

2 DEVELOPMENT CONCEPT**2.1 CONCEPTUAL MASTER PLAN OF DEVELOPMENT**

The Seacliff Promenade Conceptual Master Plan (CMP) for the Palm/Goldenwest Specific Plan Area is illustrated on Exhibit 2.1-1. The intent of the Conceptual Master Plan is to establish general planning concepts for the entire site. The General Plan for Subarea 4B specifically allows for phased Specific Plans in order to permit the near-term development of PLC's property and development of Aera's property at a later point in time as oil operations are phased out. Upon completion of a future specific plan for the Aera parcel the Palm/Goldenwest Specific Plan will be amended to incorporate the specific plan. Amendments to the Specific Plan will be processed as amendments to the City's Local Coastal Program and will not take effect until certified by the California Coastal Commission.

The CMP Land Use Plan illustrates that the Aera property will remain in oil production for the foreseeable future (approximately 15-20 years). The Palm/Goldenwest Specific Plan proposes a variety of residential uses on the 54-acre PLC property and future visitor serving uses on the 96 acre Aera property. The land use plan for the PLC property is more fully described in this first section of the Specific Plan and Section Two of the Specific Plan details the land uses proposed for the Aera property.

2.2 LAND USE PLAN/DEVELOPMENT CONCEPT

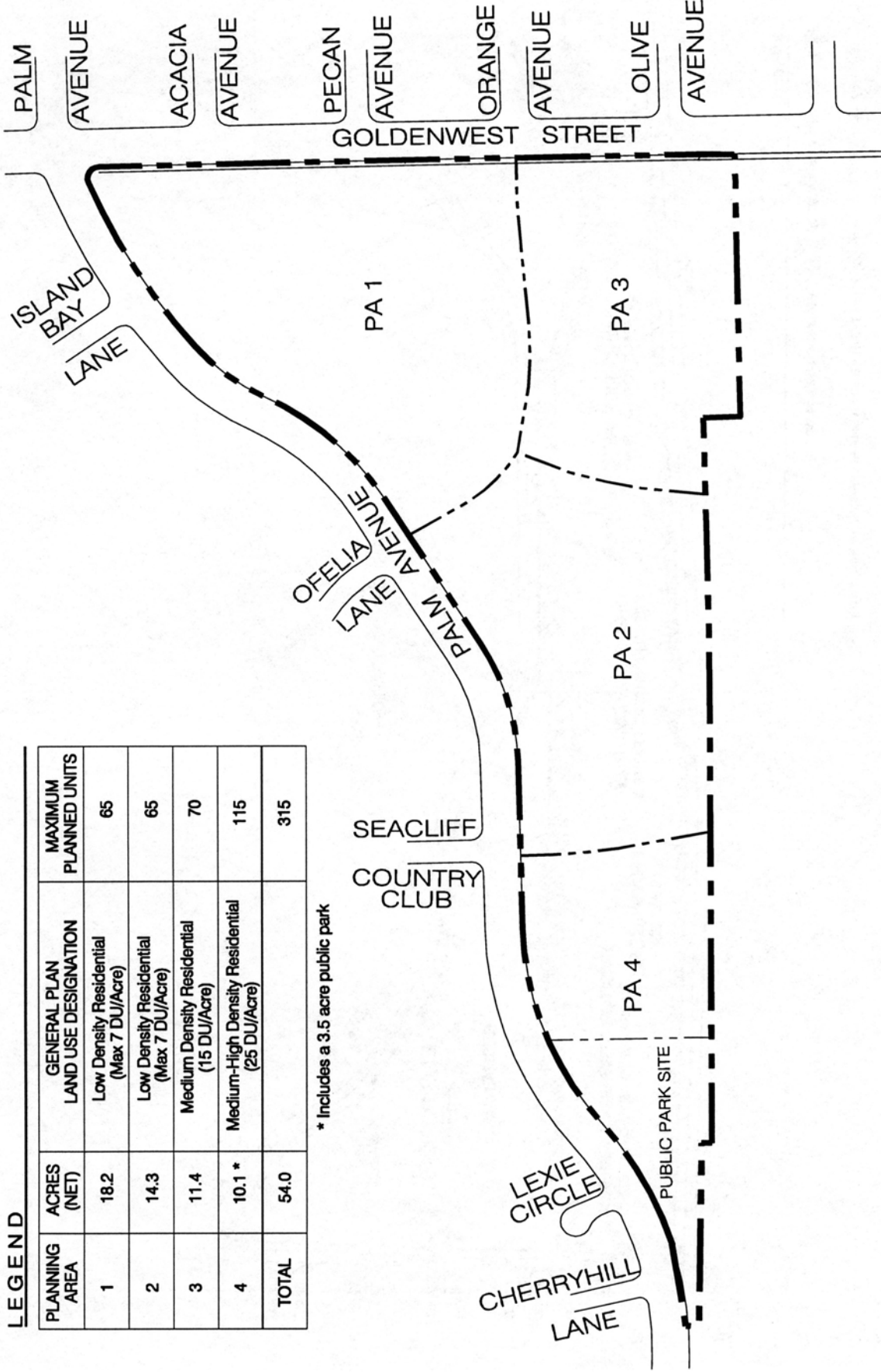
The proposed residential development for the PLC parcel contains three residential density categories. All uses proposed are consistent with the City's Local Coastal Program, General Plan and the Conceptual Master Plan for Subarea 4B, and will not deviate from any established General Plan policies and criteria. Any revisions to the Palm/Goldenwest Specific Plan will not take effect until an amendment is certified by the California Coastal Commission. The 54 acre PLC site is planned for a maximum of 315 dwelling units. Within the PLC parcel, the Specific Plan designates Low Density Residential, Medium Density Residential, and Medium High Density Residential areas with a combination of detached and attached single- and multi-family dwellings.

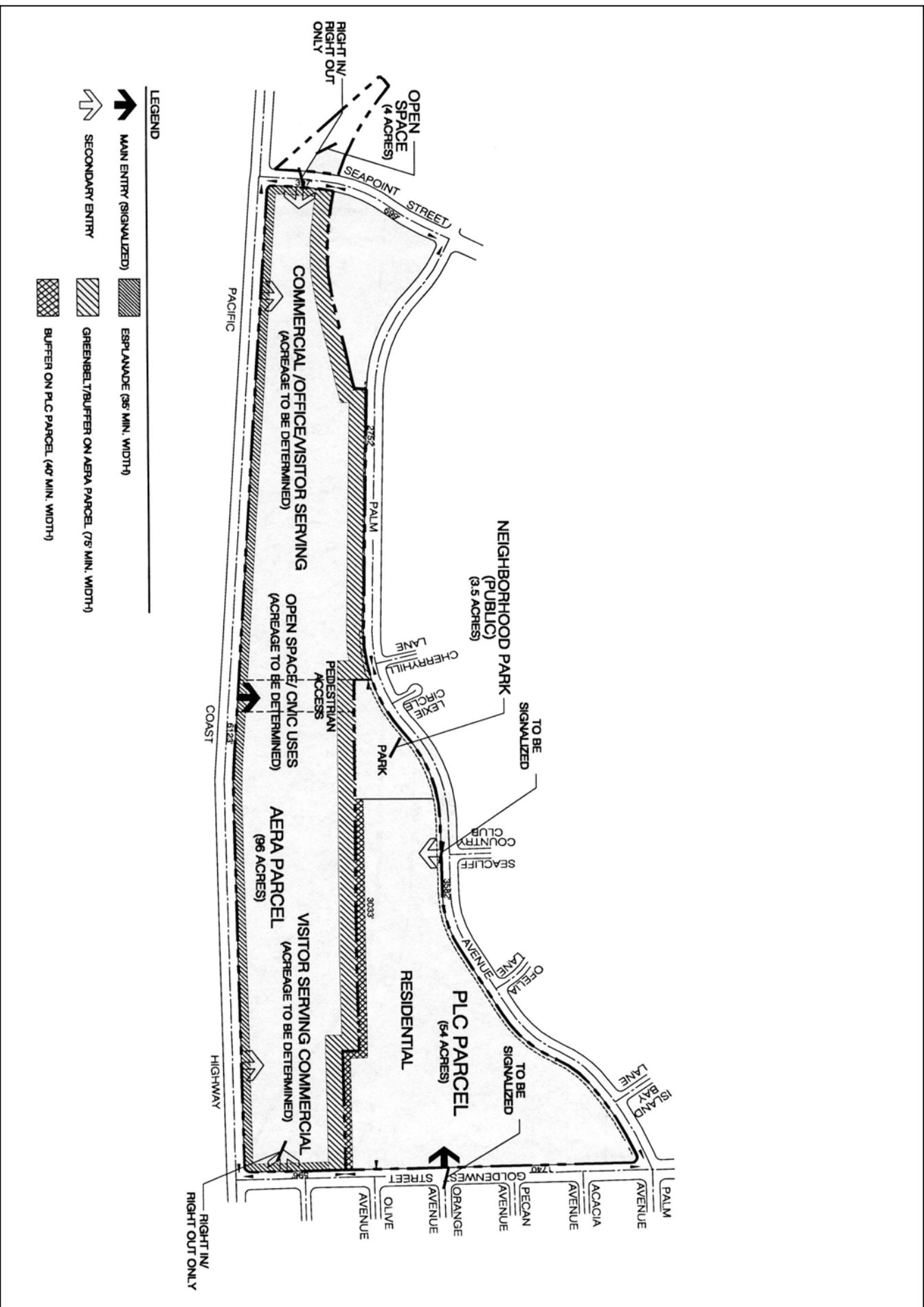
The development concept for the Palm/Goldenwest Specific Plan is to provide for distinct residential neighborhoods in a well-designed private gated community. Perimeter themed landscaping will complement the adjacent Holly Seacliff project. A 3.5-acre neighborhood public park is also provided in Planning Area 4. The residential planning areas for the PLC property are shown on Exhibit 2.2-1, and is described below in Sections 2.2.1 through 2.2.4.

LEGEND

PLANNING AREA	ACRES (NET)	GENERAL PLAN LAND USE DESIGNATION	MAXIMUM PLANNED UNITS
1	18.2	Low Density Residential (Max 7 DU/Acre)	65
2	14.3	Low Density Residential (Max 7 DU/Acre)	65
3	11.4	Medium Density Residential (15 DU/Acre)	70
4	10.1 *	Medium-High Density Residential (25 DU/Acre)	115
TOTAL	54.0		315

* Includes a 3.5 acre public park





One or more tentative tract maps describing the site layout, design and features of each Planning Area will be submitted to the City. Those tract map developments shall be consistent with all policies and standards contained herein, and with the General Plan, the City's Local Coastal Program, and Subarea 4B Conceptual Master Plan. In addition to any other City permits, tentative tract maps will be approved by the City through the coastal development permit process. Density may be transferred either internally or from one Planning Area to another, provided that the maximum number of dwelling units established by this Specific Plan is not exceeded. All requests for transfer of density shall be in accordance with procedures set forth in Section 9.2.5 of this Specific Plan.

2.2.1 Planning Area 1

Planning Area 1, located at the intersection of Palm Avenue and Goldenwest Street, is approximately 18.2 acres, and allows for up to 65 dwelling units. The area is designated for Low Density Residential development, which permits single-family detached homes at densities not to exceed seven (7) dwelling units per net acre.

The minimum lot size in Planning Area 1 shall be 6,000 square feet. Public pedestrian corridors are provided along Palm Avenue and Goldenwest Street. Provide an internal pedestrian corridor, which may be private, along the southern boundary of the Planning Area bordering Planning Area 3.

2.2.2 Planning Area 2

Planning Area 2, located west of Planning Area 1 south of Palm Avenue, is approximately 14.3 acres, and allows for a maximum of 65 dwelling units. The area is designated for Low Density Residential uses, which permits residential development at a density up to seven (7) dwelling units per acre.

The minimum lot size in Planning Area 2 shall be 5,000 square feet. Public pedestrian corridors are provided along Palm Avenue. Provide an internal pedestrian corridor, which may be private, along the southeastern boundary, adjacent to the Aera facilities. An enhanced landscaped corridor is provided adjacent to the Aera facilities to buffer the site from adjoining oil operations.

2.2.3 Planning Area 3

Planning Area 3 is located south of Planning Areas 1 and 2 along Goldenwest Street, and is 11.4 acres and allows for a maximum of 70 dwelling units. The area is designated for Medium Density Residential development, which permits single-family detached or attached homes at densities not to exceed fifteen (15) dwelling units an acre.

Permitted development includes single family detached homes on individual lots with a minimum of 3,600 square feet, or attached townhouses pursuant to a condominium plan. Public pedestrian corridors are provided along Goldenwest Street. Provide an internal pedestrian corridor, which may be private, along the boundary with Planning Area 1. A 40 foot habitable structural setback is provided for those lots, which are adjacent to the oil operations to the south within this Planning Area.

2.2.4 Planning Area 4

Planning Area 4, located west of Planning Area 2 along Palm Avenue, is 10.1 acres, and allows for up to 115 dwelling units. The area is designated for Medium High Density Residential development, which permits single family detached homes on individual lots with a minimum lot size of 3,000 square feet, attached townhouses pursuant to a condominium plan, or apartments pursuant to a conditional use permit at densities not to exceed twenty-five (25) dwelling units an acre.

A public pedestrian corridor is provided along Palm Avenue. Within Planning Area 4 is a 3.5-acre neighborhood public park, which will be dedicated to the City of Huntington Beach. The location of the neighborhood public park is depicted on Exhibit 2.2-1 and a description of the park can be found in Section 2.4.1 of this Chapter.

2.3 CIRCULATION PLAN

The Conceptual Master Plan limits the maximum number of average daily trips that may be generated by ultimate development of the Specific Plan Area to 27,139. This is to ensure that impacts to the City's circulation system, as well as, ambient air quality and noise levels remain within the scope of impacts analyzed in the General Plan Program EIR 94-1 and Mitigated Negative Declaration No. 98-8. Of the total trip budget, the PLC site has been allocated a maximum of 5,230 average daily trips, and the Aera parcel has been assigned a trip budget not to exceed 21,909 average daily trips. Individual parcels within the site may exchange or trade unused trip allocations, as long as the overall budget for the site is not exceeded, and subject to City approval. The trip budget allocations, along with the development standards of the Conceptual Master Plan, will determine the land use intensities ultimately permitted within the Specific Plan Area.

The Circulation Plan, Exhibit 2.3-1, illustrates the general alignments and street classifications in and adjacent to the PLC property. Two arterial streets lay adjacent to the site, Palm Avenue and Goldenwest Street. Palm Avenue, a Primary Arterial, generally bounds the site to the northeast. Goldenwest Street, a Major Arterial, bounds the site on the southeast. All vehicular access to the PLC Parcel will be from Palm

Avenue and Goldenwest Street. The Specific Plan proposes two points of access to the PLC Parcel. No direct residential driveway access will be permitted from either Palm Avenue or Goldenwest Street. All interior streets will be private and maintained by a homeowners association.

Primary access to the PLC Parcel will be taken from Goldenwest Street opposite Orange Avenue. A secondary entry is located on Palm Avenue opposite the entrance to the Seacliff Country Club. Each of the entries will be gated and will include enhanced landscaping and paving, and project monument signage.

Within the PLC property, all interior streets serving single family detached neighborhoods will provide a 52-foot right-of-way consisting of a 40 foot paved way, with six-foot sidewalks on both sides of the street with detached parkways provided along the main entry road only and detached parkways elsewhere in the project at the option of the developer. All streets within multi-family areas will include minimum paved street sections of 24 feet in accordance with City of Huntington Beach specifications for multi-family neighborhoods.

These typical street sections are shown on Exhibit 2.3-2.

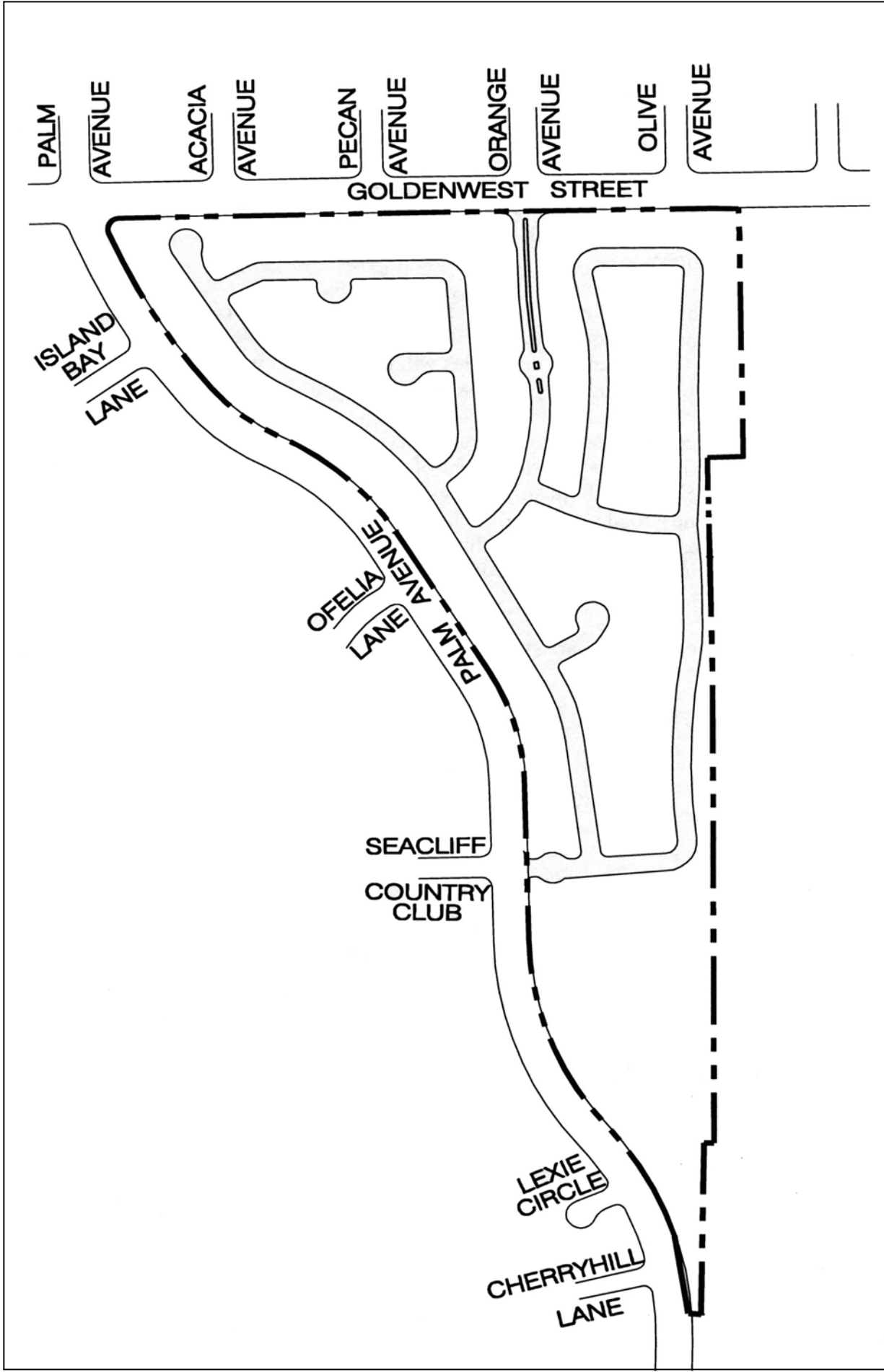
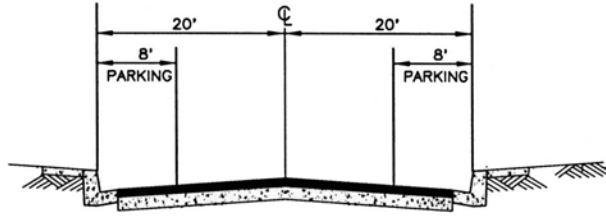
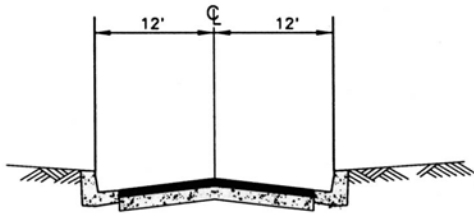


Exhibit 2.3-1
CIRCULATION PLAN

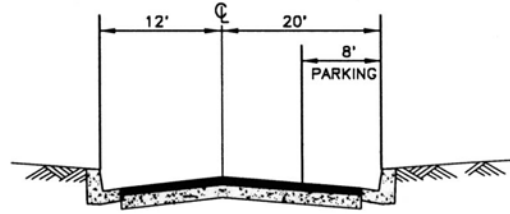
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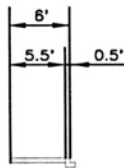
**PARKING ON BOTH SIDES OF STREET
SINGLE FAMILY OR MULTI FAMILY**



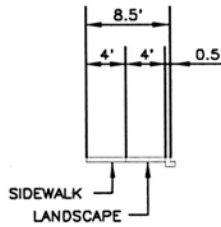
**NO ON STREET PARKING
(MULTI-FAMILY ONLY)**



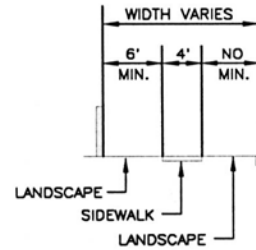
**PARKING ON ONE SIDE OF STREET
(MULTI-FAMILY ONLY)**



**SIDEWALK
ADJACENT**



PARKWAY



**ENHANCED
PARKWAY**

2.4 OPEN SPACE

The Palm/Goldenwest Specific Plan includes a variety of onsite open space and landscape features to provide the public and residents with active and passive recreational opportunities and enhance project compatibility with surrounding land uses. The Open Space Plan for the PLC parcel is comprised of three elements: a public neighborhood park, a private recreation area within the multi-family area, and perimeter and buffer landscaping incorporating public pedestrian walkways.

2.4.1 Neighborhood Park

A 3.5-acre public neighborhood park is planned within Planning Area 4. The park is designed to include the following recreational amenities, subject to final review and approval by the City's Community Services Commission:

- Open play field;
- Basketball court;
- Tot Lot with play structures for varying age groups;
- Picnic tables with gazebo or shade structure;
- Informal picnic areas with tables and benches; and
- Public parking.

A conceptual plan for the neighborhood park is included as Exhibit 2.4-1. The park improvements will be completed by the developer, and the value of the improvements will be credited toward the project's park dedication requirements in accordance with Chapter 254 of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO). The land will be dedicated in fee at the time of recordation of the first final Tract Map for residential construction to the City. The improvements will be offered for acceptance to the City at the time of their completion. The public park will be maintained by the City of Huntington Beach upon acceptance. Prior to the completion of the final residential building inspection of the first production (non-model) home, the public park shall be completed and open for public use.

2.4.2 Private Recreation Area

The multi-family development in Planning Area 4 will include its own private recreation facility for the exclusive use of this neighborhood's residents. The private recreation area will be a minimum of 10,000 square feet and will incorporate one or more of the following uses: pool, spa, barbecue, volleyball, tennis, or fitness room. The Planning Area 4 Homeowners Association will maintain this private recreation area. If the other Planning Areas will have the right to use this recreational facility, then those Planning Areas' Association should share in the cost of maintaining this recreational facility.

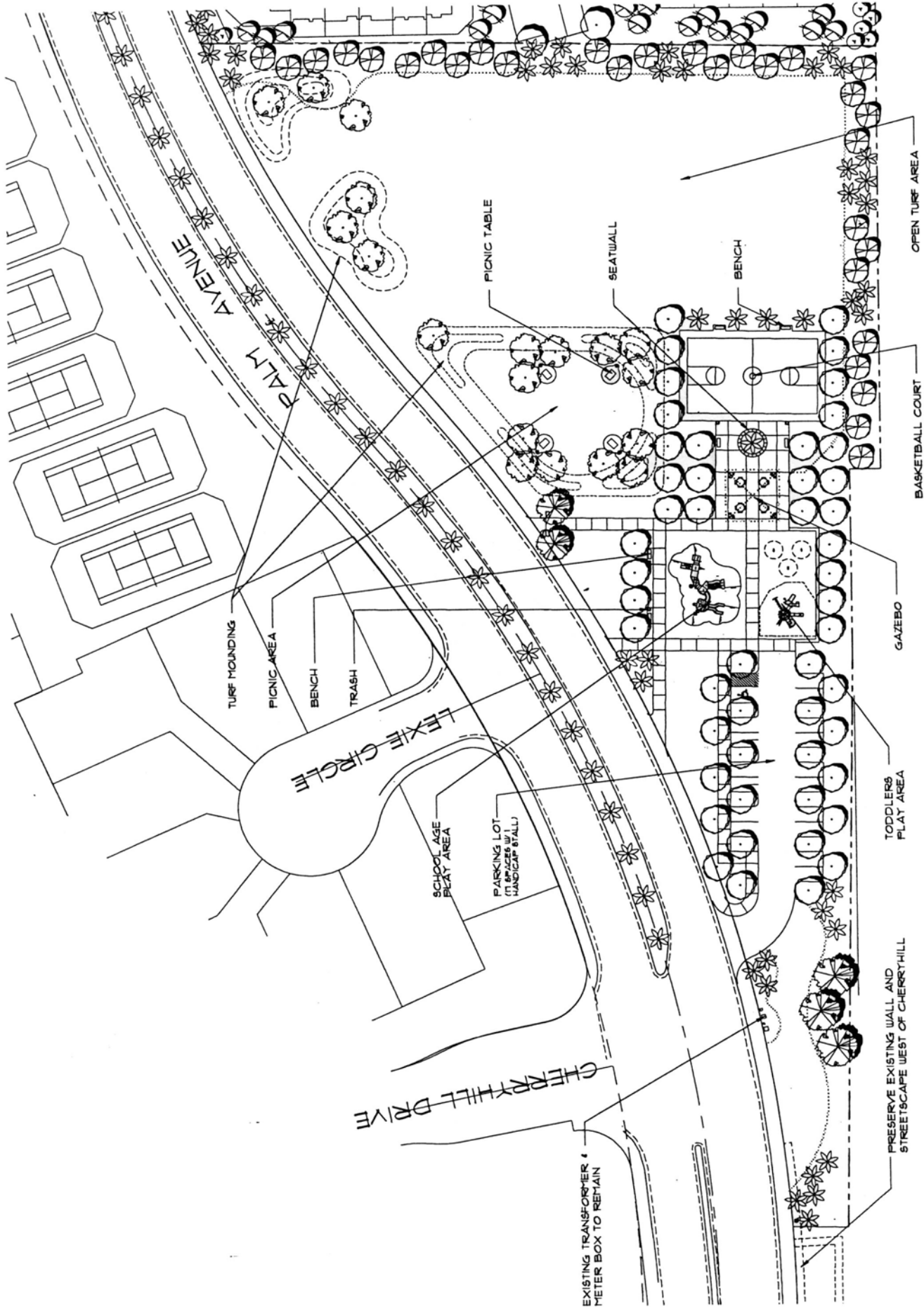


Exhibit 2.4-1
NEIGHBORHOOD : PARK

pic
PALM & GOLDENWEST
 HUNTINGTON BEACH, CA.

2.4.3 Perimeter and Buffer Landscaping and Pedestrian Walkways

Landscaped setback areas will be provided along the arterial highways, Palm Avenue and Goldenwest Street, that form the north and east perimeter of the Specific Plan Area.

Within the PLC portion of the Specific Plan Area, pedestrian walkways with detached sidewalks and parkways including street trees will be provided along the main entry road only and detached parkways elsewhere in the project at the option of the developer. Walkways will be linked to perimeter sidewalks along Palm Avenue and Goldenwest Street at each project entry, and will also link to a meandering walkway located in the enhanced landscape area along the south side of Planning Area 2 adjoining the Aera Energy property.

A master homeowners association or sub-association will maintain all pedestrian walkways within the interior of the PLC property. The City of Huntington Beach will maintain all sidewalks on the perimeter of the Specific Plan Area.

1. Palm Avenue

Along the south side of Palm Avenue within Planning Areas 1 and 2, an existing six foot high block wall was constructed and landscaping installed in the late 1960's to screen oilfield uses. The setback of the existing wall varies between three and twenty feet from the existing sidewalk and right of way of Palm Avenue. Within Planning Area 4, west of the entry to Seacliff Country Club, an eight-foot high concrete panel wall exists atop a four-foot high berm. Additional planter walls and landscaping have been installed within the area between the wall and sidewalk, which varies in width from eight to eighteen feet.

The proposed development plan has been designed to retain the existing pedestrian walkway, perimeter wall and landscaping within Planning Areas 1 and 2. Portions of the existing improvements will be removed at the location of the new secondary project entry opposite Seacliff Country Club, which will also include new entry landscaping and monument signs. Directly opposite Ofelia Lane, a portion of the existing wall is proposed to be removed and replaced with a six-foot high view fence adjoining an interior landscaped open space lot. A master homeowners association will maintain all perimeter walls and landscaping. A typical section showing the perimeter wall and landscaping within Planning Areas 1 and 2 is shown in Exhibit 2.4-3.

Within Planning Area 4, adjacent to the proposed neighborhood park, the existing wall will be removed to provide visual access to the park. Adjacent to the multifamily development, the existing wall may be retained or replaced with either a new wall or tubular steel fence, similar to other multifamily perimeter fencing established along Palm Avenue.

If a new solid wall is constructed, it will be set back fifteen feet from the right of way of Palm Avenue. If a tubular steel fence is used, it may be located within the fifteen foot landscaped setback with a minimum setback of five feet from right-of-way. In either condition, a minimum of fifteen feet will be landscaped and maintained by a master homeowners association. A typical section showing the perimeter wall and landscaping within Planning Area 4 is shown in Exhibit 2.4-3.

2. Goldenwest Street

Along Goldenwest Street, a twenty-five foot wide landscape setback will be provided within Planning Areas 1 and 3. The perimeter wall will be an eight-foot high solid masonry wall. At the primary project entry opposite Orange Avenue, the wall will be angled back to allow additional entry landscaping and project monument signage. A master homeowners association will maintain all perimeter walls and landscaping. A typical section showing the perimeter wall and landscaping along Goldenwest Street within Planning Areas 1 and 3 is shown in Exhibit 2.4-4.

3. Aera Energy Edge

Because of the planned long-term oil production activity on the adjacent Aera Energy site, the Specific Plan provides for additional buffer landscaping along the southerly edge of the Specific Plan within Planning Areas 2, 3 and 4.

Within Planning Area 2, a landscaped common area lot has been provided for the entire length of the street between Planning Areas 3 and 4. This landscaped area varies from 25 to 45 feet in width, and will incorporate trees, shrubs and turf in addition to a meandering pedestrian walkway. A typical section showing the buffer landscape area is shown in Exhibit 2.4-5.

Within all Planning Areas, a 40 foot habitable structural setback will be provided along the common property line between the PLC property and the Aera Energy property. A typical section showing the additional buffer setback is shown in Exhibit 2.4-5.

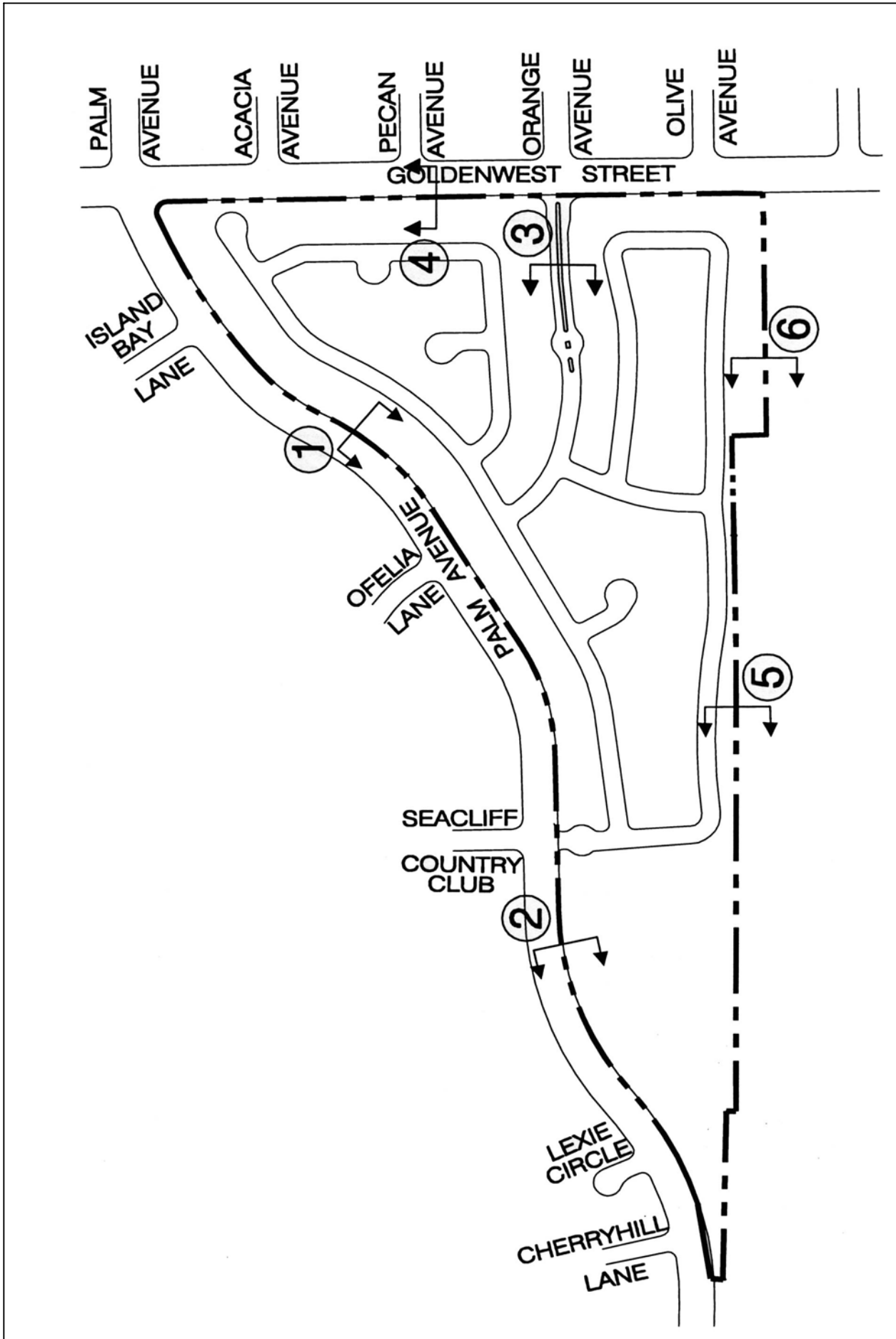
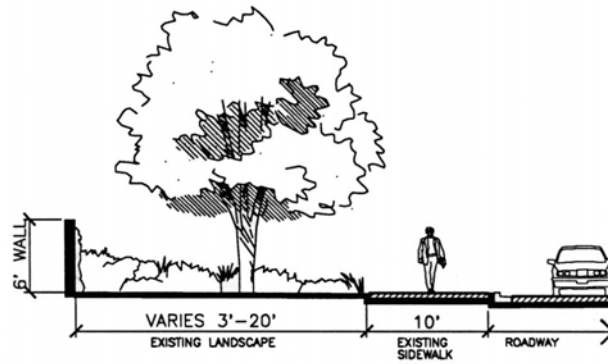


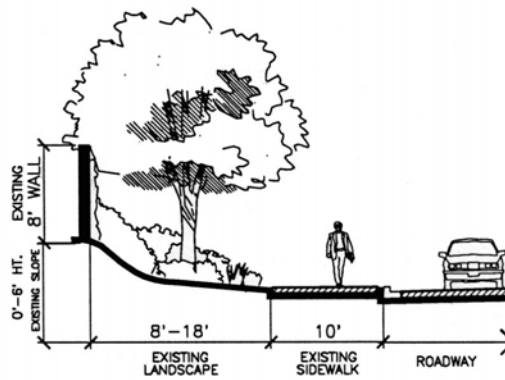
Exhibit 2.4-2
SECTION KEYMAP

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PALM & GOLDENWEST
HUNTINGTON BEACH, CA.

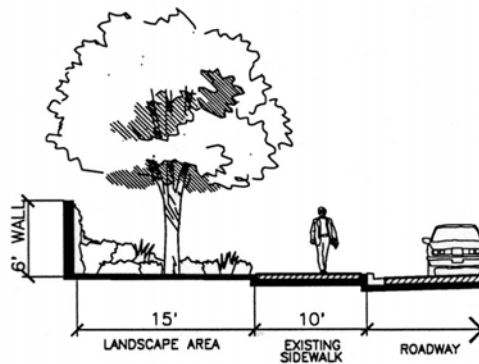
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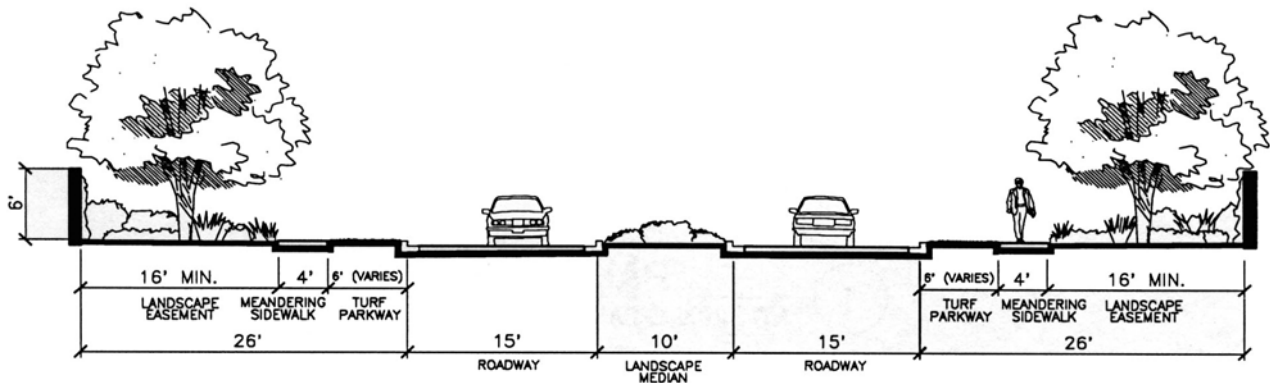
1 **PALM AVENUE**
AT SINGLE-FAMILY RESIDENTIAL UNITS



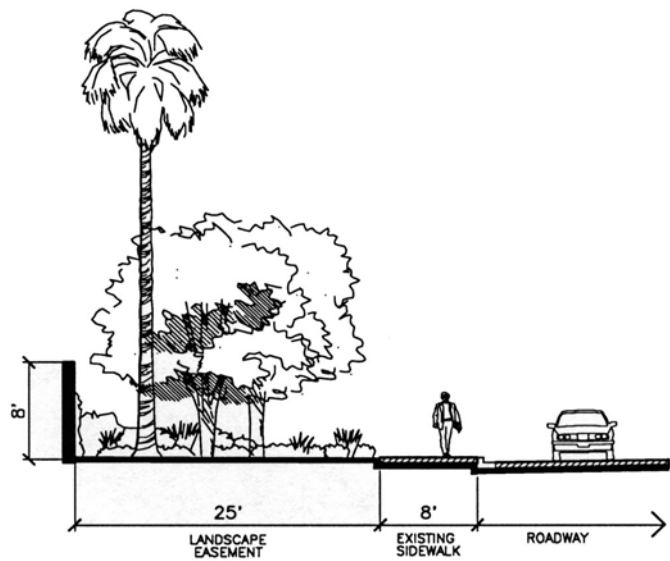
2A **PALM AVENUE**
AT MULTI-FAMILY RESIDENTIAL UNITS



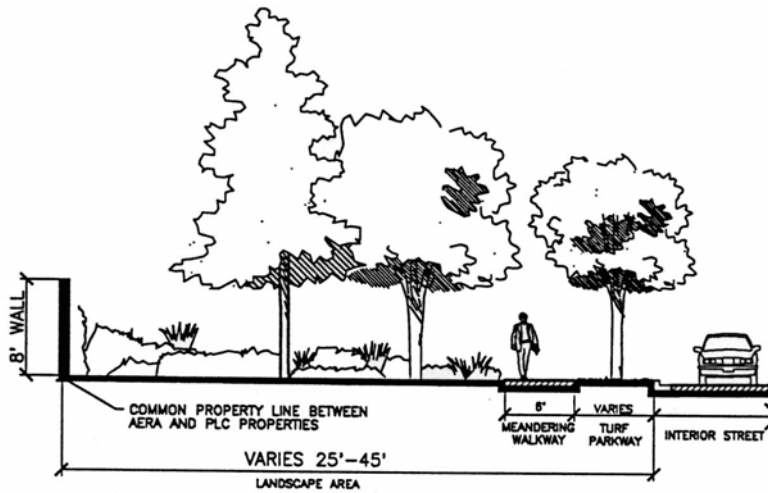
2B **PALM AVENUE**
AT MULTI-FAMILY RESIDENTIAL UNITS



3 MAIN ENTRY DRIVE

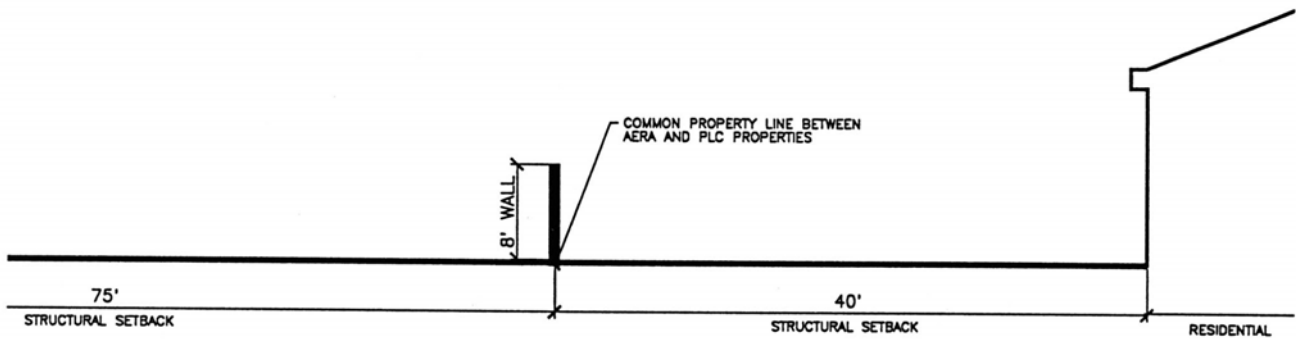


4 GOLDENWEST STREET



5

PEDESTRIAN PASEO / LANDSCAPE BUFFER



6

TYPICAL STRUCTURAL SETBACKS

2.5 SITE PREPARATION**2.5.1 Grading Concept**

The Palm/Goldenwest Specific Plan Area will require grading operations for soil remediation and to construct streets, infrastructure, pads and other site improvements to create properly drained development areas. The grading concept for the Palm/ Goldenwest Specific Plan is intended to:

- Be responsive to the existing land forms;
- Minimize the length of time and physical impacts of the grading operations;
- Stabilize manufactured slopes; and
- Avoid any unnecessary import/export of earthwork to minimize impacts of the grading operation on surrounding residential communities.

Soil remediation, over-excavation, stockpiling and normal grading operations and procedures will occur within each of the individual development areas.

The maximum slope ratio, horizontal to vertical, will be 2:1 unless otherwise recommended by a geotechnical engineering report and approved by the City. Overall grades will be consistent with existing grades and no slopes greater than six (6) feet in height are anticipated. There shall be a smooth transition where graded slopes meet existing grades. A transition at both top and toe of slopes should also be provided. Temporary erosion and run-off-control devices shall be installed in conjunction with grading activities. Such devices shall conform to City standards.

All soil remediation and grading within the Specific Plan Area will require a grading permit as well as a coastal development permit and will be governed by soils, foundation and other geotechnical reports prepared by registered professional civil and geotechnical engineers, building codes, established engineering practices and City ordinances. Preliminary grade elevations and details will be provided at the Tentative Tract Map process. Grading shall be consistent with City policies and incorporate safe grading techniques to provide for proper engineering practices and ensure proper site drainage. All soil remediation and grading plans shall be subject to review and approval by the City to incorporate appropriate conditions of approval and mitigation measures.

2.5.2 Oil Well Abandonment

All oil well abandonment's, excavation and remediation of contaminated soils shall require a coastal development permit and shall be performed in accordance with the following requirements.

- Closure of oil wells, removal of pipelines and facilities shall be in compliance with the requirements of the California Department of Conservation, Division of Oil, Gas, and Geothermal Resources.
- Cleanup of surface soil and contaminants shall be in compliance with the requirements of the California Department of Toxic Substance Control, Site Mitigation Branch; and (as required) the California Regional Water Quality Control Board, Santa Ana Region. In addition cleanup of surface soil and contaminants shall also be in compliance with the requirements of the City of Huntington Beach Fire Department.
- When a well site is abandoned, all improvements on the site shall be removed and the site shall be restored on an interim basis to its natural condition as it existed before oil development occurred until the proposed residential development is constructed.
- Adequate screening, setbacks, and aesthetic treatments shall be provided within development areas to minimize hazards and nuisances posed by the proximity of oil operations.
- Any oil related development shall be undertaken in accordance with the requirements of the California Department of Conservation, Division of Oil, Gas, and Geothermal Resources Guidelines regarding specifications and standards for oil-related activities, well abandonment's, and reabandonments.

2.6 PLC PROJECT INFRASTRUCTURE

This section describes the general location, usage and dimensions of services and facilities, which will be provided to the Specific Plan Area including drainage, sewer and water improvements for the PLC site.

Developers shall be responsible for the construction or funding of public facilities improvements within their project and/or off-site facilities necessary to serve the development. If a developer is required to construct or oversize any facilities beyond his fair-share to serve other projects, the developer shall enter into a reimbursement agreement with the City. Infrastructure will be sized and installed incrementally as the project is developed.

2.6.1 Storm Drains

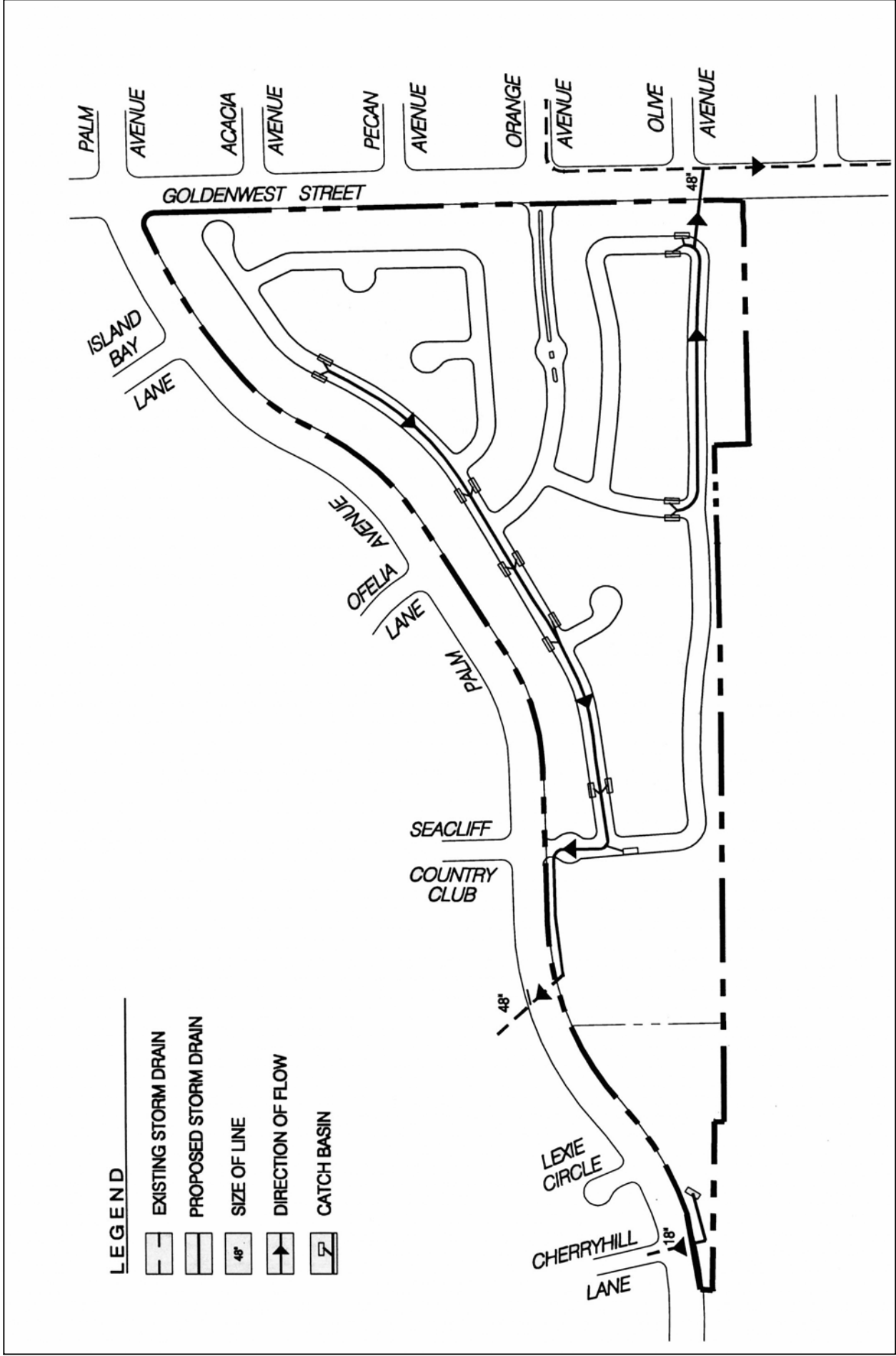
The Proposed Storm Drain Plan for the PLC property is shown on Exhibit 2.6-1. This Master Storm Drain Plan is a concept plan only. The final design of all drainage facilities will be in conformance with the water quality requirements contained in Section 2.6.4. The developers shall provide preliminary hydraulic studies to determine if off-site facilities are adequate to accommodate increased flow from the project at the time an application is made for a coastal development

permit for the first Tentative Tract Map. The developer shall provide final hydrologic studies before any permits are issued for grading or construction documenting the adequacy of the off-site facilities ability to accommodate increase flow from the project.

Existing storm drainage facilities are maintained by the City of Huntington Beach, Public Works Department. New drainage facilities constructed within the Specific Plan Area will be maintained either by the City or privately maintained by a homeowners association. Any drainage facilities designed or sized to accommodate upstream drainage will be designated as public facilities and maintained by the City.

The area will drain via proposed underground conduits into two drainage areas. The first area generally consists of flows collected from Planning Areas 1, 2, and 4. Interior streets will carry storm run-off into catch basins which will connect via a series of new storm drain lines to the existing 48-inch Seacliff IV Storm Drain located in Palm Avenue and the existing 18-inch storm drain in Cherryhill Lane.

The second drainage area generally consists of flows leaving the area through the south corner of the site (Planning Area 3). Flows from this area will be transported off-site via a new extended storm drain line to the ocean and/or could intercept the existing 48-inch Goldenwest Storm Drain located in Goldenwest Street.



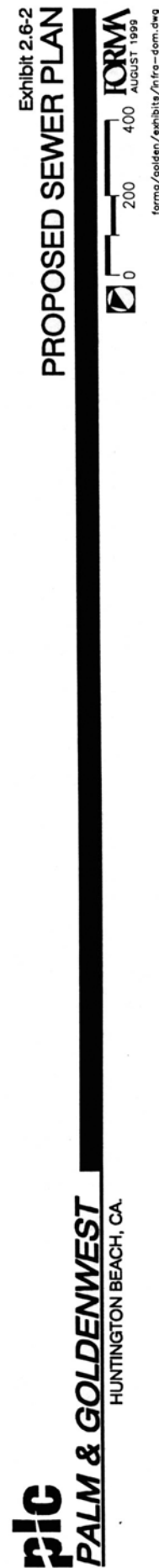
2.6.2 Sewer Facilities

The Proposed Sewer Plan for the Specific Plan Area is shown on Exhibit 2.6-2. Existing public 12-inch and 21-inch lines pass through the site from Palm Avenue and Ofelia Lane to Goldenwest Street and Orange Avenue. East of Goldenwest Street, the 21-inch line is maintained by the City of Huntington Beach. If feasible, the existing 12-inch and 21-inch lines shall be consolidated into the 21-inch line.

All Specific Plan Area sewage will be transported via gravity flow to connect with the existing 21-inch line near Orange Avenue. The existing sewer facilities in the Specific Plan Area will be maintained by the City of Huntington Beach, Public Works Department. All new on-site sewer lines will have a minimum diameter of 8 inches and will be privately maintained by a master homeowners association or sub-association. Any new sewer systems shall be designed to accommodate the potential diversion of dry weather runoff, which would otherwise enter the stormdrain system. Any sewers designed or sized to accommodate upstream flows will be designated as public and maintained by the City.

2.6.3 Water Facilities

The Proposed Domestic Water Plan is shown in concept on Exhibit 2.6-3. All water facilities for the Specific Plan Area will be provided to the site by the City of Huntington Beach. Connections will be made to the existing 12-inch line located in Palm Avenue at Lexie Circle and Seaclyff Country Club Drive. Connections are also proposed to be made to the existing 12-inch line stubbed into the site at Goldenwest Street and Orange Avenue, and to the 24-inch line in Goldenwest Street. Final line sizing will be based on a water pressure analysis. The minimum diameter of on-site water lines will be 8 inches.



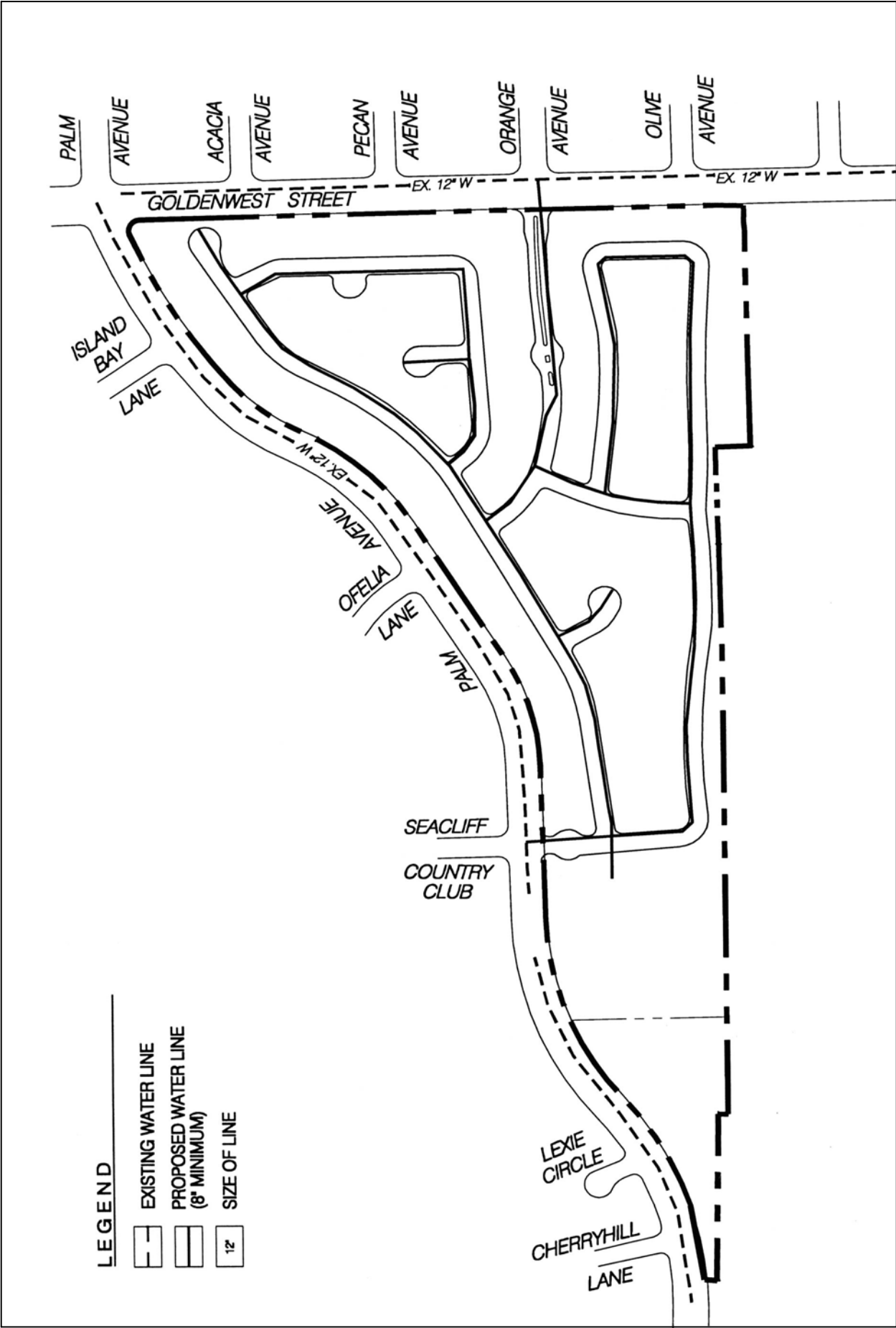


Exhibit 2.6-3

PROPOSED DOMESTIC WATER PLAN

2.6.4 Water Quality

The City of Huntington Beach is a coastal community noted for its beaches. The beaches of Huntington Beach attract numerous people to the area. The beaches consequently support the City's economy. Tourism dollars are spent on lodging, food, recreational equipment sales, retail sales, and other tourist related commercial ventures. The well being of the City's economy is consequently dependent on maintaining quality of coastal waters. Recent closures of the beaches have had an adverse effect on the City's economy and coastal recreational opportunities.

The flow of untreated stormwater can have an adverse impact on the quality of coastal waters since storm drains eventually discharge into the ocean. Section 5.2.1 of the City's Coastal Element notes that the City can upgrade water quality by controlling pollutants, which enter coastal waters through urban runoff. Section 9.5.4 of the City's Coastal Element which contains the water and marine resource policies requires that measures be implemented to mitigate the adverse impacts of human activities on the marine environment. To protect coastal waters, the following water quality measures shall be implemented in conjunction with any development requiring the construction of storm water drainage systems:

- All new development, substantial rehabilitation, redevelopment or related activity, shall be designed and constructed in compliance with the Orange County Drainage Area Management Plan (OC DAMP), all applicable local ordinances and applicable provisions of the NPDES General Permit for Storm Water Discharges Associated with Construction Activity issued by the State Water Resources Control Board (State Board Order No. 92-08-DWQ), and any subsequent amendments, and the Orange County NPDES Municipal Storm Water Permit issued to Orange County and Cities by the California Regional Water Quality Control Board (Regional Board Order No. 96-31) and any amendment, revision or re-issuance thereof.
- Prior to issuance of a Coastal Development Permit (CDP) for grading or building, a Water Quality Management Plan (WQMP), shall be submitted, and approved based on consistency with the provisions specified herein. New development and significant redevelopment of private and publicly owned properties, must incorporate design elements and/or Best Management Practices (BMPs) which will effectively prevent runoff contamination, and minimize runoff volume leaving the site in the developed condition, to the greatest extent feasible. At a minimum the following specific requirements shall be applied to development of type and/or intensity listed below:

(1) Residential Development

Development plans for, or which include the vesting of a final tract map which will result in 10 or greater sub-lots, for grading purposes and backbone infrastructure improvements and/or the build out of homes and other facilities which are part of a planned community development shall:

- a. Maximize the percentage of permeable surface and green space to allow more percolation of runoff into the ground and/or design site with the capacity to convey or store peak runoff from a storm and release it at a slow rate so as to minimize the peak discharge into storm drains or receiving water bodies;
- b. Use porous materials for or near walkways and driveways where feasible;
- c. Incorporate design elements, which will serve to reduce directly, connected impervious area where feasible. Options include the use of alternative design features such as concrete grid driveways, and/or pavers for walkways;
- d. Runoff from driveways, streets and other impervious surfaces shall be collected and directed through a system of vegetated and/or gravel filter strips or other media filter devices, where feasible. Selected filter elements shall be designed to 1) trap sediment, particulates and other solids and 2) remove or mitigate contaminants through infiltration and/or biological uptake. The drainage system shall also be designed to convey and discharge runoff from the building site in a non-erosive manner.
- e. Selected BMPs shall be designed to collectively infiltrate, filter or treat the volume of runoff produced from each and every storm event up to and including the 85th percentile 24-hour runoff event, prior to conveying runoff in excess of this standard to the storm water conveyance system. BMPs shall be engineered and constructed in accordance with the design specifications and guidance contained in the California Stormwater Best Management Practices Handbook (Municipal).
- f. The plan must include provisions for regular inspection and maintenance of structural BMPs, for the life of the project.

(2) Commercial Development/Parking Lots

Development plans for, or which include commercial use > 1000 square feet in size and/or which include exposed parking lots > 5,000 square feet in size and/or with 25 or more parking spaces and/or stand alone parking lots with 25 or more parking spaces or which is > 5,000 square feet in size shall:

- a. Incorporate BMPs effective at removing or mitigating potential pollutants of concern such as oil, grease, hydrocarbons, heavy metals, and particulates from storm water leaving the developed site, prior to such runoff entering the stormwater conveyance system, or any receiving water body. Options to meet this requirement include the use of vegetative filter strips or other media filter devices, clarifiers, grassy swales or berms, vacuum devices or a combination thereof. In addition, roads and parking lots should be vacuum swept monthly at a minimum, to remove debris and contaminant residue.
 - b. Selected BMPs shall be designed to collectively infiltrate, filter or treat the volume of runoff produced from each and every storm event up to and including the 85th percentile 24-hour runoff event. BMPs shall be engineered and constructed in accordance with the guidance and specifications provided in the California Stormwater Best Management Handbooks (Commercial and Industrial).
- (3) Common Area Landscaping

Where irrigation is necessary, the system must be designed with an efficient technology, which minimizes water requirements and the potential for failure. At a minimum, the following requirements shall apply: All irrigation systems shall have flow sensors and master valves installed on the mainline pipe to ensure system shutdown in the case of pipe breakage. Irrigation master systems shall have an automatic irrigation controller to ensure efficient water distribution. Automatic irrigation controllers shall be easily adjustable so that site watering will be appropriate for daily site weather conditions. Automatic irrigation controllers shall have rain shutoff devices in order to prevent unnecessary operation on rainy days.
- Storm Drains

Stormwater systems eventually discharge into coastal ocean waters. They may also discharge into wetlands and streams. Stormwater discharging from the site shall be of sufficient quality and volume to maintain or enhance the functional capacity of the receiving waters. Where new storm drains are necessary to accommodate the development, they shall be sited and designed to discharge in the least environmentally sensitive location. New storm drain outlets shall not be allowed to discharge into or near coastal waters where rocky intertidal or sub-tidal habitat exists or into wetlands.

Storm Drains and/or Catch Basins shall be marked “No dumping-Drains to Ocean” or with other appropriate local insignia. These markings shall be maintained for the life of the project.

- **Dry Weather Runoff Diversion**
At the time of application for the first coastal development permit for construction of any portion of the storm drain system, the applicant shall provide a study which evaluates the feasibility of diverting dry weather runoff within the Specific Plan area to a local treatment facility able to accept dry weather flows and documentation of the facility's capacity to accommodate such flow, for the life of the development.

- **Inspection and maintenance of structural BMPs**
The WQMP shall include provisions for long-term maintenance responsibilities for structural BMPs and shall reference the location of all such BMPs. A BMP maintenance agreement shall be included which provides for an acceptance and/or dedication of operation and maintenance responsibility to the applicant/owner or successor in interest upon acceptance of a coastal development permit, until such responsibility is effectively accepted by another appropriate entity, such as the City or a Homeowner's Association. Maintenance responsibilities shall remain subject to the following requirements: All BMP traps/separators and/or filters must be inspected, cleaned and maintained as needed throughout the year, but at a minimum once a month through the months of October to April, once prior to storm season, no later than October 15, and once following storm season, no later than June 30th. Debris and other material removed from filters and traps shall be disposed of in a proper manner. Filter material shall be replaced when necessary. Annual inspection and maintenance reports documenting such activities must be submitted to the permitting agency no later than July 30th each year.

2.7 PUBLIC UTILITIES

There are several public utility service providers identified by the Specific Plan. Although adequate facilities exist for the current service needs of the area, additional facilities may be required as development occurs. Developers shall forward copies of all tentative tract maps submitted for City approval to the utility providers listed below to coordinate service requirements. Installation of all required infrastructure shall be the responsibility of the developer.

1. Electricity

Southern California Edison Company provides electrical service to the area. Existing transmission and distribution lines are adequate to service current and potential future needs. Developers may be required to relocate existing facilities concurrent with project developments. All new or existing distribution systems shall be placed underground. Transmission lines greater than or equal to 66KV may remain overhead or placed underground at the developer's option.

2. Natural Gas

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

3. Telephone

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

4. Cable Television

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

5. Solid Waste Disposal

Rainbow Disposal Company currently provides solid waste disposal service for the Specific Plan Area. Based on service projections and anticipated demand increase, an adequate level of service will be maintained.

