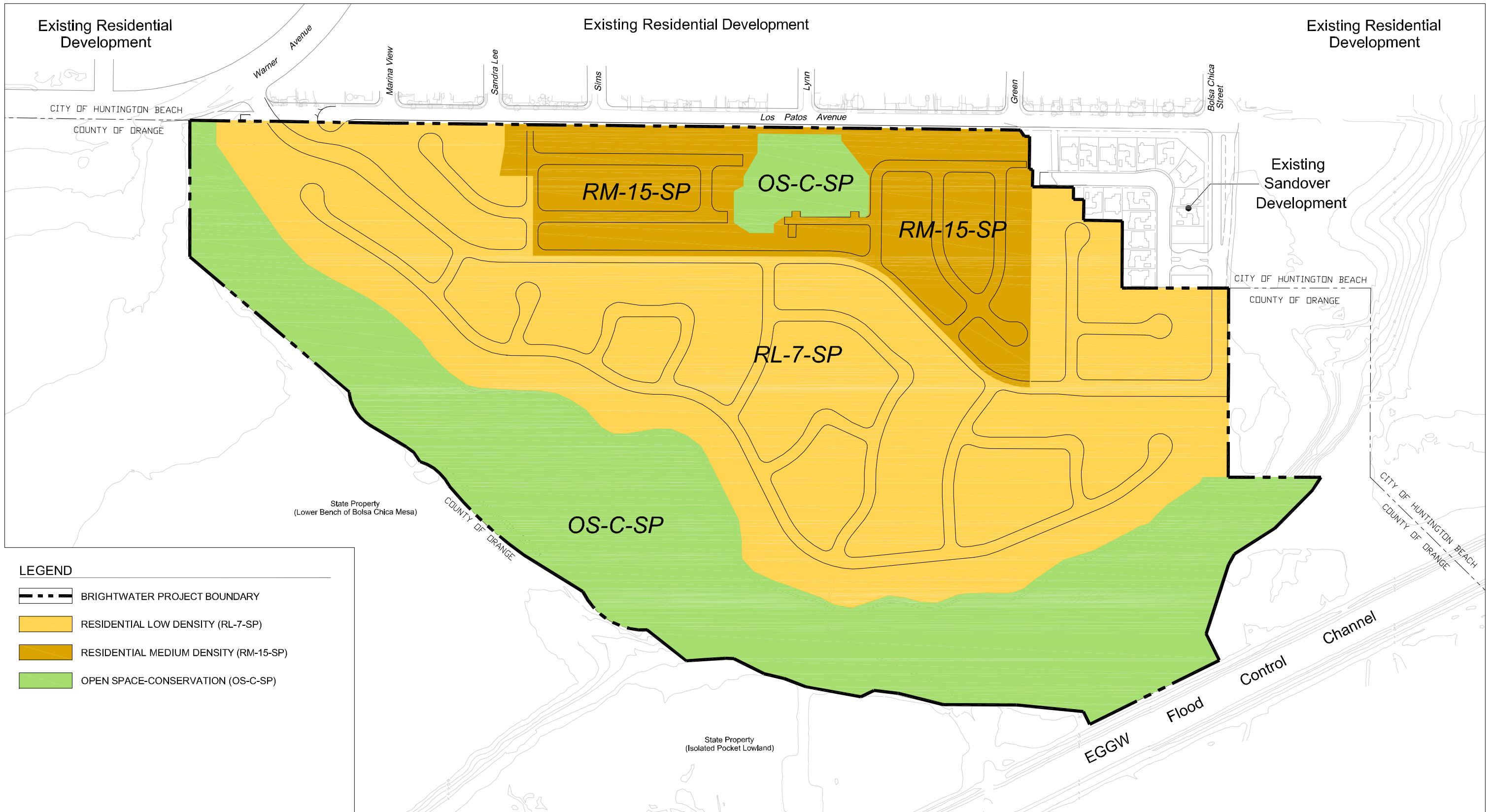
Exhibit 1.3-1 *Planning Area Map*

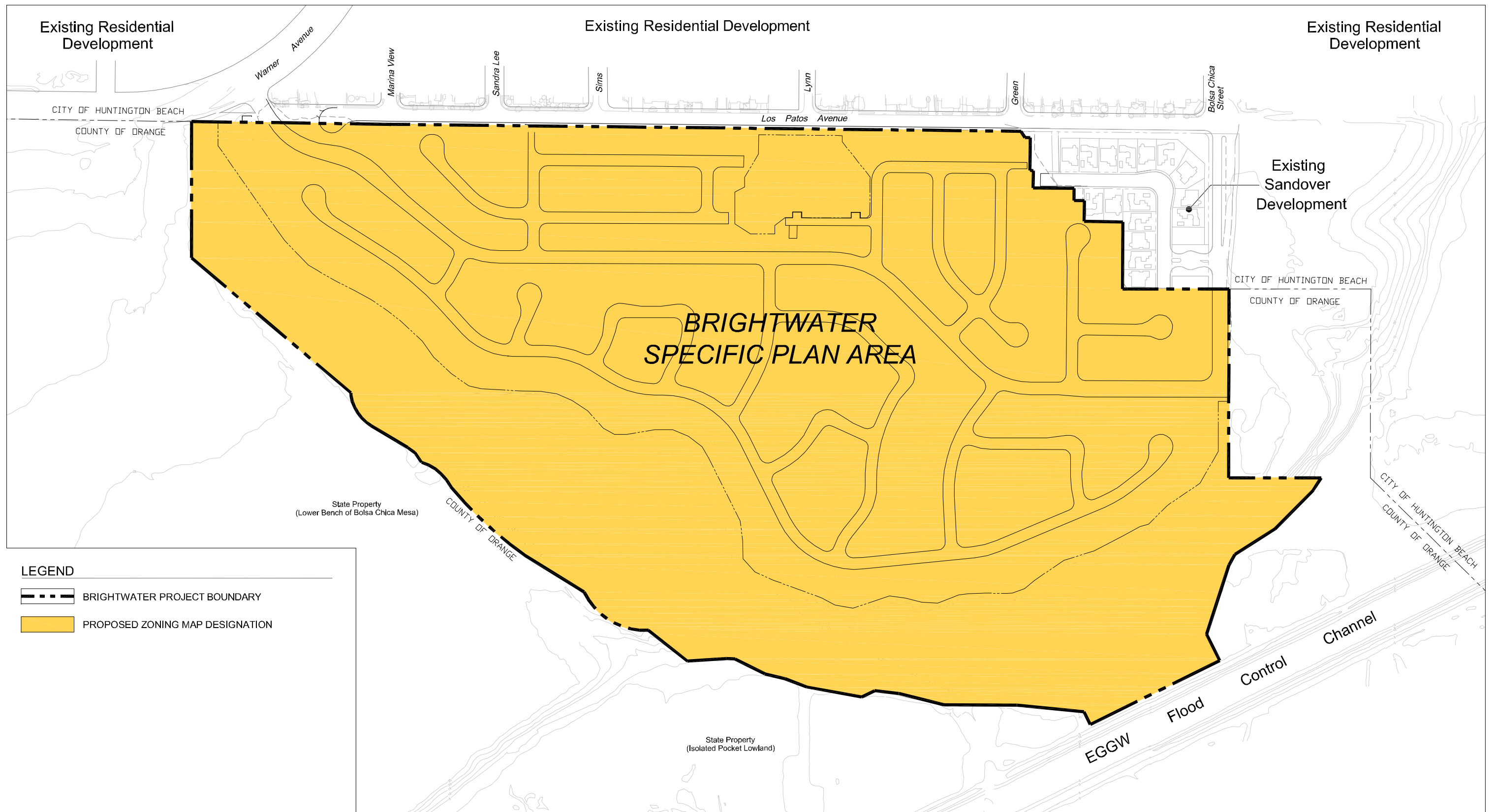
1.4 Land Use Plan and Zoning Designations

The Brightwater Specific Plan area is located within the Coastal Zone. As such, upon annexation, the City's Local Coastal Program (LCP) will be the governing Land Use Plan for the site. The City's Local Coastal Program (LCP) Land Use Plan designations are identical to the City's General Plan as they pertain to this site.


Exhibit 1.4-1, Proposed Land Use Plan Designations for Brightwater Specific Plan Area, designates Brightwater's Residential Development Areas 7-4 and 8 as Residential Low Density with a Specific Plan Overlay and Development Areas 7-2 and 7-3 as Residential Medium Density with a Specific Plan Overlay. Open Space / Conservation Planning Areas 3A-1, 3B, and 7-1 are designated Open Space / Conservation with a Specific Plan Overlay. No new land use designations are proposed as part of this Specific Plan.


Exhibit 1.4-2, Proposed Zoning Map Designations for Brightwater Specific Plan Area, designates that the entire Specific Plan area will be designated Brightwater Specific Plan. The Specific Plan will become part of the City's LCP Implementing Ordinance.





LEGEND

 BRIGHTWATER PROJECT BOUNDARY

 PROPOSED ZONING MAP DESIGNATION

1.5 Purpose and Intent of Brightwater Specific Plan

This Brightwater Specific Plan implements the City of Huntington Beach Local Coastal Program and General Plan and provides zoning regulations that reflect the existing land use entitlements for the property. It establishes development regulations and controls to ensure that the Brightwater project will remain in compliance with Coastal Development Permit (CDP) No. 5-05-020, and will continue to implement the City's General Plan and Local Coastal Program.

In particular, the Brightwater Specific Plan establishes specific zoning and site development standards for the Brightwater site consistent with land use entitlements previously approved by the County of Orange and California Coastal Commission. Prior to annexation into the City, the Brightwater project will be constructed in accordance with the Brightwater Amended Master Site Plan/Area Plan and Project Site Plans (Planning Application #05-0053) approved by the Orange County Planning Commission on October 5, 2005 and CDP No. 5-05-020 issued by the Coastal Commission on December 15, 2005.⁽¹⁾

It is important to note that CDP No. 5-05-020 has 38 conditions of approval, including a Habitat Management Plan as well as numerous other programs and plans required to ensure consistency with Coastal Act policies. All of these programs and plans are binding upon the Landowner/Master Developer, the Brightwater Maintenance Corporation (i.e., Homeowners Association), individual residents, and other agencies and entities with jurisdiction within the Brightwater Specific Plan Area.

Brightwater will be annexed to the City of Huntington Beach in multiple phases as homes are constructed consistent with a Pre-annexation Agreement between the City and Hearthside Homes. Open space areas on the perimeter of the residential development will also be annexed into the City in phases.

After annexation, the Brightwater Specific Plan will control the future design of residential additions, remodels, replacements from fire or other events, and any and all other private and public land development within the Brightwater Specific Plan Area. In this regard, the intent of the Specific Plan is to provide clear and comprehensive descriptions of land use, circulation, infrastructure, as well as site development standards for residential lots, public and private parks (e.g., East and West Village Greens, the Pocket Park, and Paseos), and other areas within the community, as well as implementation programs for the preparation and consideration of detailed development proposals subsequent to initial construction, including required submittals for additions, remodels, and homeowner site improvements, including the City's review and approval process to consider such proposals and submittals.

⁽¹⁾ Brightwater's Master Site Plan/Area Plan and Project Site Plans (PA No. 05-0053) were administratively amended, pursuant to Condition 3 of Orange County Planning Commission Resolution No. 05-08, by Changed Plan (CP No. 06-0041) on December 1, 2006. This administrative approval updated architectural floor plans and elevations, more precise plotting of building footprints on specific tract lots, and other minor changes noted in the approved Changed Plan. The Changed Plan had no effect on CDP No. 5-05-020.

1.6 Authority for and Scope of 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).

This Brightwater Specific Plan will be used by the City to implement the Huntington Beach Local Coastal Program and General Plan on the property. This Specific Plan contains all applicable land use regulations and thus constitutes the zoning ordinance for the Brightwater property. The Development Standards contained in this Specific Plan will take precedence over all other provisions of the Huntington Beach Zoning and Subdivision Ordinance, unless otherwise noted.

Due to the fact the Brightwater site is located within the State of California's Coastal Zone boundary, this Specific Plan is also subject to the provisions and requirements stated in Coastal Development Permit (CDP) No. 5-05-020 issued by the Coastal Commission December 15, 2005.

1.7 Previous County of Orange Approvals of Brightwater

The development of the Brightwater project has been approved by the County of Orange in a series of entitlements summarized as follows:

- a. The Bolsa Chica Planned Community Program was adopted by the Orange County Board of Supervisors on February 3, 1998. This established the County's zoning regulations for the area.
- b. Final Subsequent Environmental Impact Report (EIR) No. 551 was certified by the Orange County Planning Commission on July 22, 2002, consistent with the Special Conditions imposed by the California Coastal Commission on CDP 5-05-020.
- c. Brightwater's Amended Master Site/Area Plan and Project Site Plans (PA # 05-0053), for the Brightwater Specific Plan Area) were approved by the Orange County Planning Commission on October 5, 2005, consistent with the Special Conditions imposed by the California Coastal Commission on CDP 5-05-020.⁽¹⁾
- d. Revised Vesting Tentative Tract Map No. 15460 was approved by the Orange County Subdivision Committee on October 18, 2005 consistent with Special Conditions imposed by the California Coastal Commission on CDP 5-05-020. The Second Revision to Vesting TTM No. 15460 was approved on _____. The Third Revision to Vesting TTM No. 15460 was approved on _____.
- e. Final Tract Maps for the phased development of the Brightwater Project, approved by Orange County as follows:

Vesting Tentative Tract Map No. 15460 Revised;
Final Tract Map No. 15460;
Final Tract Map No. 17032;
Final Tract Map No. 17033;
Final Tract Map No. 17034; and
Final Tract Map No. 17076.

⁽¹⁾ Brightwater's Master Site Plan/Area Plan and Project Site Plans (PA No. 05-0053) were administratively amended, pursuant to Condition 3 of Orange County Planning Commission Resolution No. 05-08, by Changed Plan (CP No. 06-0041) on December 1, 2006. This administrative approval updated architectural floor plans and elevations, more precise plotting of building footprints on specific tract lots, and other minor changes noted in the approved Changed Plan. The Changed Plan had no effect on CDP No. 5-05-020.

1.8 Previous California Coastal Commission Approvals

The development of the Brightwater project has been approved by the California Coastal Commission in a series of related documents summarized as follows:

- a. Coastal Development Permit Number 5-05-020 (CDP 5-05-020) approved by the California Coastal Commission (CCC) on April 14, 2005 and issued on December 15, 2005.
- b. The Habitat Management Plan prepared to comply with Special Conditions imposed by the California Coastal Commission on Coastal Development Permit Number 5-05-020.
- c. Other plans and programs required by the 38 conditions set forth in CDP 5-05-020 which is contained in the Appendix A of this Specific Plan.

1.9 Consistency of Brightwater Specific Plan with the Brightwater CDP No. 5-05-020

The site development standards and regulations in this Brightwater Specific Plan are consistent with CDP 5-05-020 (see Appendix B). The City of Huntington Beach recognizes and acknowledges that if any provision of this Brightwater Specific Plan is not consistent with CDP No. 5-05-020, the standards and provisions of CDP No. 5-05-020 shall take precedence.

Where no site development standards or regulations are specified in this Brightwater Specific Plan, the provisions of the City of Huntington Beach Zoning and Subdivision Ordinance (HBZSO) will govern the Brightwater Specific Plan Area, to the extent the regulations do not conflict with Brightwater CDP No. 5-05-020. If portions of the Zoning and Subdivision Ordinance do conflict with CDP No. 5-05-020, the standards and provisions of CDP No. 5-05-020 shall take precedence.

1.10 Consistency with California Environmental Quality Act (CEQA)

In accordance with the California Environmental Quality Act (CEQA), the Orange County Board of Supervisors certified Environmental Impact Report (EIR) No. 551 (State Clearinghouse No. 93-071064) for the Bolsa Chica Planned Community on June 18, 1996. Final EIR No. 551 is the Program EIR for development within the Planned Community.

EIR No. 551 evaluated the development of the Bolsa Chica Mesa Upper Bench, the Lower Bench, and portions of the Bolsa Chica Lowlands, as well as the restoration of the wetlands and the improvement of a County regional park on the Huntington Mesa. This EIR preceded County approval of a General Plan Amendment and Planned Community (PC) Program for residential and related development on the Upper and Lower Benches, along with major restoration and creation of wetlands and sensitive habitat areas in the Bolsa Chica Lowland.

In 2002, a Subsequent Environmental Impact Report (SEIR) was prepared to evaluate the Brightwater project at an increased level of design and engineering detail, consistent with the Planning Applications for the Brightwater Master Site/Area Plan and Project Site Plans and Vesting Tentative Tract Map No. 15460. The Subsequent EIR was certified by the Orange County Board of Supervisors on July 22, 2002.

An Addendum to Subsequent EIR No. 551 was prepared to cover the Amended Master Site/Area Plan and Project Site Plans that reflected the project as conditioned by the Coastal Commission for Coastal Development Permit No. 5-05-020. The Addendum to Subsequent EIR No. 551 was approved by the Orange County Planning Commission on October 5, 2005.

The City of Huntington Beach, pursuant to the California Environmental Quality Act (CEQA) and in anticipation of the annexation of the Brightwater project and adoption of General Plan and Zoning designations for the Brightwater Specific Plan area, prepared an Initial Study to evaluate the environmental effects of its pending actions, including implementation of the Brightwater Specific Plan.

The City's Initial Study concluded that the Brightwater Specific Plan was within the parameters of the residential development and habitat protection and creation evaluated in Subsequent EIR No. 551, and that the Specific Plan and related General Plan and Zoning designations would not create any new significant environmental impacts.

All subsequent approvals necessary to develop any property within the Brightwater Specific Plan Area must be consistent both with the Specific Plan standards and regulations, and with Subsequent EIR No. 551.

Additional environmental documentation may be required in the future if new significant development is proposed or if significant changes are found to have occurred pursuant to Section 15162 and 15182 of the CEQA Guidelines.

1.11 Relationship of Brightwater Specific Plan to Previously-Approved Sandover Project (Tract No. 15734)

The Brightwater Specific Plan Boundary is slightly larger than the previous County approvals as it incorporates the undeveloped portion of the previously approved Sandover project (Tract No. 15734) which is in the City of Huntington Beach and outside the Coastal Zone. This area will result in an additional six (6) homes. The Supplemental EIR No. 551 for Brightwater evaluated the impact of these seven homes. Permit applications for these additional homes will ultimately need to be submitted to the City of Huntington Beach for approval, which will complete both the Sandover and Brightwater projects. Exhibit 1.11-1 depicts the location of the additional six homes.

1.12 Consistency to Huntington Beach Local Coastal Program, General Plan, and Zoning and Subdivision Ordinance

The Brightwater Specific Plan is consistent with the Huntington Beach Local Coastal Program and General Plan. The total number of proposed dwelling units, 349 plus the additional seven (7) to complete Sandover, does not exceed the maximum 455 units that would be otherwise permitted within the Low and Medium Density Residential Districts within Brightwater.

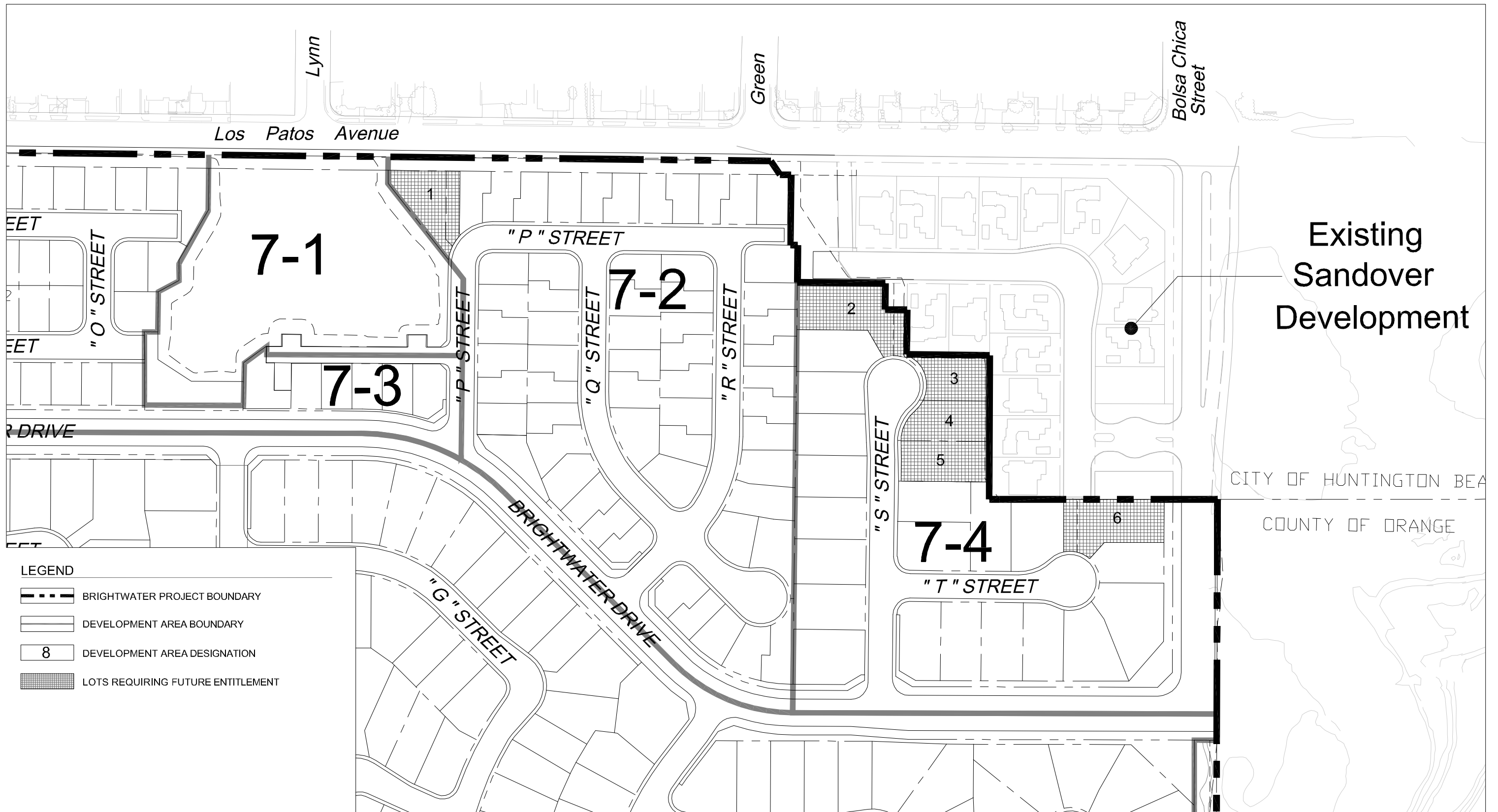
Section 215.12 of the Huntington Beach Zoning and Subdivision Code requires four findings to be made for approval of a specific plan. These findings and how these are accomplished by the Brightwater Specific Plan are as follows:

1. *The Specific Plan is consistent with the adopted Land Use Element of the General Plan and, if in the coastal zone, with the certified Local Coastal Program Land Use Plan, and other applicable policies and is compatible with surrounding development;*

Consistency – The Brightwater Specific Plan is consistent with the amended Huntington Beach General Plan and Local Coastal Program, and provides residential and open space/conservation land uses. The project is also compatible both with the adjacent residential uses to the north and with open space uses to the south.

2. *The Specific Plan will enhance the potential for superior urban design in comparison with the development under the base district provisions that would apply if the Plan were not approved;*

Consistency – The Brightwater Specific Plan contains many urban design benefits that are not found in the surrounding area, including the provision of pocket parks, enhanced streetscapes, a public trail, and a variety of habitat enhancements within the Open Space – Conservation area.



3. *Deviations from the base district provisions that otherwise would apply are justified by compensating benefits of the Specific Plan;*

Consistency – The Brightwater Specific Plan has been designed to provide single family homes on a variety of lot sizes, thus preserving large Open Space – Conservation areas that will be maintained by the Brightwater Maintenance Corporation.

4. *The Specific Plan includes adequate provisions for utilities, services, and emergency vehicle access; and public service demands will not exceed the capacity of existing and planned systems.*

Consistency – The Brightwater Specific Plan contains provisions for all infrastructure that is needed to support the project and has been designed to be compatible to existing facilities and services.

1.13 Organization of Specific Plan Chapters and Appendices

The remainder of this Specific Plan is set forth in the following four Chapters:

- Chapter 2: Development Plan – Describes the Residential Development Plan, Infrastructure Plans, and Habitat Management Plan;
- Chapter 3: Development Standards – Describes the Development Standards for Residential Land Uses;
- Chapter 4: Community Design – Describes the Design of the Brightwater Community, including Plant Palettes, Pocket Park Plans, and Architectural Elevations for each type of home; and
- Chapter 5: Administration – Describes the procedures for enforcement and implementation of the Brightwater Specific Plan.

The Appendices to the Specific Plan are provided on a CD contained in a map pocket at the back of this Specific Plan document. This includes the Comprehensive Habitat Management Program (a 3-ring binder document), as well as large-scale fold out plans which are difficult and costly to reproduce in significant quantities. A full hard-copy version of the Specific Plan, including a hard copy of the Appendices, is on file in the Planning Department and City Clerk's Office at the Huntington Beach City Hall.

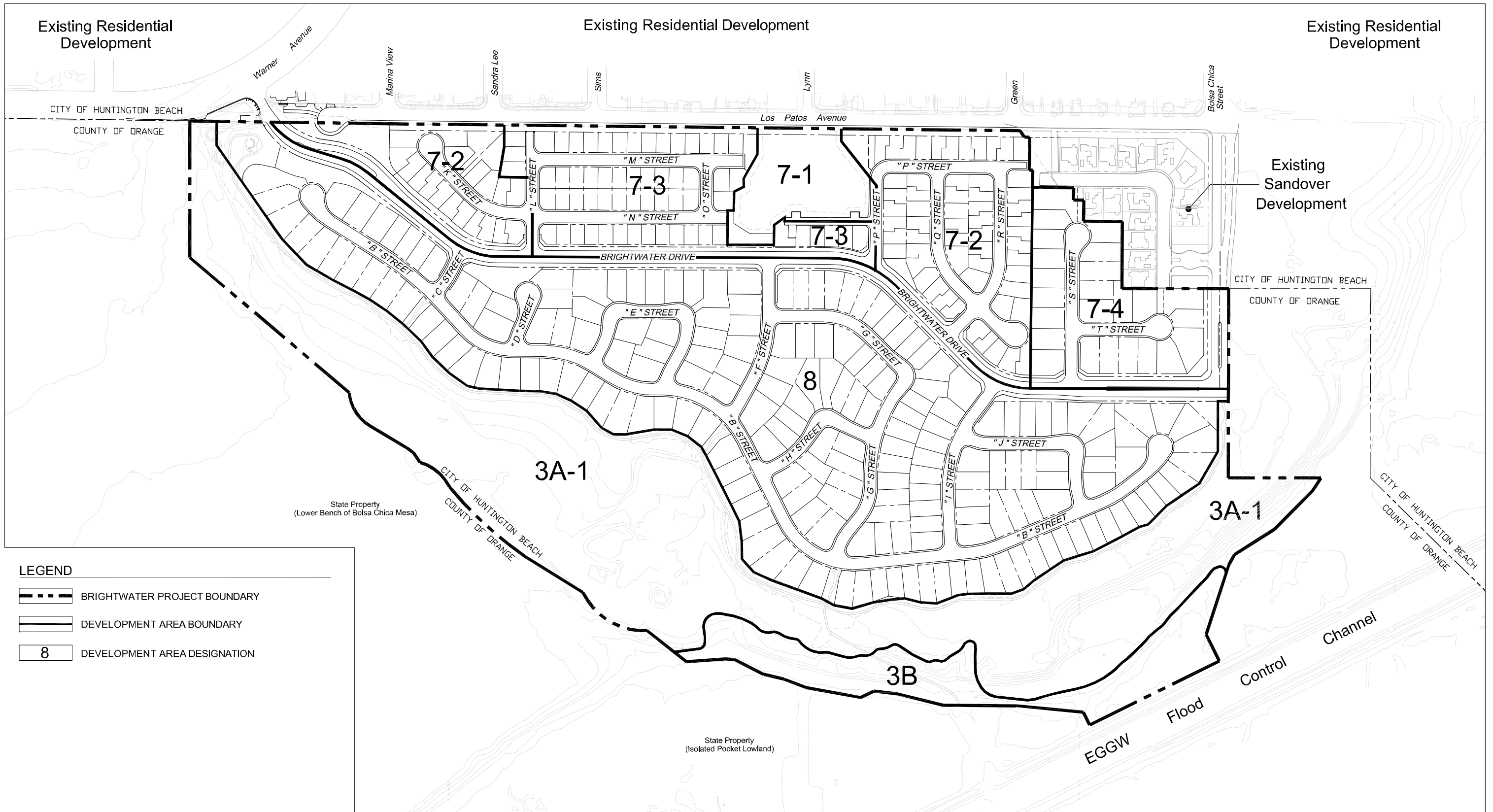
2.1 Land Use Plan

The Brightwater Master Development Plan is illustrated in Exhibit 2.1-1. Brightwater encompasses 105.6 acres and is composed of residential development areas, as well as areas devoted to habitat conservation, and passive open space and recreation. It contains four Residential Development Areas (7-2, 7-3, 7-4, and 8) and a Habitat Preservation and Creation Area composed of three distinct Planning Areas (3A-1, 3B, and 7-1).

The Brightwater site overlooks the Lower Bench of the Mesa, as well as some of the lowland areas of Bolsa Chica owned by the State of California. The northeast corner of Brightwater adjoins the 16-home Sandover project at the intersection of Los Patos and Bolsa Chica Street.

The four residential development areas are designed for single-family detached homes to serve a variety of family types and lifestyles. A total of 355 homes (349 homes previously-approved by the County/ CCC and 6 homes to be approved by the City of Huntington Beach) comprise the residential portion of the project.

The non-residential land uses are intended primarily for habitat restoration, open space, and an interpretive trail. Planning Area 3B will remain undisturbed as a portion of a Eucalyptus ESHA, except for improvements associated with the Habitat Management Plan and the storm drain/outlet for the Brightwater Stormwater Treatment System, both approved by the California Coastal Commission. Planning Area 3A-1 is a habitat restoration/open space area, with an interpretive trail, and includes a Burrowing Owl ESHA and buffer. Planning Area 7-1 will be treated as a conservation area, and has been designated by the California Coastal Commission as the Southern Tarplant and Seasonal Pond Preservation Area.



2.2 Master Development Plan

2.2.1 Master Improvements

Master improvements, including mass grading and construction of the backbone infrastructure, will be accomplished in one phase. Streets and building pads will be graded during the initial mass grading operation. The collector roadway (Brightwater Drive) connecting Warner Avenue and Bolsa Chica Street will be constructed in one phase to facilitate convenient access to the site for home-building operations and for prospective home buyers. Improvements to Bolsa Chica Street, Warner Avenue, and Los Patos Avenue will occur as part of these master improvements.

2.2.2 Residential Construction

Precise grading and construction of the model home complex for each of the product types will occur during the initial grading operation.

The phasing of products relative to one another will reflect market conditions and the economy. The precise timing of construction and sales of production homes will be determined by the Landowner. Build-out of the entire community is expected to take approximately three years based upon current market conditions.

Exhibit 2.2-1 is the Master Development Table and depicts the size and number of dwelling units for each Development Area, where applicable. Exhibit 2.2-2 is the Master Phasing Plan. Exhibit 2.2-3 depicts the Construction Phasing Plan.

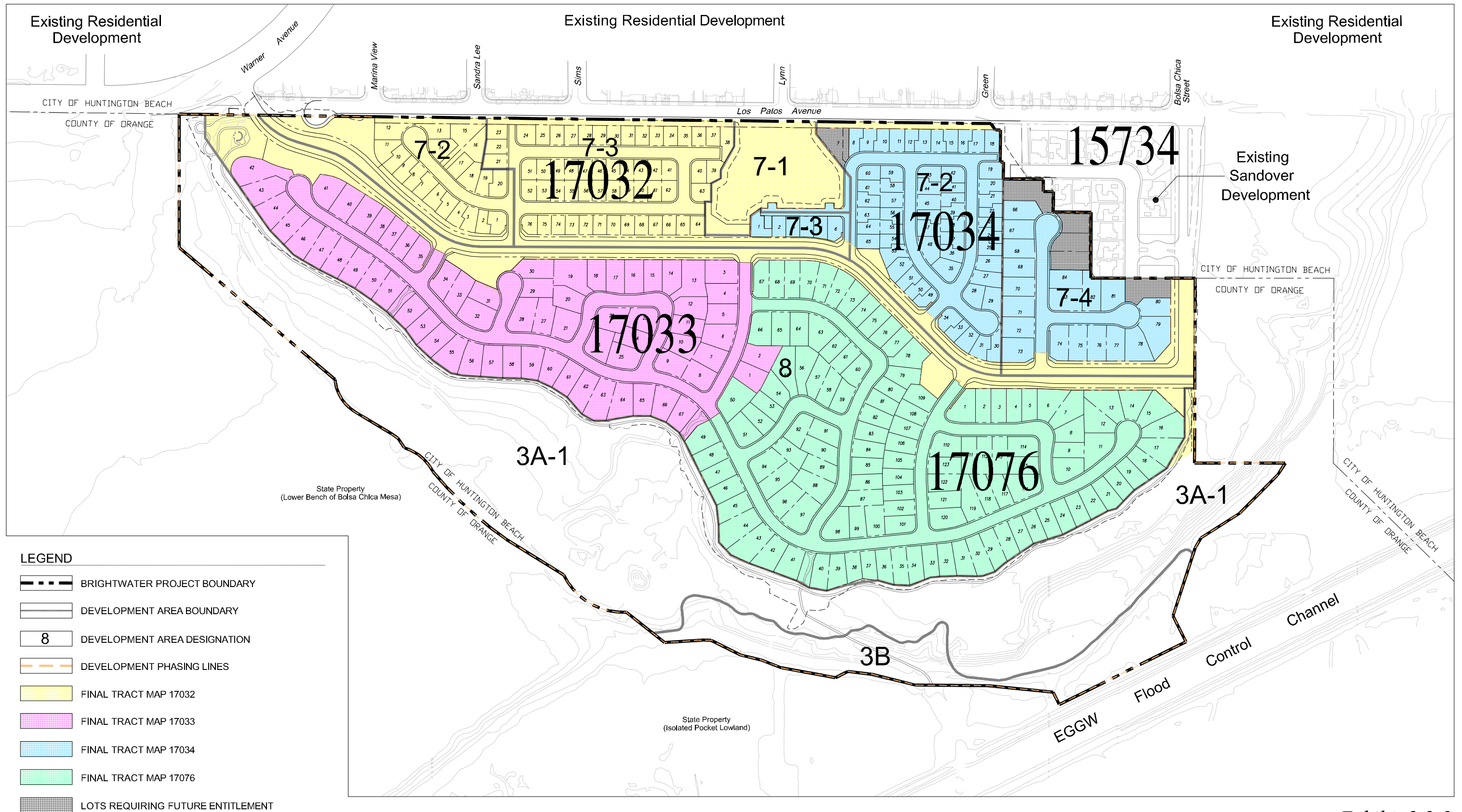
Exhibit 2.2-1

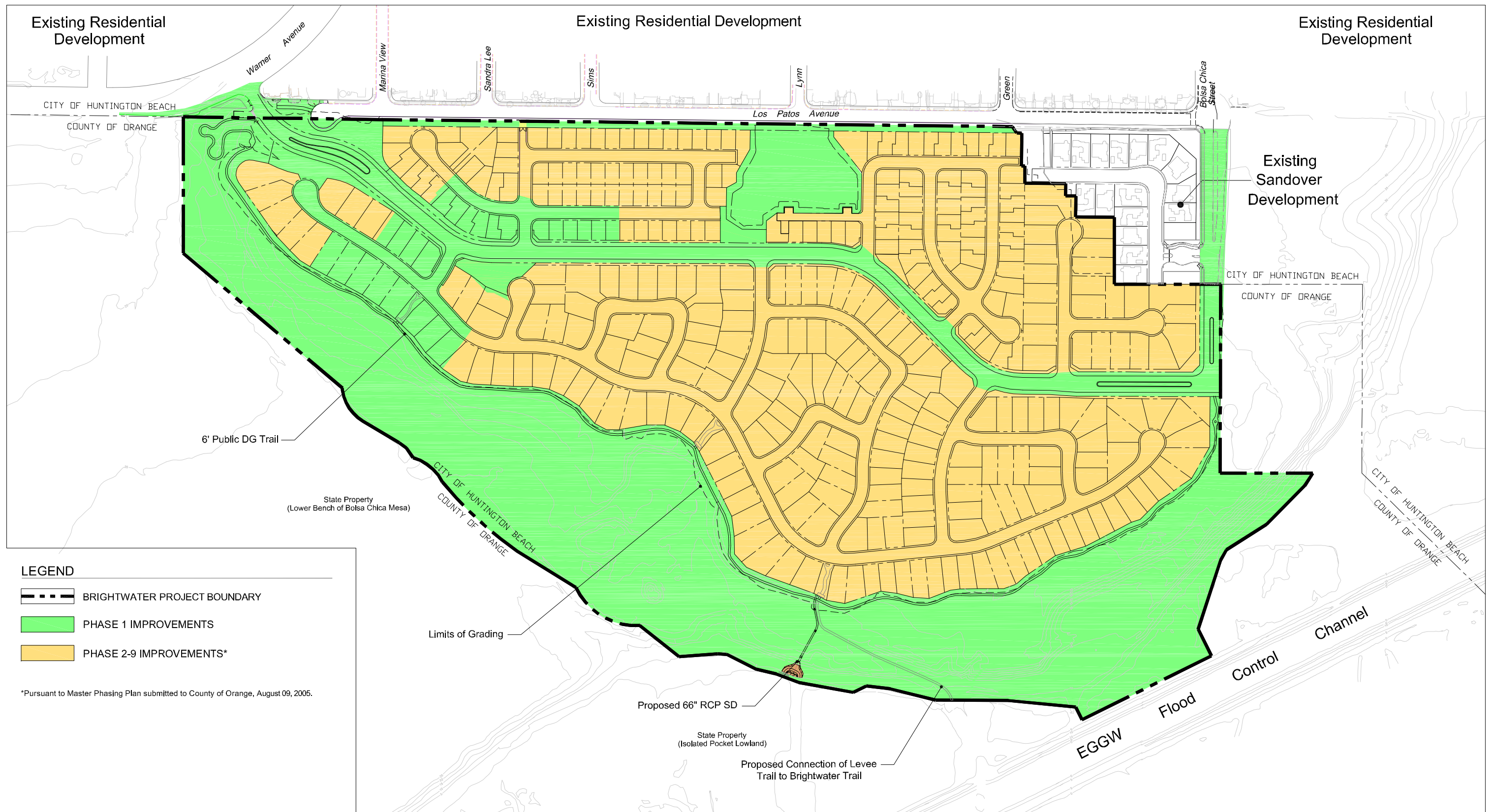
Master Development Table
Brightwater Specific Plan

Development/ Planning Area	Housing Type	Minimum Lot Size (Sq. Ft.)	Housing Units	Gross Acres	Gross Density (DU/Ac)	Net Acres	Net Density (DU/Ac)
RESIDENTIAL DEVELOPMENT							
7-2	SFD ⁽¹⁾	2,800	79	12.1	6.5	8.1	9.8
7-3	SFD ⁽¹⁾	2,800	62	7.5	8.3	5.1	12.2
7-4	SFD	6,000	24	6.4	3.8	4.4	5.5
8	SFD	4,700	190	42.5	4.5	31.7	6.0
Subtotal:	—	Varies	355⁽²⁾	68.5	5.2	49.3	7.2
OPEN SPACE AND CONSERVATION AREA							
3A-1	N/A	N/A	0	29.2	N/A	N/A	N/A
3B	N/A	N/A	0	5.0	N/A	N/A	N/A
7-1	N/A	N/A	0	2.9	N/A	N/A	N/A
Subtotal:	N/A	—	0	37.1	N/A	N/A	N/A
TOTAL:	ALL	—	0	105.6	—	—	—

⁽¹⁾ Development Areas 7-2 and 7-3 contain conventional use easements among property owners for more useable side yard/patio areas.

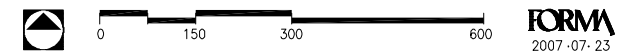
⁽²⁾ 349 Housing units entitled per CDP 5-05-020; six additional units (one unit will be in Development Area 7-2 and five units will be in Development Area 7-4) will require future entitlements.





BRIGHTWATER SPECIFIC PLAN
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Exhibit 2.2-3
Construction Phasing Plan



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2.3 Roadways and Circulation Plan

2.3.1 Regional Access and Internal Roadways

A simple hierarchy of roadways will serve the Brightwater project, including existing arterial highways and local/on-site collectors as described below.

Regional access to the site is provided via Warner Avenue and Bolsa Chica Street. As shown on Exhibit 2.3-1, Master Roadway Plan, Brightwater's collector spine (Brightwater Drive) will be an internal road that collects and distributes residential traffic, and connects Warner Avenue on the west with Bolsa Chica Street on the east. Local residential streets (i.e., "B" Street through "T" Street) within the community will outlet onto Brightwater Drive. Cross-sections for these roadways are provided later in this chapter.

Perimeter roadways adjacent to the project include Los Patos Avenue and Bolsa Chica Street as shown on Exhibit 2.3-2, Perimeter Roadway Sections.

Brightwater Drive will be constructed from Warner Avenue to Bolsa Chica Street during the initial stages of development so the project site is accessible from both arterials. The construction of the residential street system for Brightwater will be phased in conjunction with the phasing of home construction.

2.3.2 Warner Avenue Intersection Improvements

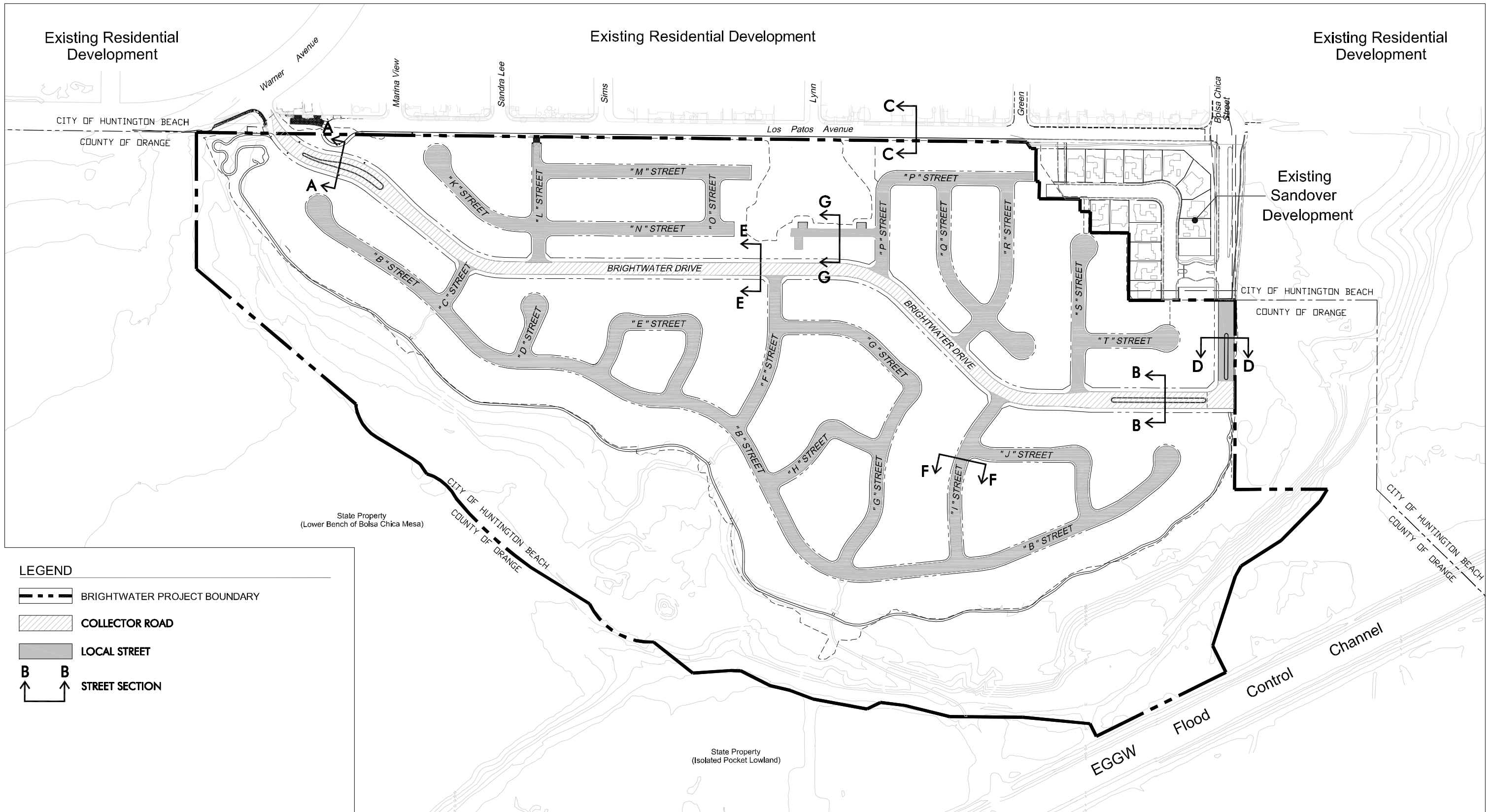
Warner Avenue between Pacific Coast Highway and Los Patos Avenue is currently a four-lane divided roadway with a 90-foot right-of-way.

The Warner Avenue intersection improvements to serve the Brightwater project will be right-turn in; right-turn out only, and include a new right-turn (deceleration) lane from the west and restriping of the existing pavement.

2.3.3 Warner Avenue Entry

The Warner Avenue Entry will be approximately 500 feet in length and will vary from 32 to 80 feet in width. It will include a non-continuous median varying from 5 to 35 feet in width, specially-paved entry treatment, community walls, landscaping, signage, standard curb and gutters, and a 5-foot-wide sidewalk. (Any street furniture provided by the project will be located outside the 5-foot-wide sidewalk.)

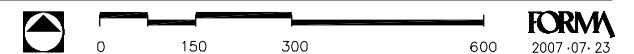
To avoid project traffic impacts on the existing community, the west end of Los Patos Avenue will not connect with Warner Avenue. Los Patos Avenue, shown on Exhibit 2.1-1, will terminate in a new cul-de-sac and landscaped area just before the new project entry. Residential driveways for the two most westerly homes along Los Patos will be extended to the cul-de-sac using decorative paving materials. The south side of Los Patos will be improved to match the existing landscaped parkway adjacent to Sandover, including a meandering sidewalk.



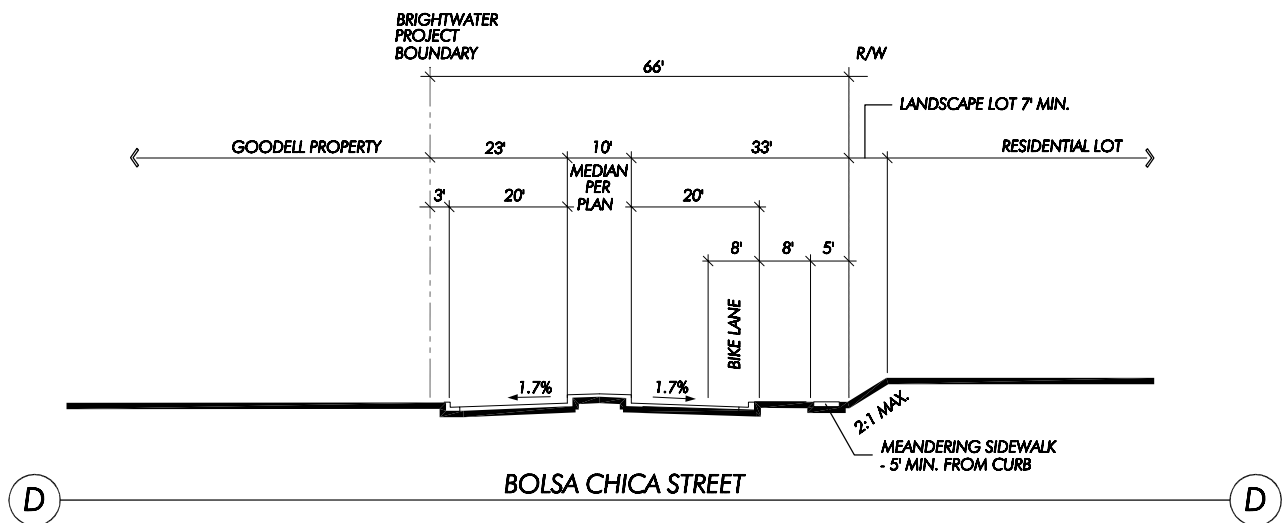
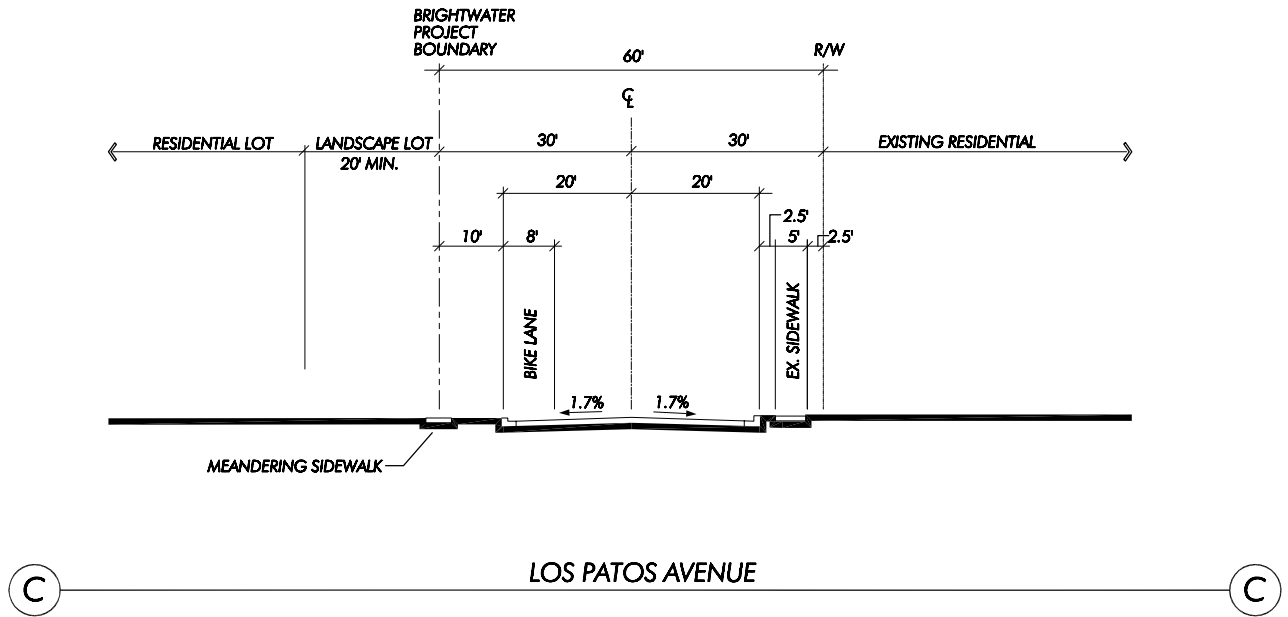
BRIGHTWATER SPECIFIC PLAN City of Huntington Beach • California



Exhibit 2.3-1 **Master Roadway Plan**

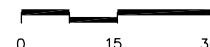


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Exhibit 2.3-2 **Perimeter** **Roadway Sections**



2.3.4 Bolsa Chica Street Entry

The entry from Bolsa Chica Street into the community will be approximately 400 feet in length and will vary in width from 52 to 76 feet. It will include a varying continuous 10-foot-wide median, specially-paved entry treatment, community walls, landscaping, signage, and a 5-foot-wide sidewalk. (Any street furniture provided will be located outside of the 5-foot-wide sidewalk).

Bolsa Chica Street improvements will include the extension of the 2-lane street, varying in width, from the Sandover neighborhood entrance to the Brightwater project entry. Bolsa Chica Street will also be re-striped from Warner Avenue to Los Patos. The improvements will include standard curb and gutters, a 5-foot-wide sidewalk on the west side of the street, a bike lane, and a varying landscape setback. (Any street furniture provided will be located outside of the 5-foot-wide sidewalk.)

2.3.5 Internal Roads

Brightwater's main collector road (Brightwater Drive), as shown on Exhibit 2.3-3, will be constructed as an "enhanced collector" roadway connecting Warner Avenue with Bolsa Chica Street across the Upper Bench of the Mesa. Between the entries, Brightwater Drive will be constructed as an undivided 2-lane, 40-foot-wide paved section with standard curbs and gutters, and an approximate 20-foot landscape setback on each side. Included in the right-of-way will be an 8-foot-wide, curb-adjacent landscape parkway and a 5-foot-wide sidewalk. Public parking is available on both sides of the street. An additional 7-foot-wide landscape area will be provided outside of the right-of-way. Any street furniture provided will be located outside of the 5-foot-wide sidewalk.

The local residential streets within the Brightwater project will be constructed as 2-lane, 36-foot-wide, undivided roads, with standard curbs and gutters, and curb-adjacent sidewalks. Public parking is available on both sides of the street.

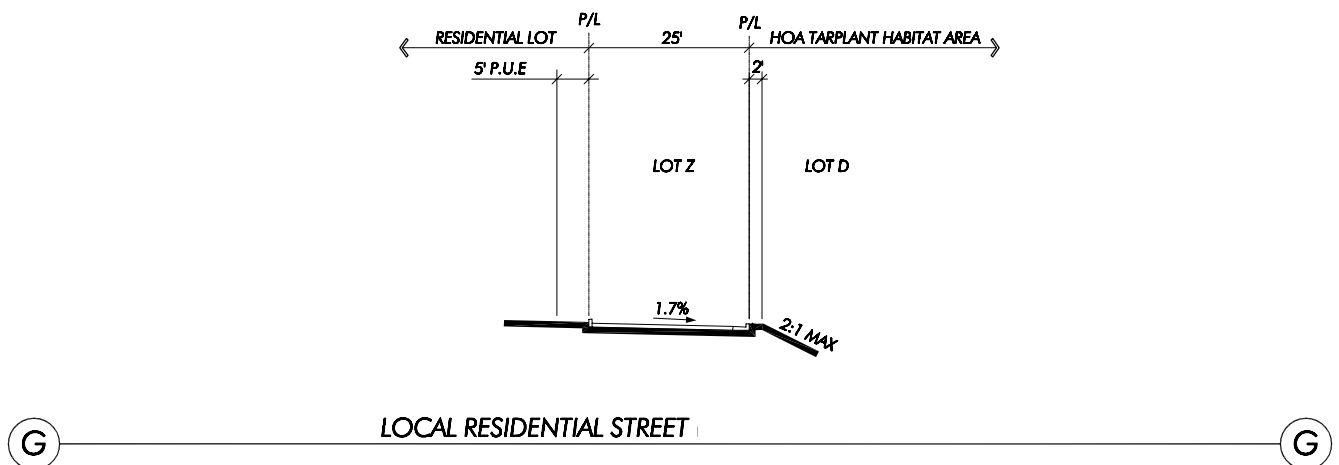
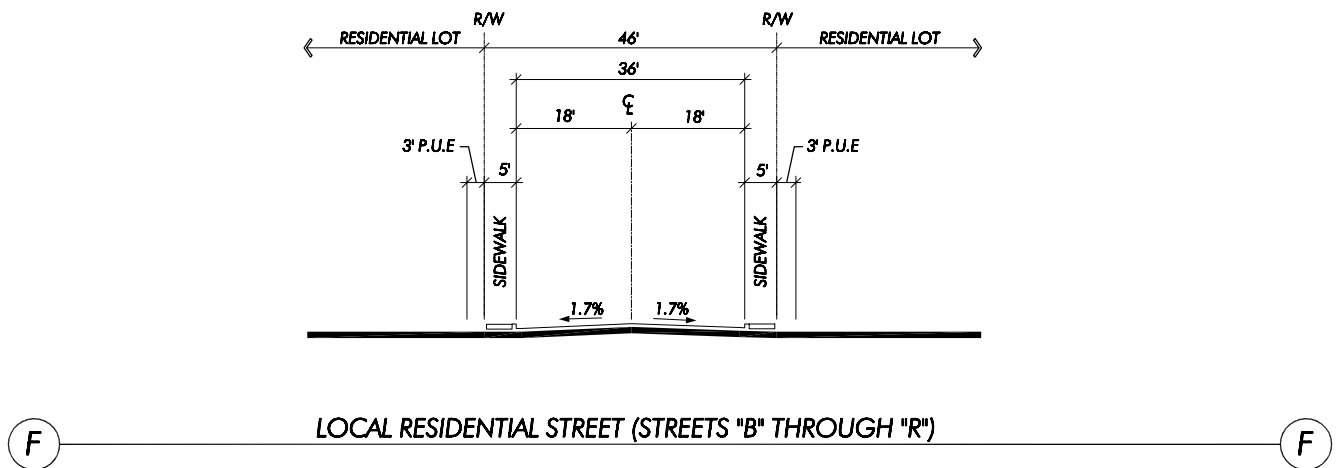
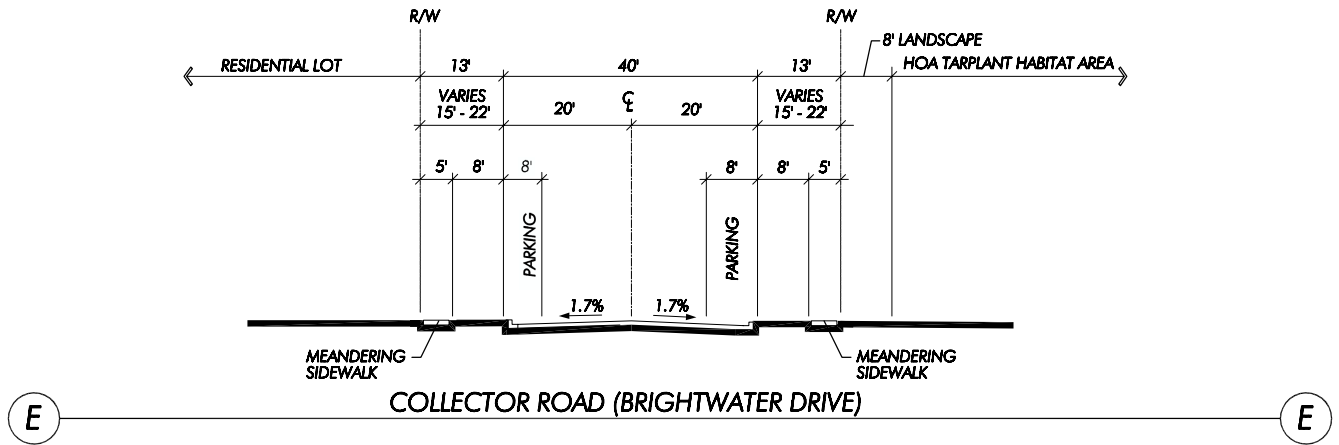


Exhibit 2.3-3

Internal

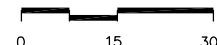
Roadway Sections

BRIGHTWATER SPECIFIC PLAN

City of Huntington Beach • California



HEARTHSTIDE HOMES



FORMA

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2.4 Grading and Drainage Plan

2.4.1 Master Grading Plan

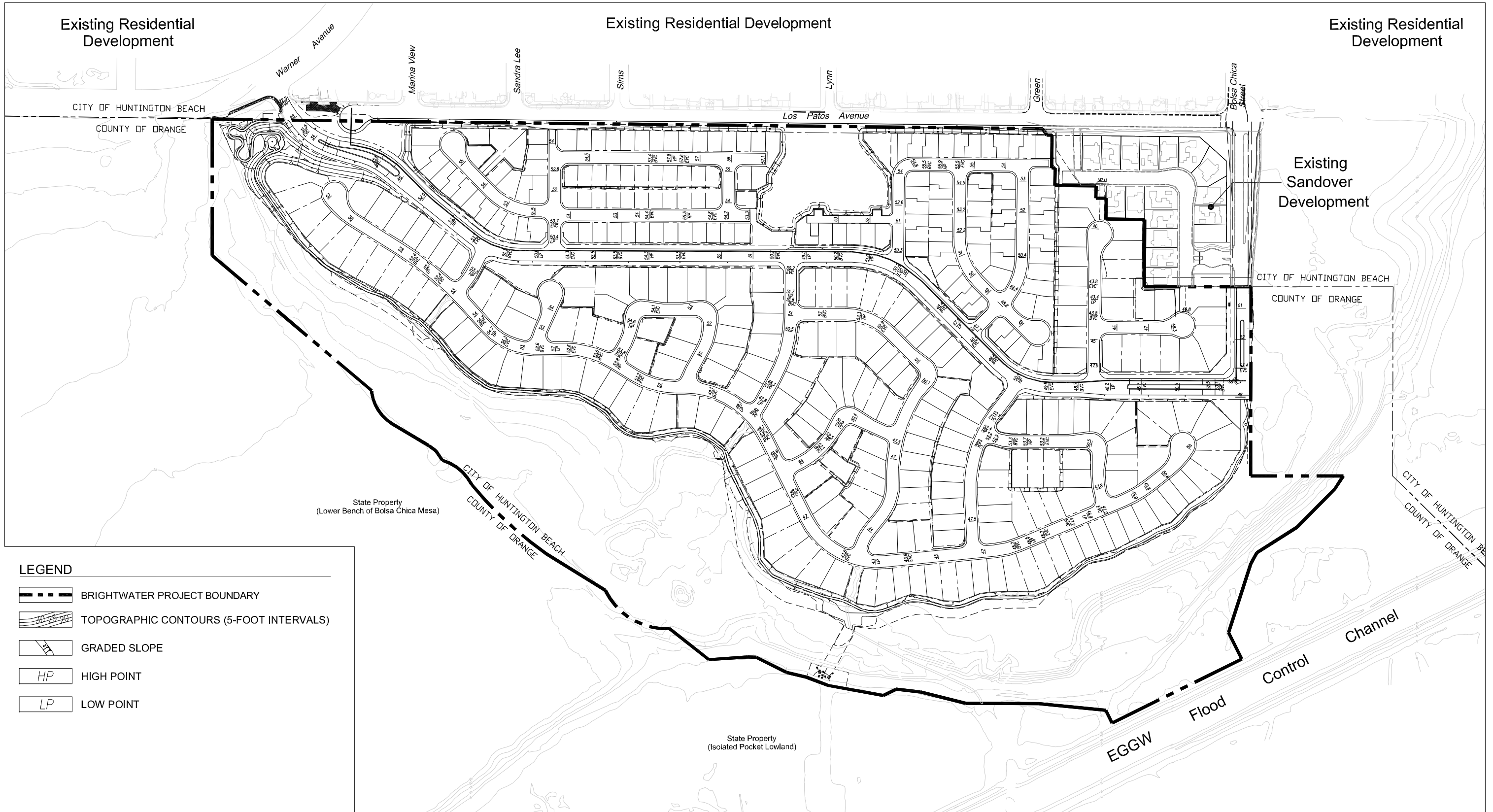
The Master Grading Plan for Brightwater is illustrated on Exhibit 2.4-1, which shows proposed contours and spot elevations for roads. The grading design retains the existing grade differential between the Upper and Lower Benches of the Mesa and retains most of the transitional slope in its existing appearance along the length of the open space area. An interpretive trail will extend along the length of the open space so that trail users have views of the lower bench of the Mesa, the restored lowlands, and the ocean beyond.

The entire grading operation for the project will be completed in one phase, including the in-tract streets and individual residential lots.

Existing asphalt roads within Planning Area 3A-1 will be removed to allow for revegetation and installation of the trail. Generally, this will require no or only nominal changes in elevation. No grading is proposed within Planning Area 3B, which contains a portion of the Eucalyptus ESHA, except for grading associated with storm drainage pipe and related improvements approved by the California Coastal Commission.

As illustrated, the development will require a total of approximately 220,000 cubic yards of cut and 200,000 cubic yards of fill, including the grading required to create the trail system. The difference of 20,000 cubic yards is the anticipated shrinkage of cut due to better compaction of replaced material. The result will be a completely balanced earthwork operation that avoids haul-truck traffic on adjacent public streets.

A very small (i.e., 4,800 sq. ft.) seasonal wetland south of Los Patos Avenue will remain undisturbed by development grading activities.



2.4.2 Master Drainage Plan

The Master Drainage Plan for Brightwater is illustrated in Exhibit 2.4-2. This exhibit delineates eight drainage areas within the project, identified as Areas A, B1, B2, B3, C, D, E, and F. Area A flows in a northerly direction to Warner Avenue, which is the same as the existing condition. All other areas flow to the south into the designed storm drain system.

The Master Drainage Plan is designed to mitigate on-site run-off and flood hazards without adversely affecting either urban or undeveloped areas outside the project.

The storm drain system is designed to capture and safely convey the flow generated on-site by a 100-year storm event to ensure the protection of all habitable structures. In addition to handling the volume of runoff generated by storm events, the development will incorporate structural and non-structural Best Management Practices (BMPs) designed to remove pollutants from the runoff before it leaves the site.

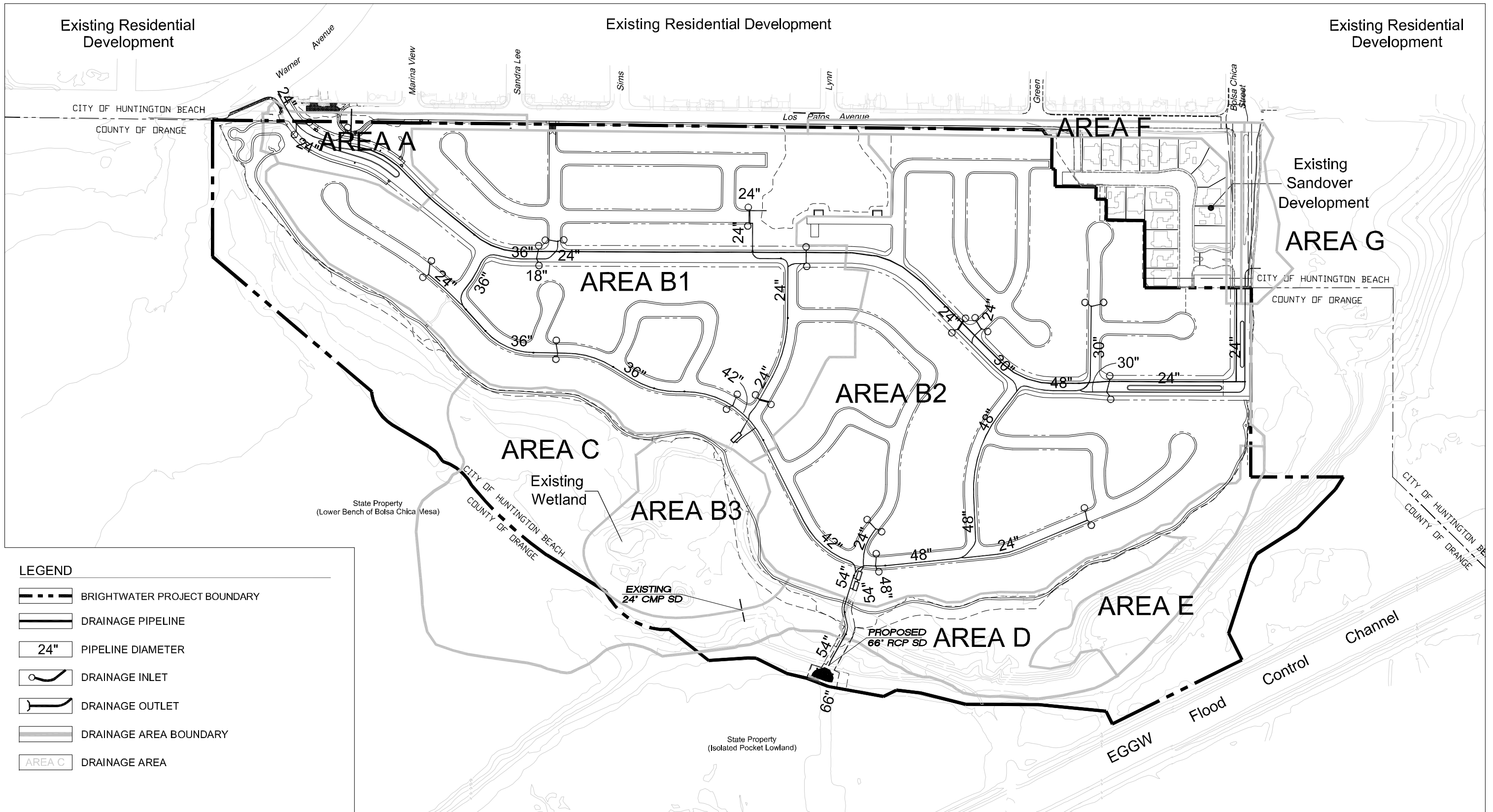
Runoff from storm events will enter catch basins and flow within drainage pipelines to an underground vault containing media filters.

The concrete vault containing the media filters are proposed to be located in two of the pedestrian paseos along the southerly edge of the development. The media filter is comprised of filter cartridges filled with media that filters out the pollutants from the storm water. After filtration, the treated flow is returned to the mainline storm drains.

The media filters are sized (i.e., in terms of the dimensions of the vaults and number of filter cartridges) so they accept and retain the storm water runoff generated by 85 percent of all storms (i.e., storms generating an intensity of less than two tenths of one inch of rainfall per hour) as well as all of the “first flush” runoff from larger storms, which contains the highest concentration of pollutants.

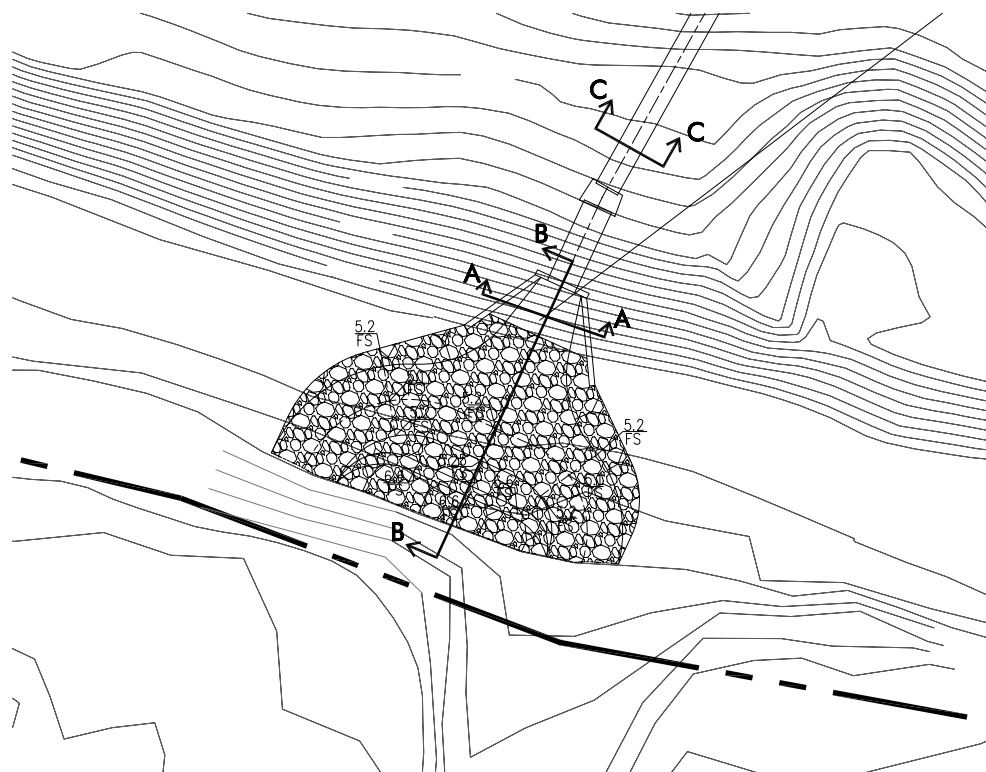
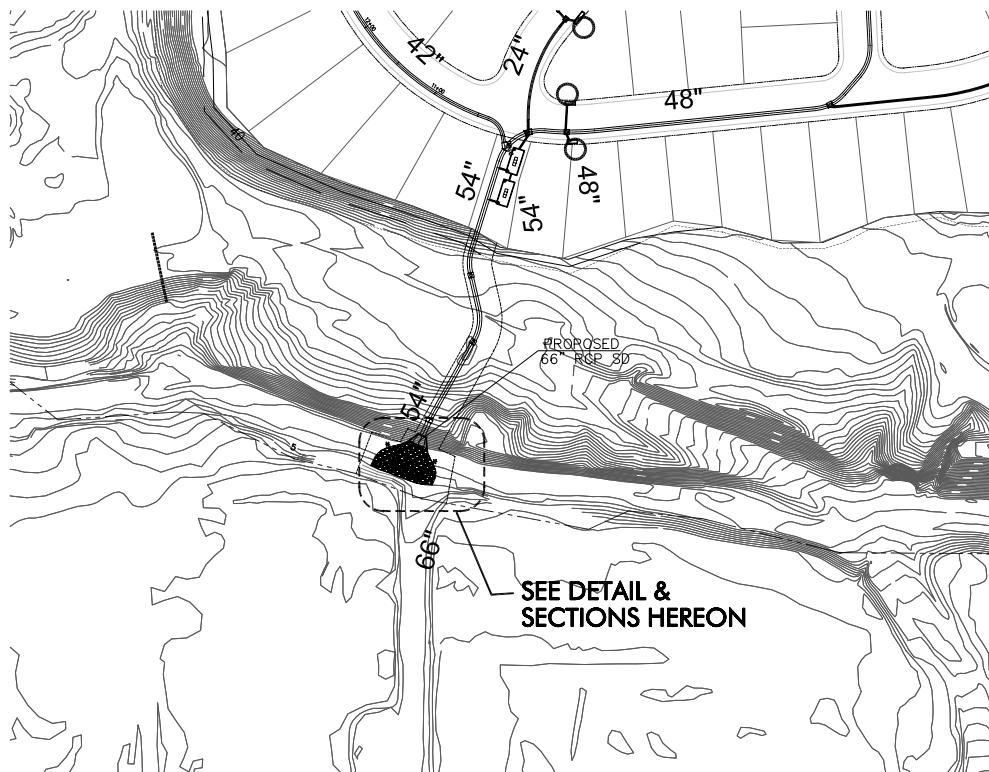
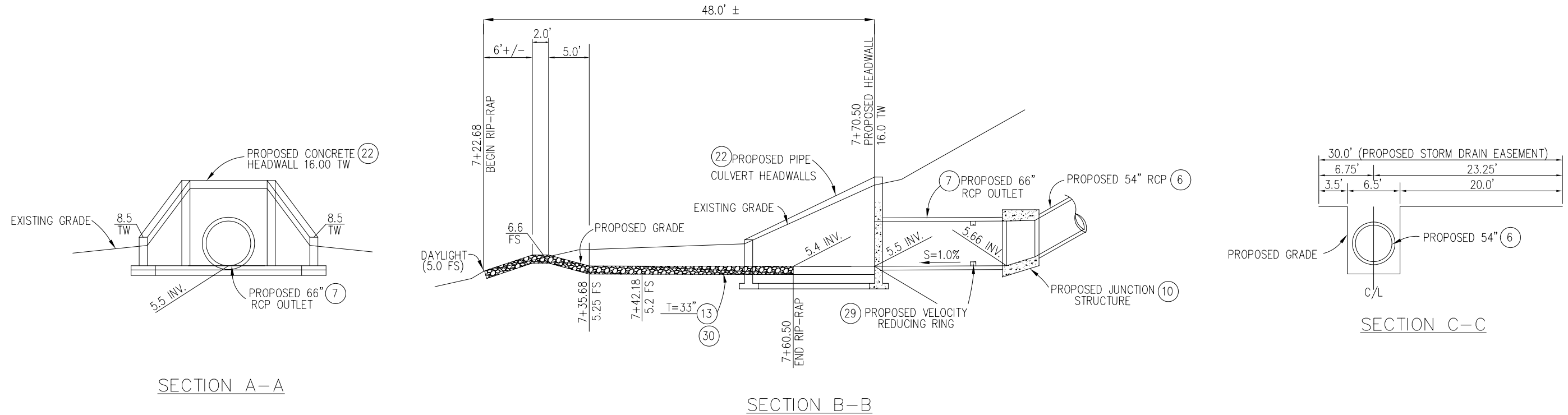
Runoff from storms greater than the 85th percentile will not pass through the media filters. The highest concentration of pollutants is in the lower flows. Therefore, treatment of these flows is essential to improving the quality of storm water runoff. Pollutants are removed from low flows by settling of solids or adherence of pollutants to organic or synthetic absorbents.

During heavier storms (intensity greater than two tenths of an inch per hour) the higher flows will bypass the media filters and flow directly to the storm drain outlet. Exhibit 2.4-3 shows the proposed location and size of the storm drain outlet. The receiving water is an isolated lowland pocket area that lies between the Mesa and the East Garden Grove Wintersburg Flood Control Channel.



LEGEND

- BRIGHTWATER PROJECT BOUNDARY
- DRAINAGE PIPELINE
- PIPELINE DIAMETER
- DRAINAGE INLET
- DRAINAGE OUTLET
- DRAINAGE AREA BOUNDARY
- AREA C DRAINAGE AREA



CONSTRUCTION NOTES

- (6) — CONSTRUCT 54" RCP 2000-D WITH BEDDING PER R.D.M.D. STD. PLAN 1319.
- (7) — CONSTRUCT 66" RCP 2000-D WITH BEDDING PER R.D.M.D. STD. PLAN 1319.
- (10) — CONSTRUCT JUNCTION STRUCTURE TYPE III PER R.D.M.D. STD. PLAN 1312.
- (13) — CONSTRUCT 1/4-TON RIP-RAP PER R.D.M.D. STD. PLAN 1809.
- (22) — CONSTRUCT PIPE CULVERT HEADWALL TYPE A PER CALTRANS STD. PLAN D90.
- (29) — CONSTRUCT VELOCITY CONTROL RING PER APWA STD. PLAN 383-1.
- (30) — CONSTRUCT GEOTEXTILE FABRIC PER R.D.M.D. STD. PLAN 1808.

BRIGHTWATER SPECIFIC PLAN
City of Huntington Beach California



Exhibit 2.4-3
Storm Drain Outlet



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2.4.3 Operation and Maintenance Responsibilities for BMPs**1. Structural BMPs After Project Completion**

The Brightwater Maintenance Corporation (BMC) is responsible for the ongoing maintenance of the structural BMPs within the project area once the project is completed and the Landowner/Developer has relinquished its maintenance and implementation interest.

The specifications for the perpetual operation and maintenance of the structural BMPs are set forth in the Water Quality Management Plan.

2. Non-structural BMPs After Project Completion

The Brightwater Maintenance Corporation (BMC) is responsible for the ongoing implementation of the non-structural BMPs (notifications to new homeowners and residents, etc.) once the project is completed and the Landowner/ Developer have relinquished its interest.

2.5 Infrastructure and Utilities

2.5.1 Potable Water

1. Water Requirements and Source

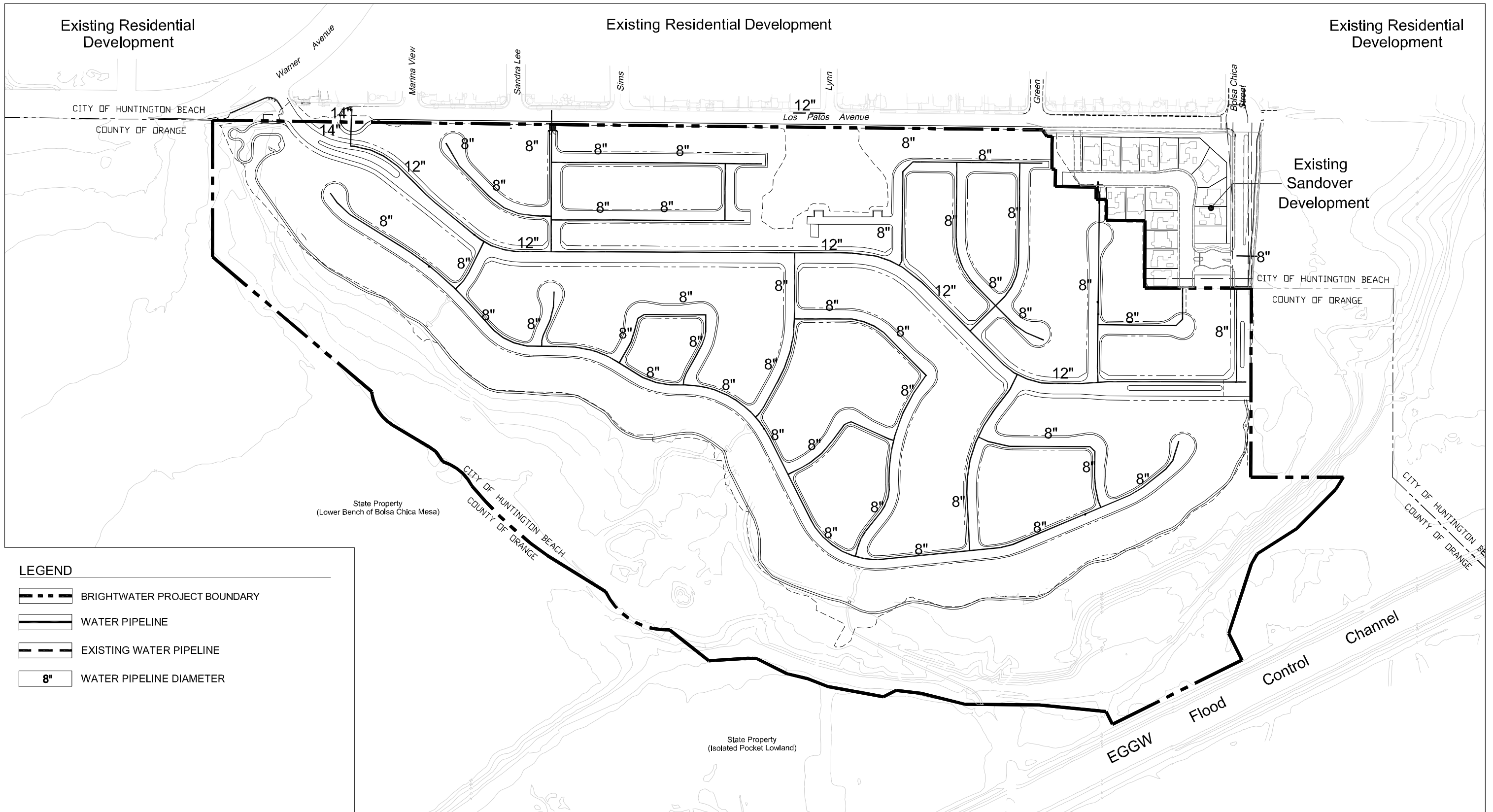
The proposed water system consists of 14-inch, 12-inch, and 8-inch pipelines owned, operated, and maintained by the City of Huntington Beach. The proposed distribution system will be connected to the existing City lines at four (4) locations, as illustrated on Exhibit 2.5-1.

2. Temporary Water Service During Construction Operations

Temporary water to support construction, fire safety, and dust control will be served by two (2) fire hydrants, which will be temporarily connected to the proposed mainline until construction is completed. The locations of these temporary connections are illustrated on Exhibit 2.5-1.

3. Domestic Water Distribution

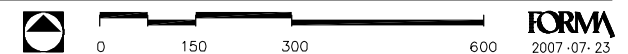
Exhibit 2.5-1 illustrates the Potable Water Plan to distribute water within the project. As shown, the distribution system will consist of 12-inch and 8-inch pipelines within the streets. The on-site water distribution pipelines will be installed in progressive phases as necessary to provide the flows required for residential development and occupancy.



BRIGHTWATER SPECIFIC PLAN City of Huntington Beach • California



Exhibit 2.5-1 *Potable Water Plan*



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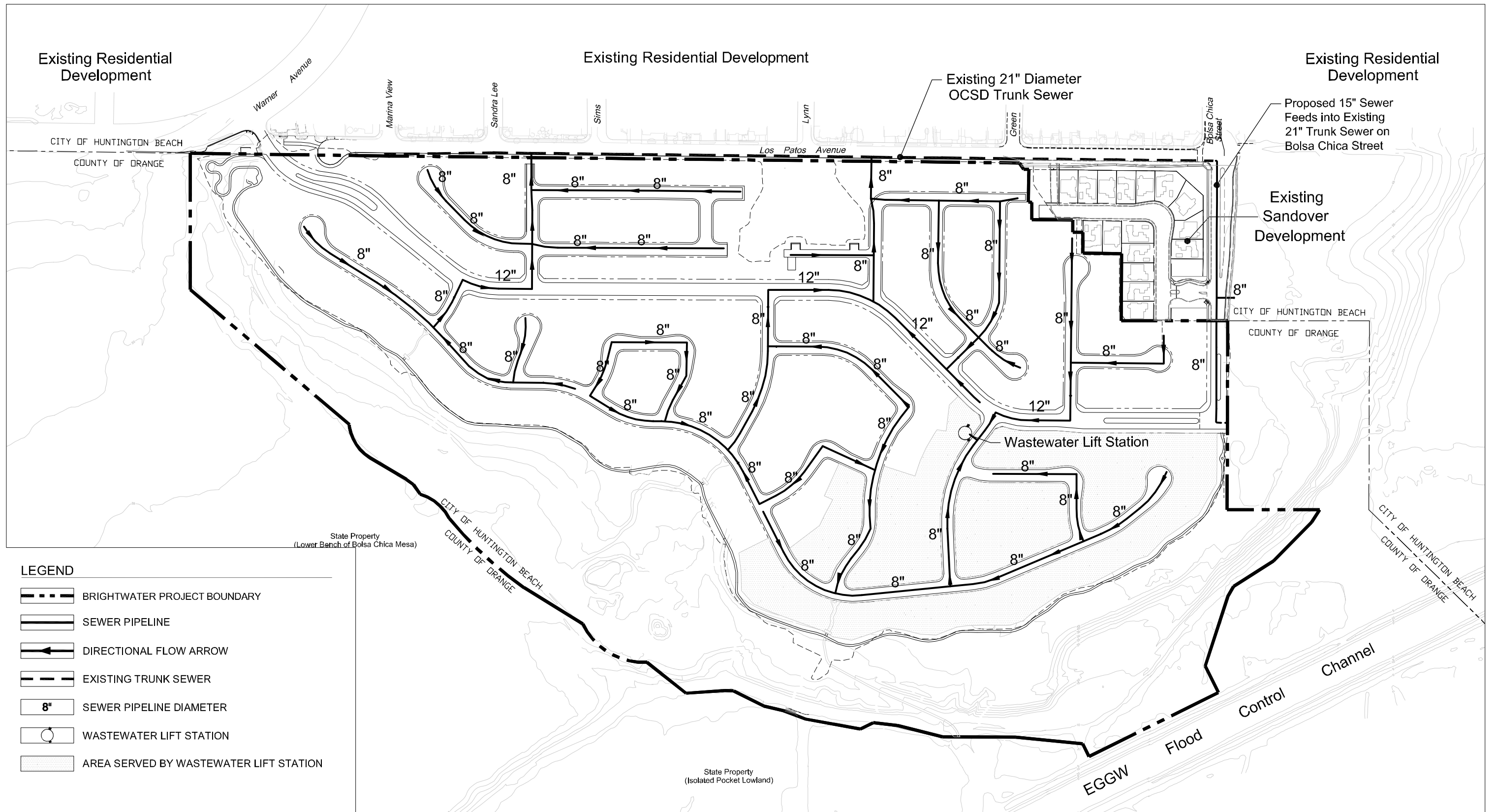
2.5.2 Wastewater Collection and Disposal

Wastewater from the project area will flow primarily by gravity to a 21-inch diameter Orange County Sanitation District (OCSD) trunk sewer line located in Los Patos Avenue on the north side of the project.

The Landowner will construct all of the on-site wastewater facilities. The on-site wastewater collection facilities are shown in Exhibit 2.5-2. The only wastewater pumping required for the project will be a small (i.e., 30 gallons-per-minute) lift station. This station will consist of a buried pre-cast structure (substructure) with a wet well and submersible pumps. This lift station will receive flows from a small area of the development where wastewater cannot flow by gravity to the existing 21-inch diameter OCSD trunk sewer.

2.5.3 Utilities and Services

It is anticipated that utility services for the Brightwater project 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 recently developed by the Landowner on the northeast corner of the Mesa.



2.6 Residential Development

Exhibit 2.6-1, Residential Development Plan, provides a dimensioned site plan for the Brightwater project, including the footprint of the homes and the front, rear, and side yard setbacks for the initial development for each of the residential lots. Appendix G contains a full-size exhibit depicting the Development Plan.

The sections below describe each of the Development Areas within the Residential Development Plan.

2.6.1 Development Area 7-2 – The Sands

1. Location

Development Area (DA) 7-2 is composed of two areas, as shown on Exhibit 2.6-1, Residential Development Plan. An existing mixed-density residential area lies to the north of Los Patos Avenue.

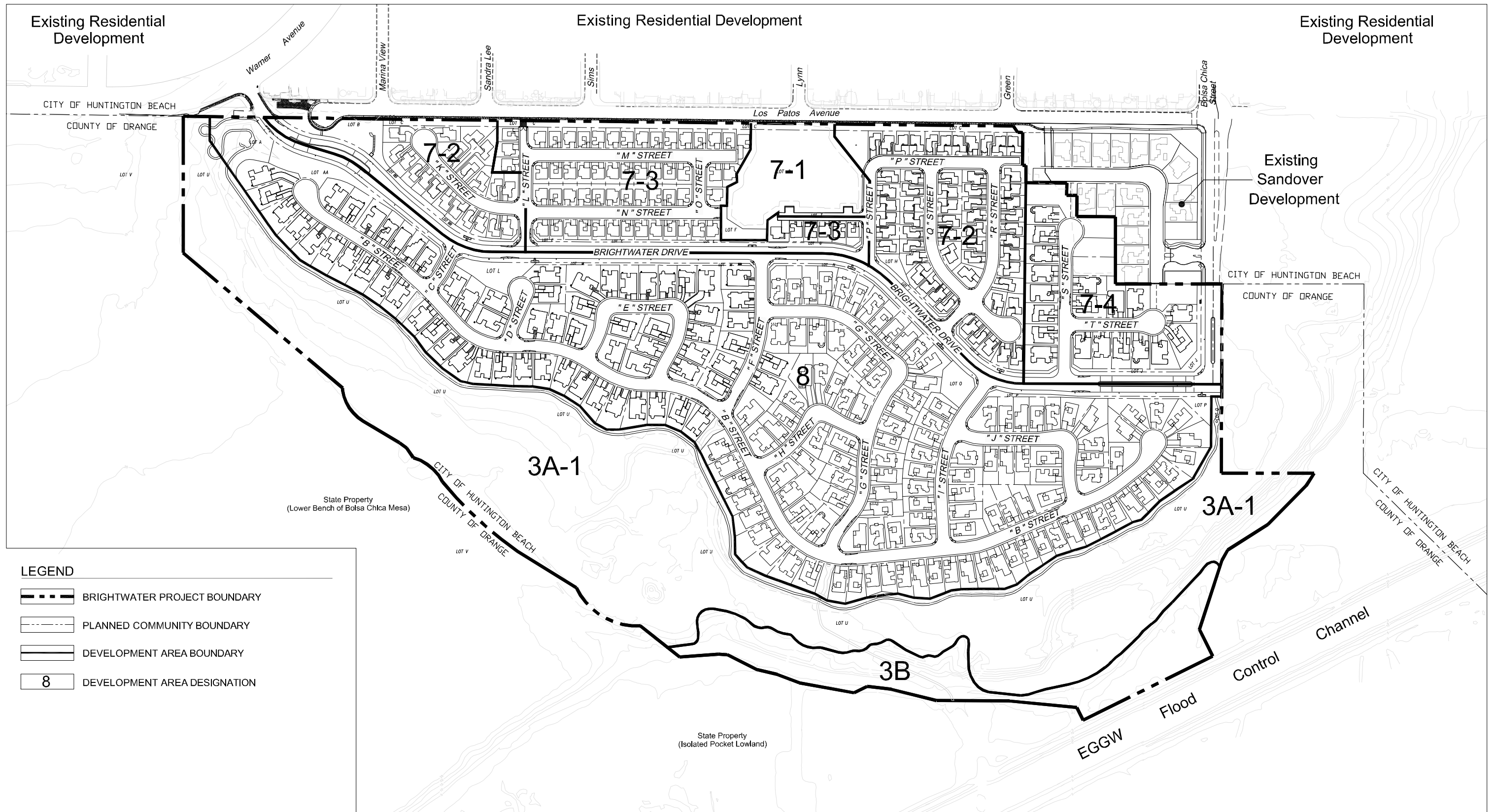
2. Description

DA 7-2 contains 79 single-family detached residential units on approximately 12.1 acres, for an overall gross density of 6.5 units per acre and a net density of 9.8 units per acre. Homes will be conveyed to home buyers as fee simple ownership lots with reciprocal use easements to provide residents with more usable yard/patio areas.

Residential lots within DA 7-2 have an interlocking pattern that is sometimes referred to in residential planned unit developments as a “Z” lot. They range in size and shape with a minimum depth of 70 feet and minimum lot width of 30 feet, producing lots with a minimum lot size of 2,800 square feet.

Residential units within DA 7-2 have a minimum 5-foot setback from adjacent streets, and either a front-entry garage with a minimum setback of eighteen (18) feet, or a side-entry garage where the maneuvering area is 26 feet.

All homes will be equipped with a fire suppression sprinkler system.



3. Access and Circulation

Development Area 7-2 will be accessed from three local roads — “L”, “P”, and “R” Street — which are entry points along Brightwater Drive. Brightwater Drive extends from the Warner Avenue community entry on the west to the Bolsa Chica Street entry on the east.

All roadways will have a minimum paved width of 36 feet curb-to-curb, with a minimum 5-foot-wide sidewalk along both sides.

4. Parking

Two-car attached and enclosed garages will serve each residential unit.

On-street public parking shall be allowed along both sides of the 36-foot-wide streets of the development area to serve residents, their guests and the public. Driveways are spaced so that one on-street parking space is generally available in front of each home.

2.6.2 Development Area 7-3 – The Trails

1. Location

The location of Development Area (DA) 7-3 is shown on Exhibit 2.6-1. North of Los Patos is an existing mixed-density residential area.

2. Description

DA 7-3 contains 62 single-family detached residential units on approximately 7.5 acres, for an overall gross density of 8.3 units per acre and a net density of 12.2 units per acre. Homes will be conveyed to home buyers as fee simple ownership lots with reciprocal easements for more usable side yard/patio areas.

The residential lots within DA 7-3 have nominal dimensions of minimum 40 feet in width and 60 feet in depth, producing lots with a nominal size of approximately 2,800 square feet.

Residential units within DA 7-3 have a minimum eight-foot setback from adjacent streets, depending upon the floor plan, with front-entry garages with a minimum setback of eight (8) feet or less, or eighteen (18) feet.

All homes will be equipped with a fire suppression sprinkler system.

3. Access and Circulation

Development Area 7-3 will be accessed from “L” Street — which is an entry point along Brightwater Drive. All roadways will have a minimum paved width of 36 feet curb-to-curb, with a minimum 5-foot-wide sidewalk along both sides.

4. Parking

Two-car attached and enclosed garages will serve each residential unit. With the exception of one single-car garage, which is less than 5 feet from the back of sidewalk, garages are setback eighteen (18) feet or more from the backs of sidewalk (i.e., at least 23 feet from the face of curb). There are no side-entry garages in DA 7-3.

On-street public parking shall be allowed along both sides of the 36-foot-wide streets of the development area to serve residents, their guests and the public. Driveways are spaced so that one on-street parking space is generally available in front of each home.

2.6.3 Development Area 7-4 – *The Breakers*

1. Location

Development Area (DA) 7-4 is located in the eastern portion along the northerly edge of the Brightwater project, south of Los Patos Avenue as shown on Exhibit 2.6-1.

2. Description

Development Area (DA) 7-4 contains 24 single-family detached residential units on approximately 6.4 acres, for an overall gross density of 3.8 units per acre and a net density of 5.5 units per acre. This development project is anticipated to be constructed in essentially one sequential phase. Homes will be conveyed to home buyers as fee-simple ownership lots.

The residential lot sizes within DA 7-4 are a minimum of 6,000-square-feet (60 feet wide by 100 feet deep). All residential units have a 10-foot minimum setback from adjacent streets and all garages are setback a minimum of eighteen (18) feet or more from roadways.

All homes will be equipped with a fire suppression sprinkler system.

3. Access

Development Area 7-4 will be accessed from “S” and “T” Streets, which “S” Street is an entry point along Brightwater Drive. “S” and “T” Streets are designated at cul-de-sacs.

The internal streets within DA 7-4 tie into the existing streets for the Sandover Project and form a simple loop with homes on both sides of the street. No homes within Development Area 7-4 will front on Brightwater Drive, which is an unloaded collector roadway.

All roadways will have a minimum paved width of 36 feet curb-to-curb, with a minimum 5-foot-wide sidewalk along both sides.

4. Parking

Attached and enclosed garages will serve the residents of each residential unit. All garages are setback eighteen (18) feet or more from the backs of sidewalk (i.e., at least 23 feet from the face of curb).

On-street public parking shall be allowed along both sides of the 36-foot-wide streets of the development area to serve residents, their guests and the public. Driveways are spaced such that generally one on-street parking space is available in front of each home.

2.6.4 Development Area 8 – The Cliffs and The Breakers

1. Location

Development Area (DA) 8 is located along the southerly portion of the Brightwater project, south of Brightwater Drive and north of DA 3A-1.

2. Description

Development Area 8 contains 190 detached single-family homes on approximately 42.5 acres, for an overall gross density of 4.5 units per acre and a net density of 6.0 units per acre. Homes will be conveyed to homebuyers as fee-simple ownership lots.

There are two distinct residential lot sizes within DA 8, with the following numbers, nominal sizes, and minimum dimensions:

- a. One Hundred and Seven (107) 5,000 -square-foot lots¹ (50' wide x 100' deep); and
- b. Eighty-Three (83) 6,000 -square-foot lots (60' wide x 100' deep).

¹ Some lots are less than 5,000 square feet.

All residential units have a 7-foot minimum setback from adjacent streets and all garages are setback a minimum of eighteen (18) feet or more, or 8 feet or less, from roadways.

All homes will be equipped with a fire suppression sprinkler system.

3. Access

Development Area 8 will be accessed from three local roads — “C”, “F”, and “I” Streets — which are entry points along Brightwater Drive.

From Brightwater Drive, the internal streets within DA 8 connect to loops and cul de sacs. No homes within PA 8 front on Brightwater Drive.

All roadways will have a minimum paved width of 36 feet curb-to-curb, with a minimum 5-foot-wide sidewalk along both sides.

4. Parking

Attached and enclosed garages will serve the residents of each residential unit. All garages are set back eighteen (18) feet or more or eight (8) feet or less from the back of sidewalk (i.e., at least 23 feet or less that 13 feet from the face of curb).

On-street public parking shall be allowed along both sides of the 36-foot-wide streets within the development area to serve residents, their guests and the public. Driveways are designed and spaced-out so that generally one on-street parking space is available in front of each home.

2.7 Habitat Preservation and Creation Area

Planning Areas 3A-1, 3B, and 7-1 are governed by the Brightwater Habitat Management Plan (see Appendix C).

2.7.1 Planning Area 3A-1 – Native Grassland and Coastal Sage Scrub Creation Area

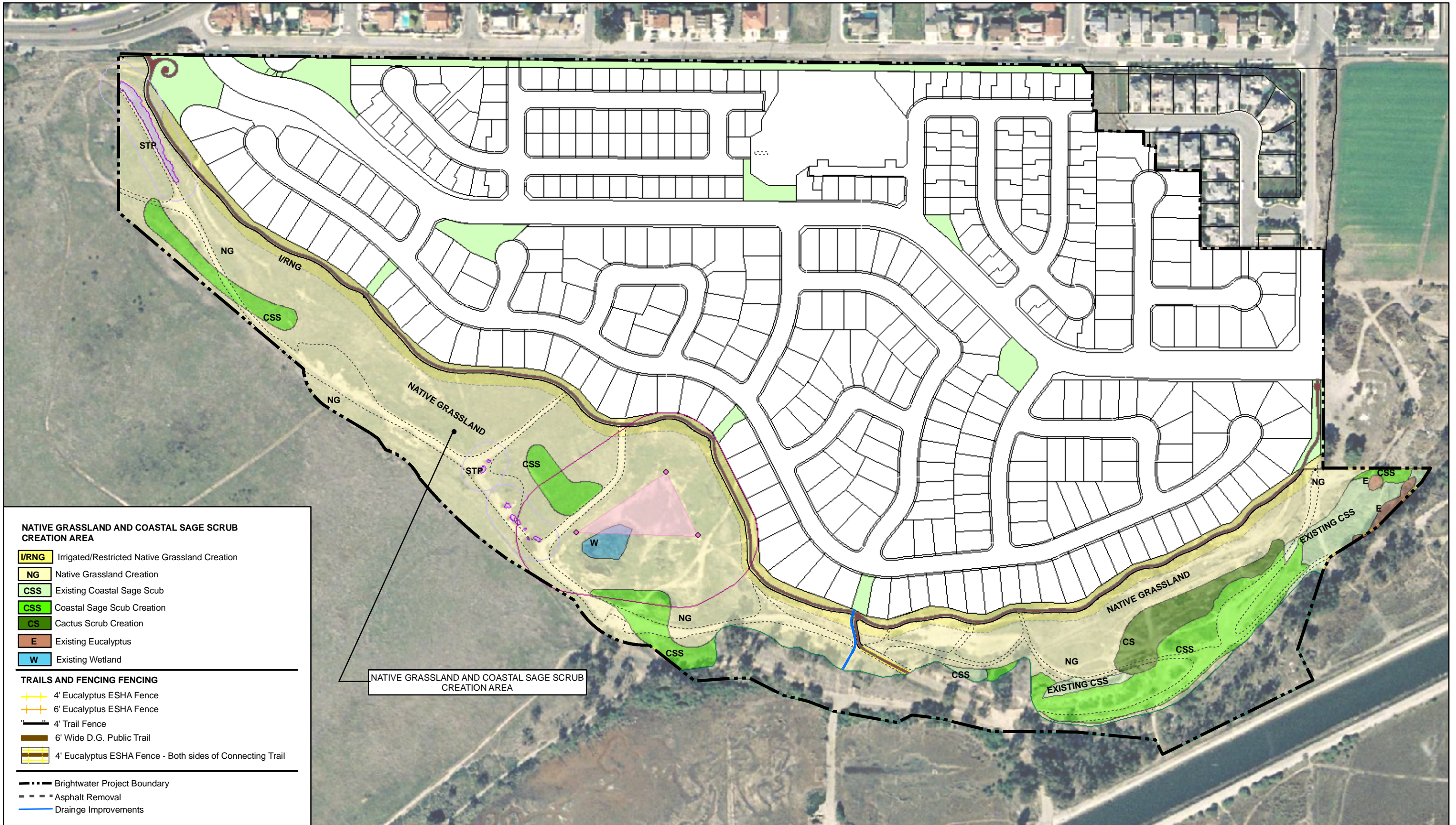
Planning Area (PA) 3A-1 consists of 29.2 acres of non-native vegetation that will be restored as native grassland and coastal sage scrub habitat, along with a public trail and storm water conveyance structures specifically authorized by CDP 5-05-020.

Exhibit 2.7-1 depicts the Habitat Management Plan for PA 3A-1. Native plants will consist of relatively dense (approximately 80 percent cover), low-growing (2-3 feet) succulent native species common to grassland habitats and ecotonal areas between grassland and scrub habitats within coastal Orange County. The specific selection of plant material is representative of native grassland components within coastal Orange County, and will provide additional habitat diversity and structure. Plantings on the bluff slopes consist primarily of coastal sage scrub (CSS), coastal bluff scrub and cactus scrub species. CSS areas have been specifically located to avoid the Burrowing Owl ESHA and previously mapped southern tarplant locations. The scrub areas will provide valuable scrub habitat, which will enhance the bird and rodent populations in the vicinity of the Eucalyptus ESHA. The cactus scrub habitat will be especially valuable for the cactus wren.

2.7.2 Planning Area 3B – Eucalyptus Environmentally Sensitive Habitat Area (ESHA)

Planning Area 3B is a five-acre Eucalyptus Environmentally Sensitive Habitat Area (ESHA) that shall be preserved and managed to provide perching, roosting, and nesting habitat for birds of prey. Exhibit 2.7-2 depicts the Habitat Management Plan for PA 3B

The Brightwater Habitat Management Plan calls for the establishment of 0.24 acres of sycamore riparian woodland composed of native riparian woodland species and mulefat scrub and willow riparian scrub understory species compatible with existing site conditions. Species in the riparian woodland habitat type will include western sycamore (*Platanus racemosa*) and associated species that can occur in sycamore woodland habitat. The purpose of these woodland plantings is to attempt to establish additional nesting and roosting habitat for raptors. Appropriate understory species will be established to the greatest extent practicable, to enhance the value of this woodland. This habitat type will surround the storm drain within the Eucalyptus ESHA. Riparian species will be planted to encourage and enhance wildlife diversity and canopy cover in the Eucalyptus. These species will also preserve and enhance the structural integrity and function of the Eucalyptus ESHA.



BRIGHTWATER SPECIFIC PLAN
City of Huntington Beach · California

Habitat Management Plan For 29.2 Acre Native Grassland and Coastal Scrub Area

Exhibit 2.7-1





BRIGHTWATER SPECIFIC PLAN
City of Huntington Beach · California



Habitat Management Plan for 5.0-acre Eucalyptus ESHA Area

2.7.3 Planning Area 7-1 – Southern Tarplant and Seasonal Pond Habitat Protection Area

Planning Area (PA) 7-1 consists of 2.9 acres (2.5 acres net) that will be enhanced by the Landowner and conveyed to the Brightwater Maintenance Corporation (BMC). The Area currently provides limited habitat functions for wildlife, with annual grassland and ruderal components comprising the majority of the 2.5-acre Area. Following the preservation and enhancement of the Area, the Area will also support native upland species within the adjacent buffer areas. The tarplant buffer areas are comprised of the 50-foot zone surrounding the existing southern tarplant populations. All remaining portions will effectively provide additional buffer for the southern tarplant as well as buffer for the seasonal pond.



SOUTHERN TARPLANT AND SEASONAL POND ENVIRONMENTAL PROTECTION AREA

- STP** Southern Tarplant Populations to be Preserved
- ST50** Southern Tarplant 50' Buffer Habitat Area
- STUH** Southern Tarplant Upland Habitat Area
- SP** Seasonal Pond Existing (0.06 Acres)*

*Note: Seasonal Pond acreage is measured independently of underlying habitat.

- Brightwater Project Boundary
- 6' Tarplant and Seasonal Pond ESHA Fence
- 6' Masonry Wall

BRIGHTWATER SPECIFIC PLAN
City of Huntington Beach · California

Habitat Management Plan for 2.50-acre Southern Tarplant and Seasonal Pond Plan Area

Exhibit 2.7-3

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 Brightwater Specific Plan Area. These regulations are intended to provide criteria to be used by builders, developers, planners, engineers, architects, landscape architects and other professionals in order to maintain the design quality of the project area.

The Development Standards shall be consistent with the Huntington Beach General Plan. Moreover, these standards satisfy the following goals of the 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.*

As previously noted, the Specific Plan standards and regulations are consistent with the existing Coastal Development Permit Number 5-05-020 (CDP 5-05-020), approved by the California Coastal Commission (CCC) on April 14, 2005 and issued on December 15, 2005. Where no regulations are specified, the provisions of the City of Huntington Beach Zoning and Subdivision Ordinance (HBZSO) will govern.

3.2 Residential Planning Areas Standards

3.2.1 General Provisions

The Brightwater Specific Plan Area is entirely within the California Coastal Zone. Therefore, all development within the Brightwater Specific Plan Area shall be subject to the general conditions and requirements outlined in CDP 5-05-020 (see Appendix B). Additional development projects shall require approval of a coastal development in accordance with the regulations contained in Chapter 221 of the HBZSO, as may be amended from time to time.

1. Applicability

The Specific Plan shall be the zoning document for all areas within the Brightwater Specific Plan Area. Furthermore, the Development Standards detailed in this section shall be applicable to all property within Brightwater. Where there is a conflict between the provisions of this Specific Plan and the HBZSO, the Specific Plan shall apply. Where the Specific Plan is silent, the provisions of the HBZSO shall apply. Room additions consistent with this Specific Plan and its design guidelines shall not require review by the City's Design Review Board (DRB).

2. Accessory Building Uses

Accessory buildings and uses are subject to the provisions in CDP 5-05-020 and HBZSO Section 230.08. These uses include but are not limited to garages, carports, porte cocheres, swimming pools, spas, therapy baths, water fountains, rock formations, freestanding barbecues/fireplaces, covered patios and decks, and detached accessory structures (such as non-commercial greenhouses, gazebos and storage sheds).

3. 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 Specific Plan Section 3.2.1.

4. Temporary Permitted Uses

The following temporary uses permitted in the Specific Plan Area are: home finder/sales center including mobile homes or trailers; model home complexes; real estate signs relating to the sale, lease or other disposition of real property on which the sign is located; and other uses in conformance with CDP 5-05-020 and HBZSO Section 241.20.

5. Conditionally Permitted Uses

Development of five (5) or more single family residential units requires approval of a CUP from the Zoning Administrator.

6. Landscaping

Landscaping within the Specific Plan Area shall be subject to the provisions established in CDP 5-05-020 Section 11. In addition, landscaping within the Specific Plan Area shall adhere to the provisions stated in Section 4.2 of this document for each Planning Area.

7. Walls and Fences

Walls and fences shall be constructed in accordance with CDP 5-05-020 Section 14. Where the CDP 5-05-020 is silent, the HBZSO Section 230.88 shall apply.

8. Signs and Outdoor Lighting

All signs and outdoor lighting shall be in accordance with CDP 5-05-020 Section 13. Where CDP 5-05-020 is silent, HBZSO Chapters 232 and 233 shall apply. Outdoor lighting shall be designed to provide adequate illumination of on-site areas without intruding upon surrounding properties or sensitive uses.

9. Utilities

All development projects shall be required to install adequate utility services necessary to serve the development. All utilities shall be placed underground 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.

10. Home Occupations

Home occupations shall be in accordance with HBZSO Section 230.12.

11. Lots and Buildings

Lots and buildings shall be as depicted on the Final Tract Maps (Appendix F) and the final Project-Level Site Development Plan (Appendix G). In case of discrepancies between this Chapter, the HBZSO, or the Tract Maps or Site Development Plan, the Tract Maps and Site Development Plan shall take precedence. Additional single family residential units shall require a coastal development permit.

3.2.2 Planning Area 7-2: *The Sands***1. Purpose**

Planning Area 7-2 is intended to permit single-family detached on smaller lots with a minimum of 2,800 square feet. Planning Area 7-2 allows for approximately 78 single-family detached residential units (plus one additional un-entitled lot) on approximately 12.1 acres, for an overall density of 6.5 units per acre and a net density of 9.8 units per acre.

2. Permitted Uses

- a. Single-family detached residential;
- b. Recreational amenities including swimming pools, tot lots, etc.;
- c. Utilities, minor; and
- d. Accessory uses and buildings identified previously in this Specific Plan in Section 3.2.1 "Accessory Building Units".

3. Building Site Standards

The building site standards and regulations for Planning Area 7-2 are summarized in Table 3-1 of this Specific Plan.

3.2.3 Planning Area 7-3: *The Trails***1. Purpose**

Planning Area 7-3 is intended to permit single-family detached on smaller lots with a minimum of 2,800 square feet. Planning Area 7-3 allows for approximately 62 single-family detached residential units on approximately 7.5 acres, for an overall density of 8.3 units per acre and a net density of 12.2 units per acre.

2. Permitted Uses:

- a. Single-family detached residential;
- b. Recreational amenities including swimming pools, tot lots, etc.;
- c. Utilities, minor;
- d. Accessory uses and buildings identified previously in this Specific Plan in Section 3.2.1 "Accessory Building Units."

3. Building Site Standards

The building site standards and regulations for Planning Area 7-3 are summarized in Table 3-1 of this Specific Plan.

Table 3-1

Development Standards Table
Brightwater Specific Plan

DEVELOPMENT STANDARDS ¹	Planning Area 7-2 (The Sands)	Planning Area 7-3 (The Trails)	Planning Area 7-4 (The Breakers)	Planning Area 8 (The Cliffs)
General Building Standards				
Minimum Lot Size	2,800 square feet	2,800 square feet	6,000 square feet	4,700 square feet
Minimum Lot Width	30 feet	40 feet	60 feet	50 feet
Minimum Lot Depth	70 feet	60 feet	100 feet	85 feet
Minimum On-site Parking	2 enclosed spaces and 0.2 on-street spaces per dwelling unit	2 enclosed spaces and 0.2 on-street spaces per dwelling unit	2 enclosed spaces and 0.2 on-street spaces per dwelling unit	Units that have a driveway of less than 18 feet long, require one on- or off-street parking space within 350 feet of the unit
Maximum Building Height ²	35 feet (2-Stories)	35 feet (3-Stories; 3 rd story maximum 150 sq. ft.)	35 feet (2-Stories)	35 feet (2-Stories)
Maximum Site Coverage ³	60%	60%	60%	60%
Building Separation	Minimum 8 feet	Minimum 8 feet	Minimum 10 feet	Minimum 10 feet
Front Setback				
Dwellings	Minimum 10 feet	Minimum 5 feet	Minimum 10 feet	Minimum 7 feet
Front-entry garages	Minimum 18 feet	Minimum 18 feet or more ⁵	Minimum 18 feet	Minimum 18 feet or more ⁵
Side entry garages	Minimum 10 feet with a minimum 26 feet maneuvering area			
Bay windows, eaves, cornices, chimneys balconies, open stairways and architectural features ⁴	Maximum 6 feet into any required setback nor closer than the minimum 3 feet to any property line	Maximum 6 feet into any required setback nor closer than the minimum 3 feet to any property line	Maximum 6 feet into any required setback nor closer than the minimum 3 feet to any property line	Maximum 6 feet into any required setback nor closer than the minimum 3 feet to any property line
Covered porches, covered decks, and patio covers	Minimum 3 feet from a property line nor less than the minimum 8 feet from a street-side property line of a corner lot	Minimum 3 feet from a property line nor less than the minimum 8 feet from a street-side property line of a corner lot	Minimum 3 feet from a property line nor less than the minimum 8 feet from a street-side property line of a corner lot	Minimum 3 feet from a property line nor less than the minimum 8 feet from a street-side property line of a corner lot
Walls or fences	Maximum of 42 inches within required front setback area	Maximum of 42 inches within required front setback area	Maximum of 42 inches within required front setback area	Maximum of 42 inches within required front setback area
Side Setbacks				
Dwellings, garage and accessory buildings	Interior 4 feet Street Side 5 feet	Interior 4 feet Street Side 8 feet	Interior 5 feet Street Side 10 feet	Interior 4 feet Street Side 7 feet
Bay windows, eaves, cornices, chimneys balconies, open stairways and architectural features	Maximum 3 feet into any required setback nor closer than the minimum 3 feet to any property line	Maximum 3 feet into any required setback nor closer than the minimum 3 feet to any property line	Maximum 3 feet into any required setback nor closer than the minimum 3 feet to any property line	Maximum 3 feet into any required setback nor closer than the minimum 3 feet to any property line
Covered porches, covered decks, and patio covers	Minimum 3 feet from property line nor closer than the minimum 8 feet from street-side property line of corner lot	Minimum 3 feet from property line nor closer than the minimum 8 feet from street-side property line of corner lot	Minimum 3 feet from property line nor closer than the minimum 8 feet from street-side property line of corner lot	Minimum 3 feet from property line nor closer than the minimum 8 feet from street-side property line of corner lot
Walls or fences	Maximum of 6 feet within setback area	Maximum of 6 feet within setback area	Maximum of 6 feet within setback area	Maximum of 6 feet within setback area
Rear Setbacks				
Dwelling	Minimum 6 feet	Minimum 8 feet	Minimum 15 feet	Minimum 15 feet
Garages or accessory buildings/unenclosed patio covers	Minimum 3 Feet	Minimum 3 Feet	Minimum 3 Feet	Minimum 3 Feet
Bay windows, eaves, cornices, chimneys balconies, open stairways and architectural features	Maximum 6 feet into any required setback nor closer than the minimum 3 feet to any property line	Maximum 6 feet into any required setback nor closer than the minimum 3 feet to any property line	Maximum 6 feet into any required setback nor closer than the minimum 3 feet to any property line	Maximum 6 feet into any required setback nor closer than the minimum 3 feet to any property line
Covered porches, covered decks, and patio covers	Minimum 3 feet from property line nor closer than the minimum 8 feet from street-side property line of corner lot	Minimum 3 feet from property line nor closer than the minimum 8 feet from street-side property line of corner lot	Minimum 3 feet from property line nor closer than the minimum 8 feet from street-side property line of corner lot	Minimum 3 feet from property line nor closer than the minimum 8 feet from street-side property line of corner lot
Walls or fences	Maximum of 6 feet within setback area	Maximum of 6 feet within setback area	Maximum of 6 feet within setback area	Maximum of 6 feet within setback area

¹ Lots and Buildings shall be as depicted on the Final Tract Maps and Residential Development Plan.

² Building Height is measured from finish floor to top of building. Additional height above two-feet from top of curb to finish floor is counted towards building height.

³ Lot Coverage includes the area of a lot covered by roofs, balconies, fireplaces, architectural projections, or overhangs extending more than 2.5 feet from a wall, decks more than 42 inches in height above grade, and stairs.

⁴ Similar architectural features include: 1) niches for A/V media centers adjacent to or separate from fireplaces, where the space is not usable floor area within the room that you can walk into; and 2) an architectural projection of not more than 18 inches for a stairway landing.

⁵ One required space may be a minimum 8 feet or less in Planning Area 7-3, Plan 2 and in Planning Area 8, Plan 3

Table 3-1

3.2.4 Planning Area 7-4: *The Breakers***1. Purpose**

Planning Area 7-4 is intended to permit single-family detached on lots 6,000 square feet and larger. Planning Area 7-4 allows for approximately 19 single-family detached residential units (plus five additional un-entitled lots) on approximately 6.4 acres, for an overall density of 3.8 units per acre and a net density of 5.5 units per acre.

2. Permitted Uses:

- a. Single-family detached residential;
- b. Recreational amenities including swimming pools, tot lots, etc.;
- c. Utilities, minor;
- d. Accessory uses and buildings identified previously in this Specific Plan in Section 3.2.1 "Accessory Building Units."

3. Building Site Standards

The building site standards and regulations for Planning Area 7-4 are summarized in Table 3-1 of this Specific Plan.

3.2.5 Planning Area 8: *The Cliffs and The Breakers***1. Purpose**

Planning Area 8 is intended to permit single-family detached on larger lots ranging from 4,700 to 6,000 square feet and provides landscape regulations for residential lots adjacent to the Habitat Preservation and Creation Area. Planning Area 8 allows for approximately 190 single-family detached residential units (107 units on approximately 5,000 square foot lots and 83 units on approximately 6,000 square foot lots on approximately 42.5 acres) for an overall density of 4.5 units per acre and a net density of 6.0 units per acre.

Individual homeowners of the residential lots located within 100 feet of native habitat areas are required to adhere to a restricted plant palette and maintain the landscape on their lots through proper irrigation and trimming.

2. Permitted Uses

- a. Single-family detached residential;
- b. Recreational amenities including swimming pools, tot lots, etc.;
- c. Utilities, minor;

- d. Accessory uses and buildings identified previously in this Specific Plan in Section 3.2.1 "Accessory Building Units."

3. Building Site Standards

The building site standards and regulations for Planning Area 8 are summarized in Table 3-1 of this Specific Plan.

3.3 Habitat Preservation and Creation Area Standards

The Habitat Preservation and Creation Area designation establishes approximately 38 acres of habitat conservation area, comprised of three Planning Areas 3A-1, 3B and 7-1. The specific regulations governing development and permitted uses are set forth in CDP 5-05-020, the Brightwater Comprehensive Habitat Management Plan, the Fuel Modification Plan and the Water Quality Management Plan. These documents are located in the Appendix.

4.1 Community Design Concept

Community design concepts and details for the Brightwater community are presented in this Specific Plan in order to establish a comprehensive community theme and provide continuity among development areas. These include:

- ☐ Community Landscape Concepts;
- ☐ Community Entries;
- ☐ Community Streetscapes;
- ☐ Local Parks, Paseos, and Village Greens;
- ☐ Landscape Structures and Thematic Elements; and
- ☐ Architectural Design Concept.

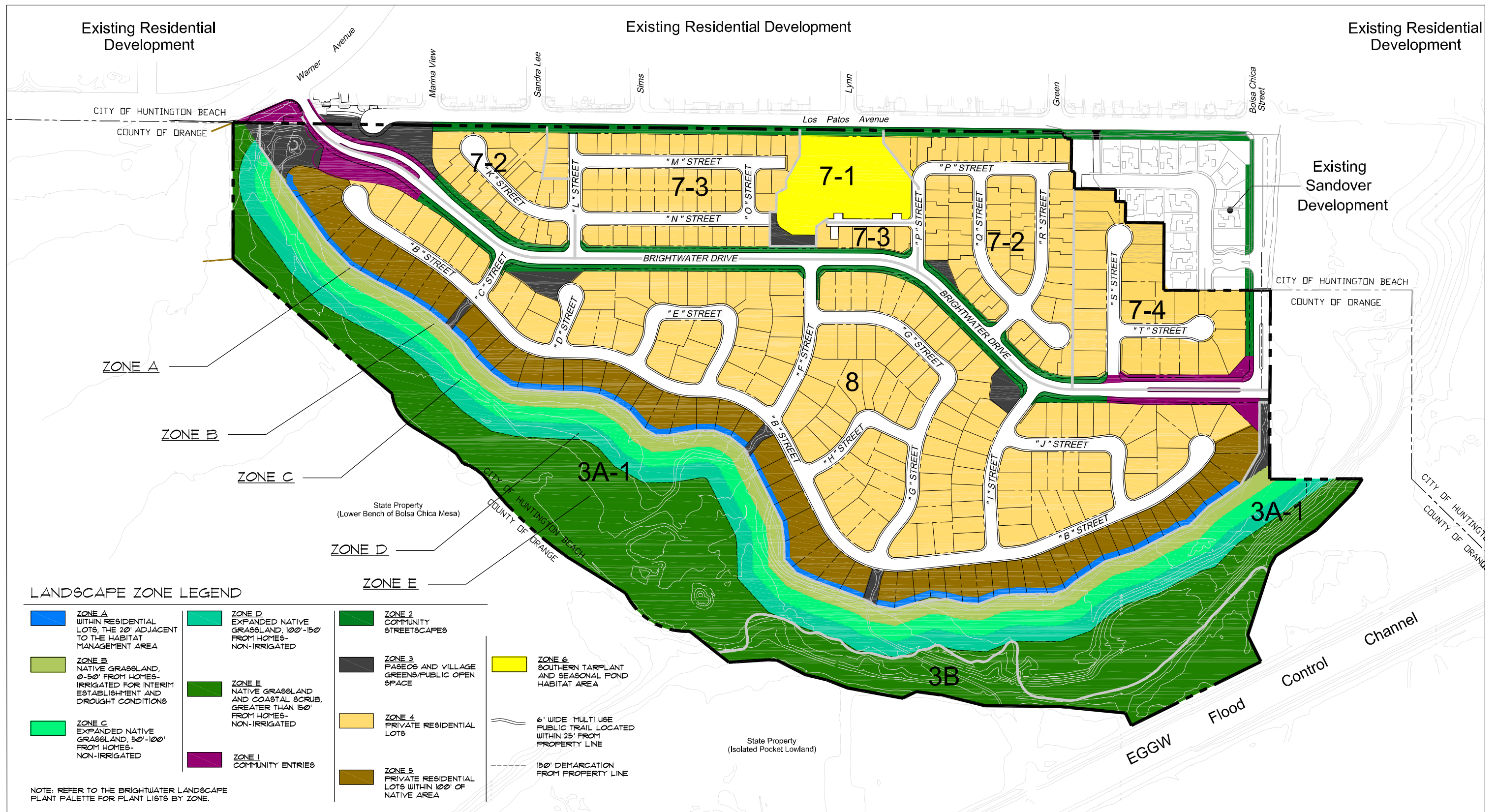
The primary circulation system for the Brightwater project includes community entries off Warner Avenue and Bolsa Chica Street, and an internal collector Brightwater Drive that connects the two. Residents' pedestrian access to the public trail in Planning Area 3A-1 will be via three landscaped paseos that connect this major open space spine to the residential development. Design concepts and illustrations for these areas are described in this section.

4.2 Landscape Architecture Guidelines

4.2.1 Community Landscape Concepts

Brightwater landscape will have two distinct areas and qualities. The Community Landscape Plan, Exhibit 4.2-1, identifies the different components. On the outside lower edges and slopes - visible from the State-owned Wetlands Restoration Area and the Lower Bench of the Mesa - Brightwater will be softened and extensively enhanced in rich native landscape incorporating protection of the five-acres of Eucalyptus ESHA (Area 3B) and the planting of Native Grasslands and Coastal Scrub on the 29.2-acre Area 3A-1 that defines the Upper Bench and lies at the foot of the area below. Here, a mix of non-invasive native California plant communities, inspired by historic coastal environments, will encompass all project edges visible to visitors, including the landscape along Warner Avenue, Pacific Coast Highway, Bolsa Chica State Beach, and the State Ecological Reserve.

From the community entries and inside the community, residents will experience Brightwater as a Pacific Ocean landscape. Here, in the interior of the community, the landscape palette will emphasize selected palms as a focal element, with conifer tree species to provide a year round rich green, grey, and color-accented aesthetic plantings. Specimen accent trees will punctuate and define community spaces, activity nodes, and focal point elements such as the entries, village greens, paseos, and primary streetscapes.



4.2.2 Community Streetscapes

The streetscape for Brightwater is illustrated on the Community Landscape Plan, Exhibit 4.2-1. Details related to the particular streetscapes are explained below.

1. Bolsa Chica Street

As shown on Exhibit 4.2-2, the streetscape for Bolsa Chica Street consists of a formal pattern of street trees along the westerly side of the road and will extend approximately 400 feet beyond the Brightwater project entry. The landscape will transition to the Native Grassland planting that is planned to characterize much of the natural trail area and Coastal Sage Scrub Area.

Plant materials from the entry will be carried as an informal backdrop behind and alongside the regularly-spaced pattern of street trees to provide visual contrast and texture to the landscape. The slope that rises up to the homes in DA 8 will provide additional depth for tree and shrub plantings that will add richness and variety to the street scene.

2. Los Patos Avenue

Similar to Bolsa Chica Street, the streetscape for Los Patos is an extension of the streetscape previously approved by the City of Huntington Beach and installed for the Sandover project at the corner of Bolsa Chica Street and Los Patos Avenue (Exhibit 4.2-3).

Groups and informal drifts of street trees will continue within a 30-foot-wide landscape zone that combines the ultimate meandering parkway for the completion of Los Patos, with an HOA landscape lot that will be added to broaden and soften the street scene. A public walkway extends the length of the streetscape, ultimately tying into the entry walkways and expanded landscape area at the Warner Avenue entry.

Looking back from this entry, plant materials from the entry will be carried back and meld with the streetscape as an informal backdrop that provides visual contrast and texture to the landscape at the end of Los Patos.

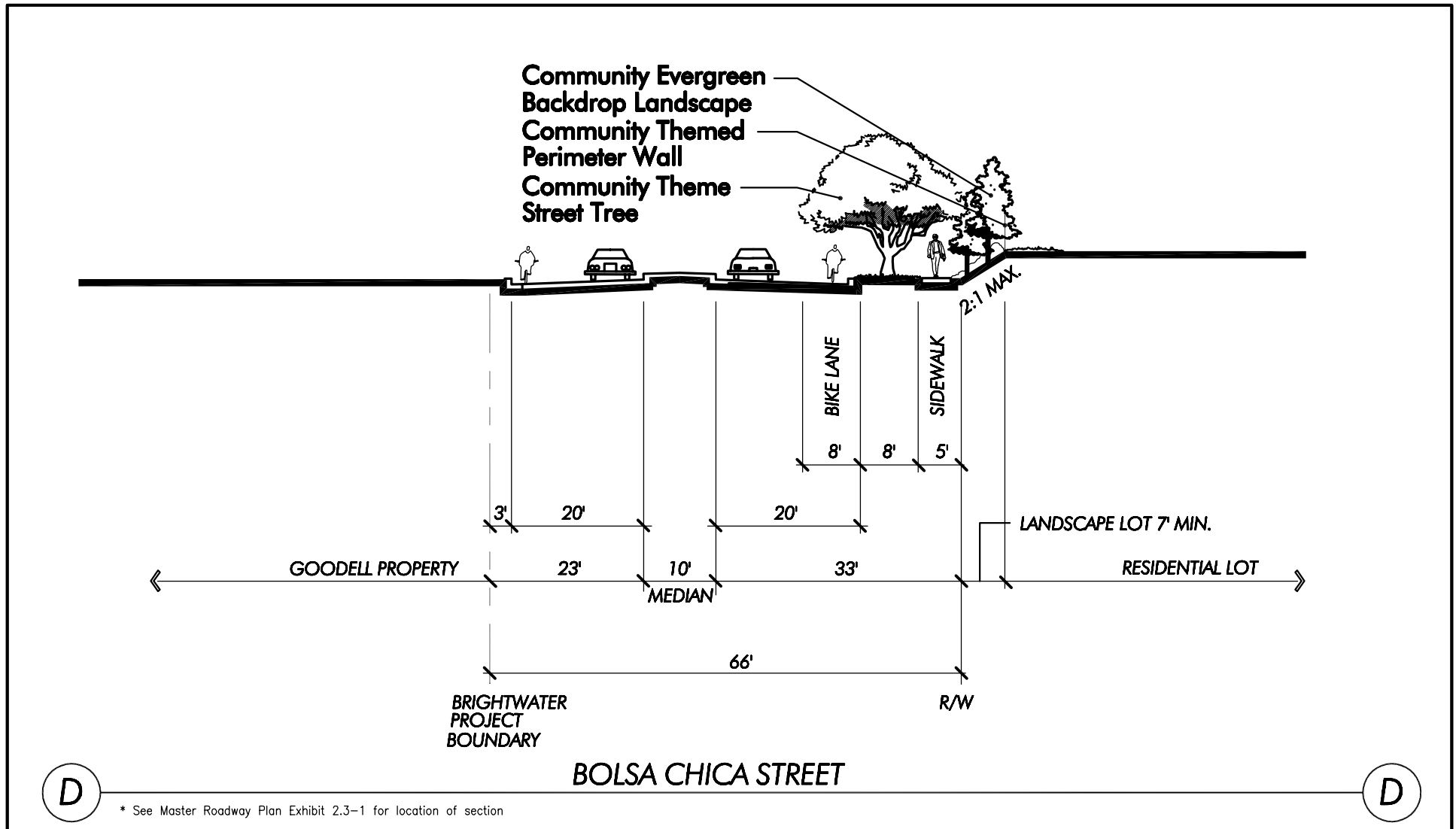
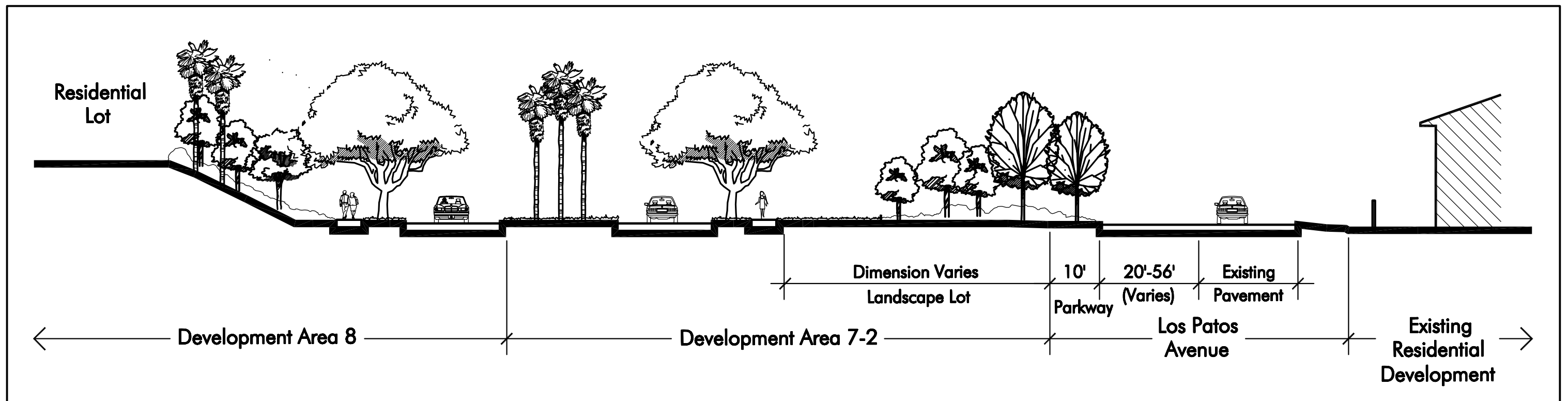


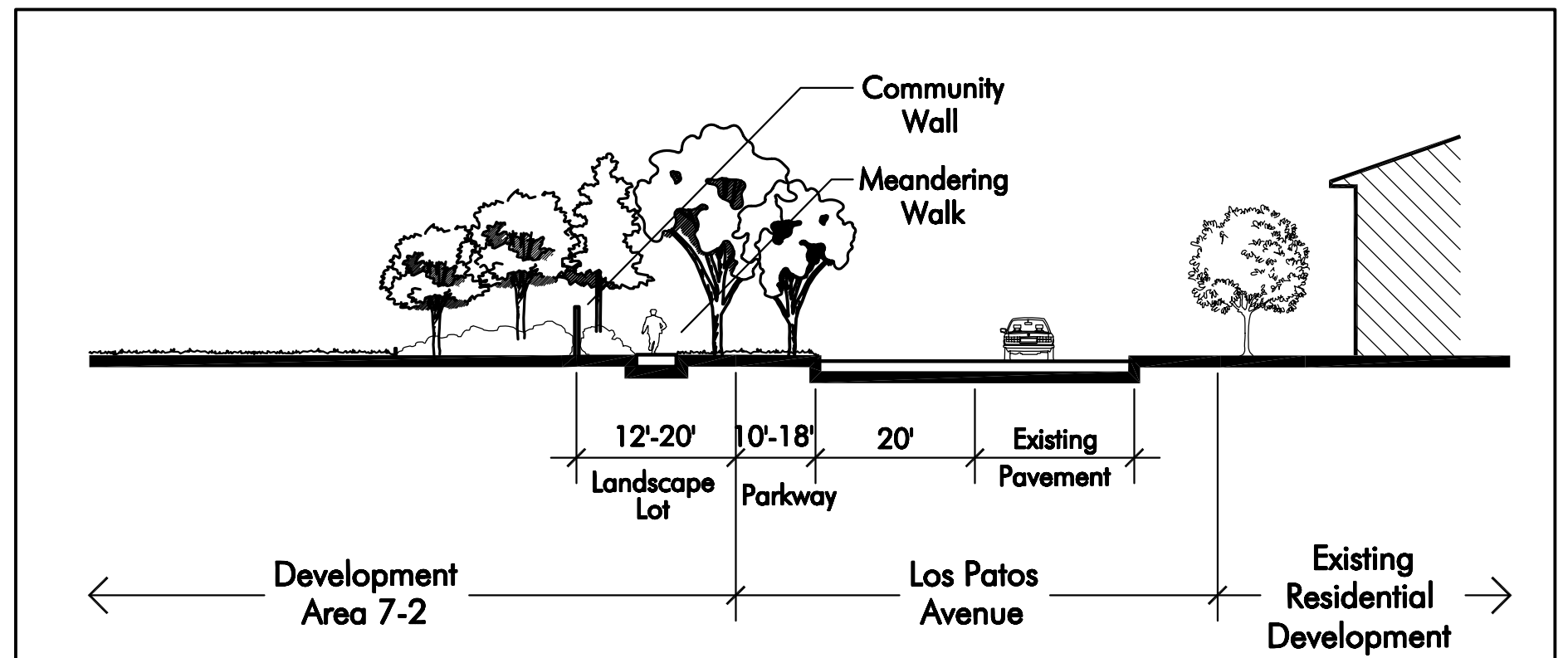
Exhibit 4.2-2

BRIGHTWATER SPECIFIC PLAN
 City of Huntington Beach • California

Bolsa Chica Street Landscape Section



Typical Section (East of Warner)



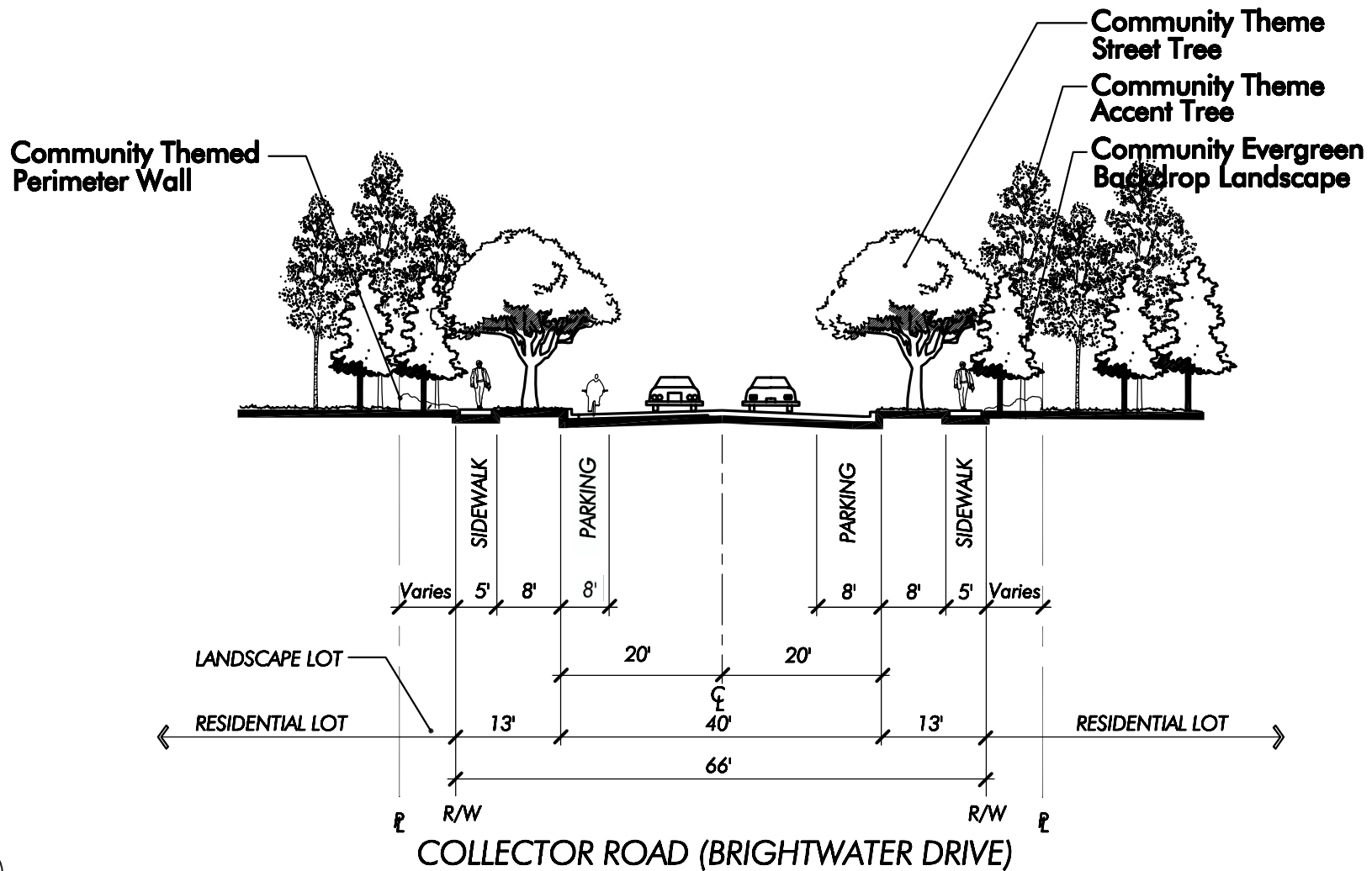
Typical Section (Development Area 7-2)

3. Brightwater Drive (Internal Collector)

As shown on Exhibit 4.2-4, Brightwater Drive, the unloaded collector roadway that links Brightwater's two entries, will act as a "landscape spine" for the various neighborhoods along the way.

Here, a strong geometric pattern of evergreen canopy trees will line the grass parkways, while informal groups of mature *Melaleuca quinquenervia* trees will visually interplay back and forth along the collector interspersed with dense evergreen tree backdrop groupings providing focal elements and landmark features along the spine road.

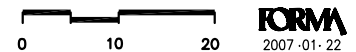
The Brightwater Drive landscape section along the connector roadway incorporates the 64-foot right-of-way providing for a 40-foot road section with a continuous five-foot sidewalk and seven-foot parkway along both sides of the street to provide convenient pedestrian movement and access to destinations within the community. Landscape lots of varying width, four to seven feet, have been created behind sidewalk and outside of the right-of-way.



* See Master Roadway Plan Exhibit 2.3-1 for location of section

BRIGHTWATER SPECIFIC PLAN
City of Huntington Beach • California

Exhibit 4.2-4
Brightwater Drive Landscape Section



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4.2.3 Community Plant Palette

Brightwater is divided into a variety of Landscape Zones that are identified on Exhibit 4.2-1, Community Landscape Plan. These zones contain unique plant palettes, which will assure the implementation of the community themes. The plant palettes for the Habitat Restoration Area can be found in the Brightwater Habitat Management Plan.

1. **LANDSCAPE ZONE A – Residential Areas Adjacent to Native Area (20' within Residential Lots and Paseos)**

Specific non-native invasive plants are prohibited from this portion of the residential landscape, with prohibitions based upon adopted regional policies of the California Department of Fish and Game in consideration of the proximity of incorporated and unincorporated urban areas to the Bolsa Chica Wetlands Restoration Area.

LANDSCAPE ZONE A – Prohibited Plant Species within Landscape Zone A

Botanical Name

Adenostoma fasciculatum
Adenostoma sparsifolium
Anthemix cotula
Artemisia californica
Brassica nigra
Brassica rapa
Cardaria draba
Cirsium vulgare
Conyza canadensis
Cortaderia selloana
Cynara cardunculus
Eriogonum fasciculatum
Heterotheca grandiflora
Lactuca serriola
Nicotiana bigelovii
Nicotiana glauca
Ricinus communis
Saccoloma austriaca
Salvia mellifera
Silybum marianum
Urtica urens

Common Name

Chamise
Red Shanks
Mayweed
California Sagebrush
Black Mustard
Wild Turnip, Yellow Mustard, Field Mustard
Hoary Cress, Perennial Peppergrass
Wild Artichoke
Horseweed
Pampas Grass
Artichoke Thistle
Common Buckwheat
Telegraph Plant
Prickly Lettuce
Indian Tobacco
Tree Tobacco
Castor Bean Plant
Russian Thistle/Tumbleweed
Black Sage
Milk Thistle
Burning Nettle

**LANDSCAPE ZONE A – Prohibited Plant Species within Landscape Zone A
(continued)****Ornamental:**

Corraders sp
Cupressus sp
Eucalyptus sp
Juniperus sp
Pinus sp

Pampas Grass
Cypress
Eucalyptus
Juniper
Pine

The following plant species are allowed within Landscape Zone “A”.

**LANDSCAPE ZONE A – Residential Areas Adjacent to Native Area (20’ within
Residential Lots and Paseos)****TREES****Botanical Name****Common Name**

<i>Acer macrophyllum</i>	Big Leaf Maple
<i>Ceratonia siliqua</i>	Carob*
<i>Citrus species</i>	Citrus
<i>Eriobotrya japonica</i>	Loquat
<i>Erythrina species</i>	Coral Tree*
<i>Ginkgo biloba</i>	Maidenhair Tree*
<i>Juglans californica</i>	California Black Walnut*
<i>Lagerstroemia indica</i>	Crape Myrtle
<i>Liriodendron tulipifera</i>	Tulip Tree
<i>Lyonthamnus floribundus ssp. Asplenifolius</i>	Fernleaf Ironwood*
<i>Macadamia integrifolia</i>	Macadamia Nut
<i>Maytenus boaria</i>	Mayten Tree
<i>Metrosideros excelsus</i>	New Zealand Christmas Tree*
<i>Pistacia chinensis</i>	Chinese Pistache
<i>Pittosporum undulatum</i>	Victoria Box
<i>Plantanus racemosa</i>	California Sycamore
<i>Populus fremontii</i>	Western Cottonwood
<i>Quercus agrifolia</i>	Coast Live Oak*
<i>Quercus engelmannii</i>	Engelmann Oak*
<i>Quercus suber</i>	Cork Oak
<i>Rhus lancea</i>	African Sumac*
<i>Sambucus mexicana</i>	Mexican Elderberry*

* Drought Tolerant Plants

LANDSCAPE ZONE A – Residential Areas Adjacent to Native Area (20' within Residential Lots and Paseos) (continued)**SHRUBS****Botanical Name****Common Name**

<i>Agave attenuata</i>	Century Plant
<i>Agave vilmoriniana</i>	Octopus Agave
<i>Aloe arborescens</i>	Tree Aloe
<i>Aloe Vera</i>	Medicinal Aloe
<i>Baccharis pilularis</i> 'Twin Peaks #2'	Dwarf Coyote Bush*
<i>Baccharis salicifolia</i>	Mulefat*
<i>Bromus carinatus</i>	California Brome
<i>Carissa macrocarpa</i>	Green Carpet Natal Plum
<i>Ceanothus gloriosus</i> 'Point Reyes'	Point Reyes Ceanothus*
<i>Ceanothus griseus</i> 'Louis Edmunds'	Louis Edmunds Ceanothus*
<i>Ceanothus griseus</i> var. <i>horizontalis</i>	Carmel Creeper Ceanothus*
<i>Ceanothus griseus</i> var. <i>hori</i> 'Yankee Point'	Yankee Point Ceanothus*
<i>Ceanothus megacarpus</i>	Big Pod Ceanothus*
<i>Ceanothus prostrates</i>	Squaw Carpet Ceanothus*
<i>Ceanothus spinosus</i>	Green Bark Ceanothus*
<i>Ceanothus verrucosus</i>	Wart-Stem Ceanothus*
<i>Cerastium tomentosum</i>	Snow-in-Summer
<i>Cercis occidentalis</i>	Western Redbud*
<i>Chrysanthemum leucanthemum</i>	Oxeye Daisy
<i>Cistus hybridus</i>	White Rockrose*
<i>Cistus incanus</i>	no common name*
<i>Cistus incanus</i> ssp. <i>Corsicus</i>	no common name*
<i>Cistus salviifolius</i>	Sageleaf Rockrose*
<i>Cistus x purpureus</i>	Orchid Rockrose*
<i>Convolvulus cneorum</i>	Bush Morning Glory*
<i>Coprosma kirkii</i>	Creeping Coprosma
<i>Coprosma pumila</i>	Prostrate Coprosma
<i>Cotoneaster buxifolius</i>	no common name
<i>Cotoneaster aprneyi</i>	no common name
<i>Crassula ovata</i>	Jade Tree
<i>Dodonaea viscosa</i>	Hopseed Bush*
<i>Escallonia species</i>	Escallonia Varieties
<i>Feijoa sellowiana</i>	Pineapple Guava
<i>Grewia occidentalis</i>	Starflower
<i>Hardenbergia comptoniana</i>	Lilac Vine
<i>Hypericum calycium</i>	Aaron's Beard*
<i>Kniphofia uvaria</i>	Red Hot Poker
<i>Lantana camara</i> cultivars	Yellow Sage*
<i>Lantana camara montevidensis</i>	Trailing Lantana*

* Drought Tolerant Plants

LANDSCAPE ZONE A – Residential Areas Adjacent to Native Area (20' within Residential Lots and Paseos) (continued)

SHRUBS

Botanical Name

Common Name

<i>Lavandula dentata</i>	French Lavender*
<i>Leptospermum lae. 'Vigatum'</i>	Australian Tea Tree*
<i>Leucophyllum frutescens</i>	Texas Ranger*
<i>Ligustrum japonicum</i>	Texas Privet*
<i>Limonium perezii</i>	Sea Lavender*
<i>Lonicera japonica 'Halliana' Hall's</i>	Japanese Honeysuckle
<i>Lonicera subspicata</i>	Wild Honeysuckle
<i>Mahonia aquifolium 'Golden Abundance'</i>	Golden Abundance Oregon Grape
<i>Mahonia nevenii</i>	Nevin Mahonia*
<i>Myoporum debile</i>	no common name
<i>Myoporum parvifolium</i>	no common name
<i>Myoporum 'Pacificum'</i>	no common name
<i>Nerium Oleander</i>	Oleander*
<i>Nolina cismontane</i>	Chapparal Nolina
<i>Nolina species</i>	Mexican Grasstree
<i>Opuntia littoralis</i>	Prickly Pear
<i>Opuntia oricola</i>	Oracle Cactus
<i>Osteospermum fruticosum Training</i>	African Daisy*
<i>Photinia fraseriano</i>	common name*
<i>Prunus caroliniana</i>	Carolina Cherry Laurel*
<i>Prunus ilicifolia ssp. Ilcifolia</i>	Holly Leafed Cherry*
<i>Prunus lyonii</i>	Catalina Cherry*
<i>Punica granatum</i>	Pomegranate
<i>Pyracantha species</i>	Firethorn*
<i>Quercus berberdifolia</i>	California Scrub Oak
<i>Quercus dumosa</i>	Coastal Scrub Oak*
<i>Raphiolepis species</i>	Indian Hawthorne
<i>Rhus integrifolia</i>	Lemonade Berry*
<i>Rhus ovata</i>	Sugarbush*
<i>Romneya coulteri</i>	Matilija Poppy*
<i>Romneya coulteri 'White Cloud' White</i>	Cloud Matilija Poppy*
<i>Rosmarinus officinalis</i>	Rosemary*
<i>Salvia greggii</i>	Autum Sage*
<i>Salvia sonomensis</i>	Creeping Sage*
<i>Santolina cha. 'Nana'</i>	Lavendar Cotton
<i>Santolina virensn</i>	Green Lavender Cotto
<i>Solanum xantii Purple</i>	Nightshade
<i>Xylosma congestum</i>	Shiny Xylosma

* Drought Tolerant Plants

LANDSCAPE ZONE A – Residential Areas Adjacent to Native Area (20' within Residential Lots and Paseos) (continued)**SHRUBS****Botanical Name**

Yucca Species
Yucca whipplei

Common Name

Yucca*
Yucca

VINES**Botanical Name**

Bougainvillea spp.
Macfadyena unguis-cati
Mascagnia macroptera
Passiflora edulis

Common Name

Bougainvillea
Cat's Claw*
Golden Vine*
Passion Flower

GROUND COVER**Botanical Name**

Armeria martima
Artemisia caucasica
Aptenia cordifolia x Red Apple
Cistus Cripus
Coresopsis lanceolata
Corea pulchella
Crassula lactea
Crassula multicava
Crassula tetragona
Delosperma 'alba'
Drosanthemum floribundum
Drosanthemum hispidum
Drosanthemum speciosus
Fragaria chiloensis
Gazania hybrids
Gazania rigens leucolaena
Hedera canariensis
Iberis sempervirens
Iberis umbellatum
Lampranthus aurantiacus
Lampranthus filicaulis
Lampranthus spectabilis
Lasthenia californica
Lupinus arizonicus

Common Name

Common Thrift
Caucasian Artemisia*
Strawberry
no common name*
Coreopsis
Australian Fuchsia*
no common name*
no common name*
no common name*
White trailing Ice Plant*
Rosea Ice Plant
no common name
Dewflower
Wild Strawberry/Sand Strawberry*
South African Daisy*
Training Gazania
English Ivy*
Eging Candytuft
Globe Candytuft
Bush Ice Plant
Redondo Creeper
Trailing Ice Plant
Dwarf Goldfields
Desert Lupine

* Drought Tolerant Plants

LANDSCAPE ZONE A – Residential Areas Adjacent to Native Area (20' within Residential Lots and Paseos) (continued)**GROUND COVER****Botanical Name***Lupinus benthamii**Lupinus bicolor**Lupinus sparsiflorus**Ophiopogon japonicus**Pelargonium peltatum***Common Name**

Spider Lupine

Sky Lupine

Loosely flowered Annual Lupine/

Coulter's

Mondo Grass

Ivy Geranium

TURF**Botanical Name***Marathon II 'Festuca Arundinacea'*

Turf

Common Name

Dwarf Tall Fescue

A-G Sod Farms Inc. - Elite Plus*

2. LANDSCAPE ZONE 1 – Community Entries**TREES****Botanical Name***Arbutus unedo**Archontophoenix cunninghamiana**Brachychiton populneus**Brahea armata**Cassia leptophylla**Cercis occidentalis**Cinnamomum camphora**Cocos plumosa**Eriobotrya deflexa**Erythrina caffra**Erythrina coralloides**Feijoa sellowiana**Ficus florida**Ficus nitida 'Green Gem'**Ficus rubiginosa**Ginkgo biloba**Jacaranda acutifolia**Lagerstroemia species**Lauris nobilis***Common Name**

Strawberry Tree*

King Palm

Bottle Tree

Mexican Blue Palm*

Gold Medallion Tree

Western Red Bud

Camphor Tree

Queen Palm

Bronze Loquat

Kaffirboom Coral Tree*

Coral Tree*

Pineapple Guava

Florida Fig

Indian Laurel Fig – Green Gem

Rustyleaf Fig

Maidenhair

Jacaranda

Crape Myrtle

Grecian Laurel*

* Drought Tolerant Plants

LANDSCAPE ZONE 1 – Community Entries (continued)**TREES****Botanical Name**

Magnolia grandiflora
and 'Samuel Sommers'/'Majestic Beauty'
Melaleuca nesophila
Melaleuca quinquenervia
Metrosideros excelsus
Neodopsis decaryi
Phoenix canariensis

Phoenix dactylifera

Pinus
Podocarpus gracilior
Prunus caroliniana
Rhus integrifolia
Rhus laurina
Tabebuia chrysotricha
Tabebuia impetiginosa
Tabebuia ipe
Tristania conferta
Tristania laurina
Tupidanthus calyptratus

Common Name

Southern Magnolia
Pink Melaleuca*
Cajeput Tree*
New Zealand Christmas Tree*
Triangle Palm*
Canary Island Date Palm (Not to be used within 100' (close proximity) of natural areas – potential to naturalize)
Date Palm (Not to be used within 100' (close proximity) of natural areas – potential to naturalize)
Fern Pine
Carolina Laurel Cherry*
Lemonade Berry*
Laurel Sumac*
Golden Trumpet Tree*
Pink Trumpet Tree*
Trumpet Tree*
Brisbane Box
NCN
Tupidanthus

SHRUBS**Botanical Name**

Abelia grandiflora 'Edward Goucher'
Agapanthus africanus
Agave americana
Alyogyne huegelii
Armeria martima
Baccharis pilularis 'Pigeon Point'
Baccharis pilularis 'Twin Peaks'
Bergenia cordifolia
Bougainvillea 'Tahitian Maid'
Buxus japonica
Campanula portenschlagiana
Campanula poscharskyana
Carex spissa

Common Name

Abelia
Lily-of-the-Nile
Century Plant*
Blue Hibiscus
Common Thrift*
Coyote Bush*
Coyote Bush Prostrate*
Winter Saxifage
Double Bougainvillea*
Japanese Boxwood
Dalmatian Bellflower
Serbian Bellflower
San Diego Sedge

* Drought Tolerant Plants

LANDSCAPE ZONE 1 – Community Entries (continued)**SHRUBS**

Botanical Name	Common Name
<i>Carissa macrocarpa</i> ‘Fancy’	Natal Plum*
<i>Cistus hybridus</i>	White Rockrose*
<i>Cistus purpureus</i>	Orchid Spot Rockrose*
<i>Cistus salviifolius</i>	Rockrose Sageleaf*
<i>Clivia miniata</i>	Kaffir Lily
<i>Crassula argentea</i>	Jade Plant*
<i>Crassula argentea</i> ‘Crosby’	Miniature Jade Plant*
<i>Cuphea hyssopifolia</i>	False Heather
<i>Cyathea cooperi</i>	Australian Tree Fern
<i>Delosperma cooperi</i>	Hardy Ice Plant
<i>Dicksonia antarctica</i>	Tasmanian Tree Fern
<i>Dietes vegeta</i>	Fortnight Lily
<i>Eriogonum giganteum</i>	St. Catherine’s Lace*
<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 hybrids</i>	Evergreen Daylily
<i>Hemerocallis hybrid</i> ‘Mountain Violet’	Daylily
<i>Heteromeles arbutifolia</i>	Toyon*
<i>Heteromeles arbutifolia</i> ‘Davis Gold’	Toyon*
<i>Hibiscus spp.</i>	Hibiscus
<i>Jasminum nudiflorum</i>	Winter Jasmine
<i>Lantana sellowiana</i>	Trailing Lantana*
<i>Lavandula pedunculata</i> ‘Atlas’	Spanish Lavender*
<i>Leptospermum laevigatum</i>	Australian Tea Tree*
<i>Leptospermum scoparium</i>	New Zealand Tea Tree, Manuka*
<i>Miscanthus sinensis</i> ‘Yakushima’	Eulalia Grass
<i>Miscanthus transmorrisonensis</i>	Evergreen Maiden Grass (or Eulalia)
<i>Muhlenbergia rigens</i>	Deer Grass
<i>Myrtus communis</i>	True Myrtle
<i>Nandina domestica</i>	Heavenly Bamboo
<i>Nephrolepis exaltata</i>	Sword Fern
<i>Nolina bigelovii</i>	Bigelow’s bear grass*
<i>Osteospermum fruticosum</i>	Freeway Daisy*
<i>Pachysandra terminalis</i>	Pachysandra
<i>Philodendron selloum</i>	Big Leaf Philodendron

* Drought Tolerant Plants

LANDSCAPE ZONE 1 – Community Entries (continued)**SHRUBS****Botanical Name***Phoenix roebelenii**Phormium tenax**Pittosporum crassifolium* 'Nana'*Pittosporum tobira**Podocarpus spp.**Raphiolepis indica**Rosmarinus officinalis**Schefflera actinophylla**Solanum xanthii**Strelitzia nicolai**Strelitzia reginae**Teucrium fruticans* and cultivars*Trachelospermum asiaticum**Trachelospermum jasminoides**Tulbaghia violacea**Tupidanthus calyptratus**Viburnum suspensum**Xylosma congestum* 'Compacta'*Xylosma congestum* 'Ed Dorado'*Yucca baccata**Yucca filamentosa* 'Variegata'*Yucca rigida***Common Name**

Pigmy Date Palm (Not to be used within 100' (close proximity) of natural areas)

New Zealand Flax

Dwarf Karo

Mock Orange

Fern Pine

India Hawthorn

Rosemary*

Schefflera

Purple Nightshade*

Giant Bird of Paradise

Bird of Paradise

Bush Germander

Ivory Star Jasmine or Asian Jasmine

Star Jasmine

Society Garlic

Tupidanthus

Sandankwa Viburnum

Xylosma*

Dwarf Xylosma*

Banana Yucca

Variegated Yucca

Blue Yucca*

* Drought Tolerant Plants

LANDSCAPE ZONE 1 – Community Entries (continued)**VINES****Botanical Name**

Bougainvillea spp.
Calliandra haematocephala
Clytostoma callistegioides
Distictis buccinatoria
Grewia occidentalis
Hardenbergia violacea
Macfadyena unguis-cati
Mandevilla splendens
Mascagnia macroptera
Parthenocissus tricuspidata
Passiflora edulis
Pandorea jasminoides
Rosa banksiae 'Alba Plena'
Trachelospermum jasminoides

Common Name

Bougainvillea*
Pink Powder Puff
Violet Trumpet Vine
Blood-Red Trumpet Vine
Lavender Starflower
Hardenbergia
Cat's Claw*
Alice du Pont
Golden Vine*
Boston Ivy
Passion Flower*
Bower Vine
Climbing Rose
Star Jasmine

GROUNDCOVER**Botanical Name**

Armeria martima
Baccharis pilularis
Baccharis pilularis 'Pigeon Point'
Baccharis pilularis 'Twin Peaks #2'
Baccharis pilularis 'Twin Peaks'
Dimorphotheca aurantiaca
Festuca ovina glauca
Gazania 'Copper King'
Gazania 'Moonglow'
Gazania hybrid 'Mitsua Yellow'
Lantana sellowiana
Osteospermum 'Buttermilk'
Osteospermum fru. 'African Queen'
Osteospermum fru. 'Burgundy'
Osteospermum fru. 'Whirligig'
Osteospermum fruticosum
Osteospermum fruticosum 'Hybrid White'
Santolina cha. 'Nana'
Verbena hybrida
Verbena peruviana species

Common Name

Common Thrift*
Dwarf Coyote Bush*
Coyote Bush*
Dwarf Coyote Bush*
Coyote Bush Prostrate*
African Daisy*
Blue Fescue*
Gazania*
Gazania*
Semi-trailing Yellow Gazania*
Trailing Lantana*
Osteospermum*
Trailing African Daisy*
Trailing African Daisy*
Trailing African Daisy*
Freeway Daisy*
Freeway Daisy*
Lavendar Cotton*
Garden Verbena*
Verbena*

* Drought Tolerant Plants

LANDSCAPE ZONE 1 – Community Entries (continued)

TURF**Botanical Name**

Marathon II 'Festuca Arundinacea'
Turf

Common Name

Dwarf Tall Fescue
A-G Sod Farms Inc. - Elite Plus*

3. LANDSCAPE ZONE 2 – Streetscapes

TREES**Botanical Name**

Arbutus unedo
Archontophoenix cunninghamiana

Brachychiton populneus
Cassia leptophylla
Cercis occidentalis
Cinnamomum camphora
Cocos plumosa

Eriobotrya deflexa
Erythrina caffra
Erythrina coralloides
Feijoa sellowiana
Ficus florida
Ficus nitida

Ficus rubiginosa
Ginkgo biloba
Jacaranda acutifolia
Lagerstroemia species
Lauris nobilis
Magnolia grandiflora
and 'Samuel Sommers'/'Majestic Beauty'
Melaleuca nesophila
Melaleuca quinquenervia
Metrosideros excelsus
Phoenix canariensis

Phoenix dactylifera

Common Name

Strawberry Tree*
King Palm (Not to be used within 100'
(close proximity) of natural areas)
Bottle Tree
Gold Medallion Tree
Western Red Bud
Camphor Tree
Queen Palm (Not to be used within
100' (close proximity) of natural areas)
Bronze Loquat
Kaffirboom Coral Tree*
Coral Tree*
Pineapple Guava
Florida Fig
'Green Gem' Indian Laurel Fig –
Green Gem
Rustyleaf Fig
Maidenhair
Jacaranda
Crape Myrtle
Grecian Laurel*
Southern Magnolia

Pink Melaleuca*
Cajeput Tree*
New Zealand Christmas Tree*
Canary Island Date Palm (Not to be
used within 100' (close proximity) of
natural areas)
Date Palm (Not to be used within
100' (close proximity) of natural areas)

* Drought Tolerant Plants

LANDSCAPE ZONE 2 – Streetscapes (continued)**TREES****Botanical Name***Pinus halepensis**Pinus eldarica**Podocarpus gracilior**Prunus caroliniana**Rhus integrifolia**Rhus laurina**Tabebuia chrysotricha**Tabebuia impetiginosa**Tabebuia ipe**Tristania conferta**Tristania laurina***Common Name**

Aleppo Pine* (Not to be used within 100' (close proximity) of natural areas)Limited to Los Patos & Bolsa Chica Street

Afghan Pine* (Not to be used within 100' (close proximity) of natural areas)Limited to Los Patos & Bolsa Chica Street

Fern Pine

Carolina Laurel Cherry*

Lemonade Berry*

Laurel Sumac*

Golden Trumpet Tree*

Pink Trumpet Tree*

Trumpet Tree*

Brisbane Box

NCN

SHRUBS**Botanical Name***Abelia grandiflora* 'Edward Goucher'*Agapanthus africanus**Agave americana**Alsophila australis**Alyogyne huegelii**Armeria martima**Baccharis pilularis* 'Pigeon Point'*Baccharis pilularis* 'Twin Peaks'*Bergenia cordifolia**Bougainvillea* 'Tahitian Maid'*Buxus japonica**Campanula portenschlagiana**Campanula poscharskyana**Carex spissa**Carissa macrocarpa* 'Fancy'*Cistus hybridus**Cistus purpureus**Cistus salviifolius***Common Name**

Abelia

Lily-of-the-Nile

Century Plant*

Australian Tree Fern

Blue Hibiscus

Common Thrift*

Coyote Bush*

Coyote Bush Prostrate*

Winter Saxifage

Double Bougainvillea

Japanese Boxwood

Dalmatian Bellflower

Serbian Bellflower

San Diego Sedge

Natal Plum*

White Rockrose*

Orchid Spot Rockrose*

Rockrose Sageleaf*

* Drought Tolerant Plants

LANDSCAPE ZONE 2 – Streetscapes (continued)**SHRUBS**

<i>Clivia minata</i>	Kaffir Lily
<i>Crassula argentea</i>	Jade Plant*
<i>Crassula argentea</i> ‘Crosby’	Miniature Jade Plant*
<i>Cuphea hyssopifolia</i>	False Heather
<i>Cyathea cooperi</i>	Australian Tree Fern
<i>Delosperma cooperi</i>	Hardy Ice Plant
<i>Dicksonia antarctica</i>	Tasmanian Tree Fern
<i>Dietes vegeta</i>	Fortnight Lily
<i>Eriogonum fasciculatum</i>	Common Buckwheat* (Not to be used within 100’ (close proximity) of natural areas)
<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>Heteromeles arbutifolia</i>	Toyon*
<i>Heteromeles arbutifolia</i> ‘Davis Gold’	Toyon*
<i>Hibiscus spp.</i>	Hibiscus
<i>Jasminum nudiflorum</i>	Winter Jasmine
<i>Lantana sellowiana</i>	Trailing Lantana*
<i>Lavandula pedunculata</i> ‘Atlas’	Spanish Lavender*
<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>Myrtus communis</i>	True Myrtle
<i>Nandina domestica</i>	Heavenly Bamboo
<i>Nephrolepis exaltata</i>	Sword Fern
<i>Nolina bigelovii</i>	Bigelow’s bear grass*
<i>Osteospermum fruticosum</i>	Freeway Daisy*
<i>Pachysandra terminalis</i>	Pachysandra
<i>Philodendron selloum</i>	Big Leaf Philodendron
<i>Phoenix roebelenii</i>	Pigmy Date Palm (Not to be used within 100’ (close proximity) of natural areas)
<i>Phormium tenax</i>	New Zealand Flax
<i>Pittosporum crassifolium</i> ‘Nana’	Dwarf Karo
<i>Pittosporum tobira</i>	Mock Orange
<i>Raphiolepis indica</i>	India Hawthorn
<i>Rosmarinus officinalis</i>	Rosemary*
<i>Schefflera actinophylla</i>	Schefflera
<i>Solanum xanthii</i>	Purple Nightshade*

* Drought Tolerant Plants

LANDSCAPE ZONE 2 – Streetscapes (continued)

SHRUBS**Botanical Name**

Strelitzia nicolai
Strelitzia reginae
Teucrium fruticans and cultivars
Trachelospermum asiaticum
Trachelospermum jasminoides
Tulbaghia violacea
Viburnum suspensum
Xylosma congestum 'Compacta'
Xylosma congestum 'Ed Dorado'
Yucca baccata
Yucca filamentosa 'Variegata'
Yucca rigida

Common Name

Giant Bird of Paradise
Bird of Paradise
Bush Germander
Ivory Star Jasmine or Asian Jasmine
Star Jasmine
Society Garlic
Sandankwa Viburnum
Xylosma*
Dwarf Xylosma*
Banana Yucca
Variegated Yucca
Blue Yucca*

VINES**Botanical Name**

Bougainvillea spp.
Calliandra haematocephala
Clytostoma callistegioides
Distictis buccinatoria
Grewia occidentalis
Hardenbergia violacea
Macfadyena unguis-cati
Mandevilla splendens
Mascagnia macroptera
Parthenocissus tricuspidata
Passiflora edulis
Pandorea jasminoides
Rosa banksiae 'Alba Plena'
Trachelospermum jasminoides

Common Name

Bougainvillea*
Pink Powder Puff
Violet Trumpet Vine
Blood-Red Trumpet Vine
Lavender Starflower
Hardenbergia
Cat's Claw*
Alice du Pont
Golden Vine*
Boston Ivy
Passion Flower*
Bower Vine
Climbing Rose
Star Jasmine

* Drought Tolerant Plants

LANDSCAPE ZONE 2 – Streetscapes (continued)**GROUND COVER****Botanical Name**

Armeria martima
Baccharis pilularis
Baccharis pilularis 'Pigeon Point'
Baccharis pilularis 'Twin Peaks #2'
Baccharis pilularis 'Twin Peaks'
Dimorphotheca aurantiaca
Festuca ovina glauca
Gazania 'Copper King'
Gazania 'Moonglow'
Gazania hybrid 'Mitsua Yellow'
Lantana sellowiana
Osteospermum 'Buttermilk'
Osteospermum fru. 'African Queen'
Osteospermum fru. 'Burgundy'
Osteospermum fru. 'Whirligig'
Osteospermum fruticosum
Osteospermum fruticosum 'Hybrid White'
Santolina cha. 'Nana'
Verbena hybrida
Verbena peruviana species

Common Name

Common Thrift*
Dwarf Coyote Bush*
Coyote Bush*
Dwarf Coyote Bush*
Coyote Bush Prostrate*
African Daisy*
Blue Fescue*
Gazania*
Gazania*
Semi-trailing Yellow Gazania*
Trailing Lantana*
Osteospermum*
Trailing African Daisy*
Trailing African Daisy*
Trailing African Daisy*
Freeway Daisy*
Freeway Daisy*
Lavendar Cotton*
Garden Verbena*
Verbena*

TURF**Botanical Name**

Marathon II 'Festuca Arundinacea'
Turf

Common Name

Dwarf Tall Fescue
A-G Sod Farms Inc. - Elite Plus*

* Drought Tolerant Plants

4. LANDSCAPE ZONE 3 – Village Greens/Public Open Space

TREES

Botanical Name	Common Name
<i>Arbutus unedo</i>	Strawberry Tree*
<i>Archontophoenix cunninghamiana</i>	King Palm (UPS) (Not to be used within 100' (close proximity) of natural areas)
<i>Brachychiton populneus</i>	Bottle Tree
<i>Cassia leptophylla</i>	Gold Medallion Tree
<i>Cercis occidentalis</i>	Western Red Bud
<i>Cinnamomum camphora</i>	Camphor Tree
<i>Cocos plumosa</i>	Queen Palm (UPS) (Not to be used within 100' (close proximity) of natural areas)
<i>Eriobotrya deflexa</i>	Bronze Loquat
<i>Erythrina caffra</i>	Kaffirboom Coral Tree*
<i>Erythrina coralloides</i>	Coral Tree
<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>Ginkgo biloba</i>	Maidenhair
<i>Lagerstroemia species</i>	Crape Myrtle
<i>Lauris nobilis</i>	Grecian Laurel*
<i>Magnolia grandiflora</i>	Southern Magnolia
and 'Samuel Sommers'/'Majestic Beauty'	
<i>Melaleuca nesophila</i>	Pink Melaleuca*
<i>Melaleuca quinquenervia</i>	Cajeput Tree*
<i>Metrosideros excelsus</i>	New Zealand Christmas Tree*
<i>Neodypsis decaryi</i>	Triangle Palm (UPS)* (Not to be used within 100' (close proximity) of natural areas)
<i>Phoenix canariensis</i>	Canary Island Date Palm (UPS) (Not to be used within 100' (close proximity) of natural areas)
<i>Phoenix dactylifera</i>	Date Palm (UPS) (Not to be used within 100' (close proximity) of natural areas)
<i>Podocarpus gracilior</i>	Fern Pine
<i>Prunus caroliniana</i>	Carolina Laurel Cherry*
<i>Rhus integrifolia</i>	Lemonade Berry*
<i>Rhus laurina</i>	Laurel Sumac*
<i>Tabebuia chrysotricha</i>	Golden Trumpet Tree*
<i>Tabebuia impetiginosa</i>	Pink Trumpet Tree*

* Drought Tolerant Plants

LANDSCAPE ZONE 3 – Village Greens/Public Open Space (continued)

TREES**Botanical Name**

Tabebuia ipe
Tristania conferta
Tristania laurina
Tupidanthus calyptratus

Common Name

Trumpet Tree*
 Brisbane Box
 NCN
 Tupidanthus

SHRUBS**Botanical Name**

Abelia grandiflora 'Edward Goucher'
Agapanthus africanus
Agave americana
Alyogyne huegelii
Armeria martima
Baccharis pilularis 'Pigeon Point'
Baccharis pilularis 'Twin Peaks'
Bergenia cordifolia
Bougainvillea 'Tahitian Maid'
Campanula portenschlagiana
Campanula poscharskyana
Camellia japonica
Carex spissa
Carissa macrocarpa 'Fancy'
Cistus hybridus
Cistus purpureus
Cistus salviifolius
Clivia miniata
Crassula argentea
Crassula argentea 'Crosby'
Cuphea hyssopifolia
Delosperma cooperi
Dietes vegeta
Escallonia 'fradesii'
Grevillea 'Noellii'
Helictotrichon sempervirens
Hemerocallis hybrid 'Mountain Violet'
Heteromeles arbutifolia
Heteromeles arbutifolia 'Davis Gold'
Hibiscus spp.
Jasminum nudiflorum
Lantana sellowiana
Lavandula pedunculata 'Atlas'
Miscanthus sinensis 'Yakushima'

Common Name

Abelia
 Lily-of-the-Nile
 Century Plant*
 Blue Hibiscus
 Common Thrift*
 Coyote Bush*
 Coyote Bush Prostrate*
 Winter Saxifage
 Double Bougainvillea*
 Dalmatian Bellflower
 Serbian Bellflower
 Camellia
 San Diego Sedge
 Natal Plum*
 White Rockrose*
 Orchid Spot Rockrose*
 Rockrose Sageleaf*
 Kaffir Lily
 Jade Plant*
 Miniature Jade Plant*
 False Heather
 Hardy Ice Plant
 Fortnight Lily
 Pink Escallonia
 Grevillea*
 Blue Oat Grass
 Daylily
 Toyon*
 Toyon*
 Hibiscus
 Winter Jasmine
 Trailing Lantana*
 Spanish Lavender*
 Eulalia Grass

* Drought Tolerant Plants

LANDSCAPE ZONE 3 – Village Greens/Public Open Space (continued)

SHRUBS**Botanical Name****Common Name***Miscanthus transmorrisonensis*

Evergreen Maiden Grass (or Eulalia)

Muhlenbergia lindheimeri

Lindheimer's Muhly Grass

Myrtus communis

True Myrtle

Nandina domestica

Heavenly Bamboo

Nephrolepis exaltata

Sword Fern

Nolina bigelovii

Bigelow's bear grass*

Osteospermum fruticosum

Freeway Daisy*

Pachysandra terminalis

Pachysandra

Philodendron selloum

Big Leaf Philodendron

Phoenix roebelenii

Pigmy Date Palm (UPS) (Not to be used within 100' (close proximity) of natural areas)

Phormium tenax

New Zealand Flax

Pittosporum crassifolium 'Nana'

Dwarf Karo

Pittosporum tobira

Mock Orange

Raphiolepis indica

India Hawthorn

Rosmarinus officinalis

Rosemary*

Schefflera actinophylla

Queensland Umbrella Tree, Octopus Tree

Solanum xanthii

Purple Nightshade*

Strelitzia nicolai

Giant Bird of Paradise

Strelitzia reginae

Bird of Paradise

Teucrium fruticans and cultivars

Bush Germander

Trachelospermum asiaticum

Ivory Star Jasmine or Asian Jasmine

Trachelospermum jasminoides

Star Jasmine

Tulbaghia violacea

Society Garlic

Viburnum suspensum

Sandankwa Viburnum

Xylosma congestum 'Compacta'

Xylosma*

Xylosma congestum 'Ed Dorado'

Dwarf Xylosma*

Yucca baccata

Banana Yucca

Yucca filamentosa 'Variegata'

Variegated Yucca

Yucca rigida

Blue Yucca*

* Drought Tolerant Plants

LANDSCAPE ZONE 3 – Village Greens/Public Open Space (continued)**VINES****Botanical Name**

Bougainvillea spp.
Calliandra haematocephala
Clytostoma callistegioides
Distictis buccinatoria
Grewia occidentalis
Hardenbergia violacea
Macfadyena unguis-cati
Mandevilla splendens
Mascagnia macroptera
Parthenocissus tricuspidata
Passiflora edulis
Pandorea jasminoides
Rosa banksiae 'Alba Plena'
Trachelospermum jasminoides

Common Name

Bougainvillea*
Pink Powder Puff
Violet Trumpet Vine
Blood-Red Trumpet Vine
Lavender Starflower
Hardenbergia
Cat's Claw*
Alice du Pont
Golden Vine*
Boston Ivy
Passion Flower*
Bower Vine
Climbing Rose
Star Jasmine

GROUNDCOVER**Botanical Name**

Armeria martima
Baccharis pilularis
Baccharis pilularis 'Pigeon Point'
Baccharis pilularis 'Twin Peaks #2'
Baccharis pilularis 'Twin Peaks'
Dimorphotheca aurantiaca
Festuca ovina glauca
Gazania 'Copper King'
Gazania 'Moonglow'
Gazania hybrid 'Mitsua Yellow'
Lantana sellowiana
Osteospermum 'Buttermilk'
Osteospermum fru. 'African Queen'
Osteospermum fru. 'Burgundy'
Osteospermum fru. 'Whirligig'
Osteospermum fruticosum
Osteospermum fruticosum 'Hybrid White'
Santolina cha. 'Nana'
Verbena hybrida
Verbena peruviana species
Marathon II 'Festuca Arundinacea'
Turf

Common Name

Common Thrift*
Dwarf Coyote Bush*
Coyote Bush*
Dwarf Coyote Bush*
Coyote Bush Prostrate*
African Daisy*
Blue Fescue*
Gazania*
Gazania*
Semi-trailing Yellow Gazania*
Trailing Lantana*
Osteospermum*
Trailing African Daisy*
Trailing African Daisy*
Trailing African Daisy*
Freeway Daisy*
Freeway Daisy*
Lavendar Cotton*
Garden Verbena*
Verbena*
Dwarf Tall Fescue
A-G Sod Farms Inc. - Elite Plus*

* Drought Tolerant Plants

5. LANDSCAPE ZONE 4 – PRIVATE RESIDENTIAL LANDSCAPE**TREES**

Botanical Name	Common Name
<i>Arbutus unedo</i>	Strawberry Tree*
<i>Archontophoenix cunninghamiana</i>	King Palm (Not to be used within 100' (close proximity) of natural areas)
<i>Brachychiton populneus</i>	Bottle Tree
<i>Cassia leptophylla</i>	Gold Medallion Tree
<i>Cercis occidentalis</i>	Western Red Bud
<i>Cinnamomum camphora</i>	Camphor Tree
<i>Cocos plumosa</i>	Queen Palm (Not to be used within 100' (close proximity) of natural areas)
<i>Eriobotrya deflexa</i>	Bronze Loquat
<i>Erythrina caffra</i>	Kaffirboom Coral Tree*
<i>Erythrina coralloides</i>	Coral Tree*
<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>Ginkgo biloba</i>	Maidenhair
<i>Jacaranda acutifolia</i>	Jacaranda
<i>Lagerstroemia species</i>	Crape Myrtle
<i>Lauris nobilis</i>	Grecian Laurel*
<i>Magnolia grandiflora</i> and 'Samuel Sommers'/'Majestic Beauty'	Southern Magnolia
<i>Melaleuca nesophila</i>	Pink Melaleuca*
<i>Melaleuca quinquenervia</i>	Cajeput Tree*
<i>Metrosideros excelsus</i>	New Zealand Christmas Tree*
<i>Podocarpus gracilior</i>	Fern Pine
<i>Prunus caroliniana</i>	Carolina Laurel Cherry*
<i>Rhus integrifolia</i>	Lemonade Berry*
<i>Rhus laurina</i>	Laurel Sumac*
<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

* Drought Tolerant Plants

LANDSCAPE ZONE 4 – Private Residential Landscape (continued)

SHRUBS

Botanical Name	Common Name
<i>Abelia grandiflora</i> 'Edward Goucher'	Abelia
<i>Agapanthus africanus</i>	Lily-of-the-Nile
<i>Agave americana</i>	Century Plant*
<i>Alsophila australis</i>	Australian Tree Fern
<i>Alyogyne huegelii</i>	Blue Hibiscus
<i>Armeria martima</i>	Common Thrift*
<i>Baccharis pilularis</i> 'Pigeon Point'	Coyote Bush*
<i>Baccharis pilularis</i> 'Twin Peaks'	Coyote Bush Prostrate*
<i>Bergenia cordifolia</i>	Winter Saxifage
<i>Bougainvillea</i> 'Tahitian Maid'	Double Bougainvillea
<i>Buxus japonica</i>	Japanese Boxwood
<i>Campanula portenschlagiana</i>	Dalmatian Bellflower
<i>Campanula poscharskyana</i>	Serbian Bellflower
<i>Carex spissa</i>	San Diego Sedge
<i>Carissa macrocarpa</i> 'Fancy'	Natal Plum*
<i>Cistus hybridus</i>	White Rockrose*
<i>Cistus purpureus</i>	Orchid Spot Rockrose*
<i>Cistus salviifolius</i>	Rockrose Sageleaf*
<i>Clivia minata</i>	Kaffir Lily
<i>Crassula argentea</i>	Jade Plant*
<i>Crassula argentea</i> 'Crosby'	Miniature Jade Plant*
<i>Cuphea hyssopifolia</i>	False Heather
<i>Cyathea cooperi</i>	Australian Tree Fern
<i>Delosperma cooperi</i>	Hardy Ice Plant
<i>Dicksonia antarctica</i>	Tasmanian Tree Fern
<i>Dietes vegeta</i>	Fortnight Lily
<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>Heteromeles arbutifolia</i>	Toyon*
<i>Heteromeles arbutifolia</i> 'Davis Gold'	Toyon*
<i>Hibiscus</i> spp.	Hibiscus
<i>Jasminum nudiflorum</i>	Winter Jasmine
<i>Lantana sellowiana</i>	Trailing Lantana*
<i>Lavandula pedunculata</i> 'Atlas'	Spanish Lavender*
<i>Miscanthus sinensis</i> 'Yakushima'	Eulalia Grass
<i>Miscanthus transmorrisonensis</i>	Evergreen Maiden Grass (or Eulalia)
<i>Muhlenbergia rigens</i>	Deer Grass
<i>Myrtus communis</i>	True Myrtle
<i>Nandina domestica</i>	Heavenly Bamboo

* Drought Tolerant Plants

LANDSCAPE ZONE 4 – Private Residential Landscape (continued)**SHRUBS****Botanical Name**

Nephrolepis exaltata
Nolina bigelovii
Osteospermum fruticosum
Pachysandra terminalis
Philodendron selloum
Phoenix roebelenii

Phormium tenax
Pittosporum crassifolium 'Nana'
Pittosporum tobira
Raphiolepis indica
Rosmarinus officinalis
Schefflera actinophylla
Solanum xanthii
Strelitzia nicolai
Strelitzia reginae
Teucrium fruticans and cultivars
Trachelospermum asiaticum
Trachelospermum jasminoides
Tulbaghia violacea
Viburnum suspensum
Xylosma congestum 'Compacta'
Xylosma congestum 'Ed Dorado'
Yucca baccata
Yucca filamentosa 'Variegata'
Yucca rigida

Common Name

Sword Fern
Bigelow's bear grass*
Freeway Daisy*
Pachysandra
Big Leaf Philodendron
Pigmy Date Palm (Not to be used within 100' (close proximity) of natural areas)
New Zealand Flax
Dwarf Karo
Mock Orange
India Hawthorn
Rosemary*
Schefflera
Purple Nightshade*
Giant Bird of Paradise
Bird of Paradise
Bush Germander
Ivory Star Jasmine or Asian Jasmine
Star Jasmine
Society Garlic
Sandankwa Viburnum
Xylosma*
Dwarf Xylosma*
Banana Yucca
Variegated Yucca
Blue Yucca

* Drought Tolerant Plants

LANDSCAPE ZONE 4 – Private Residential Landscape (continued)**VINES****Botanical Name**

Bougainvillea spp.
Calliandra haematocephala
Clytostoma callistegioides
Distictis buccinatoria
Grewia occidentalis
Hardenbergia violacea
Macfadyena unguis-cati
Mandevilla splendens
Mascagnia macroptera
Parthenocissus tricuspidata
Passiflora edulis
Pandorea jasminoides
Rosa banksiae 'Alba Plena'
Trachelospermum jasminoides

Common Name

Bougainvillea*
Pink Powder Puff
Violet Trumpet Vine
Blood-Red Trumpet Vine
Lavender Starflower
Hardenbergia
Cat's Claw*
Alice du Pont
Golden Vine*
Boston Ivy
Passion Flower*
Bower Vine
Climbing Rose
Star Jasmine

GROUND COVER**Botanical Name**

Armeria martima
Baccharis pilularis
Baccharis pilularis 'Pigeon Point'
Baccharis pilularis 'Twin Peaks #2'
Baccharis pilularis 'Twin Peaks'
Dimorphotheca aurantiaca
Festuca ovina glauca
Gazania 'Copper King'
Gazania 'Moonglow'
Gazania hybrid 'Mitsua Yellow'
Lantana sellowiana
Osteospermum 'Buttermilk'
Osteospermum fru. 'African Queen'
Osteospermum fru. 'Burgundy'
Osteospermum fru. 'Whirligig'
Osteospermum fruticosum
Osteospermum fruticosum 'Hybrid White'
Santolina cha. 'Nana'
Verbena hybrida
Verbena peruviana species
Marathon II 'Festuca Arundinacea'
Turf

Common Name

Common Thrift*
Dwarf Coyote Bush*
Coyote Bush*
Dwarf Coyote Bush*
Coyote Bush Prostrate*
African Daisy*
Blue Fescue*
Gazania*
Gazania*
Semi-trailing Yellow Gazania*
Trailing Lantana*
Osteospermum*
Trailing African Daisy*
Trailing African Daisy*
Trailing African Daisy*
Freeway Daisy*
Freeway Daisy*
Lavendar Cotton*
Garden Verbena*
Verbena*
Dwarf Tall Fescue
A-G Sod Farms Inc. - Elite Plus*

* Drought Tolerant Plants

6. LANDSCAPE ZONE 5 – Private Residential Lots Within 100' Of Native Area**TREES**

Botanical Name	Common Name
<i>Arbutus unedo</i>	Strawberry Tree*
<i>Brachychiton populneus</i>	Bottle Tree
<i>Cassia leptophylla</i>	Gold Medallion Tree
<i>Cercis occidentalis</i>	Western Red Bud
<i>Cinnamomum camphora</i>	Camphor Tree
<i>Eriobotrya deflexa</i>	Bronze Loquat
<i>Erythrina caffra</i>	Kaffirboom Coral Tree*
<i>Erythrina coralloides</i>	Coral Tree
<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>Ginkgo biloba</i>	Maidenhair
<i>Lagerstroemia species</i>	Crape Myrtle
<i>Lauris nobilis</i>	Grecian Laurel*
<i>Magnolia grandiflora</i> and 'Samuel Sommers'/'Majestic Beauty'	Southern Magnolia
<i>Melaleuca nesophila</i>	Pink Melaleuca*
<i>Melaleuca quinquenervia</i>	Cajeput Tree*
<i>Metrosideros excelsus</i>	New Zealand Christmas Tree*
<i>Podocarpus gracilior</i>	Fern Pine
<i>Prunus caroliniana</i>	Carolina Laurel Cherry*
<i>Rhus integrifolia</i>	Lemonade Berry*
<i>Rhus laurina</i>	Laurel Sumac*
<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 calyptratus</i>	Tupidanthus

* Drought Tolerant Plants

**LANDSCAPE ZONE 5 – Private Residential Lots Within 100' Of Native Area
(continued)**

SHRUBS

Botanical Name	Common Name
<i>Abelia grandiflora</i> 'Edward Goucher'	Abelia
<i>Agapanthus africanus</i>	Lily-of-the-Nile
<i>Agave americana</i>	Century Plant*
<i>Alyogyne huegelii</i>	Blue Hibiscus
<i>Armeria maritima</i>	Common Thrift*
<i>Baccharis pilularis</i> 'Pigeon Point'	Coyote Bush*
<i>Baccharis pilularis</i> 'Twin Peaks'	Coyote Bush Prostrate*
<i>Bergenia cordifolia</i>	Winter Saxifage
<i>Bougainvillea</i> 'Tahitian Maid'	Double Bougainvillea*
<i>Campanula portenschlagiana</i>	Dalmatian Bellflower
<i>Campanula poscharskyana</i>	Serbian Bellflower
<i>Camellia japonica</i>	Camellia
<i>Carex spissa</i>	San Diego Sedge
<i>Carissa macrocarpa</i> 'Fancy'	Natal Plum*
<i>Cistus hybridus</i>	White Rockrose*
<i>Cistus purpureus</i>	Orchid Spot Rockrose*
<i>Cistus salviifolius</i>	Rockrose Sageleaf*
<i>Clivia miniata</i>	Kaffir Lily
<i>Crassula argentea</i>	Jade Plant*
<i>Crassula argentea</i> 'Crosby'	Miniature Jade Plant*
<i>Cuphea hyssopifolia</i>	False Heather
<i>Delosperma cooperi</i>	Hardy Ice Plant
<i>Dietes vegeta</i>	Fortnight Lily
<i>Escallonia</i> 'fradesii'	Pink Escallonia
<i>Grevillea</i> 'Noellii'	Grevillea*
<i>Helictotrichon sempervirens</i>	Blue Oat Grass
<i>Hemerocallis hybrid</i> 'Mountain Violet'	Daylily
<i>Heteromeles arbutifolia</i>	Toyon*
<i>Heteromeles arbutifolia</i> 'Davis Gold'	Toyon*
<i>Hibiscus</i> spp.	Hibiscus
<i>Jasminum nudiflorum</i>	Winter Jasmine
<i>Lantana sellowiana</i>	Trailing Lantana*
<i>Lavandula pedunculata</i> 'Atlas'	Spanish Lavender*
<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>Myrtus communis</i>	True Myrtle
<i>Nandina domestica</i>	Heavenly Bamboo
<i>Nephrolepis exaltata</i>	Sword Fern
<i>Nolina bigelovii</i>	Bigelow's bear grass*

* Drought Tolerant Plants

**LANDSCAPE ZONE 5 – Private Residential Lots Within 100' Of Native Area
(continued)****SHRUBS****Botanical Name**

Osteospermum fruticosum
Pachysandra terminalis
Philodendron selloum
Phormium tenax
Pittosporum crassifolium 'Nana'
Pittosporum tobira
Raphiolepis indica
Rosmarinus officinalis
Schefflera actinophylla

Solanum xanthii
Strelitzia nicolai
Strelitzia reginae
Teucrium fruticans and cultivars
Trachelospermum asiaticum
Trachelospermum jasminoides
Tulbaghia violacea
Viburnum suspensum
Xylosma congestum 'Compacta'
Xylosma congestum 'Ed Dorado'
Yucca baccata
Yucca filamentosa 'Variegata'
Yucca rigida

Common Name

Freeway Daisy*
Pachysandra
Big Leaf Philodendron
New Zealand Flax
Dwarf Karo
Mock Orange
India Hawthorn
Rosemary*
Queensland Umbrella Tree, Octopus Tree
Purple Nightshade*
Giant Bird of Paradise
Bird of Paradise
Bush Germander
Ivory Star Jasmine or Asian Jasmine
Star Jasmine
Society Garlic
Sandankwa Viburnum
Xylosma*
Dwarf Xylosma*
Banana Yucca
Variegated Yucca
Blue Yucca*

VINES**Botanical Name**

Bougainvillea spp.
Calliandra haematocephala
Clytostoma callistegioides
Distictis buccinatoria
Grewia occidentalis
Hardenbergia violacea
Macfadyena unguis-cati
Mandevilla splendens
Mascagnia macroptera
Parthenocissus tricuspidata
Passiflora edulis
Pandorea jasminoides
Rosa banksiae 'Alba Plena'
Trachelospermum jasminoides

Common Name

Bougainvillea*
Pink Powder Puff
Violet Trumpet Vine
Blood-Red Trumpet Vine
Lavender Starflower
Hardenbergia
Cat's Claw*
Alice du Pont
Golden Vine*
Boston Ivy
Passion Flower*
Bower Vine
Climbing Rose
Star Jasmine

* Drought Tolerant Plants

**LANDSCAPE ZONE 5 – Private Residential Lots Within 100' Of Native Area
(continued)****GROUND COVER****Botanical Name**

Armeria martima
Baccharis pilularis
Baccharis pilularis 'Pigeon Point'
Baccharis pilularis 'Twin Peaks #2'
Baccharis pilularis 'Twin Peaks'
Dimorphotheca aurantiaca
Festuca ovina glauca
Gazania 'Copper King'
Gazania 'Moonglow'
Gazania hybrid 'Mitsua Yellow'
Lantana sellowiana
Osteospermum 'Buttermilk'
Osteospermum fru. 'African Queen'
Osteospermum fru. 'Burgundy'
Osteospermum fru. 'Whirligig'
Osteospermum fruticosum
Osteospermum fruticosum 'Hybrid White'
Santolina cha. 'Nana'
Verbena hybrida
Verbena peruviana species

Common Name

Common Thrift*
Dwarf Coyote Bush*
Coyote Bush*
Dwarf Coyote Bush*
Coyote Bush Prostrate*
African Daisy*
Blue Fescue*
Gazania*
Gazania*
Semi-trailing Yellow Gazania*
Trailing Lantana*
Osteospermum*
Trailing African Daisy*
Trailing African Daisy*
Trailing African Daisy*
Freeway Daisy*
Freeway Daisy*
Lavendar Cotton*
Garden Verbena*
Verbena*

TURF**Botanical Name**

Marathon II 'Festuca Arundinacea'
Turf

Common Name

Dwarf Tall Fescue
A-G Sod Farms Inc. - Elite Plus*

* Drought Tolerant Plants

4.2.4 Community Entries**1. Warner Avenue Entry**

As shown on Exhibit 4.2-5, the community entry from Warner Avenue will introduce Brightwater's "lush" landscape theme in an informal way that is in keeping with the informal Warner Avenue edge and nautical backdrop of Huntington Harbour.

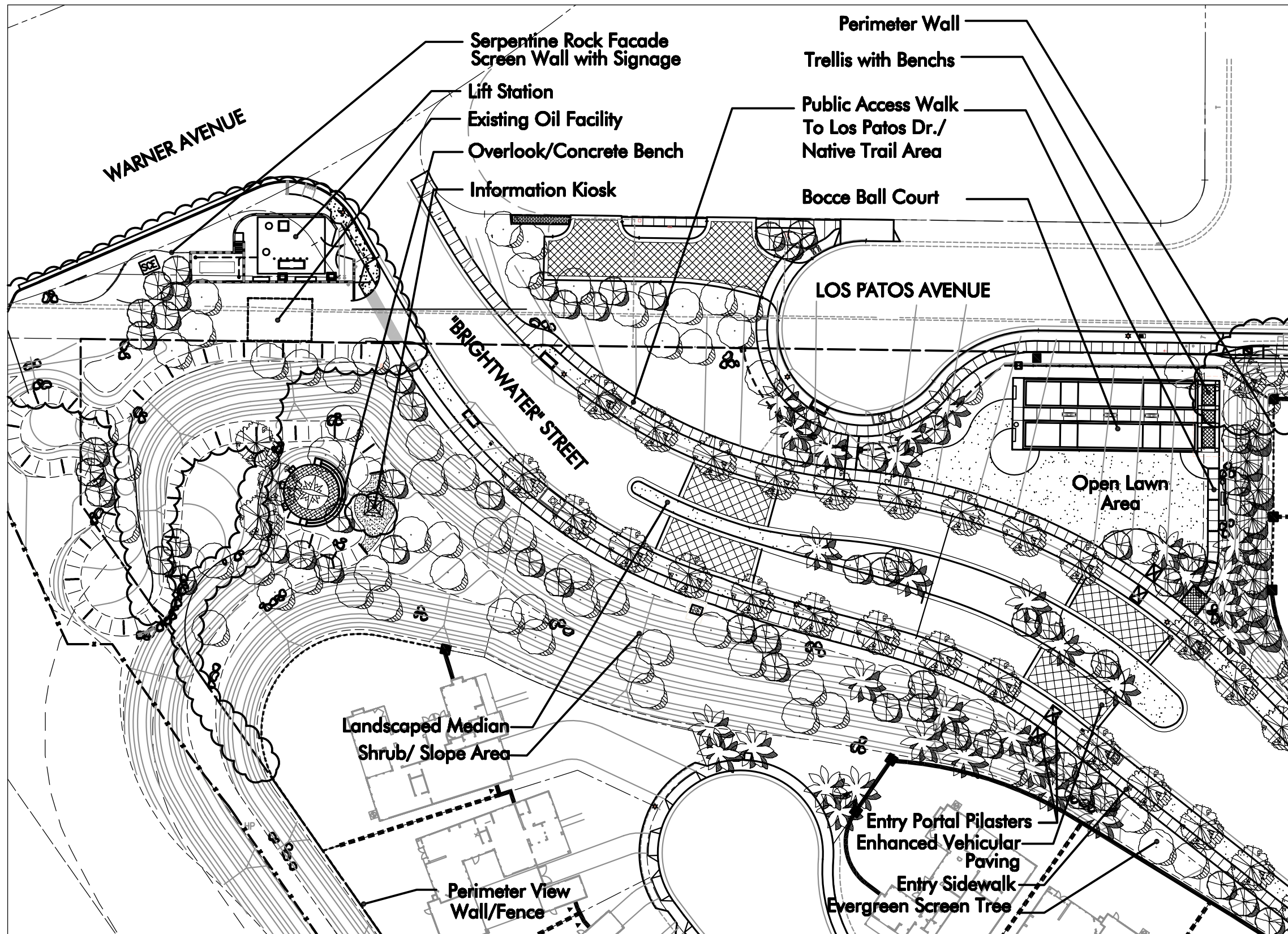
The Warner Avenue Entry includes a flowing palette of trees – including large flowering canopy trees that line the entry, and which are accented by palms – that will provide a beautiful evergreen setting marking the main entry experience. The area will include understory planting and shrubs, as well as simple and expansive areas of lawn that meander on both sides of the entry.






The landform and rising topography of the Warner Avenue entry will be set off with a dense backdrop and layering of mature "community backdrop linkage" landscape plantings. Drifts of trees will be placed to provide screening, and specimen trees will be highlighted in masses to mark the main entry experience.

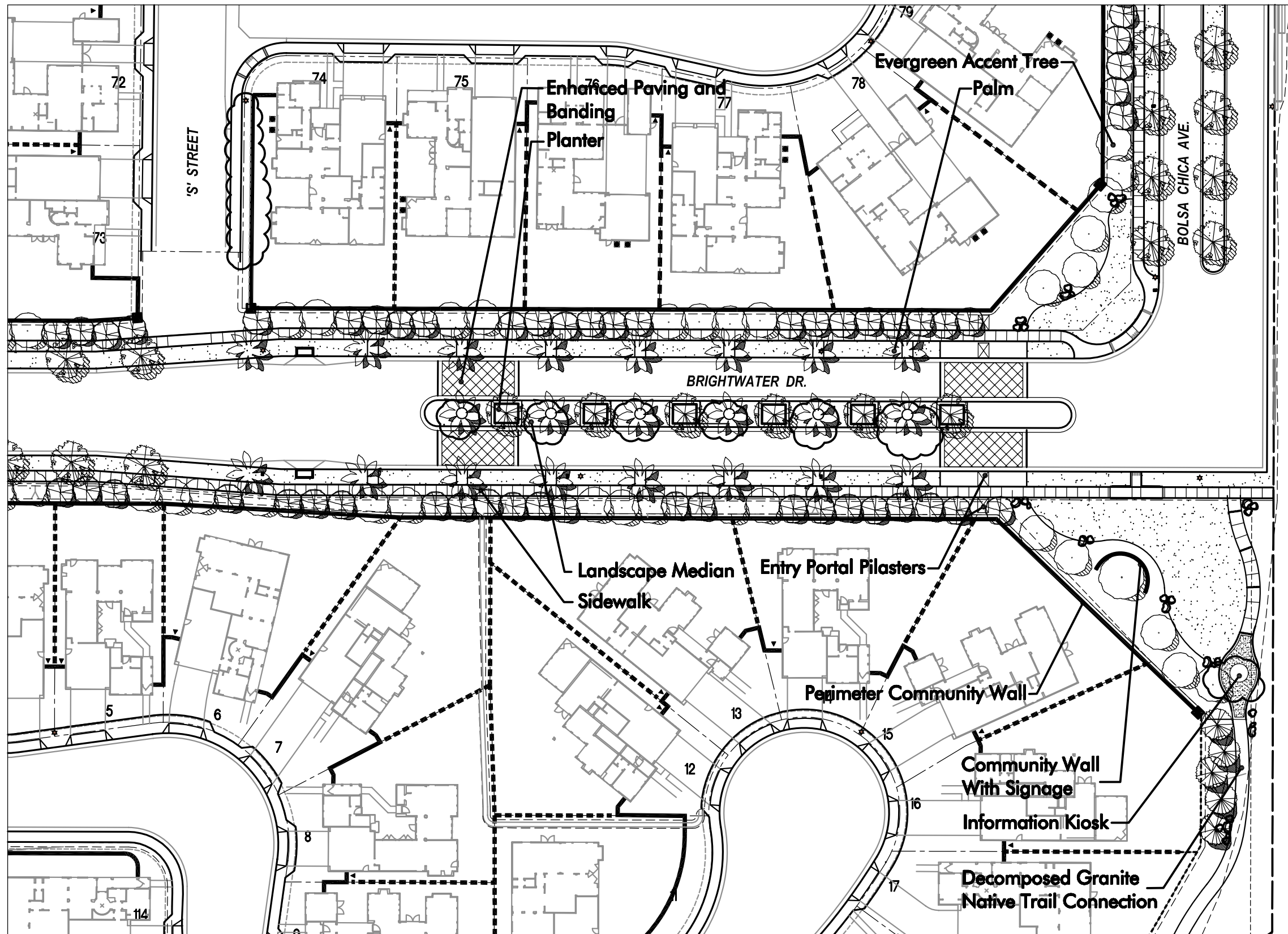
2. Bolsa Chica Street Entry






As shown on Exhibit 4.2-6, the entry from Bolsa Chica Street will also introduce the "lush" landscape theme of the community but in a more formal way.

Here the vision is a linear series of large, lush evergreen trees – including flowering canopy trees – that will line and create an overhead experience that denotes the beginning and end of the entrance. The entry will be accented with palms. Understory shrubs and groundcover will provide a rich interplay of color and texture that communicates an evergreen setting and sense of home arrival.



- LEGEND**
-  STREET TREE
 -  EVERGREEN TREE
 -  PALM
 -  EVERGREEN ACCENT TREE
 -  EVERGREEN SCREEN TREE



- LEGEND**
-  STREET TREE
 -  EVERGREEN TREE
 -  PALM
 -  EVERGREEN ACCENT TREE
 -  EVERGREEN SCREEN TREE

4.2.5 Village Greens/Pocket Park

Brightwater contains several internal parks and recreation areas, in addition to perimeter trail and habitat restoration area (Area 3A-1). This includes the East and West Village Greens and the Pocket Park.

1. East Village Green

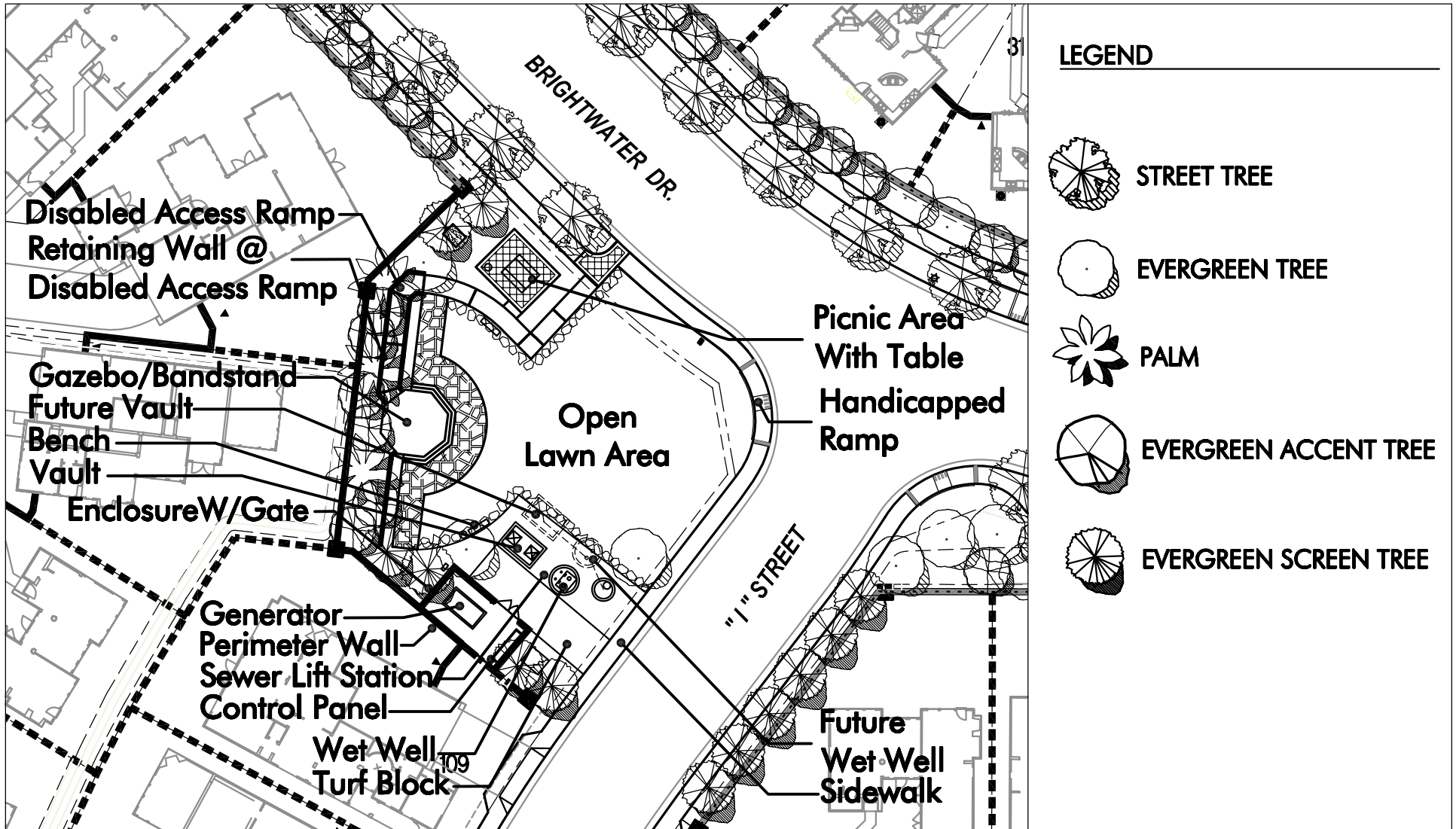
As shown on Exhibit 4.2-7, East Village Green is both a visual focal point and usable park space along Brightwater Drive, especially notable while entering Brightwater from Bolsa Chica Street from the east.

The East Village Green contains a lawn area that is defined and protected by a linear shrub border and enclosed by an informal backdrop of trees which, in turn, back up to a six-foot-high perimeter community wall. The visual focus of this area is a gazebo or “bandstand” that adds architectural texture and a functional place for picnics, birthday parties, and other family events. Arbors, flanked with focal palms over the entry walkways from “A” and “F” Streets, provide a sense of arrival at the green. A ramp provides ADA-compliant access to the gazebo for less mobile and disabled residents and guests.

2. West Village Green

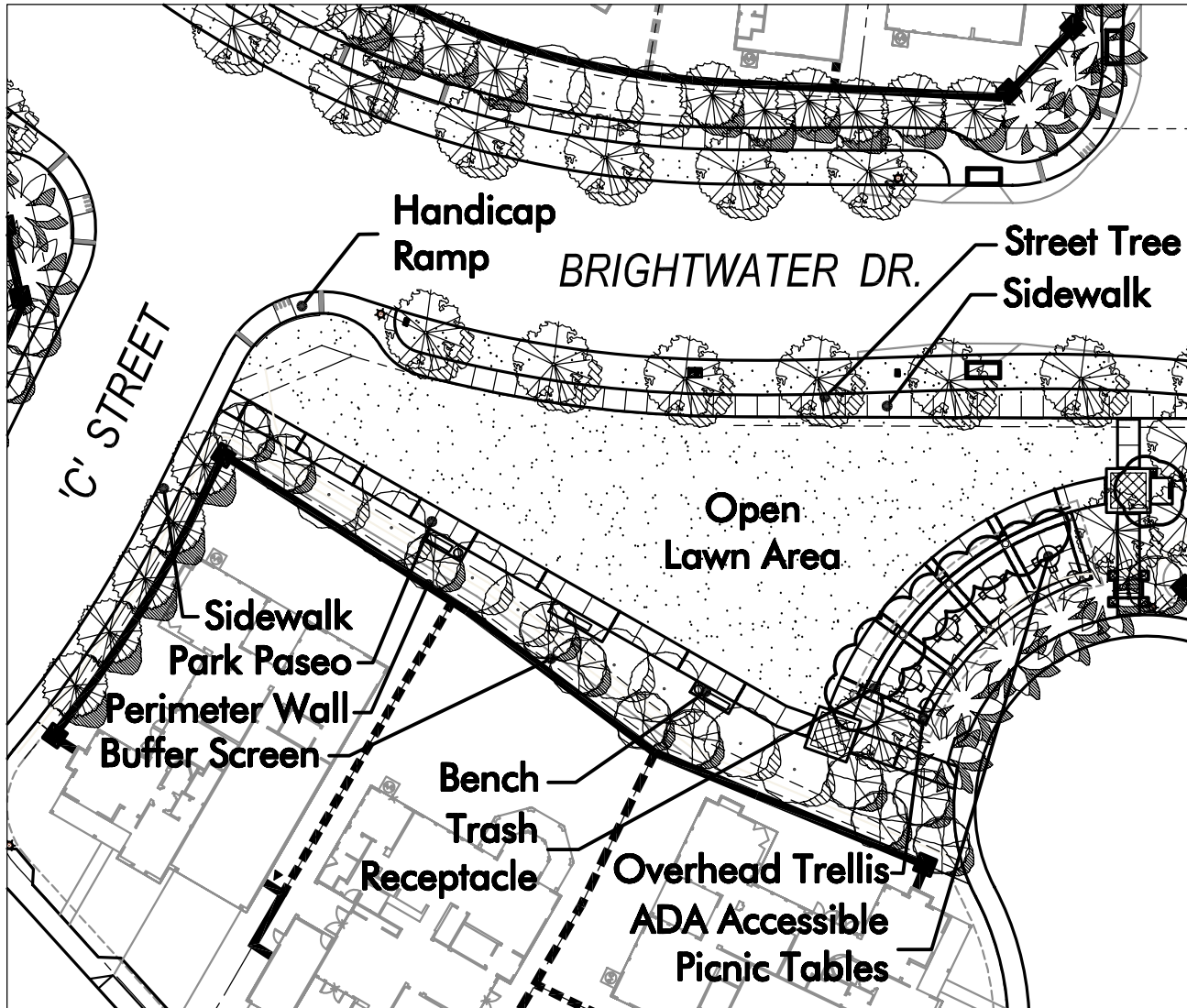
As shown on Exhibit 4.2-8, West Village Green is both a visual focal point and usable park space along Brightwater Drive, especially visible while entering the community from Warner Avenue on the west.

The West Village Green boasts a grand lawn area that is defined by a walkway with regularly spaced benches and enclosed by an informal backdrop of trees that back up to a six-foot-high perimeter community wall. A formal group of accent palms frames an overhead trellis structure. This trellis functions much like the gazebo at the East Green in that it adds architectural texture and a functional place for picnics, birthday parties, and other resident and family events. The hardscape area under the trellis is at grade and does not require ramping for ADA-compliant access.



BRIGHTWATER SPECIFIC PLAN
City of Huntington Beach • California

Exhibit 4.2-7
East Village Green



LEGEND



STREET TREE



EVERGREEN TREE



PALM



EVERGREEN ACCENT TREE



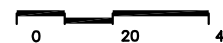
EVERGREEN SCREEN TREE

BRIGHTWATER SPECIFIC PLAN
City of Huntington Beach • California

Exhibit 4.2-8
West Village Green



HEARTHSDIDE HOMES



3. Pocket Park

As shown on Exhibit 4.2-9, the Pocket Park is smaller than the two village greens, but also a visual focal point and usable open space. It lies west of the East Village Green on the northerly side of Brightwater Drive.

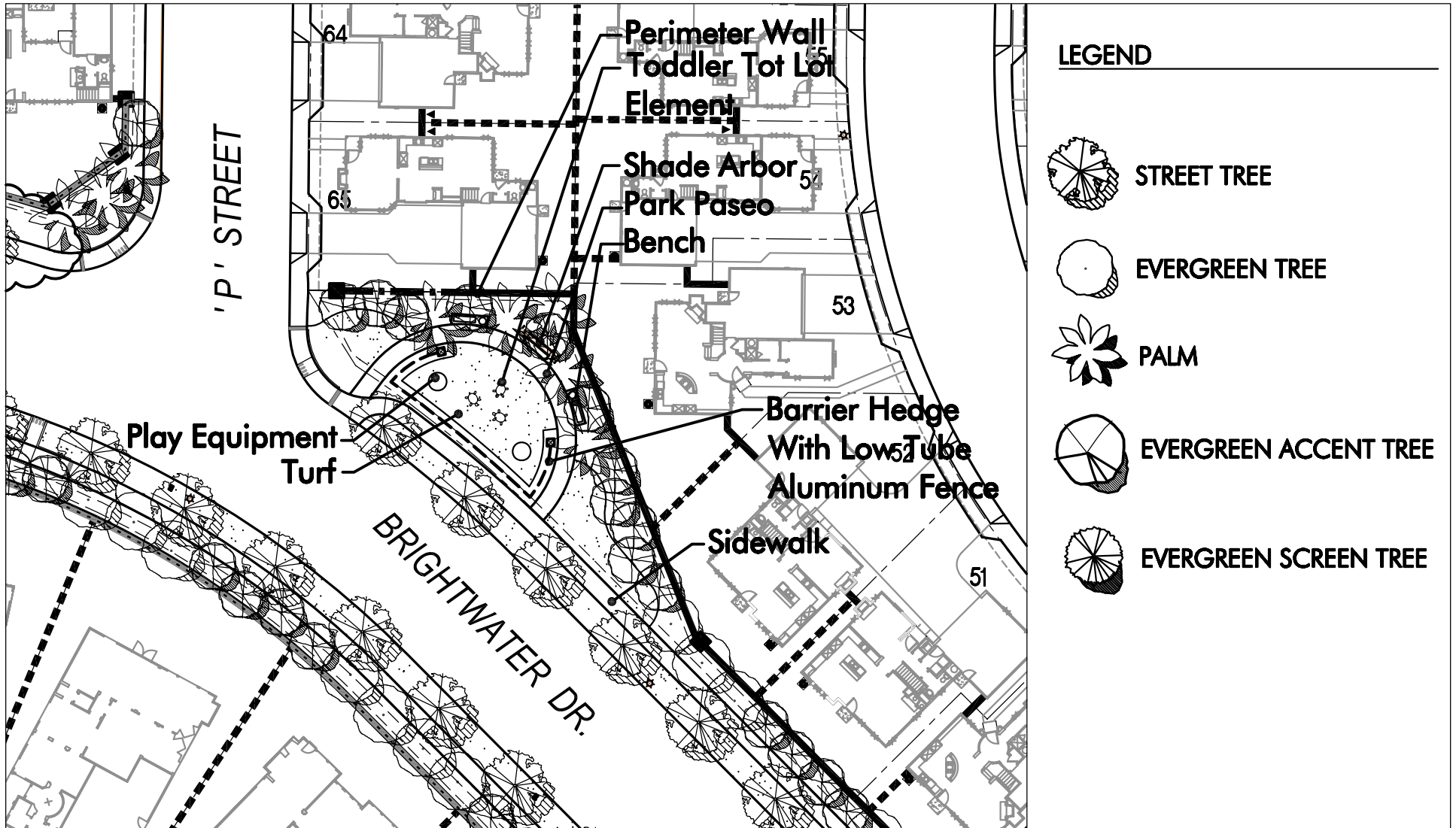
The Pocket Park is designed as a toddler play area featuring an open lawn area with concrete animals and tot lot elements for play. A green hedge combined with a low thematic tubular steel fence provides toddlers protection from the collector street. A shade arbor with benches for sitting is defined by groups of palms interspersed with canopy trees, which provide shade for and two sets of formal benches. The plantings back up to a six-foot-high perimeter community wall.

4.2.6 Paseos (Trail Connections)

The Paseos (Trail Connections) are illustrated in Exhibit 4.2-10.

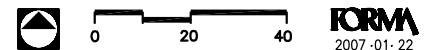
The Paseos, more or less, are equally spaced along Brightwater's residential-public trail interface and allow residents, visitors and the public direct access to this area of native plantings within the trail corridor. The three paseos, in turn, connect to the sidewalks that will be improved on both sides of all the residential streets within the community.

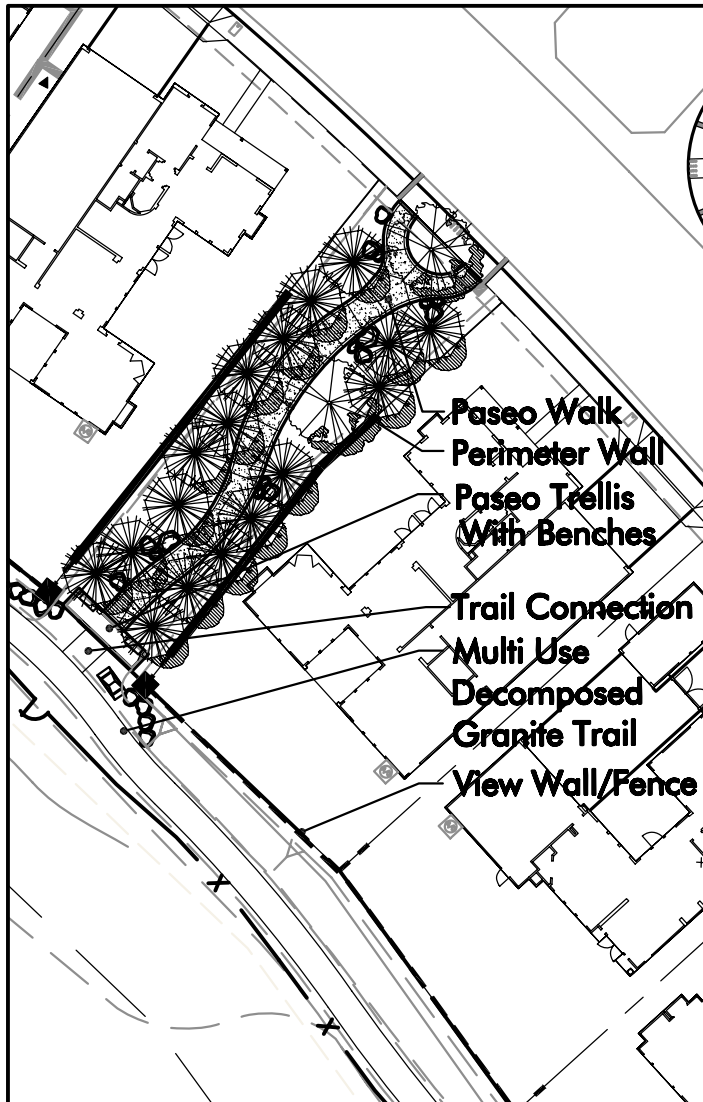
The Paseos are generally 30 feet wide and contain a curvilinear walkway that transitions under a shade trellis and connects to the decomposed granite nature trail.



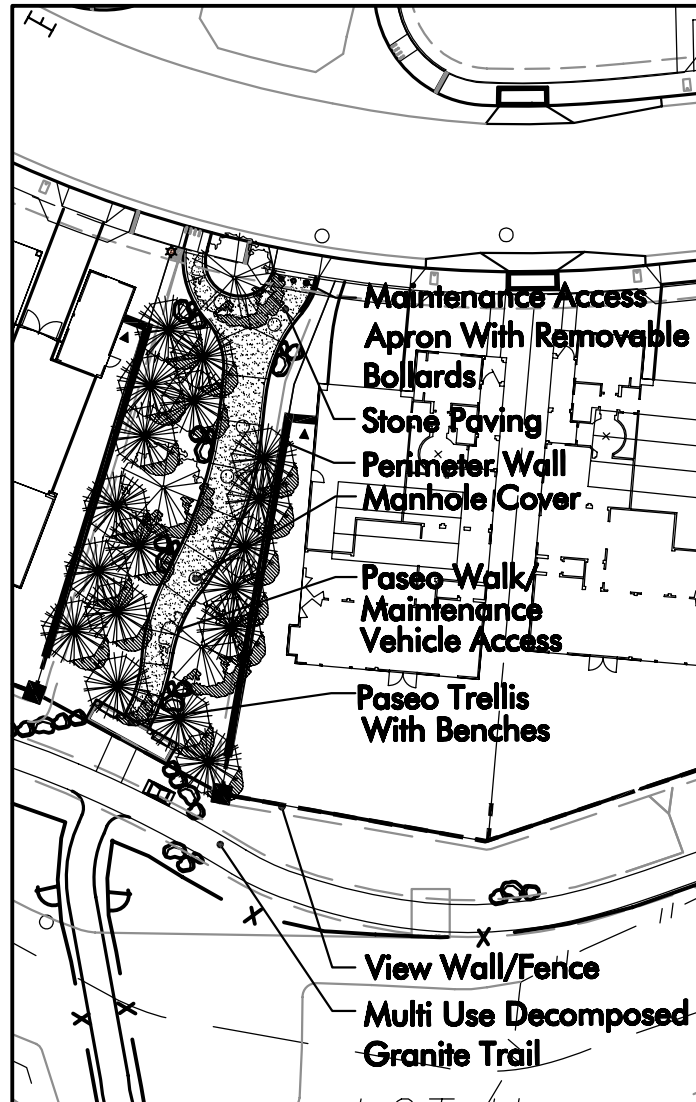
BRIGHTWATER SPECIFIC PLAN
City of Huntington Beach • California

Exhibit 4.2-9
Pocket Park





TRAIL - PEDESTRIAN ONLY



TRAIL - MAINTENANCE VEHICLE ACCESSIBLE

LEGEND



EVERGREEN ACCENT TREE



EVERGREEN SCREEN TREE

BRIGHTWATER SPECIFIC PLAN
City of Huntington Beach • California

Exhibit 4.2-10
Pedestrian Paseo (Trail Connections)

4.3 Architectural Guidelines

4.3.1 Architectural Character

The architectural design character for Brightwater follows an “American Seaside Village” theme. The concept incorporates the easy elegance, playful architecture, and fine craftsmanship that establish the enduring qualities of picturesque American seaside communities.

Brightwater will combine a family of coastal architectural themes ranging from Nantucket on the Atlantic to Huntington Beach and Laguna Beach on the Pacific. This palette will include six identifiable coastal architectural vernaculars: Light Craftsman, Light Victorian, American Traditional, The Hamptons, Laguna Beach Cottage and Florida Seaside.

Contemporary interpretation of these traditional architectural styles is encouraged to assure a lively and unique streetscape, with an exuberant mix of colors and textures. Inside, it is a necessity to build a community of homes that can effectively serve residents – contemporary 21st Century technology needs, changing lifestyles, and evolving family sizes and situations.

Architectural style will span the formality of the large estates at The Hamptons to the casual informality of the Cottages in Laguna Beach. Alternating roof forms and pitches, variations in the design and scale of exterior elements, and a lively palette of light colors are included in design guidelines.

Picket fences, porches, arbors, and wood and shingle exterior siding are also appropriate seaside elements. Fully articulated and detailed elevations on all four sides of each home will be required to assure architectural integrity. Community gazebos, trellises, paseo walkways, and neighborhood landmarks will bridge and reinforce the residential architecture.

4.3.2 The Sands Architectural Plans and Elevations

There are three architectural plans for The Sands (Plans 1, 2, and 3). All of the homes are two-story, and generally range from approximately 25 to 29 feet. The floor sizes range from approximately 1,880 to approximately 2,362 square feet. Exhibits 4.3-1a, 4.3-1b, and 4.3-1c depict the Architectural Elevations for The Sands.

The architectural design of The Sands homes provides variety in garage location and orientation, creating a more diverse and visually interesting streetscape. As necessary, the sequence of 2:1:3 floor plans were combined into modules 74-feet deep and 126-feet wide to develop efficient use of exterior spaces through reciprocal use easements among the owners. The plans have two-car garages, with two being forward-facing with an 18-foot minimum setback from the street, and one being a side-entry with a 10-foot setback from the street.

The architectural elevations reflect the approved Coastal theme expressed in Cottage, Hampton, and American traditional styles with a consistent color palette for building materials, including a variety of roof materials.

4.3.3 The Trails Architectural Plans and Elevations

There are three architectural plans for The Trails (Plans 1, 2, and 3). All of the homes are two-story; the building heights of the homes generally range from approximately 25 to 35 feet. The floor sizes range from approximately 1,559 to approximately 1,877 square feet.

The architectural elevations reflect the approved Coastal theme expressed in cottage, Victorian, and craftsman styles with consistent color palettes for building materials, including a variety of roof materials. Exhibits 4.3-2a, 4.3-2b, and 4.3-2c illustrate the Architectural Elevation details of The Trails.

The designs provide for a varied street scene, with front facing garages, interior courtyards, and efficient use of exterior spaces through reciprocal use easements among the owners. Each plan has a two-car garage set back from the street a minimum of 18 feet.

The third-story loft for Plan 3 would be a maximum of 35 feet. Plan 3 provides for a third-story “loft” both as an architectural feature that adds variety and as a small room that could be used as a den, office, or children’s play room.



HAMPTON A
PLAN 1



TRADITIONAL D
PLAN 2



TRADITIONAL DX
PLAN 3



REAR ELEVATION
PLAN 1



REAR ELEVATION
PLAN 2



REAR ELEVATION
PLAN 3



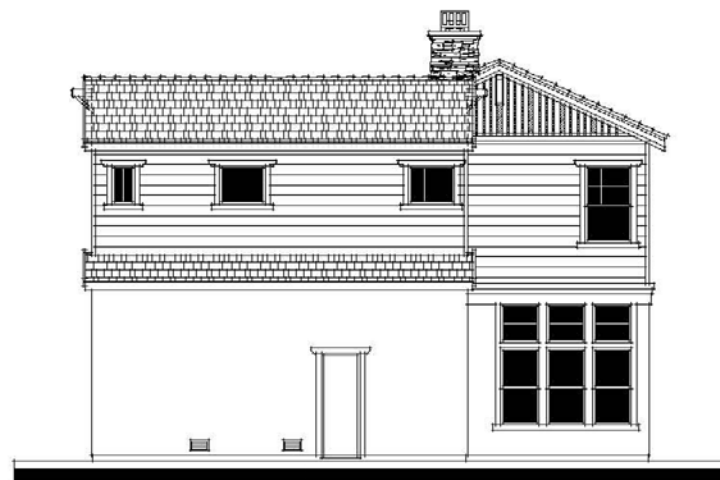
CRAFTSMAN B
PLAN 1



HAMPTON A
PLAN 2



TRADITIONAL D
PLAN 3



REAR ELEVATION
PLAN 1



REAR ELEVATION
PLAN 2



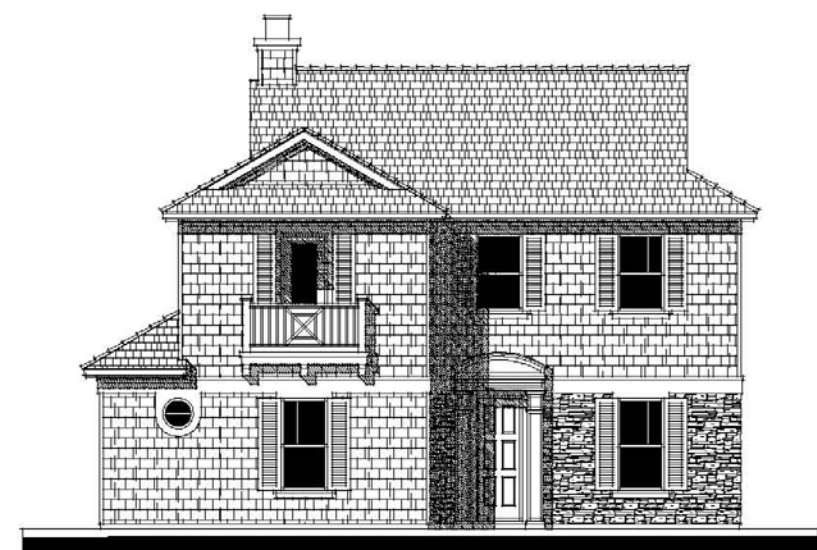
REAR ELEVATION
PLAN 3



COTTAGE C
PLAN 1



VICTORIAN E
PLAN 2



HAMPTON A
PLAN 3



REAR ELEVATION
PLAN 1



REAR ELEVATION
PLAN 2



REAR ELEVATION
PLAN 3



HAMPTON A
PLAN 1



CRAFTSMAN B
PLAN 2



VICTORIAN E
PLAN 3



REAR ELEVATION
PLAN 1



REAR ELEVATION
PLAN 2



REAR ELEVATION
PLAN 3



COTTAGE C
PLAN 1



HAMPTON A
PLAN 2



CRAFTSMAN B
PLAN 3



REAR ELEVATION
PLAN 1



REAR ELEVATION
PLAN 2



REAR ELEVATION
PLAN 3



CRAFTSMAN B
PLAN 1



COTTAGE C
PLAN 2



HAMPTON A
PLAN 3



REAR ELEVATION
PLAN 1



REAR ELEVATION
PLAN 2



REAR ELEVATION
PLAN 3

4.3.4 The Cliffs Architectural Plans and Elevations

There are four architectural plans for The Cliffs (Plans 1, 2, 3 and 4). All of the homes are two-story; the heights generally range from approximately 27 to 32 feet. The floor sizes range from approximately 3,080 to approximately 3,853 square feet with 3 to 5 bedrooms, depending upon how the homebuyer finishes the unit.

The architectural elevations reflect the approved Coastal theme expressed in Cottage, Victorian, and Craftsman styles with consistent color palettes for building materials, including a variety of roof materials roofs. Exhibits 4.3-3a, 4.3-3b, and 4.3-3c, The Cliffs Architectural Elevations, illustrate the details of the residential styles with this area.

The four designs provide for a varied street scene, with front-facing garages and courtyard garages, as well as tandem and split-location garages with a variety of interior courtyards.

4.3.5 The Breakers Architectural Plans and Elevations

There are four architectural plans for the 6,000 square-foot-lots in The Breakers (Plans 1, 2, 3 and 4). All of the homes are two-story; the heights of the homes generally range from approximately 27.0 to 31.5 feet. The floor sizes range from approximately 3,080 to approximately 3,853 square feet, with 3 to 5 bedrooms, depending upon how the homebuyer finishes and furnishes the unit.

The architectural elevations reflect the approved Coastal theme expressed in Cottage, Victorian, and Craftsman styles with consistent color palettes for building materials, including a variety of roof materials roofs. Exhibit 4.3-4a, 4.3-4b, and 4.3-4c, The Breakers Architectural Elevations, illustrate the details of the residential styles for this area.

The four designs provide for a varied street scene, with front-facing and courtyard garages, as well as tandem and split-location garages. A variety of front-entry sizes, locations, and interior courtyards adds additional architectural variety.

Plan 1 provides for a second-story “loft” or bedroom, with an additional optional bonus room and/or deck as architectural features that could add variety and utility for the homeowner.



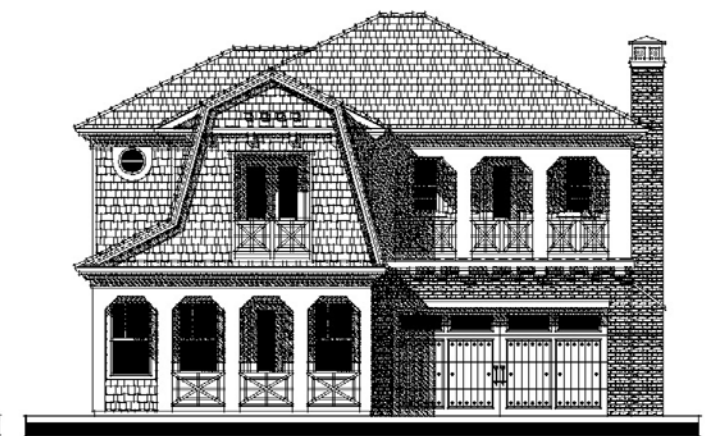
HAMPTON A
PLAN 1



TRADITIONAL D
PLAN 2



CRAFTSMAN B
PLAN 3



HAMPTON AX
PLAN 4



REAR ELEVATION
PLAN 1



REAR ELEVATION
PLAN 2



REAR ELEVATION
PLAN 3



REAR ELEVATION
PLAN 4

BRIGHTWATER SPECIFIC PLAN
City of Huntington Beach California



Exhibit 4.3-3a
The Cliffs
Architectural Elevations



Not to Scale
S:\clients\hearthside_0754\0754002\07_planning_cad\products\specific_plan\working\8-5000-el.dwg



CRAFTSMAN B
PLAN 1



HAMPTON A
PLAN 2



TRADITIONAL D
PLAN 3



HAMPTON A
PLAN 4



REAR ELEVATION
PLAN 1



REAR ELEVATION
PLAN 2



REAR ELEVATION
PLAN 3



REAR ELEVATION
PLAN 4

BRIGHTWATER SPECIFIC PLAN
City of Huntington Beach California



Exhibit 4.3-3b
The Cliffs
Architectural Elevations



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HAMPTON AX
PLAN 1



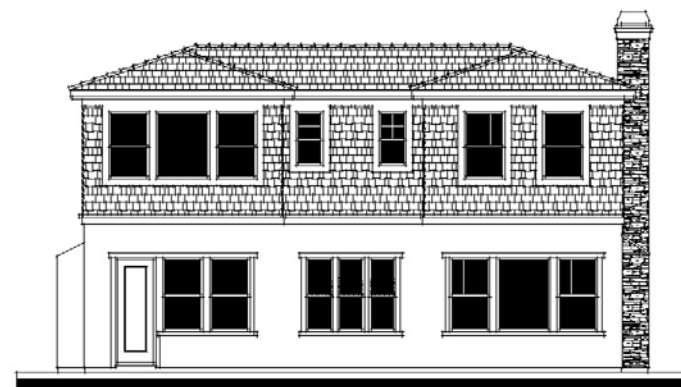
CRAFTSMAN B
PLAN 2



HAMPTON A
PLAN 3



TRADITIONAL D
PLAN 4



REAR ELEVATION
PLAN 1



REAR ELEVATION
PLAN 2



REAR ELEVATION
PLAN 3



REAR ELEVATION
PLAN 4



HAMPTON A
PLAN 1



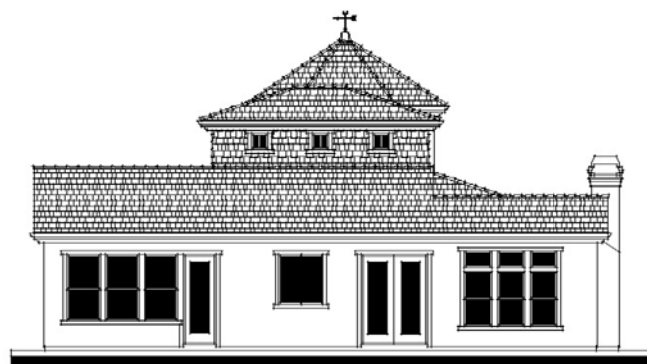
HAMPTON A
PLAN 2



HAMPTON A
PLAN 3



HAMPTON A
PLAN 4



REAR ELEVATION
PLAN 1



REAR ELEVATION
PLAN 2



REAR ELEVATION
PLAN 3



REAR ELEVATION
PLAN 4



CRAFTSMAN B
PLAN 1



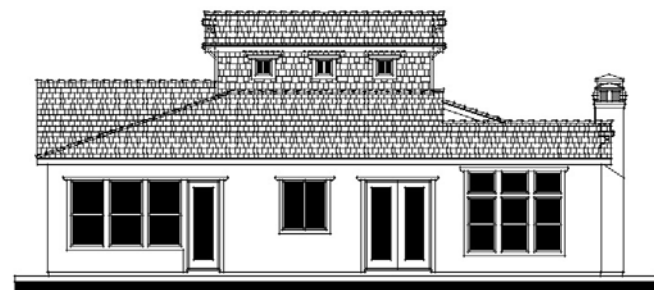
TRADITIONAL D
PLAN 2



TRADITIONAL D
PLAN 3



HAMPTON AX
PLAN 4



REAR ELEVATION
PLAN 1



REAR ELEVATION
PLAN 2



REAR ELEVATION
PLAN 3



REAR ELEVATION
PLAN 4



COTTAGE C
PLAN 1



HAMPTON AX
PLAN 2



HAMPTON AX
PLAN 3



TRADITIONAL D
PLAN 4



REAR ELEVATION
PLAN 1



REAR ELEVATION
PLAN 2



REAR ELEVATION
PLAN 3



REAR ELEVATION
PLAN 4

5.1 Enforcement of the Specific Plan

The Specific Plan serves both a planning function and regulatory function. It is the vehicle by which the City of Huntington Beach Local Coastal Program and General Plan is implemented for the Brightwater property. In addition, the general administration rules in this chapter link the Specific Plan to the provisions within the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) subject to CDP 5-05-020. If there is a conflict found between this Specific Plan and the City's Zoning and Subdivision Ordinances, the contents of this Specific Plan shall prevail. Where the Specific Plan is silent, the provisions of the HBZSO shall apply.

Should future economic or development conditions make it desirable to amend this Specific Plan, the procedures described in Section 5.2 of this document shall govern such amendments. The Specific Plan may be amended at any time in the same process by which it was originally adopted.

Enforcement of the provisions of the Specific Plan shall be as follows:

- ❑ The Planning Director or Director's designee shall be responsible for interpreting and enforcing the site development standards and design guidelines set forth in the Specific Plan.
- ❑ Any administrative interpretation of the Brightwater Specific Plan may be submitted for review by the Planning Commission and shall be subject to appeal to the City Council.

5.2 Methods and Procedures

5.2.1 Coastal Development Permit

All development projects in the Brightwater Specific Plan Area are subject to approved Coastal Development Permit 5-05-020. Any future Coastal Development Permits that may be necessary shall be processed pursuant to the Huntington Beach Zoning and Subdivision Ordinance.

5.2.2 Zoning Text Amendments

A Zoning Text Amendment shall be required for changes to the Development Standards in the Specific Plan.

Zoning Text Amendments shall be processed in accordance with the Huntington Beach Zoning and Subdivision Ordinance. Zoning Text Amendments shall be processed as amendments to the City's Local Coastal Program. Changes to the Development Standards shall not take effect until certified by the Coastal Commission through the Local Coastal Program amendment process.

5.2.3 Hearings

All Public Hearings held relative to this Specific Plan shall be administered per the applicable provisions of the Huntington Beach Zoning and Subdivision Ordinance.

5.2.4 Appeals

Any decision, determination or requirements may be appealed in accordance with applicable provisions of the Huntington Beach Zoning and Subdivision Ordinance.

5.3 Maintenance Mechanisms

The Declaration of Covenants, Conditions, and Restrictions for the Brightwater Maintenance Corporation, a provision of Coastal Development Permit 5-05-020, is the legal document setting forth the procedures and responsibilities for the permanent care and maintenance of common area development projects within Specific Plan Area. Common area development includes streets, parking, recreation, open space, landscaped areas, community walls and fences, and community facilities.

- A. Legal Description of Brightwater Specific Plan (under separate cover)
- B. Brightwater Coastal Development Permit No. 5-05-020, dated 12-15-2005, approved by California Coastal Commission (under separate cover)
- C. Brightwater Comprehensive Habitat Management Plan, dated December 2005, approved by California Coastal Commission (under separate cover)
- D. Brightwater Precise Fuel Modification Plan dated, December 14, 2005, approved by Orange County Fire Authority and California Coastal Commission (under separate cover)
- E. Covenants, Conditions, and Restrictions (CC&Rs) for Brightwater Maintenance Corporation approved by California Coastal Commission (under separate cover)
- F. Brightwater Tract Maps (under separate cover)
- G. Final Project-Level Site Development Plan (under separate cover)