

**CALIFORNIA COASTAL COMMISSION**

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# TH13e

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Staff Report: 5/21/2015  
Hearing Date: 6/11/2015

## STAFF REPORT: REGULAR CALENDAR

**Application No.:** 5-14-1837

**Applicant:** Signal Landmark

**Agents:** Ed Mountford, Signal Landmark  
Paul Edwards, FORMA Design, Inc.  
Susan Hori, Manatt Phelps & Philips  
Dave Neish, D.B.Neish, Inc.

**Location:** Sandover & Brightwater Communities  
Southwest Corner of Los Patos Avenue & Bolsa Chica Street,  
Huntington Beach, Orange County  
(APNs 163-311-17, -20, -21, -22, -23, -36, -38, -40, -41, & -75)

**Project Description:** Land division (Tentative Tract Map No. 17662) for creation of seven residential lots, and construction of a single-family home on each of the residential lots.

**Staff Recommendation:** Approval with Conditions

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### SUMMARY OF STAFF RECOMMENDATION:

The proposed development represents the final phase of the previously approved Brightwater and Sandover projects. The project is infill development surrounded by existing/approved residential development. Although the proposed Tentative Tract Map includes seven residential lots, it will result in an increase of only two new residential lots beyond the originally approved 349 residential lots in Brightwater, as explained in the staff report; and three new residential lots within Sandover. The subject site is located on the Bolsa Chica Mesa which is known for its archaeological significance, sweeping coastal views, and its public hiking trails system. Because the subject site is located partially within the City of Huntington Beach CDP jurisdiction and partially within the

Coastal Commission's CDP jurisdiction, the applicant and the City have requested that the Commission process a consolidated coastal development permit for the proposed project.

Staff is recommending **approval** of the coastal development permit with **five (5)** special conditions which require: 1) incorporation of the new Brightwater lots into the Brightwater CC&Rs to assure that the restrictions and requirements of the Commission's approval of Brightwater (Coastal Development Permit 5-05-020) are implemented; 2) the street, sidewalks, and on-street parking within the Brightwater portion of the development remain open and available to the general public; 3) that site grading be monitored by a qualified archaeologist and Native Americans with cultural ties to the area and that a plan is in place should cultural resources be discovered; 4) implementation of water quality protection measures during grading and construction; and 5) review and approval of the final tract map by the Executive Director for the purpose of ensuring compliance with the standard and special conditions of this Coastal Development Permit.

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## I. MOTION AND RESOLUTION

### Motion:

*I move that the Commission **approve** Coastal Development Permit Application No. 5-14-1837 pursuant to the staff recommendation.*

Staff recommends a YES vote. Passage of this motion will result in approval of the permit as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

### Resolution:

*The Commission hereby approves a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.*

## II. STANDARD CONDITIONS

This permit is granted subject to the following standard conditions:

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. **Expiration.** If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. **Interpretation.** Any questions of intent of interpretation of any condition will be resolved by the Executive Director or the Commission.

4. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

### III. SPECIAL CONDITIONS:

This permit is granted subject to the following special conditions:

1. **Annexation of Brightwater Lots into the Brightwater Maintenance Corporation.** By acceptance of this coastal development permit, the applicant agrees that the four lots and single family residences located in the Brightwater Community (Lots 4, 5, 6 & 7 of Tentative Tract Map 17662) shall be annexed into the Brightwater Maintenance Corporation (BMC). The BMC is the homeowner's association for the Brightwater Community and is the entity that enforces all requirements and restrictions imposed by the Commission's approval of Coastal Development Permit 5-05-020 (Signal Landmark) including the special conditions of approval. By annexation of Lots 4, 5, 6 & 7 of Tentative Tract Map 17662 into the BMC, the applicant agrees to impose all requirements and restrictions previously imposed on the Brightwater Community under Coastal Development Permit 5-05-020 and via the BMC on Lots 4, 5, 6 & 7 of Tentative Tract Map 17662.
2. **Public Streets, Sidewalks & On-Street Parking to be Open and Available to the General Public.** As proposed by the applicant and as required by the Commission's approval of Coastal Development Permit No. 5-05-020 (Signal Landmark), Bristol Lane (Lot H of Tentative Tract Map 17662) shall be open and available to the general public at all times for vehicular, bicycle, and pedestrian access and for public, on-street parking, as is required of all streets within the Brightwater Community.
3. **Archaeological Resources.**  
PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit for the review and approval of the Executive Director an archeological monitoring plan prepared by a qualified professional, that shall incorporate the following measures and procedures:
  - a) The monitoring plan shall ensure that any prehistoric or historic archaeological cultural resources that are present on the site and could be impacted by the approved development will be identified so that a plan for their protection can be developed. To this end, the cultural resources monitoring plan shall require that archaeological and Native American monitors be present during all grading operations. There shall be at least one pre-grading conference with the monitors and the project manager and grading contractor at the project site in order to discuss the potential for the discovery of archaeological resources.

Because archaeological resources are known to exist in the project vicinity, the applicant may choose to prepare a subsurface cultural resources testing plan, subject to the review and written approval of the Executive Director, prior to proceeding with the approved development. If the subsurface cultural resources testing plan results in the discovery of cultural resources, the applicant shall prepare a mitigation plan, which shall be peer reviewed and reviewed by designated representatives of the appropriate Native American tribe, and shall apply for an amendment to this permit in order to carry out the mitigation plan.

- b) Archaeological monitor(s) qualified by the California Office of Historic Preservation (OHP) standards, Native American monitor(s) with documented ancestral ties to the area appointed consistent with the standards of the Native American Heritage Commission (NAHC), and the Native American most likely descendent (MLD) when State Law mandates identification of a MLD, shall monitor all project grading.

If human remains are encountered, the permittee shall comply with applicable State and Federal laws. Procedures outlined in the monitoring and mitigation plan shall not prejudice the ability to comply with applicable State and Federal laws, including but not limited to, negotiations between the landowner and the MLD regarding the manner of treatment of human remains including, but not limited to, scientific or cultural study of the remains (preferably non-destructive); selection of in-situ preservation of remains, or recovery, repatriation and reburial of remains; the time frame within which reburial or ceremonies must be conducted; or selection of attendees to reburial events or ceremonies. The range of investigation and mitigation measures considered shall not be constrained by the approved development plan. Where appropriate and consistent with State and Federal laws, the treatment of remains shall be decided as a component of the process outlined in the other subsections of this condition.

- c) The permittee shall provide sufficient archeological and Native American monitors to assure that all project grading that has any potential to uncover or otherwise disturb cultural deposits is monitored at all times;
- d) If any archaeological or cultural resources are discovered, including but not limited to skeletal remains and grave-related artifacts, artifacts of traditional cultural, religious or spiritual sites, or any other artifacts, all construction shall cease within at least 50 feet of the discovery, and the permittee shall carry out significance testing of said deposits in accordance with the attached "Cultural Resources Significance Testing Plan Procedures" (Appendix B). The permittee shall report all significance testing results and analysis to the Executive Director for a determination of whether the finds are significant.
- e) If the Executive Director determines that the finds are significant, the permittee shall seek an amendment from the Commission to determine how to respond to the finds and to protect both those and any further cultural deposits that are encountered. Development within at least 50 feet of the discovery shall not recommence until an amendment is approved, and then only in compliance with the provisions of such amendment.

- 4. Protection of Marine Resources.** In order to minimize adverse environmental impacts and the unpermitted deposition, spill or discharge of any liquid or solid into coastal waters, the applicant shall implement the following demolition, staging, and construction best management practices during the grading and construction of the approved development:
- A. Netting, sandbags, tarps and/or other forms of barriers shall be installed between drainage facilities and all work areas and equipment storage areas to prevent any unpermitted material from entering coastal waters.
  - B. The storage or stockpiling of soil, silt, other organic or earthen materials, or any materials and chemicals related to the construction shall not occur where such materials/chemicals could pass into coastal waters. Stockpiled fill shall be stabilized with geofabric covers or other appropriate cover.
  - C. Erosion control/sedimentation BMPs shall be used to control sedimentation impacts to coastal waters during project staging, grading and construction. BMPs shall include a pre-construction meeting to review procedural and BMP guidelines.
  - D. Spills of construction equipment fluids or other hazardous materials shall be immediately contained on-site and disposed of in an environmentally safe manner as soon as possible. Disposal within the coastal zone shall require a coastal development permit.
  - E. Construction vehicles operating at the project site shall be inspected daily to ensure there are no leaking fluids. If there are leaking fluids, the construction vehicles shall be serviced immediately. Equipment and machinery shall be serviced, maintained and washed only in confined areas specifically designed to control runoff and prevent discharges into coastal waters. Thinners, oils or solvents shall not be discharged into sanitary or storm sewer systems.
  - F. Washout from concrete trucks shall be disposed of at a location not subject to runoff and more than fifty feet away from all storm drains, open ditches and surface waters.
  - G. All floatable debris and trash generated by construction activities within the project area shall be disposed of as soon as possible or at the end of each day.
  - H. The applicant shall dispose of all demolition and construction debris resulting from the proposed project at an appropriate location in a timely manner. If the disposal site is located within the coastal zone, a coastal development permit or an amendment to this permit shall be required before disposal can take place.
  - I. In the event that hydrocarbon-contaminated soils or other toxins or contaminated material are discovered on the site, such matter shall be stockpiled and transported off-site only in accordance with Department of Toxic Substances Control (DTSC) rules and/or Regional Water Quality Control Board (RWQCB) regulations.

The applicant shall include the requirements of this condition on all plans and contracts issued for the project. The applicant shall implement and carry out the project staging and construction plan during all demolition, staging, and construction activities.

- 5. Final Tract Map.** Prior to recordation of the final tract map, the applicant shall submit to the Executive Director for review and approval, the final version of Tract Map 17662. The Executive Director's review shall be for the purpose of ensuring compliance with the standard and special conditions of this Coastal Development Permit. In addition, after recordation of the final map, the applicant shall submit a copy of Final Tract Map 17662 to the Executive Director within one month of recordation.



## IV. FINDINGS AND DECLARATIONS

### A. PROJECT LOCATION & DESCRIPTION

The proposed project includes a request for approval of Tentative Tract Map 17662 which includes creation of seven residential lots and eight lettered street<sup>1</sup> and landscape lots on approximately 3.17 acres of land (see Exhibit 2). The proposed project also includes construction of seven single family homes, one home on each of the proposed residential lots. Of the seven residential lots proposed by the tract map, three will be located in an existing residential subdivision known as Sandover, and four will be located within the existing residential subdivision known as Brightwater (these existing communities are described in the findings that follow). The new lots will increase the total number of residential lots within Brightwater from the originally approved 349 to a total of 351, and the number of residential lots within Sandover from 16 to 19. The proposed residential lots and residences to be located within Brightwater are proposed to be incorporated into the Brightwater Maintenance Corporation (BMC). The BMC acts as the homeowner's association for the Brightwater Community and is the entity that, among other things, implements the special conditions imposed by the Commission in its approval of Coastal Development Permit 5-05-020. The proposed project is located at the southwest corner of the intersection of Los Patos Avenue and Bolsa Chica Street in the City of Huntington Beach, Orange County.

The proposed single family homes range in size from 4,013 square feet to 4,555 square feet. Each of the homes will include a minimum three car garage. In addition, all proposed homes would also provide three off-street parking spaces on the driveway apron (see exhibit 6). Each of the proposed single family homes will be two stories with a maximum height above finished grade of 32 feet. No landscaping is proposed on the residential lots at this time. Once the future homes are purchased, landscaping will be the responsibility of the new homeowners. However, landscaping on the four Brightwater lots must comply with the landscaping restrictions of the approved CDP 5-05-020 for the Brightwater project. This will be carried out via the requirements contained in the Brightwater Maintenance Corporation (BMC) which implements the special conditions imposed by the Commission in its approval of Coastal Development Permit 5-05-020 for the Brightwater development.

The area of the proposed subdivision was rough-graded under earlier Commission and City approvals (CDP 5-05-020 and Local CDP 98-17). Currently proposed fine grading will include 560 cubic yards of cut and 300 cubic yards of fill. The final export figure is estimated to be 150 cubic yards based on an estimated shrinkage factor of 110 cubic yards.

Public access, including public streets, sidewalks and parking, will be retained and provided as approved and required under CDP 5-05-020 (Brightwater). As proposed, Bristol Lane (Lot H of proposed Tract 17662) will be open to the public but privately maintained by the BMC, consistent with all of the other streets in the approved Brightwater development. Bristol Lane will provide a minimum of 25 public on-street parking spaces. Additional public parking spaces exist elsewhere in the immediate project area. No changes are proposed to existing public parking spaces (see Exhibit 7).

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<sup>1</sup> The lettered street lots are existing streets (Sandover) or approved streets (Bristol Lane, Lot H, in Brightwater).

The Sandover development was approved by the City of Huntington Beach as a private, locked gate community. No change to the private nature of the Sandover streets and community is proposed. The Brightwater Community, with its public streets, parking and access, lies between Sandover and the sea (tidally influenced flood control channel and wetland areas).

### Location & Area Background

The subject site is located on the Bolsa Chica Mesa. The Mesa and adjacent lowlands have been the subject of much debate over the years. With the exception of the two remaining undeveloped properties (known as the Ridge and Goodell properties), most of the major questions regarding development on the Bolsa Chica Mesa and lowlands were resolved with the State's acquisition of the lowland wetlands and lower bench, the Bolsa Chica Restoration Project (Consistency Determination 061-01), the Commission's approval of Coastal Development Permit 5-05-020, and the City's approval of Local Coastal Development Permit 98-17.

Coastal Development Permit 5-05-020 in 2005 allowed subdivision and development of 349 homes and related infrastructure, preservation and restoration of 37.1 acres of sensitive habitat, and public parks and trails. The subdivision also approved creation of an 11.8-acre residual parcel located on the lower bench of the Bolsa Chica Mesa, which has been acquired by the State of California and is now a part of the Bolsa Chica Ecological Reserve managed by the California Department of Fish & Wildlife. The Signal Landmark Company has been the historic owner of the Bolsa Chica Mesa, and is the permittee for CDP 5-05-020. The development approved under CDP 5-05-020 is known as "Brightwater." At the time of the Commission's action, the Brightwater area was located within unincorporated County area for which there is no certified Local Coastal Program (LCP). At that time, the City/County boundary crossed diagonally through the northeastern corner of the Bolsa Chica Mesa. The Brightwater area has since been annexed into the City of Huntington Beach (in 2007), but has not yet been incorporated into the City's LCP in 1985.

East of the former diagonal City/County boundary, is an area within the City of Huntington Beach and located within the City's LCP jurisdiction. Signal Landmark is also the permittee for the 16-lot residential development located in this northeastern corner of the Bolsa Chica Mesa. This 16-lot residential subdivision is known as "Sandover." Sandover is located in an area that has been a part of the City of Huntington Beach and covered in its certified LCP since the time the LCP was originally certified.

The currently proposed subdivision is located partially within Sandover and partially within Brightwater. The existing Sandover Community is a private locked gate community consisting of sixteen single family homes with a gated entrance and private streets. Brightwater is an ungated community of single family residences. The streets of Brightwater are open to the public and provide public, on-street parking and vehicular access, and pedestrian and bicycle access to the extensive trail system in the surrounding area, including the adjacent Bolsa Chica Ecological Reserve, Parkside development to the east, and beyond. Of the seven new residential lots within the proposed TTM 17662, four will be located within Brightwater and three will be located within Sandover. The portion of the proposed Tentative Tract Map located within Brightwater is located within the Planning Area 7-4 known as the Azurene neighborhood.

The proposed additional four residential lots and four single family residences were anticipated at the time the Brightwater development was approved. Likewise the three proposed residential lots and three single family homes within Sandover were anticipated at the time Sandover was approved. The currently proposed lots were not created as residential lots at the time due to the diagonal nature of the City/County boundary and because of the different permitting jurisdictions. But the applicant's plan has always been to reconcile the layout of the two residential developments as currently proposed.

## **B. PERMIT HISTORY & JURISDICTION**

As described above, the subject site is located partially within the City of Huntington Beach LCP permitting jurisdiction and partially within the Coastal Commission's permitting jurisdiction. Previous approvals at the subject site include the City's approval of Local CDP 98-17 for the Sandover development and the Commission's approval of CDP 5-05-020 for the Brightwater development. The former City/County boundary traversed the site diagonally, resulting in the creation of remnant triangular lettered lots in the area where the Sandover development abuts the Brightwater development (see Exhibit 9). Now that both projects have received approvals and are complete (Sandover) or nearing completion (Brightwater), and now that the City has annexed the Brightwater area, the applicant has proposed this final lot re-configuration to convert the remnant triangular lots into standard lots and to reconcile the two developments' ultimate layout.

Section 30601.3 of the Coastal Act provides that where a project is located in both the Coastal Commission's and a local government's coastal development permit jurisdiction, a single, consolidated coastal development permit for the entire project may be processed by the Coastal Commission if the applicant and local government agree to that process. In this case, both the applicant and the City have requested that the Commission process a consolidated coastal development permit for the proposed project (see Exhibit 11). The standard of review for a consolidated coastal development permit is Chapter 3 policies of the Coastal Act.

### Permit History

CDP 5-05-020 has been amended four times, most recently on May 13, 2015 when no objection to the Notice of Immaterial Amendment was received. Below is a description of the four permit amendments:

**5-05-020-A1** – Allowed for the provision of funding to partially offset the Commission's costs to expedite review of prior to issuance documents to ensure that CDP 5-05-020 would be issued by December 7, 2005 as necessary to allow the then pending escrow for the public purchase of the lower Bolsa Chica bench to close by the December 31, 2005 deadline.

**5-05-020-A2** – Allowed three changes to the residential subdivision: (1) eliminate the previously approved underground reservoir and above ground pump station (Lot 351) in order to allow the construction of a single family home; (2) reconfigure five residential lots (Lots 153 – 157) into four lots, eliminating Lot 157 and increasing the size of the remaining four lots; and (3) redesign "S" Street and "T" Street (now Bristol Lane and Ashville Drive) to cul-de-sacs.

**5-05-020-A3** – Allowed (1) the incorporation of new floor plans and elevations for three of the four residential product types; (2) the elimination of the “Z Lot” configuration on 34 residential lots in favor of rectangular lot configuration; and (3) the conversion of two residential lots to a 1,950 sq. ft. community center with 1,440 sq. ft. of swimming pools/spa and 11 on-site parking spaces.

**5-05-020-A4** - Lot Line Adjustment within Planning Area 7-4 of the Brightwater Community and in the southeast corner of the Sandover Community. The approved lot line adjustment did not create any new lots, but shifted the boundaries of seven existing lots.

The Commission’s original approval of Brightwater included 349 single family residences. The second amendment to the CDP resulted in no change in the number of approved residences. The third amendment reduced the number by 2 residences, lowering the total to 347. The proposed project would add four new residential lots (each with one residence) to Brightwater, for a new total of 351 single family residences.

#### Local Coastal Program Amendment (LCPA 1-14)

On May 13, 2015, the Commission certified City of Huntington Beach Local Coastal Program Amendment 1-14 requesting a zone change at a 0.29 acre area located in the southeast corner of Sandover. In addition, the applicant, Signal Landmark, requested a fourth amendment to CDP 5-05-020 for a lot line adjustment located in the southeast corner of Sandover and in the adjacent area of Brightwater. The currently proposed Tentative Tract Map and residential development is dependent upon approval of these two related actions in order to: 1) provide adequate lot sizes for residential development (proposed Lot 1, 5-05-020-A4) and, 2) to establish Residential Low Density zoning across the entirety of proposed Lots 1 and 2 (HNB LCPA 1-14). HNB LCPA 1-14 was approved as submitted at the Commission’s May 13, 2015 hearing. 5-05-020-A4 was approved on May 13, 2015 when no objections to the Notice of Immaterial Amendment were received. These actions are described more specifically below.

### **C. OTHER AGENCY APPROVALS**

The City of Huntington Beach has approved Tentative Tract Map No. 17662 and Condition Use Permit No. 14-010 for the proposed development. In addition, the City has requested that the Commission process a consolidated coastal development permit for the proposed development because it crosses CDP jurisdictional boundaries.

### **D. PUBLIC ACCESS**

The standard of review for a consolidated coastal development permit is Chapter 3 policies of the Coastal Act.

Coastal Act section 30210 states:

*In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.*

In addition, Special Condition 6A of the previously approved Brightwater Coastal Development Permit 5-05-020 requires:

*A. Consistent with the applicant's proposal, the applicant shall establish covenants, conditions and restrictions (CC&R's), or an equivalent thereof, for the proposed residential lots to address ownership and management of all subdivision streets, roads, trails, parks, habitat restoration and preserve areas, environmentally sensitive habitat areas, fuel modification plan areas, common landscaped areas and water quality management plan facilities. The CC&R's shall reflect all applicable requirements of this coastal development permit, including but not limited to the limitations on the development of the park, trail and habitat restoration and preservation areas, and a prohibition on the use of rodenticides, as proposed by the applicant and as conditioned by this permit.*

In approving the Brightwater Community via Coastal Development Permit 5-05-020, the Commission found:

*"The provision of public access in new development proposals is one of the main tenants of the Coastal Act, especially in conjunction with new development located between the sea and the first public road, such as the subject project. The 225-acre Bolsa Chica Mesa is located between the first public road and the mean high tide of the sea. At roughly 50 ft. above mean sea level, spectacular views of the wetlands and the associated wildlife and uninterrupted views of the Bolsa Chica State Beach and Pacific Ocean are available from the upper bench of the Bolsa Chica Mesa. Santa Catalina Island is also often visible from the project site. The Bolsa Chica Wetlands at approximately 1,000 acres is the largest remaining wetland in Southern California. Following the 1997 State acquisition of most of the remaining wetlands that were under private ownership, a comprehensive Bolsa Chica wetlands restoration effort is now underway. Given the prominence of the adjacent Bolsa Chica wetlands, appropriate public access and passive recreational opportunities must be provided and conspicuously posted."*

And, with regard to public access within the Brightwater Community, the Commission concluded:

*"The public will now be able to drive, bicycle or walk into and throughout the community, park along any subdivision road, and use all three of the proposed paseos or vertical walkways leading to the passive habitat park and trail."*

The CC&Rs approved by the Commission as required by Special Condition 6A cited above, require that the Brightwater Homeowners Association (now known as the Brightwater Maintenance Corporation or BMC), be the entity responsible for management of the subdivision's streets, roads, trails, and parks, among other things. As approved by the Commission, all of the Brightwater Community subdivision streets and sidewalks must be open and available to the general public, and all on-street parking must also be available to the general public. It is important to assure that this

requirement applies to the four residential lots currently proposed within the Brightwater Community (Lots 4, 5, 6 & 7) and to Bristol Lane (Lot H) of proposed Tentative Tract Map 17662. As proposed by the applicant, all lots within the Brightwater Community within Tentative Tract Map 17662 will be annexed into the BMC and thus subject to the requirements and restrictions imposed by the special conditions of Coastal Development Permit 5-05-020.

When the CC&Rs for the BMC were approved by Commission staff in 2005 as part of the condition compliance process for CDP 5-05-020, the intent was that all properties would be annexed into the BMC as the lots were developed with houses. Thus, as each phase of construction was completed, that phase of the development has been annexed into the BMC. The area occupied by proposed Lots 4, 5, 6 & 7 of TTM 17662 was designated as a future annexation area in the approved CC&Rs and the annexation into the BMC will apply to these lots as well. In addition, **Special Condition No. 1** is imposed that requires the applicant to carry out this annexation into the BMC (as is being proposed by the applicant) in order to assure that all restrictions and requirements of the Commission's approval of CDP 5-05-020 will be applied to proposed Lots 4, 5, 6 & 7 of TTM 17662, including the public access restrictions and requirements. In addition, **Special Condition No. 2** requires that Bristol Lane be available to the general public for vehicular, bicycle, and pedestrian access and for public, on-street parking (as is also being proposed by the applicant). Both of these special conditions are intended to assure that the proposed development is consistent with the Chapter 3 policies of the Coastal Act regarding public access and recreation including Section 30210 of the Coastal Act.

## E. WATER QUALITY

Coastal Act Section 30230 states:

*Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.*

Coastal Act Section 30231 states:

*The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.*

In approving CDP 5-05-020 for the Brightwater Community, the Commission found:

*In conclusion, Commission Water Quality Unit staff has reviewed the WQMP dated January 21, 2005 and supporting documents as listed above. Based on those documents, the Coastal Commission concludes that if the permit is conditioned to require additional assurances that the catch basin media filter BMPs to be used are properly sized and designed for the expected pollutants of concern; that the monitoring plan is adequately implemented to evaluate BMP effectiveness; that the dry weather flow is diverted or the dry weather runoff is minimized by adding efficient irrigation on individual lots, including timer controlled drip irrigation on the lots abutting the habitat buffers; permitted irrigation in the fuel modification area is limited to drip irrigation designed to mimic ambient rainfall patterns that is monitored and adjusted if necessary; that BMP maintenance is performed by trained professionals; and that implementation of the WQMP including BMP maintenance is mandated in the project CC&Rs for the life of the project, then the water quality aspects of this project would appear to be consistent with Sections 30230 and 30231 of the Coastal Act. Only as conditioned can the proposed Brightwater development protect water quality and marine resources pursuant to Sections 30230 and 30231 of the Coastal Act.*

As stated previously, the applicant proposes to incorporate the lots proposed within Brightwater into the BMC which is the CC&R entity that carries out the restrictions and requirements imposed upon Brightwater by the Commission via CDP 5-05-020, including implementation of the water quality measures of the approved Water Quality Management Plan (WQMP). In addition, the Sandover Community's drainage is also incorporated into the Brightwater WQMP. The land area included within the approved Brightwater WQMP also encompasses Sandover. The Brightwater storm drain system was specifically designed to ultimately accommodate storm water from both Brightwater and Sandover.

As proposed, the storm drain improvements associated with proposed TTM 17662 will capture drainage from Sandover and direct it to a catch basin in the south side of Shelburne Drive where it will enter the Brightwater storm drain system. In the existing condition, runoff from Sandover flows north to Los Patos Avenue where it travels west across Warner Avenue and discharges into Huntington Harbour. When Sandover was initially approved by the City, the drainage was at that time designed to temporarily flow in this way to Los Patos until such time as Brightwater was constructed and, at that time, to be redirected south to the Brightwater storm water treatment system.

The approved (via CDP 5-05-020) Brightwater storm drain system (described in the approved WQMP) includes a filtration system that captures and treats runoff before discharging into the Bolsa Chica lowlands. The filtration system will be fully implemented and applied to both Sandover and Brightwater, including the lots of the currently proposed TTM 17662.

In addition, the current proposal includes Best Management Practices (BMPs) to be employed during construction. Proposed construction BMPs include placement of gravel bags along the project perimeters, inlet protection around catch basins and under sidewalk drains, inlet protection around area drains and atrium grates, stabilized construction entrance/exit, and waterproofed concrete truck washout. **Special Condition No. 4** requires implementation of the proposed BMPs.

In approving CDP 5-05-020, the Commission found if the WQMP as modified by the Special Conditions of that permit were implemented for the life of the project and that that implementation is mandated in the project CC&Rs (implemented by the BMC), then the water quality aspects of the

project would be consistent with Coastal Act Sections 30230 and 30231. The proposed development was anticipated at the time of the Commission's action on CDP 5-05-020 and the approved WQMP will apply as well to the currently proposed TTM 17662 and related residential development. **Special Condition No. 1** is imposed to assure that the applicant annexes the Brightwater lots into the BMC as proposed by the applicant in order to assure that the approved WQMP will be implemented at the subject site. Implementation of the approved WQMP will assure that measures to protect water quality will be implemented at the subject site. **Special Condition No. 4** is also imposed to require the provision of specific BMPs to protect water quality and marine resources during construction. Therefore, the Commission finds that the proposed project is consistent with Sections 30230 and 30231 of the Coastal Act regarding protection of water quality.

## F. ARCHAEOLOGICAL RESOURCES

Section 30244 of the Coastal Act protects cultural resources in the coastal zone and states:

*Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.*

The City's certified Land Use Plan Coastal Element includes the following policies:

### Policy C 5.1.2

*Where new development would adversely impact archeological or paleontological resources within the Coastal Zone, reasonable mitigation measures to minimize impacts shall be required.*

### Policy C 5.1.5

*A County-certified paleontologist/archeologist, shall monitor all grading operations where there is a potential to affect cultural or paleontological resources based on the required research design. A Native American monitor shall also monitor grading operations. If grading operations uncover paleontological/archeological resources, the paleontologist/archeologist or Native American monitor shall suspend all development activity to avoid destruction of resources until a determination can be made as to the significance of the paleontological/archeological resources. If found to be significant, the site(s) shall be tested and preserved until a recovery plan is completed to assure the protection of the paleontological/archeological resources.*

Coastal Act Section 30244 and LUP Policy C 5.1.2 state that reasonable mitigation measures shall be required where development would adversely impact identified archaeological resources. In addition, LUP Policy C 5.1.5 requires that all grading, where there is a potential to affect cultural resources, be monitored by a County-certified archeologist and by a Native American representative and that these monitors shall have the ability to stop work should resources be uncovered. The subject site is located in the northern portion of the Bolsa Chica Mesa. Archaeological investigations have been on-going on the Bolsa Chica Mesa since the 1920s. Over the history of investigations on the mesa, a number of archaeological sites have been identified including ORA-83, ORA-86 and ORA-144.



The 1994 draft EIR prepared by the County of Orange for the Bolsa Chica Local Coastal Program Project (there is no LCP has been certified for Bolsa Chica) describes the relationship of these three identified archaeological sites as follows:

ORA 83/86/144

This site on the Bolsa Chica Mesa was originally recorded as two separate sites along the edge of the bluff: ORA-83 to the south and ORA-86 to the north. Adding to the confusion, ORA-83 was later re-recorded and assigned the number ORA-144. ORA-83, -86, -144 have separate histories of investigation and different levels of significance. However, Van Beren et al. (1989) combined them based on the surface distribution of shell seen during surface surveys. (County of Orange, Recirculated Draft EIR, Bolsa Chica Project Local Coastal Program at page 4.12-13 (1994).

Nevertheless, ORA-83/86/144 is generally referred to simply as ORA-83. Beginning in the early 1980's, Signal Landmark was granted several CDPs to investigate ORA-83 - including CDP 5-89-772, which was issued to Signal Landmark in 1991 for archaeological study in the unincorporated County area of the Bolsa Chica Mesa (i.e. the Brightwater site). In addition, other archaeological sites have been identified on the Bolsa Chica Mesa including ORA-78 on the lower bench, ORA-84 on the southwest portion of the Mesa, and ORA-85 on the northwest portion of the mesa.

In addition to Commission approved CDPs for archaeological work on the Bolsa Chica Mesa, the City of Huntington Beach approved the Sandover development under Tentative Tract Map No. 15734, Conditional Use Permit No. 98-49, Local Coastal Development Permit No. 98-17, and Mitigated Negative Declaration No. 98-11 (6/7/99). The City's approval of the Sandover development required a site survey prepared by a qualified archeologist and that all site grading be monitored by a certified archeologist, and that "in the event significant cultural, paleontological or archeological sites are unearthed, grading shall cease until proper documentation is accomplished." The City's approval of the Sandover project required archaeological investigation of that site including backhoe work, an auger program, surface shell and artifact collections, and hand excavation units. This work was conducted from 1999 through 2000.

Based upon the presence of the many archaeological sites, it is now understood that the Bolsa Chica Mesa supported a large, unique Native American village complex that was occupied 9,000 years before present time and was in continuous use for roughly 7,000 years. ORA-83, known as the "cogged stone" site because of its unique cogged shaped artifacts, is listed in the National Register of Historic Places by the National Park Service at the request of the State Historic Resources Commission and the State Historic Preservation Officer. Additionally, the Native American Heritage Commission has previously determined that ORA-83 is a Native American cemetery. It is also generally believed by archaeologists that ORA-86 is a part of ORA-83 and the larger traditional cultural properties. Over a 20+ year period, the portion of ORA-83 and ORA-85 that existed on the Brightwater residential site has been completely removed. That site yielded approximately 200 human burials, and numerous significant artifacts and features.

The Commission's history with regard to archaeological and cultural resources has evolved over time. In the 1980s and early '90s predecessor Commissions approved the removal of archaeological and cultural resources, including at the Brightwater site. However, by the late 1990s, partly due to the outcry of the Native American community and the assistance of the Native American Heritage

Commission, the Commission began to impose requirements on developments with known or suspected archaeological sites to consider avoidance of those resources as opposed to the complete removal of all artifacts and the relocation of human burials to make way for development.

The Bolsa Chica Mesa, where the project site is located, is an area known to have been occupied by Native American groups over thousands of years and is known for its cultural significance. Due to the limited extent of grading proposed and based on past disturbances in the area, significant cultural artifacts are not expected to remain.

The mapped archaeological sites on the Bolsa Chica Mesa have mostly been significantly disturbed due to historic farming and oil activities, military installations and other uses, and were finally totally excavated to make way for residential development. The Brightwater area of the Bolsa Chica Mesa, the site of the proposed development, has been extensively explored archaeologically from edge to edge within the development footprint, including archaeological excavation down to mineral soil. The results of these archaeological studies have been reviewed by Commission staff. Thus, the Commission recognizes that the likelihood of finding additional cultural resources within the Brightwater area is remote. Sandover was also subject to archaeological exploration as required by the City's approval of that project. While the likelihood of finding resources at Sandover is also remote, it cannot be ruled out entirely. Commission staff cannot with certainty state that the extent of work done at Sandover included archaeological excavation down to mineral soil across the entire site. In any case, even if no in situ resources remain on the subject site, isolated cultural resources, if found in fill deposits, should be treated respectfully.

Nevertheless, based upon the cultural significance of the site and vicinity, any cultural artifacts that do remain, whether in situ or as isolates, must be treated as important and with dignity and respect. Thus, in an abundance of caution, **Special Condition 3** is imposed to address the potential for the discovery of cultural artifacts at the subject site. **Special Condition 3** requires monitoring of the site during grading operations by a qualified archaeologist and by Native Americans. Monitoring is necessary in order to be the most protective of any potential cultural resources that may remain on the site. Furthermore, the monitors must have the ability to stop work should resources be discovered, and a process must be in place to identify the next steps in the event resources are discovered.

Therefore, to ensure that the project is consistent with Section 30244 of the Coastal Act and Policies C 5.1.2 and C 5.1.5 of the City's certified Land Use Plan, the Commission imposes **Special Condition 3**, which requires submittal of an archaeological monitoring plan for the review and approval of the Executive Director. The monitoring plan shall require that archaeological and Native American monitors be present during all grading operations. If artifacts/cultural resources are found at the site, a determination as to their significance and treatment must be made. **Special Condition 3** requires this to be conducted through the preparation of a Supplemental Archaeological Plan. The supplemental Archaeological Plan (SAP) shall be prepared and reviewed by peer reviewers, affected Native American groups and the appropriate State reviewing agencies (see Appendix B, Cultural Resources Significance Testing Plan Procedures). The SAP will outline actions to be implemented to avoid or mitigate impacts to the cultural resources found at the site. To determine whether the SAP is consistent with the permit or if an amendment to this permit is required, the applicant shall submit the SAP to the Executive Director for review and approval. An

amendment from the Commission will be required if a significant change from the approved project is required.

Therefore the Commission finds that, as conditioned as described above, the proposed project is consistent with Section 30244 of the Coastal Act.

### **G. CUMULATIVE EFFECTS/WATER SOURCE**

Section 30250(a) of the Coastal Act states:

*New residential, commercial or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, coastal resources. In addition, land division, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.*

The proposed development includes a land division in the form of a subdivision which would create seven new residential lots. These lots will be located in an area entirely surrounded by existing residential development or approved residential development currently under construction. In approving Tentative Tract Map 17662, the City of Huntington Beach found:

“Tentative Tract Map No. 17662 to subdivide +/- 3.17 acres of land into seven residential lots for purposes of developing seven single family residences and eight lettered lots for streets, landscaping, and utility/fire access is consistent with the General Plan Land Use Element designations of RL-7-sp (Residential Low Density – Max 7 du/ac – Specific Plan Overlay) and RL – 7 on the subject property, and any applicable specific plan, or other applicable provisions of this Code.”

And

“The site is physically suitable for the type and density of development. The project site is surrounded by property that is developed with or approved for the construction of single family residences. The proposed project is an extension of the surrounding development type and density and represents the last phase of the Brightwater and Sandover residential developments.”

The proposed subdivision and residential development were anticipated at the time the Brightwater and Sandover developments were approved and represent the “last phase” of those developments. The proposed project is infill development. The overall increase in the number of residential units is incremental in that there will be a total of 369 units rather than the originally approved 365. The proposed development is located in an urbanized area that can be served by existing infrastructure and services, including water, sewer, and roadways. The proposed seven residential units will receive domestic water service from the City of Huntington Beach, as is the case with the existing

Brightwater and Sandover developments. No wells are proposed or permitted as part of this application. Therefore, the Commission finds that the proposed development is consistent with Section 30250(a) of the Coastal Act in that it is located within an existing developed area able to accommodate it, there are adequate public services available to serve it, and the proposed residential lots are consistent in size and use with the surrounding lots.

## **H. LOCAL COASTAL PROGRAM (LCP)**

Coastal Act Section 30604(a) states that, prior to certification of a local coastal program (“LCP”), a coastal development permit can only be issued upon a finding that the proposed development is in conformity with Chapter 3 of the Coastal Act and that the permitted development will not prejudice the ability of the local government to prepare an LCP that is in conformity with Chapter 3. An LCP for the City of Huntington Beach was effectively certified in March 1985. However, the proposed development is occurring partially within an area of the Commission’s original permit jurisdiction, due to the project location in an area annexed by the City in 2007, after certification of the LCP. Another portion of the project occurs within the City’s LCP permitting jurisdiction. Pursuant to Section 30601.3 of the Coastal Act, the applicant and the City have requested that the Commission process a consolidated CDP for this project. Consequently, the standard of review is the Coastal Act, with the City’s LCP is used as guidance. As conditioned, the proposed development is consistent with Chapter 3 of the Coastal Act and with the certified LCP for the area and will not prejudice the City’s ability to prepare an LCP for the recently annexed portion of the proposed project site.

## **I. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

Section 13096(a) of the Commission's administrative regulations requires Commission approval of a Coastal Development Permit application to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect that the activity may have on the environment.

In this case, the City of Huntington Beach is the lead agency and the Commission is a responsible agency for the purposes of CEQA. The City determined that the project was covered under the Environmental Impact Report prepared for the Brightwater development by the County of Orange (EIR 551). The proposed project is located in an existing developed area. Infrastructure necessary to serve the project exists in the area (i.e. utilities, sewers, roads). The proposed project has been conditioned in order to be found consistent with the resource protection policies of the Coastal Act. As conditioned, the proposed project has been found consistent with the public access and recreation, water quality, and archaeological resources policies of the Coastal Act. Mitigation measures to minimize adverse effects include special conditions that require: 1) incorporation of the Brightwater lots into the Brightwater CC&Rs to assure the restrictions and requirements of the Commission’s approval of Brightwater (5-05-020) are implemented; 2) the street, sidewalks, and on-street parking within the Brightwater portion of the development are open and available to the general public; 3) site grading be monitored by a qualified archaeologist and appropriate Native

Americans and that a plan be in place should cultural resources be discovered; and 4) review and approval of the final tract map by the Executive Director.

As conditioned, there are no feasible alternatives or additional feasible mitigation measures available that would substantially lessen any significant adverse effect that the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified impacts, is the least environmentally damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.

5-14-1837 SndovrBrgtwtr SR 6.15 mv

## **Appendix A - Substantive File Documents**

Coastal Development Permit 5-05-020 File  
5-14-1837 Coastal Development Permit Application File  
5-05-020-A4 CDP Amendment Application File  
LCP-5-HNB-14-0844-1 Sandover Zone Change LCP Amendment File  
City of Huntington Beach Local Coastal Program

## **APPENDIX B - CULTURAL RESOURCES SIGNIFICANCE TESTING PLAN PROCEDURES**

A. An applicant seeking to recommence construction following discovery of the cultural deposits shall submit a Significance Testing Plan for the review and approval of the Executive Director. The Significance Testing Plan shall identify the testing measures that will be undertaken to determine whether the cultural deposits are significant. The Significance Testing Plan shall be prepared by the project archaeologist(s), in consultation with the Native American monitor(s), and the Most Likely Descendent (MLD) when State Law mandates identification of a MLD. The Executive Director shall make a determination regarding the adequacy of the Significance Testing Plan within 10 working days of receipt. If the Executive Director does not make such a determination within the prescribed time, the plan shall be deemed approved and implementation may proceed.

1. If the Executive Director approves the Significance Testing Plan and determines that the Significance Testing Plan's recommended testing measures are de minimis in nature and scope, the significance testing may commence after the Executive Director informs the permittee of that determination.

2. If the Executive Director approves the Significance Testing Plan but determines that the changes therein are not de minimis, significance testing may not recommence until after an amendment to this permit is approved by the Commission.

3. Once the measures identified in the significance testing plan are undertaken, the permittee shall submit the results of the testing to the Executive Director for review and approval. The results shall be accompanied by the project archeologist's recommendation as to whether the findings are significant. The project archeologist's recommendation shall be made in consultation with the Native American monitors and the MLD when State Law mandates identification of a MLD. The Executive Director shall make the determination as to whether the deposits are significant based on the information available to the Executive Director. If the deposits are found to be significant, the permittee shall prepare and submit to the Executive Director a supplementary Archeological Plan in accordance with subsection B of this condition and all other relevant subsections. If the deposits are found to be not significant, then the permittee may recommence grading in accordance with any measures outlined in the significance testing program.

B. An applicant seeking to recommence construction following a determination by the Executive Director that the cultural deposits discovered are significant shall submit a supplementary Archaeological Plan for the review and approval of the Executive Director. The supplementary Archeological Plan shall be prepared by the project archaeologist(s), in consultation with the Native American monitor(s), the Most Likely Descendent (MLD) when State Law mandates identification of a MLD, as well as others identified in subsection E of this condition. The supplementary Archeological Plan shall identify proposed investigation and mitigation measures. The range of investigation and mitigation measures considered shall not be constrained by the approved development plan. Mitigation measures considered may range from in-situ preservation to recovery and/or relocation. A good faith effort shall be made to avoid impacts to cultural resources through methods such as, but not limited to, project redesign, capping, and placing cultural resource areas in open space. In order to protect cultural resources, any further development may only be undertaken consistent with the provisions of the supplementary Archaeological Plan.

1. If the Executive Director approves the supplementary Archaeological Plan and determines that the supplementary Archaeological Plan's recommended changes to the proposed development or mitigation measures are de minimis in nature and scope, construction may recommence in conjunction with the implementation of the supplementary Archaeological Plan or after the Executive Director informs the permittee of that determination.

2. If the Executive Director approves the supplementary Archaeological Plan but determines that the changes therein are not de minimis, construction may not recommence until after an amendment to this permit is approved by the Commission.

C. Prior to submittal to the Executive Director, all plans required to be submitted pursuant to this special condition, except the Significance Testing Plan, shall have received review and written comment by a peer review in accordance with current professional practice. Representatives of Native American groups with documented ancestral ties to the area shall also be contacted for review and comment on the Plan. Names and qualifications of selected peer reviewers shall be submitted for review and approval by the Executive Director. The plans submitted to the Executive Director shall incorporate the recommendations of the peer review and Native American comments. Furthermore, upon completion of the review process, all plans shall be submitted to the California Office of Historic Preservation (OHP) and the NAHC for their review and an opportunity to comment. The plans submitted to the Executive Director shall incorporate the recommendations of the OHP and NAHC. If the OHP and/or NAHC do not respond within 30 days of their receipt of the plan, the requirement under this permit for that entities' review and comment shall expire, unless the Executive Director extends said deadline for good cause. All plans shall be submitted for the review and approval of the Executive Director.



2014 Sandover - Brightwater CDP  
(TTM No. 17662)

CITY OF HUNTINGTON BEACH  
(Signal Landmark, Landowner/Applicant)

ATTACHMENT 6  
VICINITY MAP  
Tentative Tract Map No. 17662







2014 Sandover - Brightwater CDP  
 (TMM No. 17662)

ATTACHMENT I  
 COMPREHENSIVE SITE PLAN  
 Tentative Tract Map No. 17662

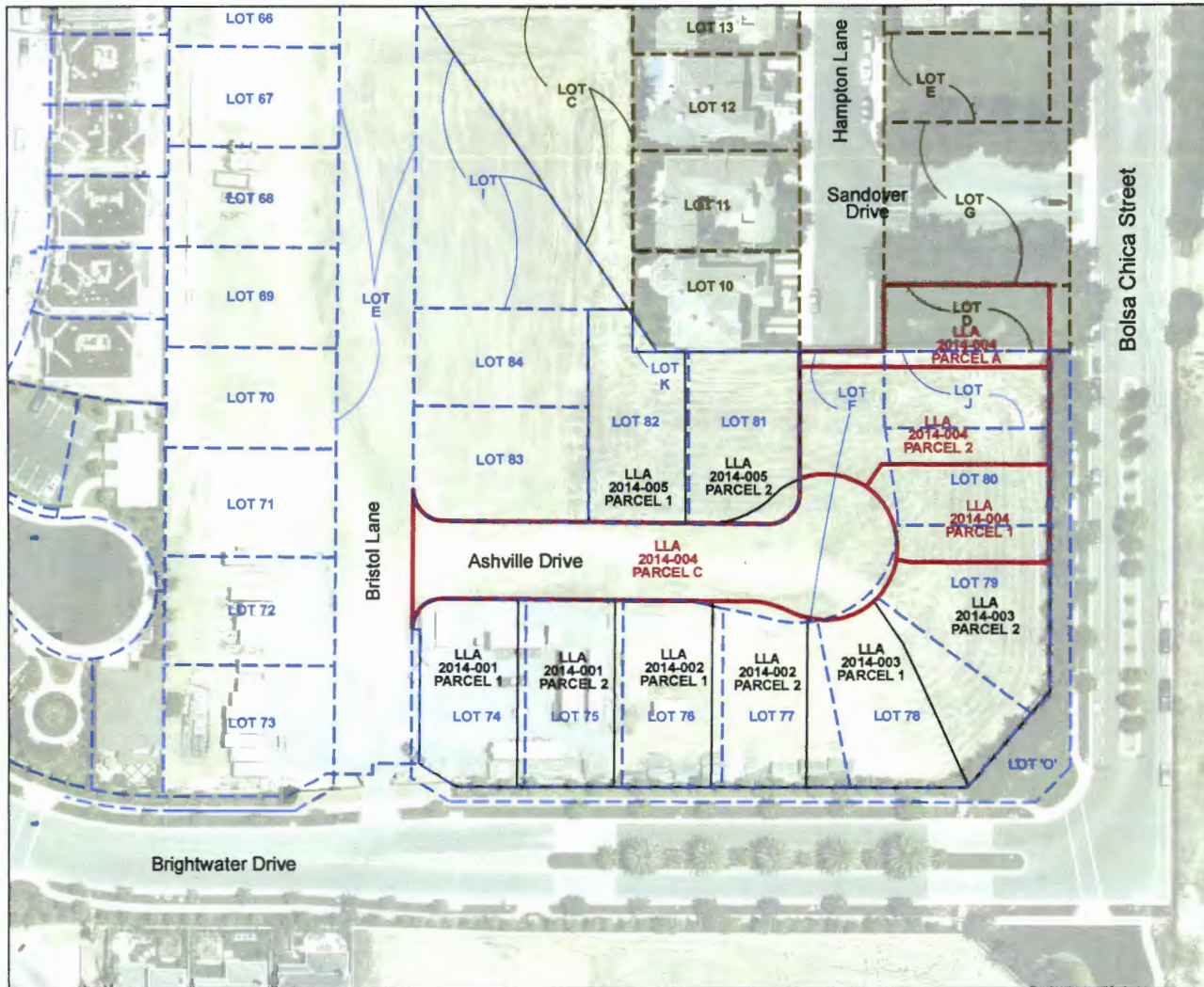
CITY OF HUNTINGTON BEACH  
 (Signal Landmark, Landowner/Applicant)



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**LEGEND**

- LOT 1 Tract 17034 Lots
- LOT 1 Tract 15734 Lots
- PARCEL A LLA 2014-001/-002/-003/-005
- PARCEL A Proposed Lot Line Adjustment 2014-004

*Attachment 1  
Illustration Showing Existing and Proposed Lot and Parcel Numbers  
from Tract 17034, Tract 15734, LLAs 2014-001/-002/-003/-005  
and Proposed Lot Line Adjustment 2014-004*

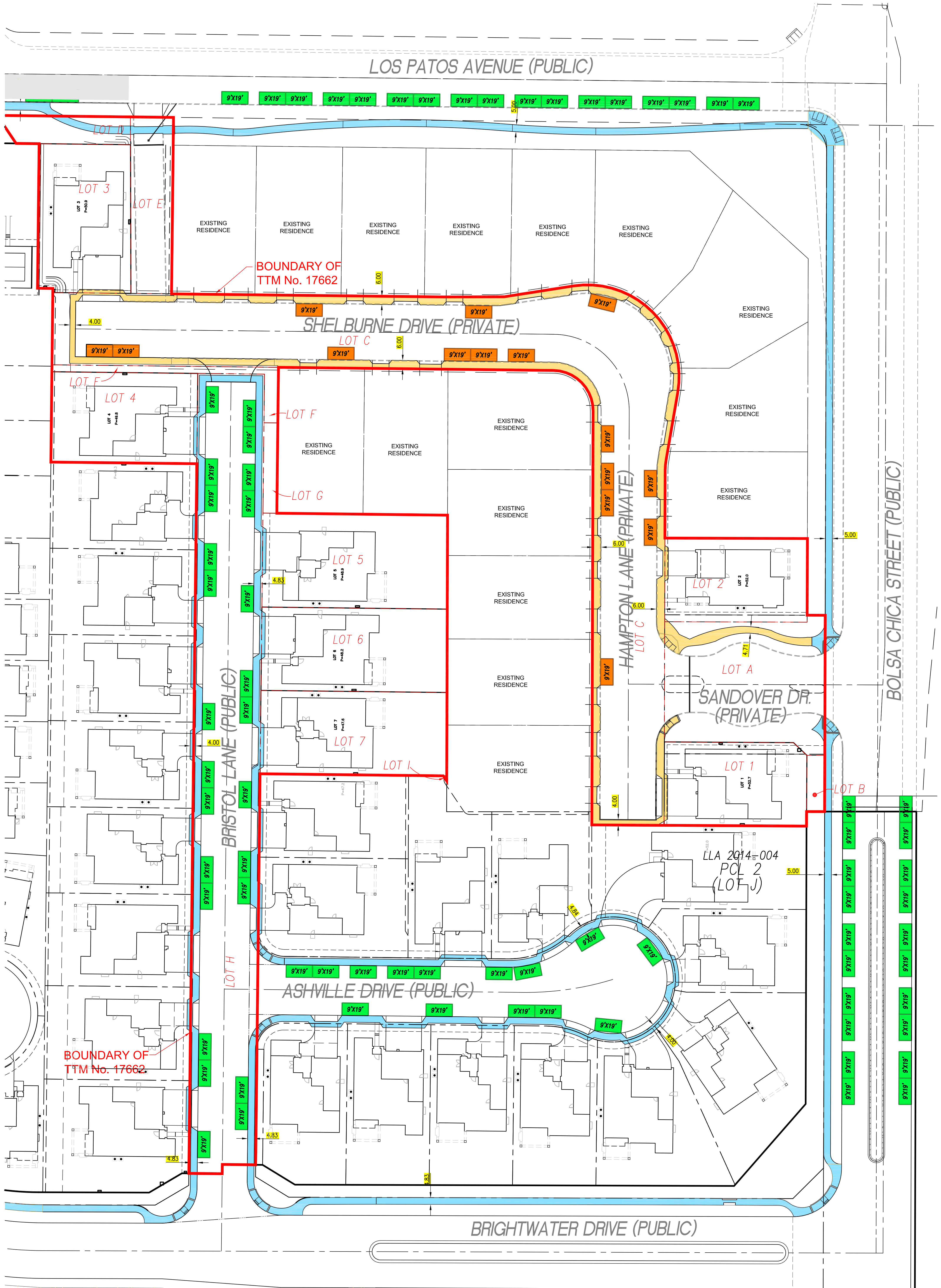


## ATTACHMENT 2

### Range of Home Square Footages and Parking Spaces by Lot and Floor Plan TTM No. 17662 - Coastal Development Permit No. 5-14-1837 (Signal Landmark)

TTM No. 17662 LOT NUMBER	ARCHITECTURAL FLOOR PLAN			OFF-STREET PARKING			
	Plan Number	Range of Square Footage with and without Buyer Options		Driveway Apron Spaces	Enclosed Garage Spaces with and without Buyer Options		Range of Total Off- Street Parking Spaces
		Minimum Sq. Ft. without Permitted Homebuyer Options	Maximum Sq. Ft. with Permitted Homebuyer Options		Minimum Spaces (with Homebuyer Options)	Maximum Spaces (without Homebuyer Options)	
1	7C	4,320	4,555	3	3	4	6 - 7
2	5X	3,413	3,413	2	3	3	5
3	7C	4,320	4,555	3	3	4	6 - 7
4	7MR	4,320	4,555	3	3	4	6 - 7
5	6AR	4,013	4,255	3	3	4	6 - 7
6	7CR	4,320	4,555	3	3	4	6 - 7
7	6M	4,013	4,255	3	3	4	6 - 7

LOS PATOS AVENUE (PUBLIC)



ON STREET PARKING SPACES WITHIN TTM 17662  
(per City of Huntington Beach Standards)

- Brightwater Community 25 public spaces\*
- Sandover Neighborhood (Gated) 15 private spaces

\* There are 78 public parking spaces on the exhibit, including Ashville Drive and adjacent Los Patos Avenue and Bolsa Chica Street

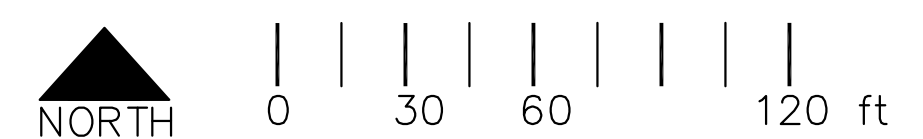
SIDEWALKS (Widths called out on exhibit)

- Public Sidewalks (Brightwater Community and adjacent Los Patos Avenue and Bolsa Chica Street)
- Private Sidewalks (Sandover Neighborhood)

CDP Application No. 5-14-1837 (Signal Landmark)

CITY OF HUNTINGTON BEACH

*Attachment 16*  
*Illustration of Public Sidewalks and Parking Spaces*  
*Including Locations and Dimensions of All Internal Sidewalks*



**FORMA**

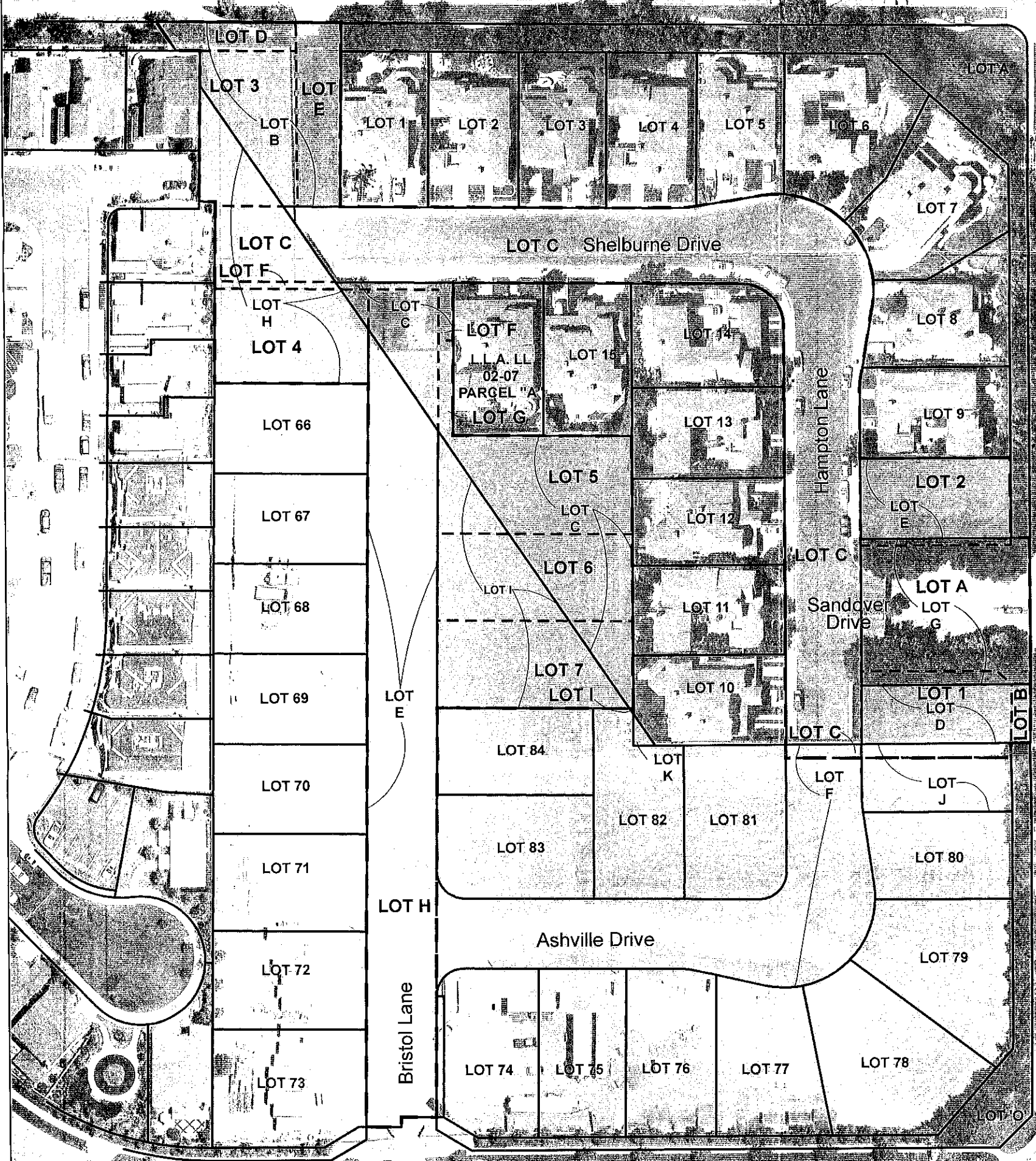
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**ATTACHMENT 14**

**Derivation of TTM No. 17662 Lots from Brightwater Final Tract 17034 and Sandover 15734 Lots**  
 TTM No. 17662 - Coastal Development Permit No. 5-14-1837 (Signal Landmark)

TTM No. 17662		Brightwater Tract 17034		Sandover Tract 15734	
New Lot Number/ Letter and Square Feet	Proposed Use	Previous Lot Letter/Number and Square Feet Allocated to New Lot		Previous Lot Letter/Number and Square Feet Allocated to New Lot	
<b>NUMBERED LOTS</b>					
1 6,111	Single Family Residential	J 1,039		D 4,257	G 815
2 6,169	Single-Family Residential			E 5,657	G 512
3 7,085	Single-Family Residential	H 2,353		B 4,732	
4 6,826	Single-Family Residential	H 6,562		C 264	
5 9,004	Single-Family Residential	I 1,721		C 7,283	
6 8,019	Single-Family Residential	I 4,175		C 3,844	
7 8,048	Single-Family Residential	I 6,666		C 1,382	
<b>LETTERED LOTS</b>					
A 10,224	Street (Privately Maintained)			G 10,224	
B 524	Landscape Area			B 524	
C 41,067	Streets (Privately Maintained)	H 3,350	F 502	F 37,215	
D 1,782	Landscape Area			B 1,782	
E 3,823	Open Space			B 3,823	
F 1,172	Landscape Area	H 421		C 751	
G 650	Landscape Area	H 3		C 647	
H 27,474	Streets (Privately Maintained)	E 24,481		C 2,993	
I 5		82 5			

Los Patos Avenue



TRACT 17034

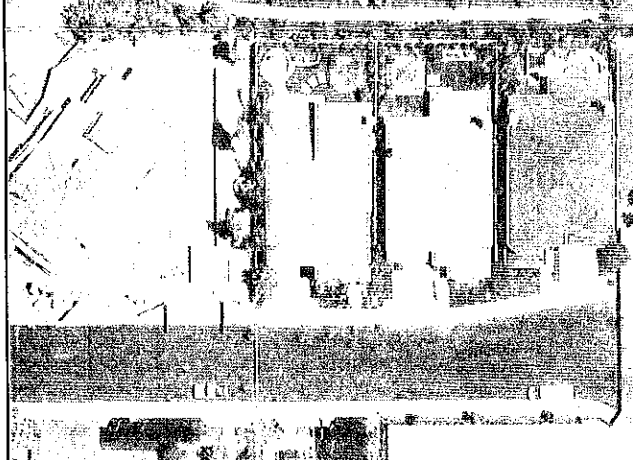
- LOT A Lettered Lots
- LOT 1 Numbered Lots

TRACT 15734

- LOT A Lettered Lots
- LOT 1 Numbered Lots

TRACT 17662

- Boundary
- LOT A Lettered Lots
- LOT 1 Numbered Lots

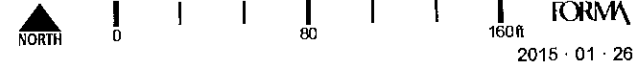


Attachment 18

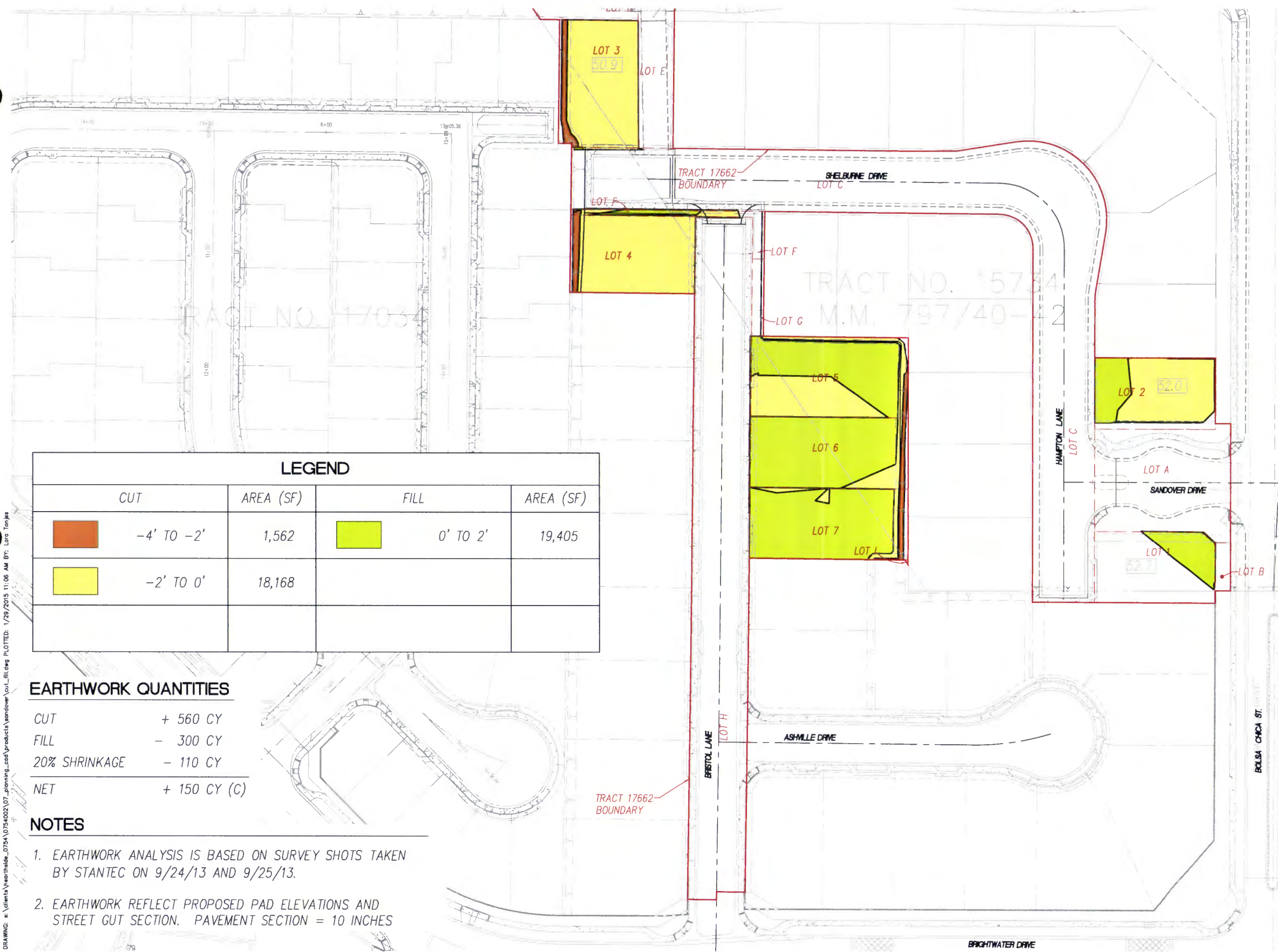
Illustration Showing Lettered and Numbered Lots from Brightwater Tract 17034 and Sandover Tract 15734

CDP Application No. 5-14-1837 (Signal Landmark)




CITY OF HUNTINGTON BEACH







**LEGEND**

CUT	AREA (SF)	FILL	AREA (SF)
 -4' TO -2'	1,562	 0' TO 2'	19,405
 -2' TO 0'	18,168		

**EARTHWORK QUANTITIES**

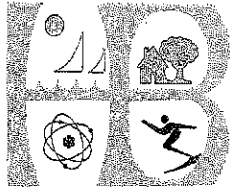
CUT	+ 560 CY
FILL	- 300 CY
20% SHRINKAGE	- 110 CY
NET	+ 150 CY (C)

**NOTES**

1. EARTHWORK ANALYSIS IS BASED ON SURVEY SHOTS TAKEN BY STANTEC ON 9/24/13 AND 9/25/13.
2. EARTHWORK REFLECT PROPOSED PAD ELEVATIONS AND STREET GUT SECTION. PAVEMENT SECTION = 10 INCHES

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# City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

## DEPARTMENT OF PLANNING AND BUILDING

[www.huntingtonbeachca.gov](http://www.huntingtonbeachca.gov)

Planning Division

714.536.5271

Building Division

714.536.5241

November 3, 2014

Teresa Henry, South Coast District Manager  
South Coast Area Office  
California Coastal Commission  
200 Oceangate, 10th Floor  
Long Beach, CA 90802-4302

**SUBJECT: CONSOLIDATED CDP FOR BRIGHTWATER AND SANDOVER**

Dear Ms. <sup>Teresa</sup>Henry:

As we previously discussed with you in December 2013, the current request from Signal Landmark to develop the last seven single family dwellings in Brightwater and Sandover includes property in both the certified and uncertified Huntington Beach Local Coastal Program. As a result, the City of Huntington Beach is relinquishing its jurisdiction to issue a CDP for the certified portion and concurs with the processing of a consolidated CDP at the Coastal Commission instead. If you should have any questions regarding this matter, please contact Ricky Ramos, Senior Planner, at (714) 536-5624 or via email at [rramos@surfcity-hb.org](mailto:rramos@surfcity-hb.org).

Sincerely,

Scott Hess

Director of Planning and Building

xc: Ed Mountford, Signal Landmark  
Jennifer Villasenor, Acting Planning Manager  
File