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## LAND USE ELEMENT

### Maintenance of Environmental Quality

#### *Goal*

##### LU 5

Ensure that significant environmental habitats and resources are maintained.

#### *Objective*

##### LU 5.1

Provide for the protection and maintenance of environmental resources as new development and redevelopment **projects** occur ~~in the City~~ **during the planning, project review and permitting process.**

#### *Policies*

##### LU 5.1.1

Require that development protect environmental resources by consideration of the policies and standards contained in the Environmental Resources/Conservation Element of the General Plan and Federal (NEPA) and State (CEQA) regulations. (*I-LU 1, I-LU 2, I-LU 4, I-LU 10, and I-LU 11*)

During the development review process<sup>1</sup>:

- a. Review any development proposal for the Bolsa Chica area to ensure that no development is permitted in Federally delineated wetlands; and
- b. Review any development proposed for non-wetland areas to ensure that appropriate setbacks and buffers are maintained between development and environmentally sensitive areas to protect habitat quality.

##### LU 5.1.2

Establish procedures, requirements, and programs for Huntington Beach's compliance with regional, State, and Federal environmental requirements, including such legislation as, but not limited to, the Clean Air Act, Clean Water Act, and the Congestion Management Plan. (*I-LU 1 and I-LU 21*)

##### LU 5.1.3

Participate in inter-jurisdictional and regional environmental management and mitigation programs. (*I-LU 20 and I-LU 21*)

##### LU 5.1.4

**Protect areas that are particularly susceptible to erosion and sediment loss from inappropriate development and re-development. (I-LU 1, I-LU 2, I-LU 3, I-LU 4, I-LU 10, I-LU 11 and I-ERC 1)**

##### LU 5.1.5

**Preserve or restore areas that provide water quality benefits and/or are necessary to maintain riparian and aquatic biota. (I-LU 1, I-LU 2, I-LU 4, I-LU 10, I-LU 11 and I-ERC 1)**

##### LU 5.1.6

**Promote site development that limits impact on and protects the natural integrity of topography, drainage systems, infiltration and water bodies. (I-LU 1, I-LU 2, I-LU 3, I-LU 4, I-LU 10 and I-LU 11)**

##### LU 5.1.7

**Promote integration of stormwater quality protection into construction and post-construction activities at all development and redevelopment sites. (I-LU 1, I-LU 2, I-LU 3, I-LU 4, I-LU 10 and I-LU 11)**

##### LU 5.1.8

**Preserve and/or acquire areas of open space that have water quality significance (wetlands, riparian corridors, and buffer zones) and minimize any clearing of vegetation from development sites. (I-LU 1, I-LU 2, I-LU 3, I-LU 4, I-LU 10 and I-LU 11)**

<sup>1</sup> Mitigation Measure BR-2 as specified in EIR No. 94-1

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## ENVIRONMENTAL RESOURCES/ CONSERVATION ELEMENT

### B. MINERAL RESOURCES

Huntington Beach has been the site of the extraction of oil and gas, sand and gravel, and peat products over many years. Large scale oil and gas production has occurred since the 1920s and continues to the present time. The extraction of oil from the ground has contributed to subsidence in areas (see **Figure EH-9**) of a maximum of 5 feet. Secondary production of oil which entails water injection into the ground is anticipated to curtail further subsidence.

#### 1. Oil and Gas

Oil wells in Huntington Beach are scattered throughout much of the City. Most of them are concentrated along the coastal areas and mesas of the City. Recently, oil production is decreasing due to the expenses incurred in oil extraction.

The City of Huntington Beach lies over several oil producing areas, comprising the Talbert, Sunset Beach, West Newport and Huntington Beach oil fields. These oil fields and several others associated with the Newport-Inglewood Fault Zone have produced more than five billion barrels of oil (Norris, 1976). Oil fields in Huntington Beach produced 4.8 million barrels of oil in 1989 and an estimated 67.5 million barrels remain in reserve (Wright, 1991).

Natural gas associated with oil extraction is also being mined. Total production of natural gas from the Huntington Beach area totaled over 2,148 million metric cubic feet in 1989. It has been estimated that approximately 35,000,760 million metric cubic feet remain untapped in reserve.

#### 2. Sand and Gravel

The market for sand and gravel in southern California is primarily in residential, commercial and industrial construction. Rapid urbanization has forced zoning changes and restrictions which often have led to the closure of several sand and gravel operations. Currently two companies operate an aggregate processing plant at the intersection of Gothard and Talbert. This joint venture is a recycling plant for asphalt and concrete. The asphalt and concrete are recycled to what is known as a crushed miscellaneous base. This is only a processing plant and no substantial volume of material is being mined.

#### 3. Peat

R.W. McClellan and Sons operated a peat production facility from 1941 to 1954. Their operation ceased when the City of Huntington Beach acquired the property in 1954 (McClellan, 1992). No further mining of peat or other soil conditioners is known to occur at the present time.

## C. WATER RESOURCES AND WATER QUALITY MANAGEMENT

**The receiving waters in Huntington Beach include the Pacific Ocean, Huntington Harbour, Anaheim Bay, Bolsa Chica wetlands, Huntington Beach Wetlands, Huntington Lake, Talbert Lake, Sully Miller Lake, Greer Park Lake,**

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**Blackbird Pond, as well as flood control channels. These receiving waters support numerous beneficial uses for people and wildlife. The beneficial uses include marine habitat; water contact recreation; non-contact water recreation; wildlife habitat; commercial and sportfishing; shellfish harvesting; rare, threatened or endangered species; spawning, reproduction, and development; and estuarine habitat.**

**Urban runoff consists of both dry and wet weather runoff that may flow untreated from our developed urban areas into our gutters, storm drains, and ultimately into our receiving waters. Runoff from streets, parking lots, residential areas, commercial and industrial businesses, and private yards may contain many harmful pollutants. Pollutants include oil, grease, fertilizers, pesticides and herbicides, heavy metals, paints and household chemicals, construction material, and eroded soil. The pollutants are deposited on the surface of the land and can be carried into the drainage system and ultimately into the receiving waters.**

**Urban pollutants degrade water quality and negatively impact wildlife and plants dependent on aquatic habitat. The City is a co-permittee with the County of Orange and other Orange County Cities in the National Pollution Discharge Elimination System (NPDES) municipal stormwater permit issued by the Santa Ana Regional Water Quality Control Board. The permit requires the City to continue to implement ongoing stormwater quality management programs and develop additional programs in order to control pollutants in stormwater discharges. The permit includes requirements requires “Best Management Practices” associated with legal authority, municipal activities, public education, new development and significant redevelopment, construction, existing development, illegal discharge and illicit connections, and water quality monitoring. Implementing the permit requirements and watershed protection principles are imperative to the protection and enhancement of the beneficial uses of our receiving waters.**

## **GOALS, OBJECTIVES, AND POLICIES**

The following section presents the goals, objectives, and policies for Environmental Resources which consists of these components: Open Space, Biological Resources, Mineral Resources, Aesthetic Resources, and Water, Electricity and Gas Conservation. Listed at the end of each policy is a capital “I” and number(s) in parentheses which refers to the pertinent

implementation program(s). Responsible implementation agencies, implementation schedule, and possible funding sources are identified in the Environmental Resources Conservation Matrix.

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## **Open Space**

### ***Goal***

#### **ERC 1**

**Improve and enhance the overall aesthetic value and appearance of the City of Huntington Beach through the provision and maintenance of local public and private open space.**

### ***Objective***

#### **ERC 1.1**

Provide a quality open space network that is spatially distributed throughout all areas of the City.

### ***Policies***

#### **ERC 1.1.1**

Encourage the provision of open space elements within the larger-scale development projects including but not limited to public plazas, entry courts, and planned development common areas. *(I-ERC 1)*

#### **ERC 1.1.2**

Review the role and distribution of public facilities including parks, and school sites in the open space network. *(I-ERC 3, I-PR 8)*

### ***Objective***

#### **ERC 1.2**

Enhance the environmental quality of the City's open spaces (including parkland, beaches, scenic highways, and other open spaces), thereby, improving the quality of life.

### ***Policies***

#### **ERC 1.2.1**

Identify those areas of the City and the Bolsa Chica that are important to protect through land use regulation or public ownership because of their inherent environmental, ecological and/or aesthetic contribution to the scenic and natural qualities of Huntington Beach. *(I-ERC 3 and I-RCS 5)*

#### **ERC 1.2.2**

Provide cooperative leadership between private interests and other public agencies to protect and enhance both land and water resources. *(I-ERC 4)*

#### **ERC 1.2.3**

Increase the awareness and responsibility of the private sector and residents to assist with the monitoring and maintenance of open space resources. *(I-ERC 3 and I-RCS 5)*

## **Biological Resources**

### ***Goal***

#### **ERC 2**

**Protect and preserve significant habitats of plant and wildlife species, including wetlands, for their intrinsic values.**

### ***Objective***

#### **ERC 2.1**

Evaluate, enhance, and preserve the City's important habitat areas.

### ***Policies***

#### **ERC 2.1.1**

Acquire and maintain the most current information available regarding the status and location of sensitive biological elements (species and natural communities) throughout the City. *(I-ERC 2)*

#### **ERC 2.1.2**

Identify and protect significant habitats in the Gibbs Park, Bolsa Chica, **Huntington Beach Wetlands**, and throughout the City, to the extent feasible. *(I-ERC 1 and I-ERC 2)*

#### **ERC 2.1.3**

Encourage the county to include environmentally sensitive lands near the mouth of the Santa Ana River, the Southern California Edison plant, Bolsa Chica Wetlands and the Huntington Beach Wetlands (the United States Army Corps of Engineers [US ACOE] mitigation project) for inclusion into a coastal wetlands preserve. *(I-ERC 4)*

#### **ERC 2.1.4**

Investigate the possibility of including the lands along the Huntington and Talbert channels into the wetlands preserve. *(I-ERC 2)*

#### **ERC 2.1.5**

Identify and determine whether wetlands, coastal dunes, bluffs, or riparian areas, will be given Environmentally Sensitive Habitat Area (ESHA) status under the Coastal Plan. *(I-ERC 4)*

#### **ERC 2.1.6**

Preserve the habitat of significant natural open space areas, and provide linkage with other restored areas. *(I-ERC 1 and I-ERC 2)*

#### **ERC 2.1.7**

Develop council approved plans that provide natural open space linkages between Central Park, the freshwater

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riparian habitat to the southwest, and the freshwater marsh areas within Bolsa Chica. These linkages may include the use of open space dedications, development of park/natural reserves, or greenbelts. (*I-ERC 1 and I-ERC 5*)

#### **ERC 2.1.8**

Require the restoration of coastal dunes within areas designated for preservation (i.e., within the Bolsa Chica study area and the mouth of the Santa Ana River/Huntington Beach Wetlands). (*I-ERC 1, I-ERC 2, and I-ERC 4*)

#### **ERC 2.1.9**

Preserve the habitat of endangered species, including those listed in Table BR-1 of the Technical Background Report and those which may be considered by the City in the future. (*I-ERC 1, I-ERC 2, and I-ERC 4*)

#### **ERC 2.1.10**

Conduct construction activities to minimize adverse impacts on existing wildlife resources. (*I-ERC 1*)

#### **ERC 2.1.11**

Promote the improvement of tidal circulation in Bolsa Chica, Huntington Harbour, **Huntington Beach Wetlands**, and Anaheim Bay resulting in minimal impacts to sand migration, aesthetics, and usability of the beach area. (*I-ERC 1, I-ERC 2 and I-ERC 4*)

#### **ERC 2.1.12**

Promote the preservation and restoration of those sensitive biological areas identified by **Policy 2.1.1**. (*I-ERC 1*)

#### **ERC 2.1.13**

Advocate that the County tie any upland development in the Bolsa Chica Local Coastal Plan segment area to a Bolsa Chica Wetland Restoration Plan, approved by the Coastal Commission. (*I-ERC 4*)

#### **ERC 2.1.14**

Establish a mitigation monitoring program for all projects, including the Wetlands Restoration Plan and Implementation Program, to insure continued viability of restored wetlands and ESHAs. If feasible, a test program shall be established as a prelude to major restoration efforts. These will document conditions by which various habitats are best established, and define criteria for success in the Wetlands Restoration Plan and Implementation Program. (*I-ERC 1*)

#### **ERC 2.1.15**

Monitor wetland restoration efforts within the City, and establish educational/ administrative facilities to be provided by appropriate agencies, and work closely with the county restoration efforts of the Bolsa Chica. (*I-ERC 1 and I-ERC 4*)

#### **ERC 2.1.16**

Control the use of anti-fouling chemical treatments on boats moored in the harbor.

#### **ERC 2.1.17**

**Monitor and educate Huntington Harbour residents and boat owners and live-aboards on proper boating pollution prevention methods such as anti-fouling chemical use, boat maintenance, vessel discharges (bilge waste, sewage pump-outs, gray water), and fish waste management.** (*I-ERC 4 and I-ERC 5*)

#### **ERC 2.1.18**

**Support efforts such as the Huntington Harbour residents' plan to set up a "Harbour Watch Program" to encourage boaters to be educated and address various water quality issues.** (*I-ERC 4 and I-ERC 5*)

#### **ERC 2.1.19**

**Support efforts to maintain an adequate quantity of boater sewage pump-out facilities in Huntington Harbour and encourage frequent inspections by operators to ensure pump-outs are properly operating.** (*I-ERC 4 and I-ERC 5*)

#### **ERC 2.1.17 20**

Monitor harbor dredging to ensure minimal impacts to water quality, plant, and biological resources. (*I-ERC 4 and I-ERC 5*)

#### **ERC 2.1.18 21**

Require efforts which reduce urban storm water, including the:

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- a. use of the **approved and/or** best available runoff control management techniques in new development including the National Pollution Discharge Elimination System Standards (NPDES);
- b. adoption of guidelines to reduce runoff from construction sites. These implementation guidelines will be developed with the guidance and approval of the Santa Ana Regional Water Quality Control Board and the State Water Resources Control Board;
- c. establishment of runoff controls for soils removed in restoration and/or remediation of oil sites; and
- d. development of plans to modify flood control channels that empty into the Bolsa Chica, Huntington Beach Wetlands and beach areas. These modifications should enhance the upstream ability to remove harmful constituents from runoff before entering the wetlands, while not altering the their flood control ability. (*I-ERC 1 and I-ERC 2*)

#### **ERC 2.1.49 22**

Participate and enroll in the State's Natural Community Conservation Plan (N.C.C.P.) pursuant to Chapter 10 of AB 2172 (Kelley) Natural Community Conservation Planning Act in forwarding the State's policy to conserve biological diversity through protection of natural communities. (*I-ERC 6*)

#### **ERC 2.1.20 23**

Support efforts such as the California Coastal Conservancy's Fairview and Talbert Regional Park Enhancement Plan. Although the Regional Park is outside of the City, the restoration effort on the Santa Ana River in this area, and throughout its length, could provide possible educational opportunities within the City. (*I-ERC 4*)

#### **ERC 2.1.24 24**

Advocate the development of the Harriett M. Weider Regional Park. (*I-ERC 4*)

#### **ERC 2.1.22 25**

Define the terms "significant" tree or grove and develop specific measures to protect trees/groves that meet said definition. (*I-ERC 5*)

#### **ERC 2.1.23 26**

Develop natural areas in the City's existing parks, where appropriate, and include plans for nature parks in future park development. Nature parks and natural areas should be designed so that habitat values for wildlife are emphasized on a par with recreational values. This would include development of parks such as the Harriett M. Weider Regional Park between

Central Park and the beach as a natural space linkage. Also, include links to the riparian and freshwater marsh areas of Bolsa Chica. (*I-ERC 2*)

#### **ERC 2.1.24 27**

Improve infrastructure **and implement programs** that would prevent sewage system failures which may result in the discharge of untreated sewage, and consequently, in the closure of beaches and Huntington Harbour. (*I-ERC 4*)

#### **ERC 2.1.25 28**

Desilt Talbert Lake, if determined by the City of Huntington Beach Public Works Department to be economically feasible and environmentally responsible. (*I-ERC 2*)

#### **ERC 2.1.26 29<sup>2</sup>**

Development thresholds, as provided in **Policies LU 2.1.4, 2.1.5, and 2.1.6**, shall first be considered to be implemented in areas known to support significant biological resources. Areas identified in **Policies ERC 1.1.2, 2.1.1, and 2.1.2** shall be recognized as priority for the thresholds and thus some level of protection can be afforded to them prior to proposals for development. (*I-ERC 1*)

## **Mineral Resources**

### ***Goal***

#### **ERC 3**

**Designate areas and monitor mineral/oil extraction.**

### ***Objective***

#### **ERC 3.1**

Permit extraction of significant mineral/oil resources in a manner which ensures land use compatibility, and minimizes environmental degradation.

### ***Policies***

#### **ERC 3.1.1**

Identify appropriate access areas, and permit extraction of significant oil and other mineral resources in designated resource areas. (*I-ERC 1 and I-ERC 5*)

#### **ERC 3.1.2**

Require the use of **approved and/or** "state of the art" drilling and pumping technology, thereby minimizing the quantity of lands used for oil extraction. (*I-ERC 1 and I-ERC 5*)

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<sup>2</sup> Mitigation Measure BR-1 as specified in EIR No. 94-1

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#### **ERC 3.1.3**

Ensure that mineral/oil resources production activities are compatible with adjacent uses by reviewing and applying appropriate conditions which:

- a. mitigate noise, odor, and dust impacts and may limit the hours of production activities;
- b. provide for visual integration with adjacent uses (e.g., incorporation of on-site landscape buffer and decorative walls);
- c. provide for the restoration and reuse of abandoned oil sites subject to the discretionary approval of the appropriate decision making body;
- d. require that specific development proposals for mineral/oil extraction be subject to the discretionary approval of the appropriate decision making body;
- e. require that access roads to resource extraction areas meet standards for noise, dust control, erosion control and grading, to minimize adverse impacts to adjacent residential and commercial areas;
- f. provide for safe and appropriate recovery methods;
- g. establish measures to guarantee accurate reporting of production figures, and enforce abandonment regulatory measures; and
- h. require annual inspection and monitoring programs. (*I-ERC 1*)

#### ***Objective***

##### **ERC 3.2**

Ensure mineral/oil resource extraction areas are properly reclaimed after resource extraction has been terminated.

#### ***Policies***

##### **ERC 3.2.1**

Review all mineral/oil reclamation projects under the policies and procedures of the California Environmental Quality Act and the Surface Mining and Reclamation Act. (*I-ERC 1 and I-ERC 4*)

##### **ERC 3.2.2**

Require that permits for mineral/oil reclamation projects specify compliance with State, Federal and local standards and attainment programs with respect to air quality, protection of rare, threatened or endangered species, conservation of water quality, watersheds and basins, and erosion protection. (*I-ERC 1 and I-ERC 4*)

##### **ERC 3.2.3**

Require that the Planning Commission and City Council have discretionary approval of all reclamation plans. (*I-ERC 1*)

## **Aesthetic Resources**

#### ***Goal***

##### **ERC 4**

**Maintain the visual quality of the City's natural land forms and water bodies.**

#### ***Objective***

##### **ERC 4.1**

Enhance and preserve the aesthetic resources of the City, including natural areas, beaches, bluffs and significant public views.

#### ***Policies***

##### **ERC 4.1.1**

Preserve the undeveloped "natural" and open space areas as determined in the Land Use Element. (*I-ERC 1, I-LU 2, I-LU 4, I-LU 10, I-LU 11, I-LU 20, and I-LU 21*)

##### **ERC 4.1.2**

Maintain and expand the Library, Nature Center, passive recreational areas, and lake areas of Central Park as an aesthetic open space amenity. (*I-ERC 3*)

##### **ERC 4.1.3**

Provide public sites containing natural features with natural history educational opportunities. (*I-ERC 3*)

##### **ERC 4.1.4**

Develop implementation programs that will preserve and maintain the physical features of the wetlands, bluffs, and beaches. (*I-ERC 4 and I-ERC 5*)

##### **ERC 4.1.5**

Promote the preservation of public view corridors to the ocean and the waterfront through strict application of local ordinances, design guidelines and related planning efforts, including defined view corridors. (*I-ERC 1*)

##### **ERC 4.1.6**

Require that future development be designed and sited to maintain the natural topographic characteristics of the City including the minimization of the area and height of cuts and fills. (*I-ERC 1*)

##### **ERC 4.1.7**

Include commercial, residential, industrial, and natural areas in the billboard removal programs. (*I-ERC 7*)

##### **ERC 4.1.8**

Include commercial, residential, industrial, and natural areas in the electrical undergrounding program. (*I-ERC 8*)

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#### **Water, Electricity, and Gas Conservation**

##### ***Goal***

##### **ERC 5**

**Conserve the natural environment and resources of the community for the long-term benefit and enjoyment of its residents and visitors.**

##### ***Objective***

##### **ERC 5.1**

Create and implement means through which the use and management of the natural environment and resources of the community can be monitored and protected from damage or misuse.

##### ***Policies***

##### **ERC 5.1.1**

Continually monitor the implementation and enforcement of water quality regulations by appropriate County, State and Federal agencies to prevent additional pollution of the City's aquatic and intertidal environments. *(I-ERC 2 and I-ERC 4)*

##### **ERC 5.1.2**

Continue to evaluate and mitigate the effects of domestic and industrial wastes on living marine resources, through the conduct of objective biological studies performed by appropriate regulatory agencies and implementation of recommended mitigation measures by property owners or facility operators, to ensure the protection and viability of these biological communities. *(I-ERC 2)*

##### **ERC 5.1.3**

Continue to seek viable and environmentally-sensitive alternatives to the present use of automobiles as the primary means of public access to the beach area. Some of the available alternatives include public and private transit services, bikeways, the incorporation of new technology such as electrification, and public walkways to the beach area. *(I-C1)*

##### ***Objective***

##### **ERC 5.2**

Provide ample opportunities for businesses and residents of the community to conserve and reuse natural resources.

##### ***Policies***

##### **ERC 5.2.1**

Require, the use of reclaimed water in common areas and landscape treatments of all proposed developments. *(I-ERC 1)*

##### **ERC 5.2.2**

Create standards for landscaping and irrigation which are in compliance with State requirements. *(I-ERC 5)*

##### **ERC 5.2.3**

Require that the use of energy saving designs and materials be incorporated into the construction of all public buildings, while encouraging their use City-wide. *(I-ERC 1)*

##### **ERC 5.2.4**

Require utility provided conservation evaluations be performed prior to construction of all public buildings and projects. *(I-ERC 1)*

#### **Water Resources and Water Quality Management**

##### **Goal**

##### **ERC 6**

**Protect and enhance the beneficial uses of our receiving waters.**

##### **Objective**

##### **ERC 6.1**

**Minimize impacts from stormwater and urban runoff into receiving waters.**

##### **Policies**

##### **ERC 6.1.1**

**Create and implement means to reduce the quantity and improve the quality of runoff and discharge of pollutants to the maximum extent practicable by integrating surface runoff controls and Best Management Practices into new development and redevelopment land use decisions.**  
*(I-ERC 2)*

##### **ERC 6.1.2**

**Minimize particulate matter pollution through control over new development and redevelopment (including erosion**

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and sediment controls on grading, quarrying, vegetation removal, construction and demolition), industrial processes, parking lots, and other activities, which pose such a threat to water quality.

(I-ERC 2)

## ERC 6.1.3

Establish a business education an educational program to provide information and incentives to local businesses and residents for the implementation of “Best Management Practices” for pollution prevention and control.

(I-ERC 2)

## ERC 6.1.4

Limit and minimize the disturbance and modifications of natural water bodies, drainage systems and hydrology. (I-ERC 2)

## ERC 6.1.5

Require incorporation of controls in new development and redevelopment projects, including structural and non-structural Best Management Practices (BMPs), to mitigate the projected increases in pollutant loads and flows. (I-ERC 2)

## ERC 6.1.6

Ensure that post-development runoff rates and velocities from a site have no significant adverse impact on downstream erosion and stream habitat. (I-ERC 2)

## ERC 6.1.7

Minimize the quantity of urban runoff directed to impermeable surfaces and maximize the percentage of permeable surfaces to allow more percolation of urban runoff into the ground. (I-ERC 2)

## ERC 6.1.8

Encourage the use of water quality wetlands, biofiltration swales, watershed scale retrofits, and other natural treatment methods, where such measures are likely to be effective and technically and economically feasible. (I-ERC 2)

## ERC 6.1.9

Encourage the use of native, drought-tolerant landscape materials. where appropriate and feasible. (I-ERC 2)

## ERC 6.1.10

Encourage the use of “smart irrigation controllers” and other innovative means to reduce the quantity of runoff generated. (I-ERC 2)

## IMPLEMENTATION PROGRAMS

### I-ERC 1

#### Development Review/Environmental Review (CEQA)

Through the development review process and as determined by the City to be required:

- a. determine the proposal’s conformance with the requirements of local, State, and Federal environmental protection laws, such as but not limited to the California Environmental Quality Act (CEQA);
- b. examine each development’s potential to provide public plazas, entry courts, or common areas;

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- c. examine each development's potential to encroach upon Biological Resource Areas. Determine the necessity for Mitigation Agreements or other coordination with the California Department of Fish and Game, and/or federal permits from the US Army Corps of Engineers, or other agencies for developments that appear to affect Biological Resource Areas directly through grading, construction, vegetation removal, or other factors;
- d. permit resource dependent and public-service related land uses within Biological Resource Areas if they are consistent with biological resource protection;
- e. require improving the natural biological value, integrity and function of coastal wetlands, and dunes through vegetation restoration, control of alien plants and animals, and landscape buffering;
- f. require truck routing plan for all proposed mineral/oil extraction operations;
- g. require all extraction operations to mitigate noise, odor, and dust impacts, to the maximum extent feasible;
- h. require extraction operations to visually buffer extraction facilities and equipment from surrounding land uses;
- i. require that open space easements be dedicated to the City, master homeowners association, or other responsible party as a condition of the approval process for all new projects proposed in "natural" open space areas;
- j. require a reclamation plan pursuant to state and federal statutes;
- k. require that all proposals for mineral/oil extraction and reclamation be reviewed by the Planning Commission and City Council; and
- l. encourage the use of reclaimed water for the irrigation of all large landscaped areas (i.e., common spaces, parkways, landscape medians, parks, etc.) in all developments.
- m. Review any development proposal for the Bolsa Chica area to ensure that no development is permitted in Federally delineated wetlands; and
- n. Review any development proposed for non-wetland areas to ensure that appropriate setbacks and buffers are maintained between development and environmentally sensitive areas to protect habitat quality.

The City will:

- a. consider establishing a density bonus or other incentive for the creation of open space on a private development site;
- b. obtain a data base report of sensitive biological elements, including plants, animals, and natural communities as identified by the California Department of Fish and Game's Natural Diversity Data Base (CDFG NDDB). The area of coverage required shall include the two 7.5-minute quadrangles (Seal Beach and Newport Beach) encompassing the City Limit and Sphere of Influence. This report can be obtained directly from the CDFG NDDB and should be available during the initial study phase of a project;
- c. contract with a consulting biologist and/or other appropriate environmental professionals, as funding permits, to conduct surveys and prepare assessment of areas for inclusion as ESHAs or having the potential of being restored. These areas will be identified in a Biological Resource Area map overlay. The recommendations of the consultant shall be considered during the environmental review process of development applications of identified parcels;
- d. retain the services of appropriate consultants to determine levels of stormwater runoff, its pollution load, **and develop a Citywide Urban Runoff Management Plan**, as funding permits;
- e. conduct a flood channel restoration feasibility analysis, as funding permits, and, if necessary, establish a channel restoration fund to finance restoration efforts;
- f. contract with a consulting biologist and/or other appropriate biological professional, as funding permits, to conduct grunion usage survey and prepare an assessment of potential impacts of renewed beach usage by people;
- g. continue to monitor and analyze local waterfront, **receiving water quality**, and ocean water quality conditions. When contamination sources or pollutants are identified, appropriate, timely, and effective actions shall be taken to clean the source and prevent further pollution and potential damage to aquatic/biological resources,

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and the intertidal environmental, in accordance with Federal and State law;

- h. research energy saving and conservation techniques which can be incorporated into the designs of community structures. A list should be created which identifies incentives for developments which incorporate energy saving design into their projects; and
- i. continue to research the feasibility of desilting Talbert Lake. If appropriate to desilt, prepare and implement a desiltation work program, as funding permits.
- j. implement urban runoff pollution control measures and programs to reduce and control the discharge of pollutants into the storm drains and other receiving water bodies to the maximum extent practicable.**
- k. Create and maintain a Sanitary Sewer Management Plan (SSMP) in an effort to reduce sanitary sewer overflows (SSO).**

#### **I-ERC 3**

##### **Recreation and Community Services Element**

- a. Implement the Element's policies and programs.
- b. The City shall update the Parks and Recreation Master Plan to ensure that existing parks, beaches, and other designated open spaces meet the needs of the City.
- c. Utilize park and open space needs contained in the Parks and Recreation Master Plan as a guideline for future acquisition of open space.

#### **I-ERC 4**

##### **Interagency Coordination**

- a. Coordinate with local, state and federal agencies to ensure the proper protection and/or enhancement of the City's open space resources.
- b. Meet periodically with the California Coastal Conservancy to review the progress in regional park restoration and to discuss areas within the City for which the Conservancy can provide assistance.
- c. Consult with the California Department of Fish and Game and U.S.F.W.S. on any project that could affect a species that is listed or in fact rare, threatened or

endangered (CEQA Guideline Section 15380, as identified by the biological survey).

- d. Actively encourage and pursue:
  - the inclusion of the lands into a coastal wetlands preserve;
  - the linking of any upland development in the Bolsa Chica Local Coastal Plan area to the Bolsa Chica Wetland Restoration Plan;
  - restoration of Bolsa Chica; and
  - the development of the Harriett M. Weider Regional Park.
- e. Coordinate with responsible local, County, State, and Federal agencies to establish development compliance criteria, health hazard safeguards, and necessary on-site monitoring programs to assure mitigation of potential environmental impacts (such as approved access, dust, noise, visual).
- f. Coordinate with the Orange County Sanitation District in identifying infrastructure requiring maintenance and/or replacement and schedule repairs.
- a. Coordinate with the Coast Guard and the local oil spill companies to ensure prompt and thorough clean up.
- h. **Coordinate with other local agencies including local schools, businesses and neighborhood associations in order to maintain a watershed based approach to land use, flood control, water conservation and pollution prevention.**
- i. **Coordinate with Southern California Association of Governments, League of California Cities, Regional Water Quality Control Board's for San Diego and Los Angeles regions, County of Orange, cities, and other relevant organizations to develop a plan to eliminate dry**

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NATURAL RESOURCES CHAPTER  
*ENVIRONMENTAL RESOURCES/CONSERVATION ELEMENT*

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## **weather urban runoff and pollutants from storm flows.**

### **I-ERC 5 Ordinances**

- a. Adopt and enforce:
  - a water pollution ordinance to protect the City's surface waters including guidelines for the use of anti-fouling treatments by boat repair services operating in the City of Huntington Beach and the use of such treatments by boat owners that use Huntington Harbour as their home port;
  - an ordinance to define, identify, and protect significant (**See ERC 2.1.22**) trees and groves. In addition, the City Council should adopt an ordinance establishing tree maintenance procedures/ practices as recognized by the International Society of Arboriculture. The ordinance shall be developed through input from Arborists, City Officials, and concerned residents which may occur through deliberation of a City Council appointed Board, Committee, or Task Force. The definition and identification of significant trees and groves shall be determined through this process; and
  - an oil extraction overlay which maps oil fields and delineates access areas and encourages oil unification and consolidation projects.
- b. Revise:
  - the landscape and irrigation design standards to comply with State mandated requirements; and
  - the municipal code and/or establish pertinent design guidelines to implement aesthetic resource standards and policies.

### **I-ERC 6 Natural Community Conservation Plan**

Once the NCCP's are approved and Recommended Subregional Habitat Conservation Guidelines are developed by the State, the City of Huntington Beach shall participate in said plans for local compliance with the California Endangered Species Act (CESA) and the Federal Endangered Species Act (FESA).

### **I-ERC 7 Billboard Removal**

Continue to pursue the removal of billboards

### **I-ERC 8**

### **Electrical Underground Program**

Continue to implement the electrical facilities undergrounding program.

# LEGISLATIVE DRAFT

## CIRCULATION ELEMENT

### IMPLEMENTATION PROGRAMS

#### I-CE 4

#### Development Review

Through development review:

- a. Review potential impacts of proposed projects to the Circulation System and require appropriate mitigation measures;
- b. Require the preparation of traffic impact studies, as determined by City staff, to ensure that new development meets all applicable provisions of the Orange County Congestion Management Program and the Growth Management Plan. These traffic impact studies shall provide detailed mitigation measures as outlined in the CMP;
- c. Analyze and evaluate the potential impacts of traffic generated by new development and the effects on adjacent land uses and surrounding neighborhoods. This information shall be used to determine appropriate mitigation measures for the proposed project and will be added to the city-wide traffic data base;
- d. Review new development proposals for mitigation of the impacts of traffic generation, including pedestrian, bicycle, and vehicular conflicts, in order to ensure that the City's circulation system is safe and efficient;
- e. Require that all new bicycle trip destinations, including schools, shopping areas, and transit stops be equipped with bicycle racks;
- f. Require new developments to provide convenient and well-lit pedestrian facilities for elderly, able, and disabled persons to discourage the use of the automobile; and,
- g. Require developments to incorporate landscaping that is compatible with the visual character of the urban corridor, paths, nodes, etc.
- h. Review new development and redevelopment proposals for mitigation of potential impacts of transportation related sources of water pollution, particularly in storm water runoff.**

- i. Coordinate with Caltrans and the County of Orange to develop a plan to eliminate dry weather urban runoff and pollutants from storm flows from highways and street runoff.**

# LEGISLATIVE DRAFT

## UTILITIES ELEMENT

### GOALS, OBJECTIVES, AND POLICIES

The following section presents the goals, objectives, policies, and programs for Utilities in the City of Huntington Beach. At the end of each policy is a reference to the appropriate implementation program. Each implementation program's schedule and possible funding sources are indicated in the Utilities Implementation Matrix.

#### Water

##### *Goal*

##### U 1

**Provide a water supply system which is able to meet the projected water demands; upgrade deficient systems and expand water treatment, supply, and distribution facilities; and pursue funding sources to reduce the costs of water provision in the City and develop fair rate structures to ensure high quality water service.**

##### *Objective*

##### U 1.1

Maintain a system of water supply **and** distribution facilities capable of meeting existing and future daily and peak demands, including fire flow requirements in a timely and cost efficient manner.

##### *Policies*

##### U 1.1.1

Monitor the demands on the water system, manage the development to mitigate impacts and/or facilitate improvements to the water supply and distribution system, and maintain and expand water supply and distribution facilities. (I-U 1, I-U 2, I-U 3, I-U 4, I-U 5, I-U 6, and I-U 7)

##### U 1.1.2

Approve and implement development in accordance with the standards identified in the Growth Management Element. (I-U 8)

##### U 1.1.3

Continue to evaluate the adequacy of the water supply and distribution system. (I-U 3)

##### U 1.1.4

Adopt a water master plan and an associated capital improvements program. (I-U 4)

##### U 1.1.5

Designate, preserve, and acquire land for water storage and transmission facilities, as necessary. (I-U 5)

##### U 1.1.6

Provide for the construction of necessary pump and storage facilities including the Reservoir Hill Booster Pump Station, the Sunset Heights Reservoir, and the Southeast Reservoir Complex to ensure adequate water supply, and proper water system balance. (I-U 6)

##### *Objective*

##### U 1.2

Ensure that existing **development, redevelopment,** and new development does not degrade the City's surface waters and groundwater basins.

##### *Policies*

##### U 1.2.1

Require that new **development, redevelopment,** and existing development contain **protective** safeguards and mitigation measures preventing degradation. (I-U 1 and I-U 9)

##### U 1.2.2

Require new developments to connect to the sewer system. (I-U 2)

##### *Objective*

##### U 1.3

Minimize water consumption rates through site design, use of efficient systems, **proper maintenance,** and other techniques.

##### *Policies*

##### U 1.3.1

Continue the City's water conservation efforts **and best management practices;** review programs periodically and modify and/or expand them as appropriate and feasible. (I-U 1, I-U 2, I-U 5, I-U 7, and I-U 9)

##### U 1.3.2

Continue to require the incorporation of water conservation features in the design of all **new and existing uses, such as the use of native plants, low flow toilets, and water efficient appliances. development and redevelopment.** ~~construction and site development.~~ (I-U 1 and I-U 2)

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## U 1.3.3

Consider establishing a rebate or incentive program for the replacement of leaking, aging and/or inefficient plumbing with water saving plumbing and fixtures. (I-U 1)

## U 1.3.4

Require the use of reclaimed water for landscaped irrigation, grading, and other non-contact uses in the new developments, where available or expected to be available **and economically feasible**. (I-U 1)

### *Objective*

#### U 1.4

Ensure the costs of improvements to the water supply, transmission, distribution, storage and treatment systems are borne by those who benefit.

### *Policies*

#### U 1.4.1

Require the costs of improvements to the existing water supply and distribution facilities necessitated by new development **and redevelopment** be borne by the new development benefiting from the improvements, either through the payment of fees, or by the actual construction of the improvements in accordance with State Nexus Legislation. (I-U 2, I-U 3, and I-U 10)

#### U 1.4.2

Evaluate the water rate payer fees, development charges, and service acquisition charges to see if the fees and charges adequately meet the operation, maintenance, renovation/upgrade, and new construction needs. (I-U 1 and I-U 3)

#### U 1.4.3

Investigate **funding mechanisms, such as, the feasibility of forming a tiered rate structure or** benefit assessment districts. (I-U 10)

## **Wastewater Treatment and Facilities**

### *Goal*

#### U 2

**Provide a wastewater collection and treatment system which is able to support permitted land uses; upgrade existing deficient systems; and pursue funding sources to reduce costs of wastewater service provision in the City.**

### *Objective*

#### U 2.1

Ensure the City provides and maintains a wastewater collection and treatment facilities system which adequately conveys and treats wastewater generated by

existing and planned development at a maximized cost efficiency.

### *Policies*

#### U 2.1.1

Approve and implement development in accordance with the standards identified in the Growth Management Element. (I-U 8)

#### U 2.1.2

Conduct a study to determine the existing wastewater collection system's adequacy. This evaluation shall include an analysis of the possible land use intensification in older areas and a plan for infrastructure upgrading, as necessary. (I-U 3)

#### U 2.1.3

Develop a record maintenance system which records the capacity and utilization of the wastewater facilities, monitors impacts and demands, and manages development, thereby mitigating impacts and/or facilitating improvements. (I-U 3)

#### U 2.1.4

Update the existing Sewer Master Plan and the associated Capital Improvement Program as necessary. The updated Sewer Master Plan and the Capital Improvement Program should include: maintenance and renovation requirements, new facility requirements, funding sources, phasing and prioritization, and responsible agencies. (I-U 4)

#### U 2.1.5

Maintain, upgrade, and expand existing wastewater collection and treatment facilities. (I-U 1, I-U 4, and I-U 6)

#### U 2.1.6

Require that sewer capacity is available before building permits are issued for new development. (I-U 2 and I-U 5)

#### U 2.1.7

Design and route wastewater treatment collection facilities to eliminate the need for pump stations where possible. (I-U 2, I-U 6, and I-U 5)

### *Objective*

#### U 2.2

Ensure the costs of wastewater infrastructure improvements are borne by those who benefit.

### *Policies*

#### U 2.2.1

Require the costs of improvements to the existing wastewater collection facilities, which are necessitated by new development, to be borne by the new development benefiting from the improvements; either through the

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payment of fees, or by the actual construction of the improvements in accordance with State Nexus Legislation. (I-U 1 and I-U 2)

## **U 2.2.2**

Review the existing sewer connection fees annually to ensure that adequate amounts of fees and charges are collected to fund the construction of new facilities. (I-U 1)

### **Objective**

#### **U 2.3**

Ensure that all wastewater collection facilities are operated in a manner which maximizes public safety.

### **Policies**

#### **U 2.3.1**

Continue to monitor businesses that may generate hazardous waste to prevent contamination of water. (I-U 1)

#### **U 2.3.2**

Continue to work with the Orange County Environmental Management Agency **and other state and local agencies** on the draft countywide ordinance which will require:

- a. all applicable industries and businesses to obtain sewer discharge permits;
- b. elimination of illegal and illicit storm water discharges;
- c. a reduction of point source pollutants;
- d. the use of Best Management Practices by businesses in the City; and
- e. the implementation of all NPDES and SCAQMD regulations. (I-U 1 and I-U 5)

Until such ordinance is adopted the City will ensure appropriate enforcement procedures are taken against pollution as set forth in the draft countywide ordinance.

## **Storm Drainage**

### **Goal**

#### **U 3**

**Provide a flood control system which is able to support the permitted land uses while preserving the public safety; upgrade existing deficient systems; and pursue funding sources to reduce the costs of flood control provision in the City.**

### **Objective**

#### **U 3.1**

Ensure that adequate storm drain and flood control facilities are provided and properly maintained in order to protect life and property from flood hazards.

### **Policies**

#### **U 3.1.1**

Maintain existing public storm drains and flood control facilities, upgrade and expand storm drain and flood control facilities. (I-U 1, I-U 4, and I-U 5)

#### **U 3.1.2**

Coordinate with County agencies to improve the County's facilities. (I-U 5)

#### **U 3.1.3**

Monitor the demands and manage development to mitigate impacts and/or facilitate improvements to the storm drainage system. (I-U 3 and I-U 4)

#### **U 3.1.4**

Designate, preserve, and acquire land, as necessary, for storm drainage and flood control facilities. (I-U 5)

#### **U 3.1.5**

Limit new development, when necessary, until adequate flood control facilities are constructed to protect existing development and accommodate the new development runoff, or until mitigation is provided in accordance with the Growth Management Element. (I-U 2 and I-U 5)

#### **U 3.1.6**

During development review, determine if any structures meant for human habitation are constructed within the 100 year flood plain. If necessary, evaluate the structures' flood safety, and require remedial actions. (I-U 1)

### **Objective**

#### **U 3.2**

Ensure the costs of infrastructure improvements to the storm drain and control system are borne by those who benefit.

### **Policies**

#### **U 3.2.1**

Require improvements to the existing storm drain and flood control facilities necessitated by new development be borne by the new development benefiting from the improvements; either through the payment of fees, or by the actual construction of the improvements in accordance with State Nexus Legislation. (I-U 2, I-U 3, and I-U 10)

#### **U 3.2.2**

Develop a storm drain and flood control impact fee and review developer fees to ensure that adequate fees and charges are collected to fund the operation and maintenance of existing facilities and the construction of new facilities. Every three years, review the fees and fee structure to ensure the fees are appropriate. (I-U 3)

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## **Objective**

### **U 3.3**

Ensure that storm drain facilities (channels and outputs) do not generate significant adverse impacts on the environment in which the facilities traverse or empty.

## **Policy**

### **U 3.3.1**

Evaluate any existing environmental degradation or potential degradation from current or planned storm drain and flood control facilities in wetlands or other sensitive environments. (*I-U 3 and I-U-5*)

### **U 3.3.2**

Where feasible, utilize natural overland flows, open channels, and swale routings as preferred alignments for components of drainage systems. (*I-U 2, I-U 6, and I-U 5*)

### **U 3.3.3**

Require that new developments employ the most efficient drainage technology to control drainage and minimize damage to environmentally sensitive areas. (*I-U 2, I-U 6, and I-U 5*)

### **U 3.3.4**

In areas of known subsidence, require new development to minimize the use of cross gutters and utilize technology such as low flow storm drains. (*I-U 2, I-U 6, and I-U 5*)

## **IMPLEMENTATION PROGRAMS**

### **I-U 1**

#### **Special Infrastructure Programs**

- a. Develop and implement the following as funding permits:
  - pollutant runoff control program which includes structural controls, non-structural controls, and best management policies. Require all residential, commercial, and industrial sites and construction sites to implement the pollutant runoff control program;
  - “maintenance” program for necessary reservoir repairs. The maintenance program shall discuss prioritization, funding, responsible departments, and scheduling;
  - a program for water, wastewater and storm drain and pipeline repairs, upsizing and replacements;
  - explore the feasibility of developing an incentive program for property **and business** owners who upgrade defective plumbing;

- a fee review program to annually review and amend, as needed, rate payer fees and charges; and
  - During development review, examine structures intended for human habitation and constructed within the 100 year flood plain for conformance with all jurisdictional requirements. Code enforcement measures shall be applied to remedy any deficiencies.
- b. Continue to expand the following programs:
    - the NPDES, as appropriate, which includes:
      - adopting an ordinance patterned after the countywide ordinance requiring industries and businesses, and construction activities larger than ~~five~~ **one** acres to obtain regulatory permits for pollution runoff control;
      - adopting a drainage area management plan for the City to control pollution runoff; and
      - performing a reconnaissance survey of the discharges to eliminate illegal and illicit surface water and groundwater discharges;
    - public education promoting water conservation;
    - water use audits for all City owned buildings. The audit program shall identify levels of existing water use and potential conservation measures;
    - the Green Acres and other reclaimed water programs; and
    - local, State and Federal requirements mandated by SCAQMD. Consider assessing fees, where appropriate, to offset implementation costs.

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## GROWTH MANAGEMENT ELEMENT

### GOALS, OBJECTIVES AND POLICIES

The following section presents the goals, objectives, policies, and programs for Growth Management in the City of Huntington Beach. At the end of each policy is a reference to the appropriate implementation program. Each implementation program's schedule and possible funding sources are indicated in the Growth Management Implementation Matrix.

Policies from other elements of the General Plan that directly relate to growth management issues are repeated in this Growth Management Element for ease of use. It should be noted, however, that many policies throughout the General Plan are indirectly related to managing growth in Huntington Beach. The goals, objectives and policies of this element are consistent with the other elements of the General Plan.

#### Water

##### *Goal*

##### **GM 5**

**Provide adequate water service to all areas of the City in a coordinated and cost efficient manner.**

##### *Objective*

##### **GM 5.1**

Maintain a system of water supply distribution facilities capable of meeting existing and future daily and peak demands, including fire flow requirements, in a timely and cost efficient manner.

##### *Policies*

##### **GM 5.1.1**

Implement policies U 1.1.1 through U 1.4.3 of the Utilities Element. (I-GM 5a-o)

##### **GM 5.1.2**

Provide water service to all areas in accordance with the following minimum standards:

- a) Water pressure shall be provided with the following minimum standards for average and peak hour demand conditions: minimum pressure - 40 psi; maximum pressure - 80 psi; average pressure 60-65 psi. (I-GM 5a,e,f,h,j, and n)
- b) Provide fire flow capabilities that meet the Fire Department's requirements. (I-GM 5a)

- c) **Analyze critical emergencies and develop Master Plan projects that will**

provide emergency water supply for a minimum of one day. (I-GM 5e,f, i, and n)

- d) Provide the best quality of water available at the most reasonable cost. (I-GM 5b and h)

- e) Meet all requests for service in a timely manner. (I-GM 5a,b,f, and h)

##### **GM 5.1.3**

Require the use of reclaimed water for landscaped irrigation, grading, and other non-contact uses in new developments, where available or expected to be available and **economically feasible**. (I-GM 5g(iii))

#### Wastewater, Treatment and Facilities

##### *Goal*

##### **GM 6**

**Provide a wastewater collection and treatment system that is able to support permitted land uses; upgrade existing deficient systems, and pursue funding sources to reduce costs of wastewater service provision in the City.**

##### *Objective*

##### **GM 6.1**

Ensure that the City provides and maintains a wastewater collection ~~and treatment facilities~~ system which adequately conveys ~~and treats~~ wastewater generated by existing and planned development at a maximized cost efficiency.

##### *Policies*

##### **GM 6.1.1**

Implement policies U 2.1.1 through U 2.3.2 of the Utilities Element. (I-GM 6a-i)

##### **GM 6.1.2**

Ensure that new development complies with Orange County Sanitation District-requirements. (I-GM 6b and d)

#### Storm Drainage

##### *Goal*

##### **GM 7**

**Provide a flood control system capable of supporting permitted land uses while preserving the public safety; upgrade existing deficient systems; pursue**

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## **funding sources to reduce the costs of flood control provision in the City.**

### **Objective**

#### **GM 7.1**

Ensure that adequate storm drain and flood control facilities are provided and properly maintained in order to protect life and property from flood hazards.

### **Policies**

#### **GM 7.1.1**

Implement policies U3.1.1 through U3.3.4 of the Utilities Element. (I-GM 7a-i)

#### **GM 7.1.2**

Provide a local storm drain system that will accommodate a 100-year floodplain storm. I-GM 7a,b,f,g, and i)

#### **GM 7.1.3**

Encourage completion of the Santa Ana River Project and work with appropriate State, Federal, and local agencies to provide 100-year flood protection of the Santa Ana River. (I-GM 7h)

## **IMPLEMENTATION PROGRAMS**

### **I-GM 5**

#### **Water**

- a) Withhold approval of development projects unless assured that adequate water, including fire control capacity **during construction and at project completion**, will be available to the project at the time of occupancy.
- b) Review the City water rates annually and adjust them as necessary to ensure that adequate revenues are available to cover operating maintenance and capital cost of the water service.
- c) **Encourage** ~~Require~~ use of **native, drought tolerant** ~~resistant~~ landscape plant materials within public and private projects. **where appropriate.**
- d) Require use of **“smart** ~~automatic~~ irrigation **controllers” and other innovative means to reduce the quantity of runoff generated** ~~systems~~ within private and public projects

- e) Prepare and approve a plant list of drought-tolerant and low water species for distribution to designers of project landscape plans and for use in all public owned landscaped areas.
- f) Update and adopt the water, sewer, and storm drainage master plans to reflect current facility conditions, maintenance and upgrade plans, and the planned land use within the City. Capital improvement programs including prioritization schedules shall also be prepared as funding permits. Review the updated master plans every five years to ensure adherence to the policies and objectives adopted in this Growth Management Element, specifically the standards for minimum emergency water supply needs established in policy GM 5.1.2(c).
- g) As funding permits, develop and implement a program for water, wastewater and storm drain and pipeline repairs, upsizing and replacements; implement the Integrated Infrastructure Management Program as adopted.
- h) Continue to expand the following programs:
  - i. Public education promoting water conservation.
  - ii. Water use audits for all City owned buildings. The audit program shall identify levels of existing water use and potential conservation measures.
  - iii. ~~The Green Acres and other~~ Reclaimed water programs.
- i) Through the development and design review process, require or continue to require the following:
  - i. The construction of the facilities necessary for the connection to a public water distribution, sewer and drainage system, or payment of fees. All facilities within the City shall be designed and constructed in conformance with the adopted water, sewer and drainage master plans and the standards established by the Public Works Department;
  - ii. The use of water efficient fixtures and water-saving design elements in new construction (in accordance with Government Code Section 6647311).
  - iii. The determination that an adequate potable water supply is available for a discretionary project. Building permits

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- shall not be issued until an adequate water supply is available. Domestic water supplies shall meet local, State and Federal water quality standards.
- iv. The review of all proposed expansions, relocations, or new facilities for compliance with applicable development standards and for potential impacts.
- j) Perform the following studies and implement programs addressing the study's findings:
    - i. Collect and maintain data on the location, capacity, levels of utilization and conditions of water supply, transmission, distribution, storage, and treatment facilities.
    - ii. Review and amend, as necessary, water storage and distribution impact fees collected from new development for the construction of new facilities necessitated by the new development.
  - k) Update and adopt the City's water master plan to reflect current facility conditions, maintenance and upgrade plans, and the planned land use within the City. Capital improvement programs including prioritization schedules shall also be prepared as funding permits. Review the updated master plan every five years to ensure viability.
  - l) During the process of updating master plans administered by the Public Works Department, the water entity(s) shall identify the lands needed for future utility facilities. The City shall seek to have the property designated for utility use and commence acquisition of any necessary fee titles or easements, as approved by the City Council.
  - m) The respective agency(s) shall advise the Planning Department regarding the availability of water capacity or services for the proposed developments.
  - n) Solicit funds for an improvement study, and the resulting design, construction, maintenance of the City's public infrastructure system.
  - o) Develop the Southeast Reservoir Complex **and conveyance piping** to ensure proper water storage, and distribution balance and capacity in the City's southeast quadrant.
  - p) Revise the City's Zoning and Subdivision Ordinance to require that new uses that consume very high levels of water be evaluated

to determine a means by which these levels can be reduced.

## I-GM 6

### Wastewater, Treatment and Facilities

- a) Evaluate the City sewer fees annually and adjust them as required to reflect current sewer needs and construction costs
- b) Withhold approval of development projects unless assured that adequate sewer facilities will be available to the project at the time of occupancy.
- c) Develop and implement, as funding permits, a program for wastewater pipeline repairs, upsizing and replacements; implement the Integrated Infrastructure Management Program **and Sewer Master Plan** as adopted.
- d) Through the development and design review process, require or continue to require the following:
  - i. That all new developments be linked to the existing sewer system.
  - ii. That sufficient utility capacity is available. If sufficient capacity is not available, the City shall not approve the project until additional capacity or adequate mitigation is provided.
  - iii. The construction of the facilities necessary for the connection to a public sewer, or payment of fees. All facilities within the City shall be designed and constructed in conformance with the adopted sewer master plan and the standards established by the Public Works Department and Orange County Sanitation District.
  - iv. The review of all proposed expansions, relocations, or new facilities for compliance with applicable development standards and for potential impacts.
- e) Perform the following studies and implement programs addressing the study's findings:
  - i. Collect and maintain data on the location, capacity, levels of utilization and conditions of wastewater collection and treatment facilities.
  - ii. Review and amend, as necessary, sewage impact fees collected from new development for the construction of new facilities necessitated by the new development.

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- f) Update and adopt the City's sewer master plan to reflect current facility conditions, maintenance and upgrade plans, and the planned land use within the City. Capital improvement programs including prioritization schedules shall also be prepared as funding permits. Review the updated master plan every five years to ensure viability.
  - g) During the process of updating the sewer master plan administered by the Public Works Department, the sewer entity(s) shall identify the lands needed for future utility facilities. The City shall seek to have the property designated for utility use and commence acquisition of any necessary fee titles or easements, as approved by the City Council.
  - h) The respective agencies shall advise the Planning Department regarding the availability of wastewater treatment facilities capacity or services for the proposed developments.
  - i) Solicit funds for an improvement study, and the resulting design, construction, maintenance of the City's public infrastructure system.
- e) Through the development or design review process, require or continue to require the following:
    - i. The construction of the facilities necessary for the connection to a sewer and drainage system, or payment of fees. All facilities within the City shall be designed and constructed in conformance with the drainage master plan and the standards established by the Public Works Department.
    - ii. The review of all proposed expansions, relocations, or new facilities for compliance with applicable development standards and for potential impacts.
  - f) Perform the following studies and implement programs addressing the study's findings:
    - i. Collect and maintain data on the location, capacity, levels of utilization and conditions of storm drain and flood control facilities.
    - ii. Review and amend, as necessary, drainage impact fees collected from new development for the construction of new facilities necessitated by the new development.

## I-GM 7

### Storm Drainage

- a) Evaluate the City's drainage fees every ~~three~~ **five** years *or as needed* and adjust them as required to reflect current drainage needs and construction costs.
  - b) Allocate drainage fees within individual districts for improvements to comply with the 100-year storm standard.
  - c) Continue to implement the City's Floodplain Ordinance.
  - d) Develop and implement the following, as funding permits:
    - i. A maintenance program for necessary ~~reservoir~~ **retention/detention** repairs. The maintenance program shall discuss prioritization, funding, responsible departments and scheduling.
    - ii. A program for storm drain and pipeline repairs, upsizing and replacements.
    - iii. ~~Implement the Integrated Infrastructure and Management Program as adopted.~~
- g) Update and adopt the storm drainage master plan to reflect current facility conditions, maintenance and upgrade plans, and the planned land use within the City. Capital improvement programs including prioritization schedules shall also be prepared as funding permits. Review the updated master plans every five years to ensure viability.
  - h) Identify key City personnel to meet and coordinate with Orange County on an as needed basis to ensure support and progress of the Santa Ana River Project and the countywide **Stormwater** ~~Wastewater~~ Ordinance.
  - i) Solicit funds for an improvement study, and the resulting design, construction, maintenance of the City's Public infrastructure system.