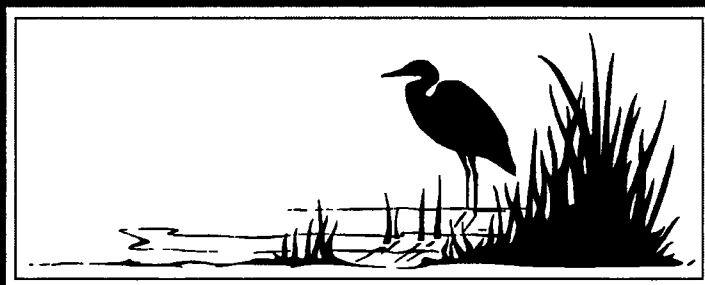


HELLMAN RANCH



SPECIFIC PLAN

SEAL BEACH
CALIFORNIA

OCTOBER 1996

HELLMAN RANCH

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HELLMAN RANCH

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Project Images are computer generated conceptual representations of the proposed project based on the grading plan and proposed improvements to the property.

Architectural and landscape themes graphically presented in this Specific Plan are concepts and are not intended to dictate a particular style or vernacular.



HELLMAN RANCH

SECTION I

INTRODUCTION AND SUMMARY

1.1 PURPOSE AND INTENT

The purpose of the Hellman Ranch Specific Plan (HRSP) project is based on the following underlying principle:

To create a state of the art project that will balance the land use, environmental benefits and ownership economics of the property, while meeting or exceeding all applicable federal, state and local plans and regulations.

This principle objective will assure quality, sustainable development and improvement of the property in a manner that will benefit the local and regional environment, the local community and the owners and ultimate users of the property.

The HRSP incorporates a strong set of environmental objectives designed to:

- ☐ Restore a severely degraded wetlands environment on site including a fully functioning restored tidal connection and saltwater marsh ecosystem.
- ☐ Significantly restore and increase the biologic and habitat values of the property.
- ☐ Preserve the majority of the property as open space and create public accessibility.

The HRSP includes a balance of land uses that are intended to be reflective of:

- ☐ The existing community character of the City of Seal Beach.
- ☐ Surrounding land uses.
- ☐ Strong market conditions and demand for the intended housing and public recreation products.

“A project that restores and sustains the on-site wetlands environment for the long-term, combined with public recreation and compatible housing can be accomplished through responsible land use planning and land management. Open space and conservation, resource enhancement and economic viability are achievable with the Hellman Ranch Specific Plan.”

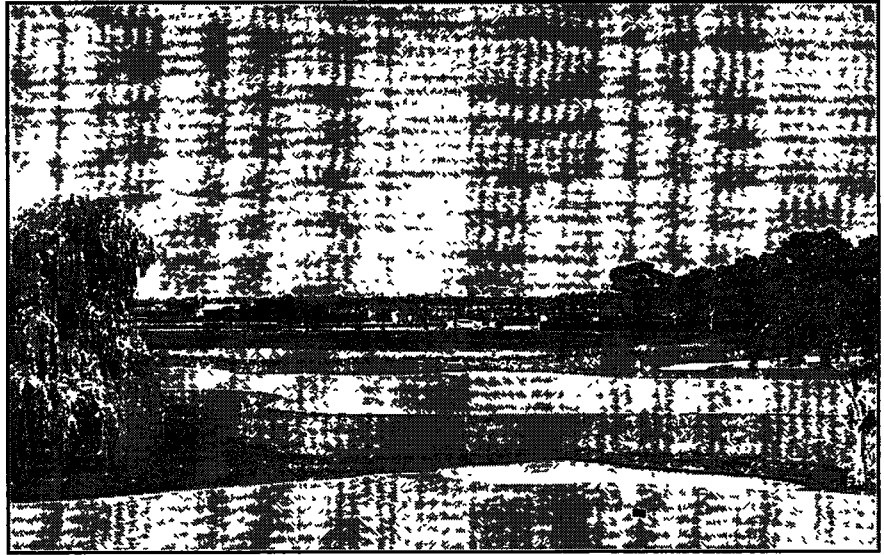
1.2 PROJECT GOALS

Project goals have been established for the development of the HRSP that are essential to achieving balance and sustainable development. These goals include:

- » Maintain significant acreage for restoration/creation of wetlands and plan for long-term retention of viable wildlife habitat and biodiversity on the site.
- » Creation/restoration of a wetlands and environmental ecosystem that provides a meaningful contribution to the regional system of coastal wetlands and open space along the Pacific Flyway.
- » Protect and improve water quality of the wetlands by redirecting existing urban runoff and utilizing the golf course as a filtration system, detention area and buffer between the wetlands and the urban environment.
- » Respect the property's physical constraints.
- » Preserve and enhance the open space and create public access opportunities.
- » Provide visitor-serving recreational opportunities within the coastal zone that will contribute to the economic base of the City of Seal Beach.
- » Create an effective system of open space, trails and parks.
- » Reduce the acreage designated for residential use and reduce the number of units as currently designated in the City's existing Specific Plan.
- » Provide for comprehensive planning of the Hellman Ranch and surrounding properties to ensure land use compatibility.
- » Develop a plan that is responsive to community priorities and concerns, consistent with the California Coastal Act and that can be supported by local, state and federal regulatory agencies.

1.3 DEVELOPMENT CONCEPT

The HRSP development concept is predicated upon the major components of the plan: The Conservation and Open Space Elements. The restored wetlands, habitat areas, golf course and nature park define the fundamental development concept of conservation and open space. All grading and siting decisions have been designed to preserve and enhance the existing and potential environmental benefits of the property.



The residential development has been located on the bluff over 1,000 feet from the proposed wetlands and has been sited to be compatible with existing soil conditions and neighboring development. Homesite views of the golf course and wetlands have been maximized to take advantage of open space amenities.

The development concept is to promote a sense of design continuity and consistency between the land uses through "conservation planning areas." This is accomplished through responsible environmental and land use planning, landscaping and golf course operational considerations. Sensitivity to the environment combined with appropriate design elements will serve to integrate the project as a whole.

1.4 FEATURES OF THE PROPOSED PLAN

Conservation and Development Planning Areas

Conservation areas form the foundation of the environmental planning program for the HRSP. The Conservation Planning Areas includes wetlands, parks, golf course, and open space. The Development Planning Areas of the HRSP include land uses for the golf course clubhouse, single-family residential, continued oil

production and public benefit/visitor commercial uses. A brief overview of the project components are provided below, with the components further described in following sections of this document:

Saltwater Marsh Wetlands

The consolidated saltwater wetland restoration in the southwest portion of the property will replace the degraded non-functioning wetlands scattered throughout the site. The restored wetlands will include a fully-functioning saltwater marsh ecosystem with a restored hydraulic connection to the San Gabriel River or Haynes Channel and ultimately, the Pacific Ocean, to ensure regular tidal exchange. A balanced mixture of mudflat, subtidal and low to high marsh habitat is proposed. The restoration program emphasizes the creation of nesting habitat for the Belding's Savannah Sparrow and foraging opportunities for the California Least Tern, both endangered species. The restored habitat and foraging values will also enhance the degraded area for birds that currently use the site, such as the great blue heron, and great egret, and shorebirds such as the american avocet and western sandpiper. The restored habitat will also allow opportunities for a vast array of other shorebirds that do not currently use the site. Water and wildlife qualities will be significantly increased and a meaningful natural resources environment will be recreated.

Freshwater Wetland Habitat

Restoration of freshwater wetlands is proposed to be incorporated into the central portion of the project and the Hellman Ranch Reserve golf course. These areas have two primary functions: establishment of high-quality open water/freshwater marsh habitat which is structurally and floristically diverse, thereby providing maximum value for wildlife; and, for the marsh to be aesthetically and functionally consistent with the design of the Hellman Ranch Reserve Golf Course. The restored freshwater marsh provides an important new on-site habitat which currently does not exist.

Gum Grove Nature Park

Gum Grove Nature Park is an urban forest and wilderness park consisting primarily of blue gum eucalyptus trees. The grove provides habitat for the Monarch Butterfly, which uses the eucalyptus grove as a migration stop. Other wildlife frequently use the park including Tiger Swallowtails, Mourning Cloaks, Red Shoulder Hawks, Black Phoebes, White Tailed Kites, Doves, lizards and frogs. The general public uses the park as a walking and hiking nature area.

Public Access

Public access is a primary component of the HRSP. A staging area and parking for access to the saltwater marsh is provided in conjunction with public benefit uses at Pacific Coast Highway and First Street. A pedestrian trail links the wetlands for

public observation in certain areas. Public access to ecological areas are designed to complement, without harming, the on-site habitat areas. A pedestrian/biking trail link is also proposed to the San Gabriel River trail, providing regional access to the HRSP area. Access to, and parking for Gum Grove Park is maintained from Avalon Street. Public access to the golf course and clubhouse will occur from Seal Beach Boulevard.

Hellman Ranch Reserve Golf Course

The Hellman Ranch Reserve Golf Course is a public access, 18-hole, regulation length golf course that has been carefully designed to limit turf areas and to maximize

areas to be planted with native vegetation, trees and shrubs that will serve as wildlife habitat areas. The golf course, managed as an



ecosystem, will employ proper management operations, especially in sensitive areas near the wetlands. Water conservation, habitat enhancement, wildlife restoration and energy conservation are also components of the management plan. Combined with the general open area of fairways and greens, the golf course will be a sanctuary for wildlife and an important ecological as well as community asset. The course provides a much needed public access recreational resource in the coastal zone and while buffering the homes and other development from the wetlands.

Environmental Interpretive Center/Visitor Commercial

The State Lands Commission property is a staging area for the wetlands and public access and will include uses such as an environmental and cultural Interpretive Center and a historic home that could eventually become a City museum. The property is also planned for visitor commercial uses, such as a restaurant or retail businesses, that would be compatible with the surrounding uses.

Flood Control Retention Basin

The Orange County Flood Control District (OCFCD) operates the Los Alamitos Retarding Basin. The basin's function is to accommodate runoff from the surrounding watershed. The retarding basin also provides habitat value for migration and shore birds, especially in the winter and spring months. Bird species which are generally associated with uplands occasionally forage in the wetland areas of the basin. Observed species include the loggerhead shrike, mourning dove, black phoebe, American kestrel and northern mockingbird. The City of Seal Beach has a lease with the OCFCD to use the basin for open space and recreational purposes.

Hellman Ranch Reserve Golf Course Clubhouse and Facilities

The Golf Course clubhouse will be open to the public and will include indoor and outdoor areas for public use. A pro shop and grill/restaurant will overlook the Hellman Ranch Reserve and wetlands. A maintenance building, parking, administrative offices and other associated facilities will be part of the clubhouse and facilities program.

Single Family Residential

A single family residential community is planned near Seal Beach Boulevard. A



maximum of 70 homes are planned for this area on lots that will be a minimum of 5,000 square feet. Homes built on these lots could average approximately 2,600 to 3,800 square feet. The siting of the homes will maximize views of the golf course, wetlands and other open space amenities. This

community is set back over 2,500 feet from the salt marsh and over 1,000 feet from the freshwater wetlands.

Production of Mineral Resources

Mineral production will continue on a portion of the property for an indefinite period. The mineral production areas have been carefully defined to operate safely and efficiently for drilling, maintenance and access. All operating wells on the property have been electrified to minimize potential noise impacts. The mineral production areas will be landscaped, screened and properly buffered from other uses on the site.

Planning for Potential Future Land Uses

Mineral production in the HRSP area is considered an interim land use. The mineral production areas are not being entitled for future uses, but land uses have been identified for these areas for future consideration. Potential uses include affordable and market rate residential, golf course, recreation and park uses.

Civic/Public Land Use

Public uses are planned for the City of Seal Beach property at the terminus of Lopez Drive. The property will be partially used for the extension of Lopez Drive and it is envisioned that public recreational and public civic uses could be considered for the site.

The land uses identified for the HRSP are intended to be consistent with the City of Seal Beach General Plan.

1.5 COMPLIANCE WITH THE COASTAL ACT

The Hellman Ranch Specific Plan is in substantial compliance with the goals and policies of the California Coastal Act of 1976, et. seq., as specifically detailed in Section VI, Regulatory Compliance, and in a manner briefly summarized below:

1. Restoration of a degraded saltwater marsh wetlands environment.
2. Creation of a new freshwater wetlands environment.
3. Increased emphasis on visitor-serving uses.
4. Increased public access and recreational opportunities.
5. Increased public open space.



HELLMAN RANCH

SECTION II

AUTHORITY AND SCOPE

2.1 ORIGINAL SPECIFIC PLAN

The original specific plan for the Hellman Ranch was prepared for the City of Seal Beach for the Ponderosa Homes development project. It was adopted and incorporated into the City of Seal Beach General Plan by the City of Seal Beach City Council on June 19, 1981 and was authorized by the following:

- ☐ Title 7, Division 1, Chapter 3, Articles 8 and 9 of the California Government Code (Section 65450 et. seq.). "Pursuant to these provisions, the Planning Commission may, or shall if so directed by the City Council, prepare specific plans based on the general plan and drafts of such regulations, programs and legislation as may, in the judgement of the Planning Commission, be required for the systematic execution of the general plan. Such a specific plan may include all detailed regulations, conditions, programs, and proposed legislation which may be necessary or convenient for the systematic implementation of each element of the general plan."
- ☐ Division 24, Part 1, Chapter 2, Articles 4 and 12 of the California Health and Safety Code which relate to the preparation and adoption of redevelopment plans and amendments thereto by the Redevelopment Agency.
- ☐ Division 20 of the California Public Resources Code (which is known as the California Coastal Act of 1976), Chapter 6, Article 2, Sections 30510, 30511, and 30513 which require the submission of zoning ordinances, zoning district map or other implementing actions to the Regional Commission following local government adoption.

2.2 AMENDMENTS TO THE SPECIFIC PLAN

All amendments to the Hellman Ranch Specific Plan, including the current amendment and future amendments, shall comply with the California Government Code, Sections 65500-65507 and Articles 17 and 29.5 of the Seal Beach Municipal Code.

The Specific Plan is a regulatory document that will serve as the general plan and zoning for the HRSP area. As such, the plan must be consistent with the intent and purpose of the Seal Beach General Plan. Subsequently, all future development proposals, plans, maps, and agreements must be consistent with the HRSP.



HELLMAN RANCH

SECTION III

EXISTING SITE AND POLICY CONDITIONS

3.1 LOCAL & REGIONAL CONTEXT

Local Area Description

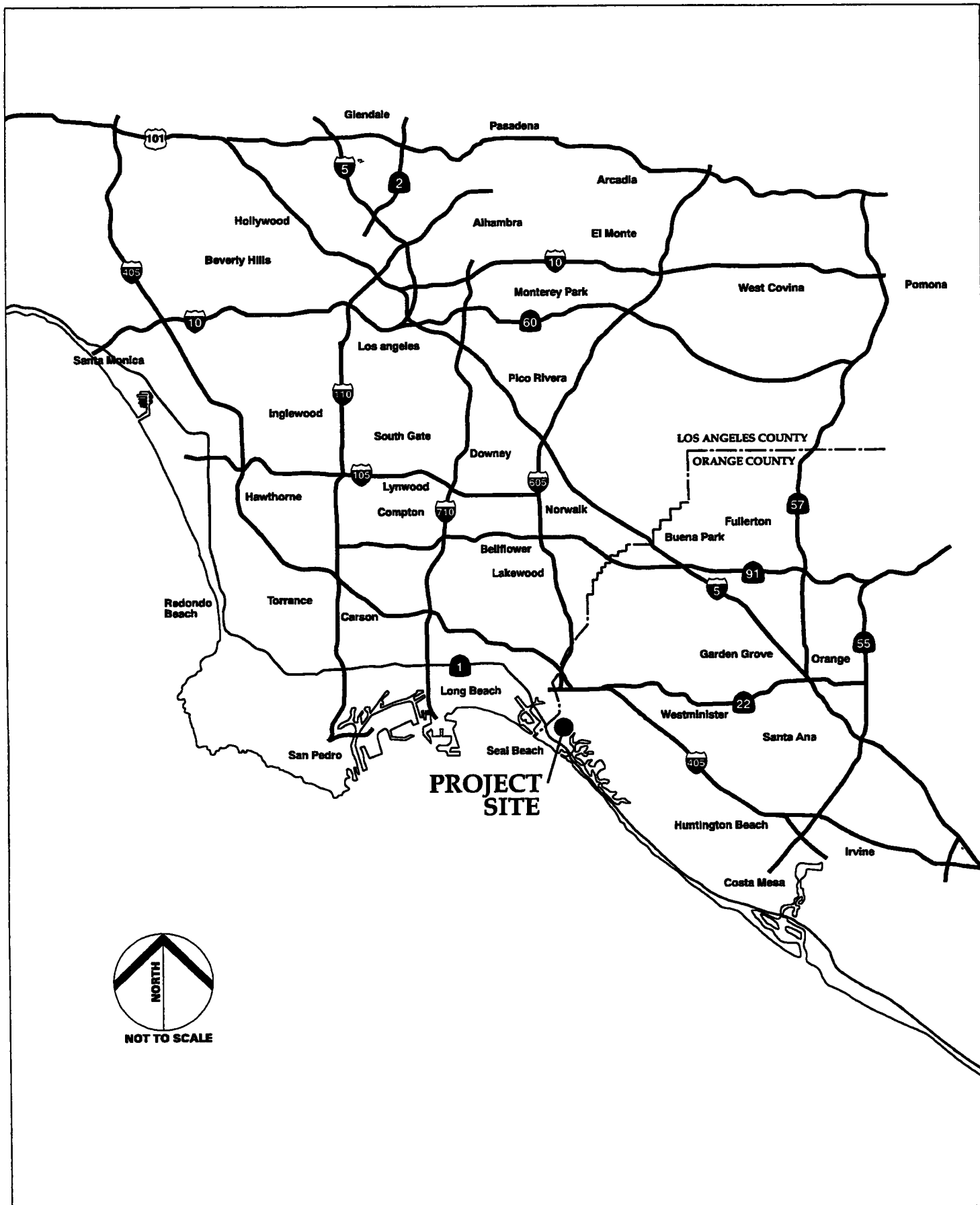
The HRSP covers a 231 acre project area located in the City of Seal Beach in the westernmost portion of Orange County, California (Figure 3-1). The property is bounded by the following land uses:

TABLE 3-1 SURROUNDING LAND USES	
North:	Island Village subdivision; Westminster Boulevard
Northwest:	Los Angeles/Orange County line and the L.A. Department of Water & Power's Haynes Cooling Channel
Northeast:	City Police Station, Public Works Yard, various City Facilities
South:	Marina Hill, a single-family residential subdivision
Southeast:	Rockwell International World Headquarters
East:	Seal Beach Boulevard and the Seal Beach Naval Weapons Station
West:	Pacific Coast Highway

The HRSP area is generally accessed by Pacific Coast Highway, Seal Beach Boulevard and Westminster Avenue. The San Diego Freeway (405) is located approximately 1.5 miles to the north (Figure 3-2).

Regional Coastal Resources

The broader geographical region in which the HRSP area is located consists of considerable coastal resources and recreational amenities all in close proximity to the property. A summary of these resource areas are provided in a Table 3-2 and are geographically illustrated in Figure 3-3.

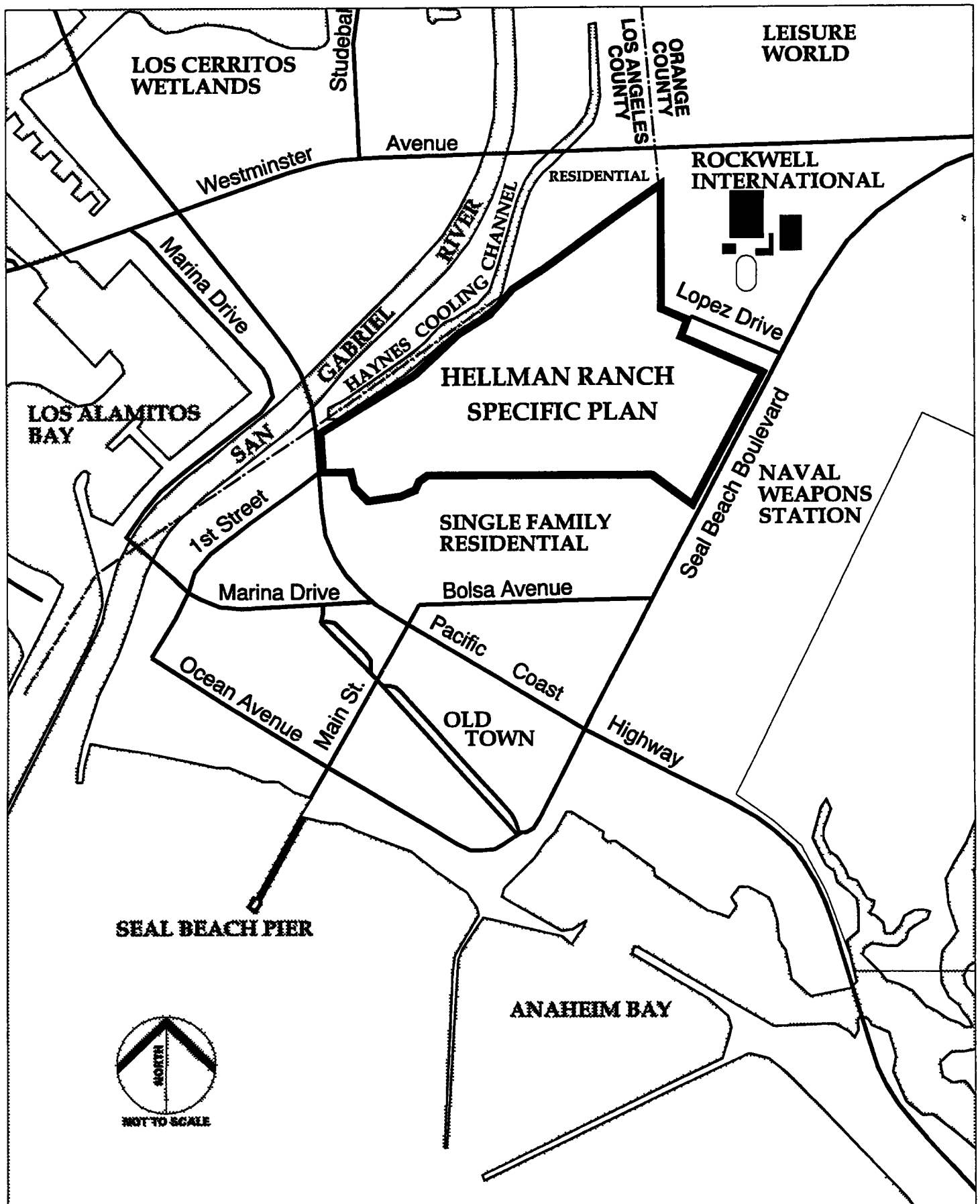


REGIONAL LOCATION MAP

HELLMAN RANCH SPECIFIC PLAN

FIGURE NO. 3-1

PAGE NO. 3-2



LOCAL AREA MAP
HELLMAN RANCH SPECIFIC PLAN

**TABLE 3-2
REGIONAL COASTAL RESOURCES**

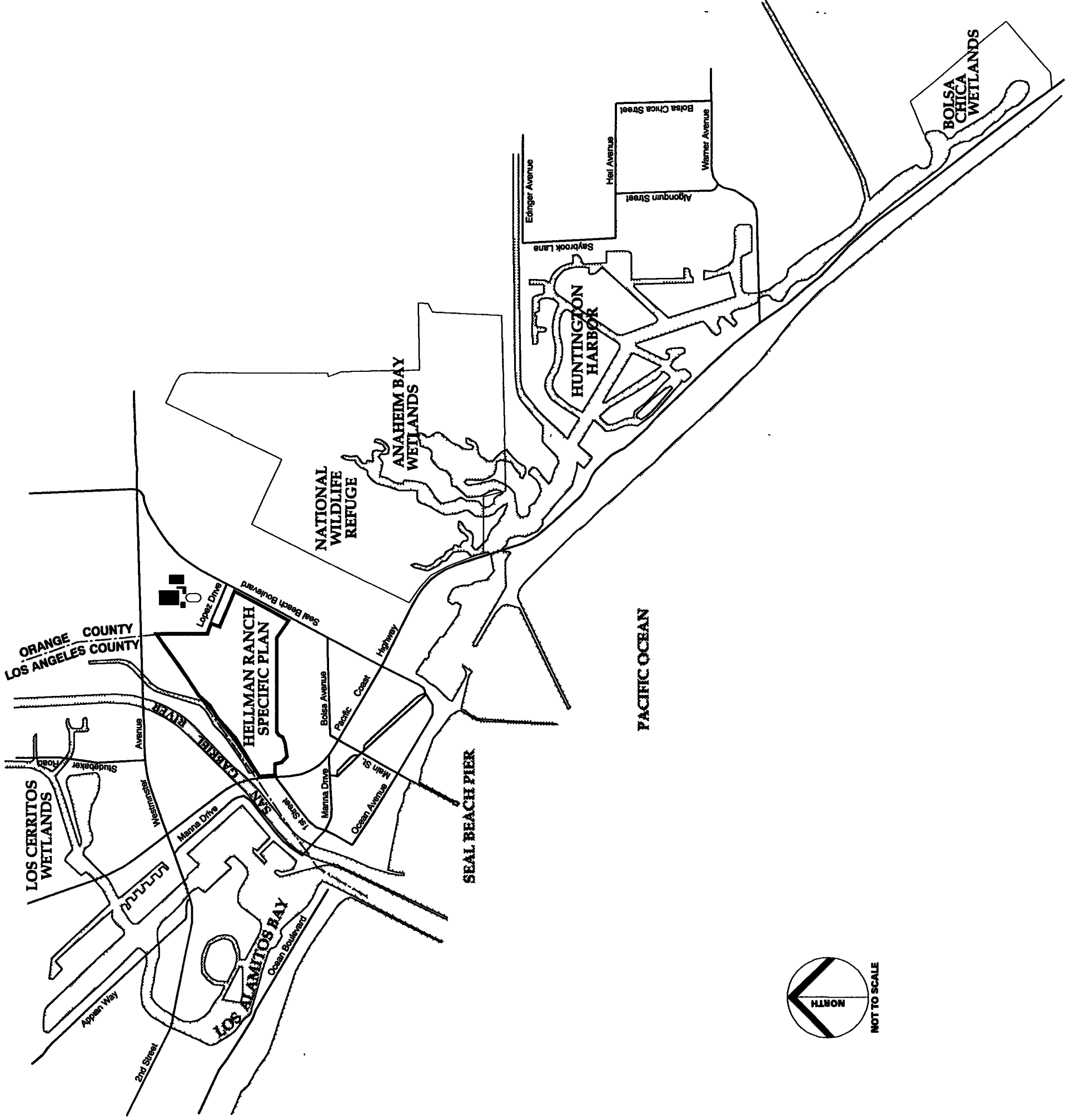
REGIONAL OPEN SPACE	LOCATION FROM HRSP
San Gabriel River Channel	<i>Nearly adjacent (approx. 500 ft.)</i>
Pacific Ocean	<i>Less than 1/2 mile (at 1st St.)</i>
Los Alamitos Bay	<i>Less than 1/2 mile</i>
Los Cerritos Wetlands	<i>Less than 1 mile</i>
National Wildlife Refuge/Anaheim Bay Wetlands	<i>Less than 1/2 mile</i>
Seal Beach Pier	<i>Less than 1 mile</i>
Huntington Harbor	<i>Less than 1 mile</i>
Bolsa Chica Wetlands	<i>Less than 3 miles</i>

Other meaningful environmental resources in the area further south along the coast that are also fundamental components of the Pacific Flyway include the Talbert Marsh/Huntington Beach Wetlands, Santa Ana River and Upper Newport Bay.

With the restoration of salt and freshwater wetlands in the HRSP area, combined with the retention and planning of other open space, conservation and wildlife habitat areas, the implementation of the HRSP project can make a significant contribution to the region and be a valuable link in the overall coastal wetlands network and Pacific Flyway.

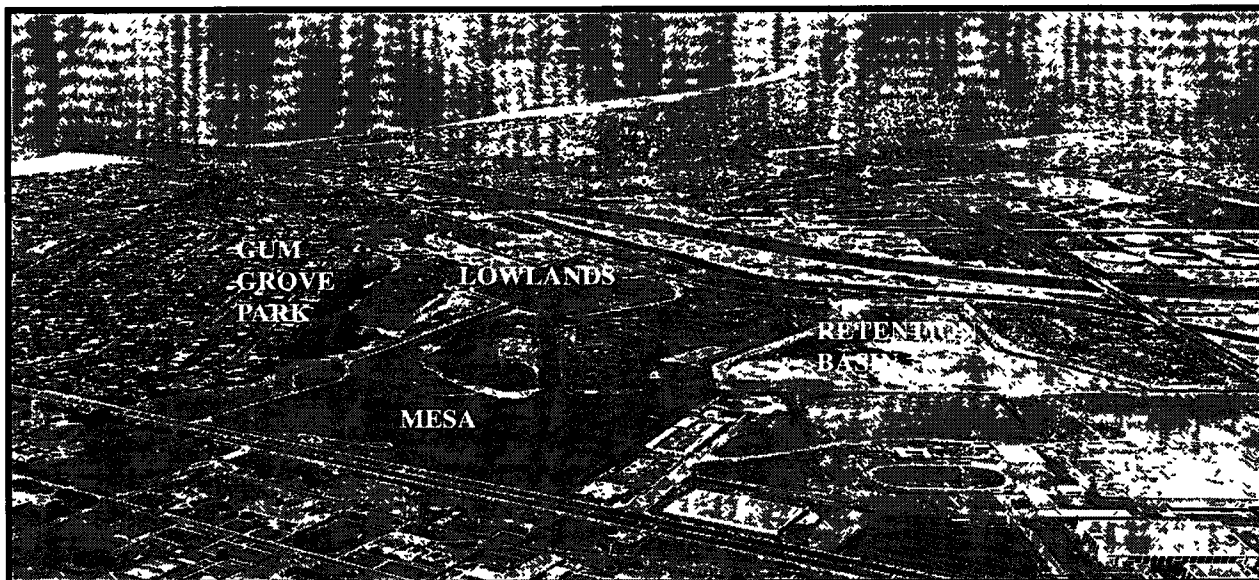
3.2 PHYSICAL SITE CHARACTERISTICS

The HRSP includes four distinctive areas that manifest different physical site characteristics. These have been summarized in Table 3-3 and are illustrated on an oblique aerial photograph, Figure 3-4. The property has existing physical conditions which have helped shape the Land Use Plan into a predominantly conservation and open space program. A constraints map indicating soils, fault line, oil production, wetlands, etc. has been prepared to determine an appropriate direction for HRSP land uses (Figure 3-5, Development Constraints).



**REGIONAL
COASTAL
RESOURCES**
HELLMAN RANCH SPECIFIC PLAN

TABLE 3-3 HRSP PHYSICAL SITE CHARACTERISTICS	
HRSP AREA	CHARACTERISTICS
Mesa	Located adjacent to Seal Beach Boulevard, this area is vacant and approximately 30 feet higher in elevation than the rest of the property.
Lowlands	Most of the HRSP area is located in the lower elevations. This area slopes gently to the south west and consists of primarily vacant land, a degraded wetlands environment, non-operating SCE transmission towers, and mineral production facilities. Liquefiable soils and the Seal Beach Fault are also located in this portion of the property.
Gum Grove Park	This area consists of a eucalyptus grove in the southern portion of the property and slopes from north to south at approximately 30-35% up to the adjacent housing development.
Flood Control Retention Basin	Located north of the lowlands, this is a collection area for the regional watershed.



PHYSICAL SITE CHARACTERISTICS

HELLMAN RANCH SPECIFIC PLAN

FIGURE 3-4

3.3 RESOURCE DESCRIPTION

A summary of the HRSP environmental resources are described below. Environmental resources include existing wetlands, wildlife, vegetation, and cultural resources.

Wetlands Delineation

Within the HRSP, there are either 23.3 acres of defined wetlands using the Corps of Engineers criteria or 27 acres of wetlands as defined using the State of California criteria (Coastal

Resources Management & Chambers Group, 1996). CRM and Chambers Group biologists have confirmed the existing delineation for each agency.

According to the State of California criteria, an area

is a wetlands if it meets any one of the following criteria: wetlands vegetation, wetlands soils, or wetlands hydrology (Table 3-4).

TABLE 3-4 EXISTING WETLANDS (STATE OF CALIFORNIA CRITERIA)	
Wetland Type	Acreage
Salt Marsh Vegetation	14.91
Seasonally Ponded Water	2.026
Alkaline Flat	7.0059
Tidal Channel	3.146
Total Acreage	27.087

The technical standard adopted by the Corps requires that positive indicators of the same three characteristics of wetlands soil, wetlands vegetation and wetlands hydrology must all be

present for an area to be delineated as federal wetlands. Based on these criteria, CRM and Chambers confirmed approximately 23 acres of defined Federal wetlands fall under the jurisdiction of the Corps of Engineers and are defined in Table 3-5.

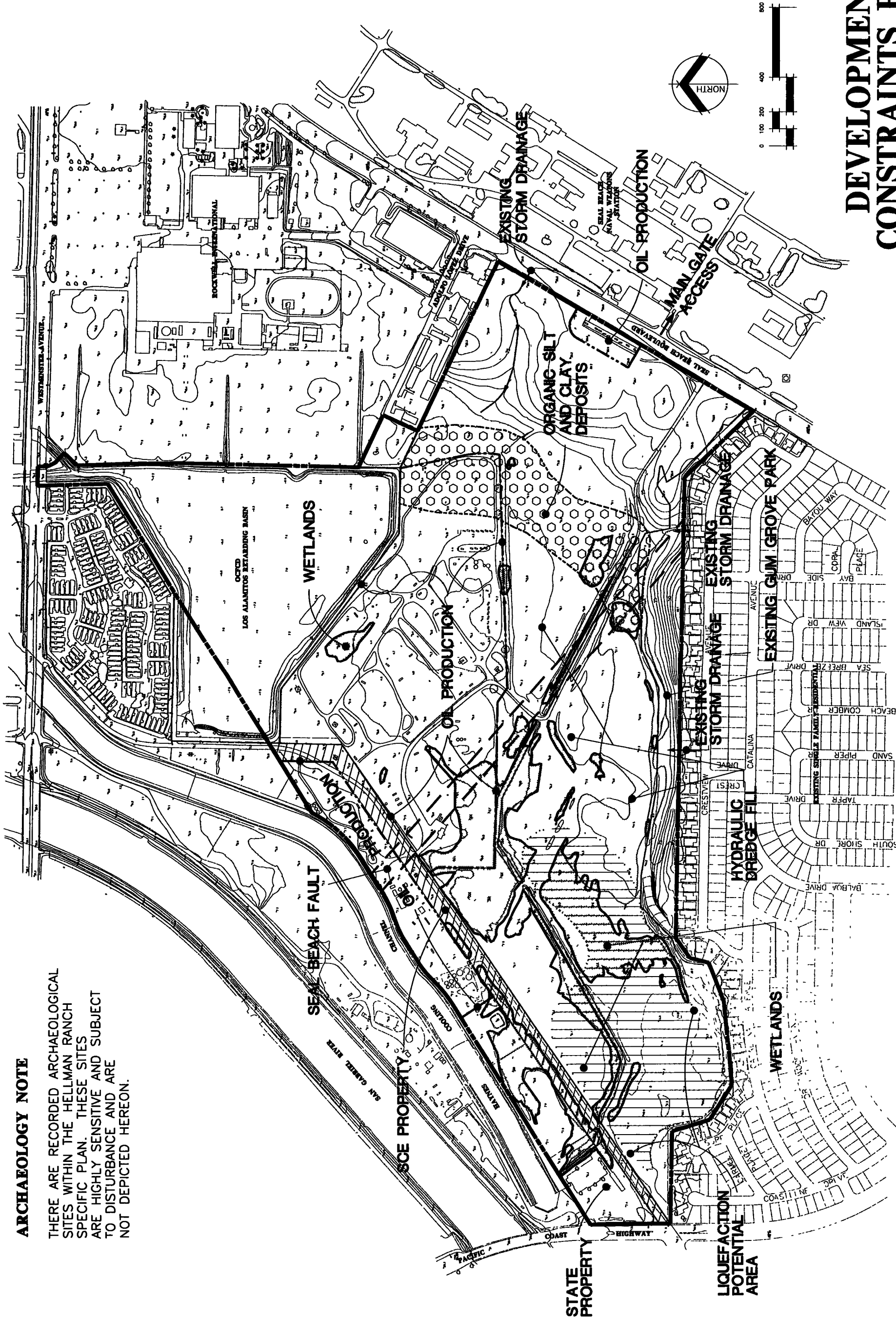
TABLE 3-5 EXISTING WETLANDS (FEDERAL CRITERIA)	
Wetland Type	Acreage
Vegetated Wetlands	15.3
Unvegetated Mudflats	5.9
Tidal Channel	2.0
Total Acreage	23.2

Brief History of Wetlands Analysis

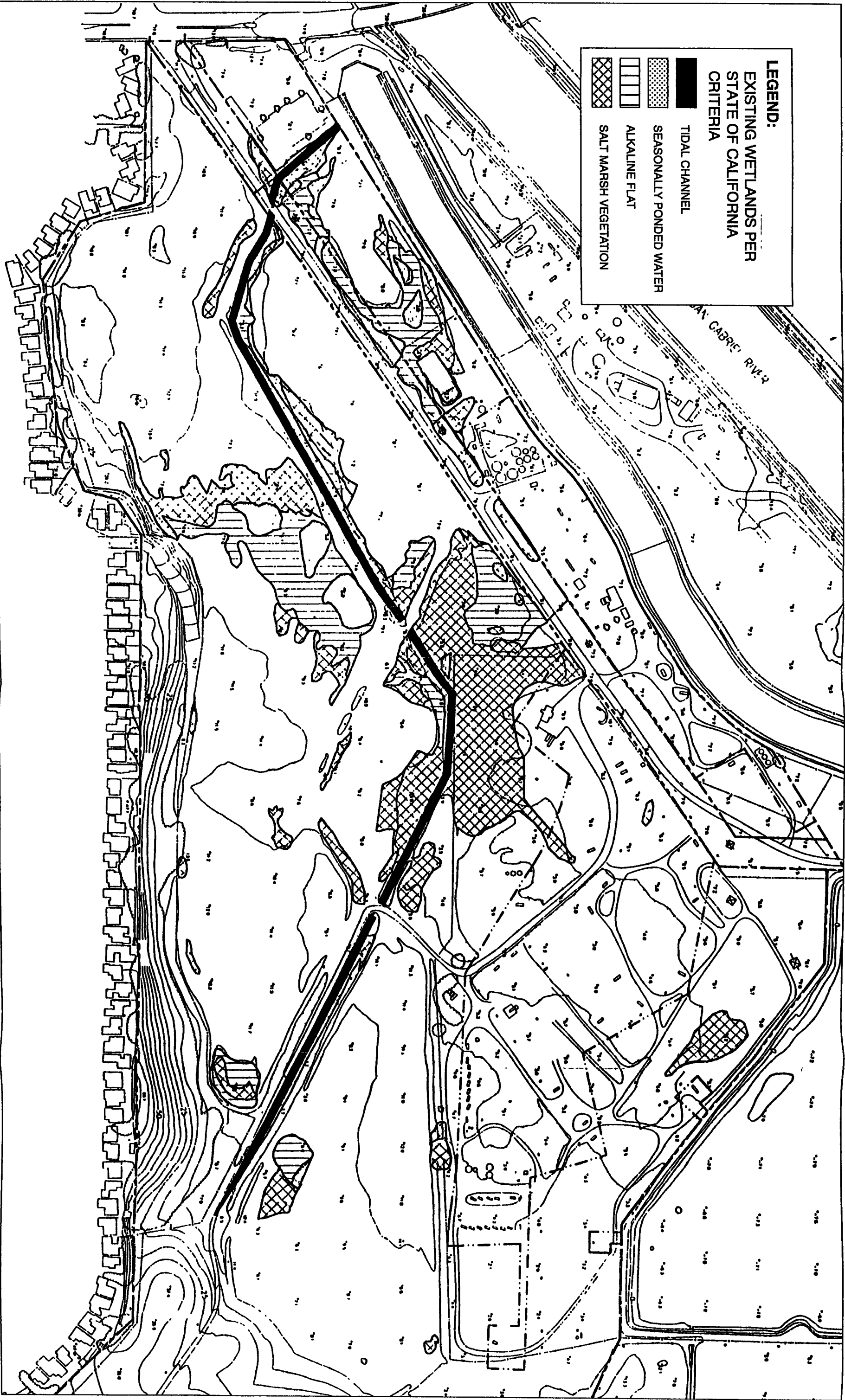
In January of 1982, the California Department of Fish and Game determined that the project site included approximately 25 acres of wetlands and that 23 acres were severely degraded pursuant to Section 30411 of the Coastal Act. In 1989, LSA, an

ARCHAEOLOGY NOTE

THERE ARE RECORDED ARCHAEOLOGICAL SITES WITHIN THE HELLMAN RANCH SPECIFIC PLAN. THESE SITES ARE HIGHLY SENSITIVE AND SUBJECT TO DISTURBANCE AND ARE NOT DEPICTED HEREON.



**DEVELOPMENT
CONSTRAINTS PLAN
HELLMAN RANCH SPECIFIC PLAN**



LEGEND:
EXISTING WETLANDS PER
STATE OF CALIFORNIA
CRITERIA

- TIDAL CHANNEL
- SEASONALLY PONDED WATER
- ALKALINE FLAT
- SALT MARSH VEGETATION

Feet
0 400

N

EXISTING WETLANDS

HELLMAN RANCH SPECIFIC PLAN
FIGURE NO. 3-6
PAGE NO. 3-11

HELLMAN RANCH SPECIFIC PLAN
EXISTING SITE AND POLICY CONDITIONS



EXISTING WETLANDS
HELLMAN RANCH SPECIFIC PLAN
FIGURE 3-7

HELLMAN RANCH SPECIFIC PLAN
EXISTING SITE AND POLICY CONDITIONS



EXISTING WETLANDS
HELLMAN RANCH SPECIFIC PLAN
FIGURE 3-7

environmental consulting firm, described the wetlands as “degraded and severely degraded,” exhibiting wetland characteristics primarily due to local runoff and the saline nature of the soil, including much of the fill soil, rather than river morphology and tidal influence which originally created the wetlands.” LSA generally described the site as “being highly disturbed no longer sustaining the biodiversity that originally characterized this region with most of the wetlands no longer functioning as a natural system.”

In 1996 Coastal Resources Management and the Chambers Group indicated that “restoration of tidal flow to a consolidated wetland system would greatly improve the property’s value to water-associated birds and would create a material and meaningful improvement in the overall quality and value of this highly disturbed ecosystem. “Furthermore, the restoration would recreate an important link in the regional network of coastal wetlands in this area and would be a significant contribution to the Pacific Flyway.”

Wildlife

Based on 1996 surveys and literature review, the saltwater marsh and drainage channel on the site are degraded and contain a low diversity of plant and wildlife species as compared to a healthy marsh ecosystem (Levine 1995, LSA 1989). Previous biologists who have surveyed the area (LSA Associates 1989, Levine 1995) commented that shorebird use is minimal. Edward Hirsch, a Seal Beach resident and neighbor of the HRSP area, who has kept a bird list of the area from 1992 to 1996, lists only four shorebird species: killdeer, black-necked stilt, American avocet and western sandpiper. Levine’s survey located four sensitive bird species on the site:

- ◆ great blue heron
- ◆ black-crowned night heron
- ◆ osprey
- ◆ black-shouldered kite

None of these species are considered rare, threatened or endangered by the CDFG or USFWS, and none are protected under the federal or state Endangered Species Act.

Sensitive, State and Federally Endangered Species

Levine (1995) assessed the potential for the site to support endangered species. He determined that because of the degraded condition of the saltwater marsh and tidal channel, the site does not currently provide important habitat for Federal or State listed species. However, the California Least Tern (Radovich, 1980) and Belding's Savannah Sparrow (Michael Brandman Associates, Jones, 1996) have been observed on the property. Levine and Jones have indicated that the majority of pickleweed habitat is severely degraded and there is no breeding habitat for the California Least Tern on the property. Other species searched for but not found were the salt marsh bird's peak, tiger beetles, San Diego Horned Lizard, silvery leg-less lizard, coastal California gnatcatcher and burrowing owls.

At the request of the USFWS, a Pacific pocket mouse survey was completed (Dudek & Associates, August 1995) which revealed that the site does not support the Pacific pocket mouse.

Vegetation

Generally, the vegetation can be grouped into five plant communities:

- ◆ ruderal fields
- ◆ pickleweed marsh
- ◆ alkaline flats
- ◆ eucalyptus grove
- ◆ brackish water channel

The most extensive vegetative growth in the area is characterized by ruderal fields. Vegetation within the property is primarily non-native, reflecting the disturbed nature of the site.

There is a sensitive plant species that does occur on the property in certain areas: the southern tar plant (MBA, Bomcamp, 1996). The southern tar plant is included on the California Native Plant Society's list and is associated with saline environments, occurring on the margins of coastal salt marshes and salt flats.

Cultural Resources

Archaeological sites are located on a portions of the HRSP property that will be developed. Existing sites may also be located in open space and park areas which will not be subject to development. All of the archaeology sites within the HRSP have been the subject of numerous archeological investigations and data collection. Programs for research, testing and mitigation will be completed in accordance with state and local laws.

3.4 PROPERTY OWNERSHIP

The HRSP includes several different property owners that are listed in Table 3-6 and are illustrated on Figure 3-8, Property Ownership. The Hellman Family owns the majority of the property that will be developed in accordance with the HRSP.

TABLE 3-6
HELLMAN RANCH SPECIFIC PLAN PROPERTY OWNERS

<u>HRSP PROPERTY OWNER</u>	<u>ACREAGE</u>	<u>PERCENTAGE TOTAL</u>
Hellman Properties LLC	183.9	80%
Orange County Flood Control District	34.7	15%
Southern California Edison	7.9	3%
State Lands Commission	3.4	1%
City of Seal Beach	1.4	1%
TOTAL HRSP:	231.3	100%

The Southern California Edison (SCE) fee-owned right-of-way includes the 66kv transmission towers that have been de-energized and will be removed. SCE has indicated the property will become "non-operating" resulting in the disposition of the land back to the Hellman Family.

The State Lands Commission (SLC) has been working with the Hellman family to develop a land use plan for SLC property in conjunction with the overall master planning for the HRSP. By incorporating this isolated piece of State Lands property into the HRSP, comprehensive planning, access and infrastructure improvements can be implemented in conjunction with the surrounding larger HRSP area.

The Orange County Flood Control District (OCFCD) owns the Los Alamitos Retarding Basin. The basin is within the boundaries of the HRSP and the City has a lease in effect with the OCFCD to use the basin for open space and recreational purposes.

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3.5 EXISTING GENERAL PLAN

The existing City of Seal Beach General Plan Land Use Element designates the property for a mix of uses that are identified in Table 3-7.

3.6 EXISTING SPECIFIC PLANS AND ZONING

The existing Specific Plan in effect for the Hellman Ranch (Amended Hellman Ranch Specific Plan) was adopted by the City of Seal Beach City Council by Ordinance Number 1258, on December 7, 1987. The specific land uses are identified in Table 3-8 and include provisions for 773 dwelling units.

The existing Specific Plan does not include the State Lands Commission property at the intersection of First Street and Pacific Coast Highway or the City of Seal Beach property at the terminus of Lopez Drive.

The State Lands Commission's property is regulated by an existing Specific Plan (State Lands Specific Plan), adopted by the City of Seal Beach City Council by Ordinance 1226, on September 8, 1986. The State Lands Specific Plan identifies one land use category for the property described as visitor-serving land uses defined as hotel, restaurant(s), dinner theater(s).

The City of Seal Beach property is zoned Public Land Use (PLU). The PLU designation allows for a variety of public uses and City facilities.

SUMMARY OF THE CHRONOLOGY OF THE HELLMAN RANCH SPECIFIC PLAN

1981: THE PROJECT RECEIVES CITY COUNCIL APPROVAL OF THE ORIGINAL HELLMAN RANCH SPECIFIC PLAN FOR 1,000 HOUSING UNITS. THE PROJECT INCLUDED 50% ATTACHED AND DETACHED UNITS AND A VARIETY OF PRODUCT TYPES. THE MAIN ACCESS TO THE PROPERTY WAS PROPOSED BY AN ARTERIAL HIGHWAY THAT WOULD HAVE CONNECTED SEAL BEACH BOULEVARD TO PACIFIC COAST HIGHWAY. VERY LITTLE OPEN SPACE AND NO PROVISIONS FOR WETLANDS WERE PLANNED FOR THE PROJECT.

1987: THE PROJECT RECEIVES CITY COUNCIL APPROVAL FOR 660 ATTACHED AND 113 SINGLE FAMILY HOUSING UNITS. THE PROJECT INCLUDED AN EXECUTIVE GOLF COURSE AND HIGH DENSITY HOUSING. NO PROVISIONS IN THE PLAN FOR WETLAND RESTORATION.

1989: THE PROJECT RECEIVES CITY COUNCIL APPROVAL OF 329 SINGLE FAMILY HOUSING UNITS ON THE BLUFF AND IN THE LOWLANDS. WETLANDS RESTORATION AND OPEN SPACE ARE ALSO MAJOR COMPONENTS OF THE PLAN. THE PROJECT IS ALSO APPROVED BY THE CALIFORNIA COASTAL COMMISSION. ULTIMATELY, THE SPECIFIC PLAN IS INVALIDATED DUE TO AN OUTDATED HOUSING ELEMENT.

1990: SPECIFIC PLAN RETURNS TO CITY COUNCIL WITH APPROVED HOUSING ELEMENT. CITY COUNCIL DENIES PROJECT BASED PRIMARILY ON GEOTECHNICAL CONSIDERATIONS OF HOUSING IN THE LOWLANDS.

1996: THE SPECIFIC PLAN PROPOSES 70 SINGLE FAMILY HOMES ON THE BLUFF, WETLANDS RESTORATION, REGULATION GOLF COURSE, PARKS AND OPEN SPACE. CONSERVATION AREAS AND OPEN SPACE ACCOUNT FOR OVER 70% OF THE PROJECT.

PONDEROSA

M O L A D E V E L O P M E N T

HELLMAN

**HELLMAN RANCH SPECIFIC PLAN
EXISTING SITE AND POLICY CONDITIONS**

**TABLE 3-7
EXISTING GENERAL PLAN LAND USES**

EXISTING GENERAL PLAN	ACRES	DESCRIPTION/LOCATION
RESIDENTIAL Low Density Residential	75 ac	329 single family homes designated for the mesa area and lower elevations of the Hellman Ranch.
INDUSTRIAL Oil Extraction	36.4 ac	Located in the northern and western portion of the Hellman Ranch. This portion of the property has been included in the Housing Element as a potential area for residential uses.
PUBLIC LAND USE Community Park	26 ac	Includes Gum Grove Park and a potential Community Park.
Flood Control Basin	38 ac	In the northern portion of the HRSP area. This area is designated for potential recreational uses.
City Parcel	1.4 ac	City of Seal Beach property located at the terminus of Lopez Drive. Currently used as dump site.
COMMERCIAL Service Commercial	3.4 ac	State Lands Commission property.
WETLANDS Wetlands	41.4 ac	Wetland restoration in the south west portion of the Hellman Ranch

Source: Quinn Barrow, City Attorney and Lee Whittenberg, Director of Development Services, meeting with Dave Bartlett on September 30, 1996, citing Resolution 3934, adopted by the City of Seal Beach City Council on May 14, 1990.

**TABLE 3-8
EXISTING AMENDED HELLMAN RANCH SPECIFIC PLAN**

LAND USE	ACRES	ALLOWABLE UNITS
Multiple-Family Residential	24.0	660
Single-Family Residential	18.0	113
Golf Course	105.0	0
Flood Control	35.3	0
Community Park	17.7	0
Oil Production/ Future Development	25.0	Determined in Future Amendment
TOTAL PROJECT	225.0	773

Source: Ordinance Number 1258, City of Seal Beach General & Specific Plans, Hellman Specific Plan.

NOTE: Acreage and General and Specific Plan land use inconsistencies will be reconciled with this HRSP and General Plan Amendment.

3.7 RIVERFRONT REDEVELOPMENT AGENCY

Approximately the southern one-quarter of the property within the HRSP is located within the Riverfront Redevelopment Area. The redevelopment plan designates the property for residential, commercial and public land uses.

3.8 CALIFORNIA COASTAL ACT AND LOCAL COASTAL PROGRAM

The HRSP area is within the boundaries of the coastal zone as established by the California Coastal Act of 1976. The City of Seal Beach draft LCP was conditionally approved by the California Coastal Commission in 1983, however, the LCP has not been certified by the Coastal Commission. The Land Use Plan of the Draft LCP states that the adopted Hellman Specific Plan will be modified as necessary to preserve the wetlands on the site. The HRSP will require conformance with the Coastal Act and approval by the California Coastal Commission.



HELLMAN RANCH

SECTION IV

CONSERVATION AND DEVELOPMENT PLAN

4.1 LAND USE PLAN

The proposed HRSP land uses are the product of extensive environmental analysis, land use planning, alternatives assessment, preliminary engineering and market research. The results are a conservation and development program designed to “balance the land use, environmental benefits and landowner economics of the property.” This program has been designed to achieve sustainable development that maximizes environmental resources and which is in direct accordance with local, state and federal regulations and with the goals as outlined in Section I of this Specific Plan. The centerpiece of the land use plan is the restoration of the wetlands and the preservation of open space which comprise over 70% of the HRSP area.

The HRSP has been divided into five (5) Conservation Planning Areas and five (5) Development Planning Areas.

Conservation Planning Areas

- 1) Saltwater Marsh Wetlands
- 2) Freshwater Wetlands
- 3) Gum Grove Nature Park
- 4) Hellman Ranch Reserve Golf Course
- 5) Los Alamitos Retarding Basin

Development Planning Areas

- 6) Public Benefit and Visitor Serving Commercial
- 7) Golf Course Clubhouse and Related Facilities
- 8) Single-Family Residential
- 9) Mineral Production Areas (reserved for future conservation and development uses)
- 10) Public Land Use

The proposed land use planning areas are illustrated in Figure 4-1 and are detailed in Table 4-2.

**HELLMAN RANCH SPECIFIC PLAN
CONSERVATION AND DEVELOPMENT PLAN**

**TABLE 4-1
HELLMAN RANCH SPECIFIC PLAN LAND USES**

CONSERVATION PLANNING AREA	LAND USE DESIGNATION	GROSS ACRES	FUNCTION/ CHARACTERISTICS		
1	Saltwater Wetlands	23.1	Restored wetlands ecosystem with tidal connection to Pacific Ocean; several tidal zones for biodiversity.		
2	Freshwater Wetlands	9.7	New habitat values; complement and augmentation to saltwater ecosystem.		
3	Gum Grove Nature Park	10.2	Historic eucalyptus grove to be dedicated to the City of Seal Beach for public park.		
4	Hellman Ranch Reserve Golf Course	100.8	Environmentally sensitive golf course, recreation and preservation of open space; out-of-play areas to function as habitat zones.		
5	Los Alamitos Retarding Basin	34.7	Regional flood control; preservation of open space; migratory and shorebird use in winter months. Possible joint use for recreation.		
TOTAL CONSERVATION AREA		178.5			
DEVELOPMENT PLANNING AREA	LAND USE DESIGNATION	GROSS ACRES	MAXIMUM D.U.'s	DENSITY DU/ AC	COMMERCIAL SQ. FOOTAGE
6	Visitor-Serving Recreational / Commercial	1.8	---	---	20,000
7	Golf Course Clubhouse & Facilities	6.7	---	---	---
8	Single-Family Residential	14.7	70	4.8	---
9	Mineral Production / Future Development	28.2	---	---	---
10	Public Land Use	1.4	---	---	---
TOTAL DEVELOPMENT AREA		52.8	70	4.8	20,000
TOTAL SPECIFIC PLAN AREA		231.3	70	4.8	20,000

The Hellman Ranch Specific Plan entitlement is based precisely on the land uses identified in Table 4-1.

TABLE 4-2
DISCUSSION OF POTENTIAL FUTURE LAND USES
(INTERIM MINERAL PRODUCTION AREAS)

The current designation of the lands in mineral production are not proposed to be changed by this Specific Plan. Mineral production areas, however, are temporary uses within the HRSP.

At the conclusion of the mineral production uses, the land areas that include Planning Area 9 will be considered for other (permanent) development and conservation land uses. Future land uses and development standards of all previous mineral production areas will be subject to the procedures outlined in Section VIII, Implementation Procedures, and would require amendments to the both the General Plan and Hellman Ranch Specific Plan. Implementation of future uses will also require compliance with the California Environmental Quality Act (CEQA) and will include public hearings at the Planning Commission and City Council.

The City of Seal Beach Housing Element refers to potential future land uses on a portion of the mineral production property for residential uses, including affordable and market rate housing. The existing Housing Element Program states that the "City will conduct public hearings to determine the appropriateness and benefits of redesignating the Hellman Remainder Parcel (Development Planning Area 9 in this document) for uses including both single family detached market rate residences and either medium or high density multifamily affordable units, to promote a more balanced housing inventory." After the completion of the interim mineral production uses, public hearings will be held, pursuant to the Housing Element, regarding these programs, policies and future uses.

Other potential future land use designations that may be considered for Planning Area 9 include:

Development Planning Area 9-B:	Future Public Park Site.
Development Planning Area 9-C:	Hellman Ranch Reserve Golf Course Clubhouse and Facilities.
Development Planning Area 9-D:	Recreational Facilities for the Residential Homeowners Association.
Development Planning Area 9-E:	Hellman Ranch Reserve Golf Course.
Development Planning Area 9-F:	Hellman Ranch Reserve Golf Course.

Potential future uses in Development Planning Area 9 are not considered entitled land uses. Entitlement and implementation of any potential future uses will be initiated at the conclusion of mineral production activities.

The plan HRSP elements have been assembled into a development and conservation plan which integrate project goals and applicable regulations into a feasible project that:

- ◆ Achieves a viable wetlands restoration program that will create natural resources of regional significance.
- ◆ Maintains the open space character of the area.
- ◆ Significantly improves public access to the property.
- ◆ Introduces visitor serving recreational and commercial uses that will have a positive impact on the City's tax base.
- ◆ Creates minimal potential impact on traffic, local school enrollment and the City's ultimate population.

4.2 CONSERVATION PLANNING AREAS

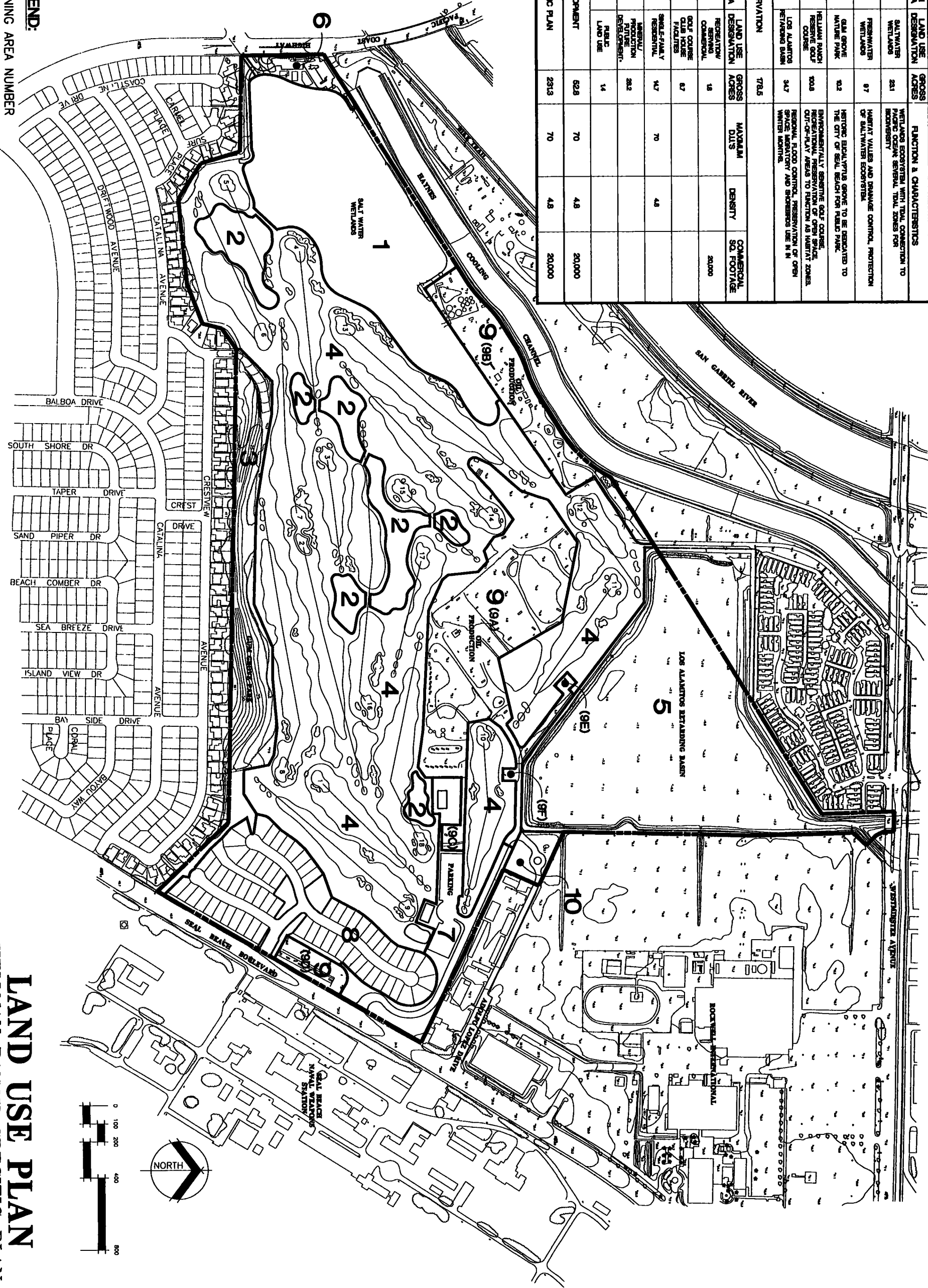
The Conservation Planning Areas of the HRSP are fundamental in achieving the goal of preserving the open space. Conservation areas will create the biodiversity of the area while allowing for sustainable development. These areas include highly functioning salt and freshwater wetlands environments, public access golf course, passive park, and open space.



SALTWATER WETLANDS COMPONENT IN THE SOUTHWEST PORTION OF THE HRSP.

HELLMAN RANCH SPECIFIC PLAN LAND USES

CONSERVATION PLANNING AREA		LAND USE DESIGNATION	GROSS ACRES	FUNCTION & CHARACTERISTICS		
1		SALTWATER WETLANDS	23.1	WETLANDS ECOSYSTEM WITH TIDAL CONNECTION TO PACIFIC OCEAN. SEVERAL TIDAL ZONES FOR BIODIVERSITY		
2		FRESHWATER WETLANDS	9.7	HABITAT VALLEYS AND DRAINAGE CONTROL. PROTECTION OF SALTWATER ECOSYSTEM		
3		GALE GROVE NATIVE PARK	90.2	HISTORIC EUCALYPTUS GROVE TO BE DEDICATED TO THE CITY OF SEAL BEACH FOR PUBLIC PARK		
4		HELLMAN RANCH RESERVE GOLF COURSE	100.9	ENVIRONMENTALLY SENSITIVE GOLF COURSE. RECREATIONAL PRESERVATION OF OPEN SPACE. OUT-OF-PLAY AREAS TO FUNCTION AS HABITAT ZONES		
5		LOS ALAMITOS RETAINING BASIN	34.7	REGIONAL FLOOD CONTROL. PRESERVATION OF OPEN SPACE. LABORATORY AND SHOWERS USE IN WINTER MONTHS		
TOTAL CONSERVATION			178.5			
DEVELOPMENT PLANNING AREA		LAND USE DESIGNATION	GROSS ACRES	MAXIMUM D.U.'S	DENSITY	COMMERCIAL SQ. FOOTAGE
6		RECREATION/ SERVICING COMMERCIAL	1.8			20,000
7		GOLF COURSE CLUB HOUSE FACILITIES	8.7			
8		SINGLE-FAMILY RESIDENTIAL	14.7	70	4.8	
9		INDUSTRIAL/ PRODUCTION DEVELOPMENT	28.2			
10		PUBLIC LAND USE	1.4			
TOTAL DEVELOPMENT			62.8	70	4.8	20,000
TOTAL SPECIFIC PLAN			231.3	70	4.8	20,000



LEGEND:
4 PLANNING AREA NUMBER

LAND USE PLAN
HELLMAN RANCH SPECIFIC PLAN
FIGURE NO. 4-1
PAGE NO. 4-5



ILLUSTRATIVE PLAN
HELLMAN RANCH SPECIFIC PLAN

4.2.1 Conservation Planning Area 1 **Saltwater Marsh Wetlands**

Description

The saltwater marsh wetlands have been sited in the southwest portion of the property to optimize hydraulic continuity and meet restoration goals, including wetlands consolidation. The saltwater marsh and habitat area is 23 acres in size and includes a reasonable transitional buffer.

The restoration has been designed to maximize fish and wildlife habitat. The marsh will be connected to the San Gabriel River or the Haynes Channel, directly adjacent to the property. A mix of tidal zones including shallow subtidal (pools and channels), lower intertidal (mudflat), upper intertidal (low marsh) and super tidal (high marsh) zones are included in the wetlands design. This program of 50% high and low marsh zones emphasizes habitat for the Belding's Savannah Sparrow, an endangered species. The lower intertidal zones provide important habitat for shorebirds, herons, egrets and important invertebrates. The subtidal and intertidal zones provide key habitat for herons, egrets, ducks, fishes and invertebrates. The marsh also provides foraging values for the California Least Tern, an endangered species, which will complement the existing nesting habitat established in the Anaheim Bay wetlands. The southern tar plant, a sensitive plant species listed with the California Native Plant Society, will be translocated to areas along the margins of the wetlands.

Grading

The grading plan provides the elevation ranges necessary relative to the tide to provide the required habitat bands. The overall design is a contiguous tidal basin of simplified geometry that will ensure maximum hydraulic efficiency within the wetland. Elevations within the basin will range from -7 to +10 mean seal level.

SALTWATER MARSH GOALS

**REPLACEMENT AND SIGNIFICANT
IMPROVEMENT OF THE EXISTING
HABITAT VALUES ON THE SITE**

**RESTORATION OF A PERMANENT
TIDAL CONNECTION**

**CONSOLIDATION OF A SALTWATER
MARSH ECOSYSTEM**

**PROVISION OF MAXIMUM
HYDRAULIC FUNCTION AND
EFFICIENCY**

**IMPROVEMENT OF WATER
QUALITY**

**PROVISION OF IMPORTANT
NESTING HABITAT FOR THE
BELDING'S SAVANNAH SPARROW**

**PROVISION OF MEANINGFUL
FORAGING VALUE FOR THE
CALIFORNIA LEAST TERN**

**PROVISION OF IMPORTANT
HABITAT FOR SHOREBIRDS AND
HERONS, EGRETS AND DUCKS**

**PROVISION OF HABITAT FOR
INVERTEBRATES AND FISHES.**

**PROVISION OF REGIONAL
BIOLOGICAL SIGNIFICANCE**

**PROVISION FOR REASONABLE
TRANSITIONAL AND BUFFER
AREAS.**

The residence time for the innermost portions of the wetlands has been calculated to be 3.5 days, representing a fairly rapid water turnover, resulting in improved water quality, hydraulic efficiency and assured opportunity for biological success.

Public Access

Public access to the wetlands is provided by a pedestrian trail system along a portion of the marsh perimeter. This will serve as an area for bird watching and walking and will include two observation areas. This access will be linked to the San Gabriel River trail thereby providing regional access to the wetland area.

Buffers

The golf course acts as a buffer between the saltwater marsh and surrounding industrial, residential and military land uses. For example, the proposed 70 residential homesites are over 2,500 feet from the marsh. Buffers between the golf course and wetlands are also substantial and average approximately 40 feet with an elevation difference of approximately 6 feet.

Water Quality

Water quality will be substantially improved by the proposed project. Existing urban runoff now entering the wetlands from surrounding properties will be redirected into a storm water system. The golf course will act as a filtration system which has been designed to direct storm water runoff away from the marsh and into to a storm water system.

Regional Significance

The proposed saltwater marsh has the potential to establish a meaningful biological link in the coastal marsh environments in this region. This wetlands system could become an important foraging and nesting area that would complement the existing and planned resources in the region.

Maintenance and Monitoring

A maintenance and monitoring program will be established to ensure that the restoration and habitat goals are met and that long-term biodiversity is achieved. The details are discussed in a separate document (HRSP Wetlands Restoration Plan).

Ownership and Management

The wetlands will be constructed in conjunction with the Hellman Ranch Reserve Golf Course and will be dedicated to an appropriate public or nonprofit agency or organization such as the Coastal Conservancy, Department of Fish and Game, State Lands Commission or other similar organization for monitoring, maintenance and management. A conservation easement with appropriate deed restrictions will be recorded against the property to ensure permanent resource protection.

4.2.2 Conservation Planning Area 2 **Freshwater Marsh Wetlands**

Description

The freshwater marsh wetlands totals approximately 9.7 acres and are located in the central area of the property and Hellman Ranch Reserve Golf Course. All plant species associated with the marsh environment are native to coastal Orange County freshwater (or brackish water) marshes.

The primary goals of the freshwater wetlands system are:

- ◆ Establishment of high-quality open water/freshwater marsh habitat which is structurally and floristically diverse, thereby providing maximum value for wildlife.
- ◆ To contribute to the habitat value of the conservation areas by providing areas for water fowl, herons and egrets, as well as passerines such as red-winged blackbirds and tricolored blackbirds.
- ◆ To complement and add value to the 23 acre coastal salt marsh by providing additional areas for foraging as well as cover for resting and nesting.
- ◆ For the marsh to be aesthetically and functionally consistent with the Hellman Ranch Reserve Golf Course design.

Wetlands Creation

The freshwater marsh environment will be created by forming a series of seven interconnected wetland lakes which extend from the coastal salt marsh near the

TARGET FRESHWATER MARSH HABITAT

Dominant and subdominant species in the marsh community will include perennial emergents including:

- Olney's bulrush
- narrow-leaved cattail
- coastal bulrush
- small-fruited bulrush
- California bulrush

Near the shore of the wetlands where water is only inches deep, smaller stature species will be utilized including:

- creeping spikerush
- needle-stemmed spikerush
- rugulose rush
- iris-leaved rush

Extending from five to ten feet from the edge of the ponds, wet meadow species will be planted including:

- clustered field sage
- mexican rush

The wet meadow species will serve as transition areas between the golf course and marsh. These species will not require mowing or spraying.



FRESHWATER WETLANDS REPRESENT IMPORTANT NEW HABITAT AREAS OF THE HRSP

southwest corner of the site to the central portion of the property. The basins will include approximately 3.7 acres of open water and 6.1 acres of wetlands which will support the freshwater hydrophytes listed on the previous page.

Hydrology

Water for the wetlands will be provided by an onsite well. Water will also be provided to the wetlands complex through direct precipitation and runoff. All of the basins will be hydrologically connected by an underground pipe system and water level will be maintained at approximately 3 feet above mean sea level.

Buffers and Transitional Areas

The areas next to the marsh will be planted with native vegetation and will be managed accordingly (see page 4-15, Management of the Golf Course as an Ecosystem).

Ownership and Management

The freshwater wetlands will be constructed in conjunction with the Hellman Ranch Reserve Golf Course. They will be dedicated as permanent wetlands and open space areas to be managed and maintained by the Hellman Ranch Reserve Golf Course.

4.2.3 Conservation Planning Area 3 Gum Grove Nature Park

Description

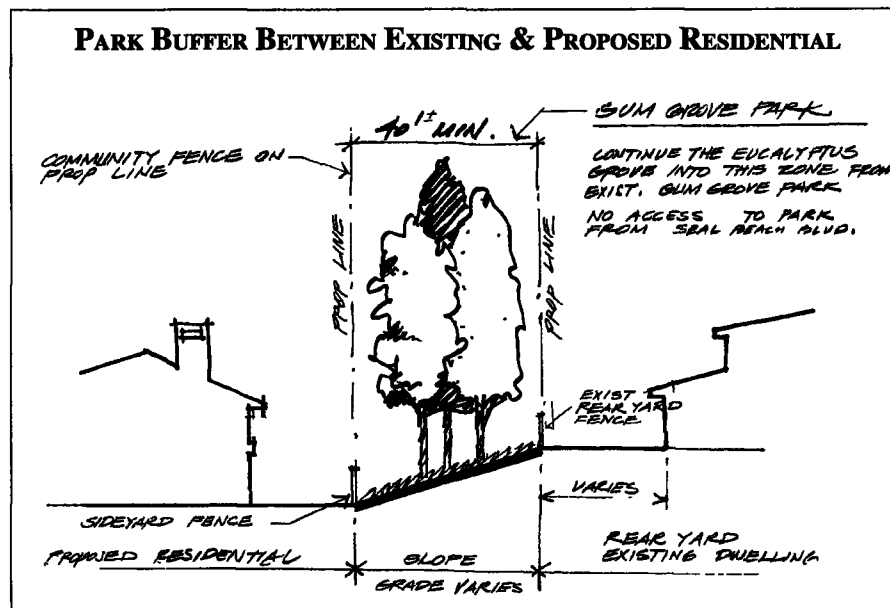
Gum Grove Nature Park is a 10.2 acre park generally located between the Marina Hill neighborhood and the HRSP area's southern boundary. The park is a

historic eucalyptus grove consisting of a dense stand of blue gum eucalyptus, which account for 95% of the trees in the park. The use of the park will remain primarily passive, which will result in the park maintaining it's forestry character and serene environment. The park

supports an abundance of wildlife, including birds, hawks, butterflies, frogs and lizards. The Monarch butterfly uses the eucalyptus grove as a migration stop during the fall. The park is accessed from Avalon Drive into a vehicle parking area at the west end of the park



THE ENTRANCE AND PARKING LOT OF GUM GROVE NATURE PARK. THE HELLMAN RANCH RESERVE GOLF COURSE IS ADJACENT.



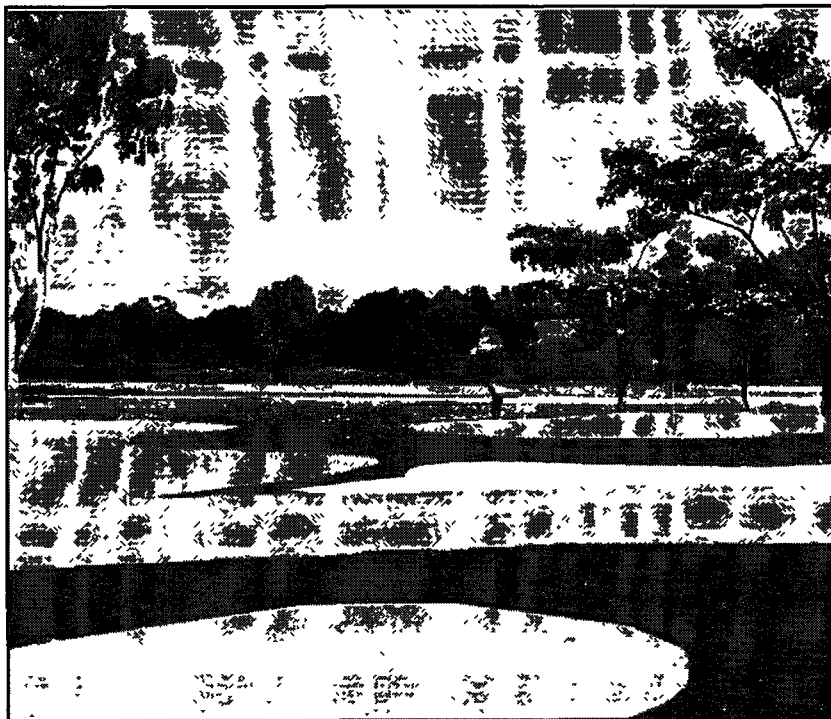
site. The park will be extended east to Seal Beach Boulevard and functions as a 40 foot wide buffer between existing and proposed residential uses.

Ownership and Management

Gum Grove Nature Park is currently owned by Hellman Properties, LLC and

is leased to the City of Seal Beach. The park will be dedicated to the City of Seal Beach for open space and park purposes. A conservation easement and deed restriction will be recorded against the property to ensure the land will be preserved as a nature park in perpetuity. It is hoped that the Gum Grove Nature Park Group will continue to work with the community to educate and work to beautify the park.

4.2.4 Conservation Planning Area 4 **Hellman Ranch Reserve Golf Course**



**HELLMAN RANCH RESERVE GOLF COURSE
WITH GUM GROVE NATURE PARK IN THE BACKGROUND**

Description

The Hellman Ranch Reserve Golf Course is designated as Conservation Planning Area 4. The golf course preserves the open space and is intended to act as a buffer between the proposed wetlands and surrounding urban environment.

The Hellman Ranch Reserve Golf Course will be a public access, regulation-length 18-hole golf course that will include several tee

boxes on each hole to accommodate a variety of skill levels and ages. With a "links" design, the turf areas will be limited to landing areas, tee boxes and greens, and out-of-play areas will be planted with native vegetation, trees and shrubs which will function as habitat zones. As an ecosystem the golf course will:

- ◆ Preserve over 100 acres of open space in the coastal zone, contributing along with the wetlands and other conservation areas, regional significance in establishing a meaningful link in the Pacific flyway.
- ◆ Enhance habitat values in conjunction with the proposed freshwater and saltwater marsh wetlands system.
- ◆ Filter natural and synthetic contaminants from on and off-site sources, thereby capturing and cleaning runoff from urban areas. All play areas on the golf course including fairways and roughs will have surface contours that will detain surface water drainage within the fairways and/or buffer areas. This drainage system will ensure attenuation of runoff.

HELLMAN RANCH SPECIFIC PLAN
CONSERVATION AND DEVELOPMENT PLAN

- ◆ Protect top soil from water and wind erosion, discourage pests (e.g. ticks and mosquitoes) and produce oxygen in a carbon dioxide exchange.
- ◆ Improve community aesthetics and provide regional visitor-serving recreational opportunities in the coastal zone.
- ◆ Contribute to the local and regional economy.

Environmental Management Plan

(Management of the Golf Course as an Ecosystem)

The process of managing the golf course in an environmentally sensitive and responsible manner involves the application of proven scientific methods that have been developed by both private and public institutions. In the past several years, the United State Golf Association (USGA) has supported more than 30 university studies and research projects to evaluate the relationship between golf and the environment. Programs such as Audubon International's Cooperative Sanctuary Program has been a leader in establishing environmental criteria for golf course development. The fundamental premise is that a golf course that is managed as an ecosystem can become both an important community and ecological asset.

A conceptual golf course management program has been developed in cooperation with Audubon International that discusses the environmental parameters for design, construction, operation and maintenance of the Hellman Ranch Reserve Golf Course. Basic concepts are:

- ◆ Establishing management zones throughout the golf course. Management zones are areas on the golf course that require distinct management practices that coincide with their position in the watershed. Thus, for example, golf course areas next to a wetland will be managed differently than those next to an upland area.
- ◆ Development of Best Management Practices (BMP) and Integrated Pest Management (IPM) programs which will be implemented to assure maximum environmental protection. Strict fertilizer and pesticide management standards and programs will be imposed to protect the wetlands. Programs include computer modeling and risk-based assessment protocol for chemical applications, non-spray areas, and a state of the art computerized irrigation system. Pesticide use will emphasize localized application of highly specialized and effective materials that act quickly, and then naturally and quickly degrade.

- ◆ Notification to golfers by the starter, written notification on the scorecard, fencing and small signs where appropriate, indicating that habitat zones are ecologically sensitive and that golfers will not be allowed in certain areas.

Public Access

The Hellman Ranch Reserve will be a public access golf course open for play to the general public on a year round basis.

Ownership and Management

The Hellman Ranch Reserve will be maintained and operated under private ownership for a public access golf course.

4.2.5 Conservation Planning Area 5 **Los Alamitos Retarding Basin**

Description

The Los Alamitos Retarding Basin is designated as Conservation Planning Area 5. This 35 acre area functions as a flood control retention basin for the surrounding approximately 5,000 acre watershed. Although the primary function of the basin is flood control, it has other important, symbiotic relationships with the HRSP area:

- ◆ The basin is considered open space, contributing to the conservation and open space character of the HRSP area.
- ◆ In the winter months, the basin provides a source of water for shore birds. Species observed in the basin include the Loggerhead Shrike, Mourning Dove, Black Phoebe, American Kestrel and Northern Mockingbird.
- ◆ The City of Seal Beach leases the basin for potential open space and recreation purposes.

No changes are proposed to this Conservation Planning Area.

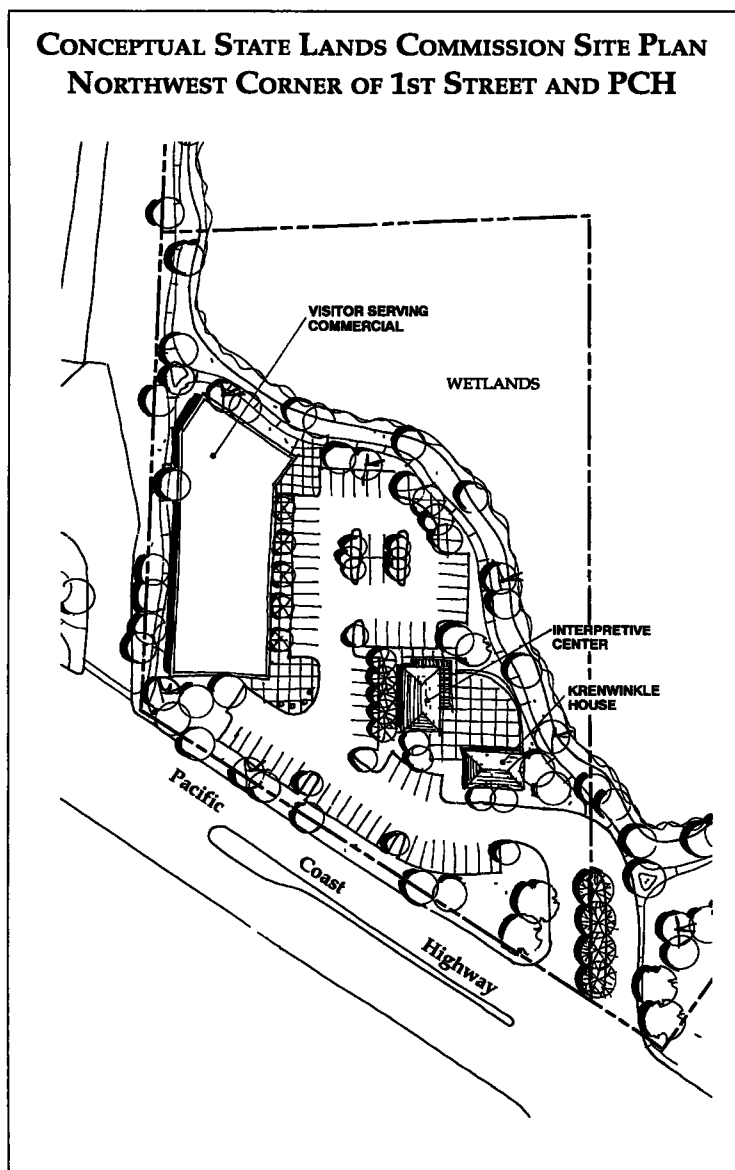
Ownership and Management

The Los Alamitos Retarding Basin is owned by the Orange County Flood Control District.

4.3 DEVELOPMENT PLANNING AREAS

The land uses for the Development Planning Areas of the HRSP have been carefully selected to be compatible with, and reflective of, the main conservation and open space components of the HRSP. Careful consideration was given to the physical constraints of the property in siting the proposed development areas. The land uses in the HRSP include public/civic uses, single family residential, continued mineral production, golf course clubhouse and facilities and public benefit/visitor commercial uses.

4.3.1 Development Planning Area 6 Public Benefit Uses/Visitor Serving Commercial



Description

This 1.8 acre parcel is located directly adjacent to Pacific Coast Highway at First Street. Because of its location at Pacific Coast Highway, combined with proximity to the wetlands, the property will have environmental and commercial values that will benefit the general public. The uses that are planned for the property are described below:

Interpretive Center

Development Planning Area 6 is reserved for a regional wetlands/cultural interpretive center that will complement the wetlands restoration project. The center will be unique in that it will provide information on the area's regional wetlands, wildlife, biology, Native American history, etc.

The center could include photographs, maps, exhibits, artifacts, etc. and would be designed to provide information and educational opportunities for people of all ages. The center is also envisioned to include a field office for the California Department of Fish & Game and/or the organization that will ultimately be responsible for maintenance, monitoring and management of the saltwater marsh wetlands.

Krenwinkle House

A portion of the property would be reserved for the Krenwinkle house. This house is an example of "beach cottage" architecture from the early 1920's. The house was originally located at Anaheim Landing before the Department of Defense created the Seal Beach Naval Weapons Station and Anaheim Bay. In 1941, the home was relocated to its current location at 106 Central Avenue in Old Town Seal Beach. The City of Seal Beach has been deeded the home by its original owner. This house represents valuable heritage to the City of Seal Beach and it is envisioned that the house could be used as a City museum. Precise uses have not been established at this time.

"The mix of public and commercial land uses will result in the property becoming a focal point in the community."

Visitor Serving Commercial

A maximum of 20,000 square foot of commercial has been reserved for the property. Potential

uses include retail, restaurant, cafe and other types of permissible uses that would serve the general public and be compatible with HRSP land uses. It is anticipated that specific commercial use(s) will be determined in the future in accordance with the land uses allowed by the State Lands Commission.

Public Access/Staging Area

Public access is an integral component of this planning area. The site has been planned to encourage vehicle and bicycle access through open space and visual opportunities from Pacific Coast Highway. Adequate parking has been provided on the site. Direct public access from the San Gabriel River Trail across the LADWP property is being sought to tie the site into the regional system of trails in Los Angeles and Orange County. Once on the property, a public pedestrian access (nature) trail is provided along the perimeter of the restored wetlands.

Ownership and Management

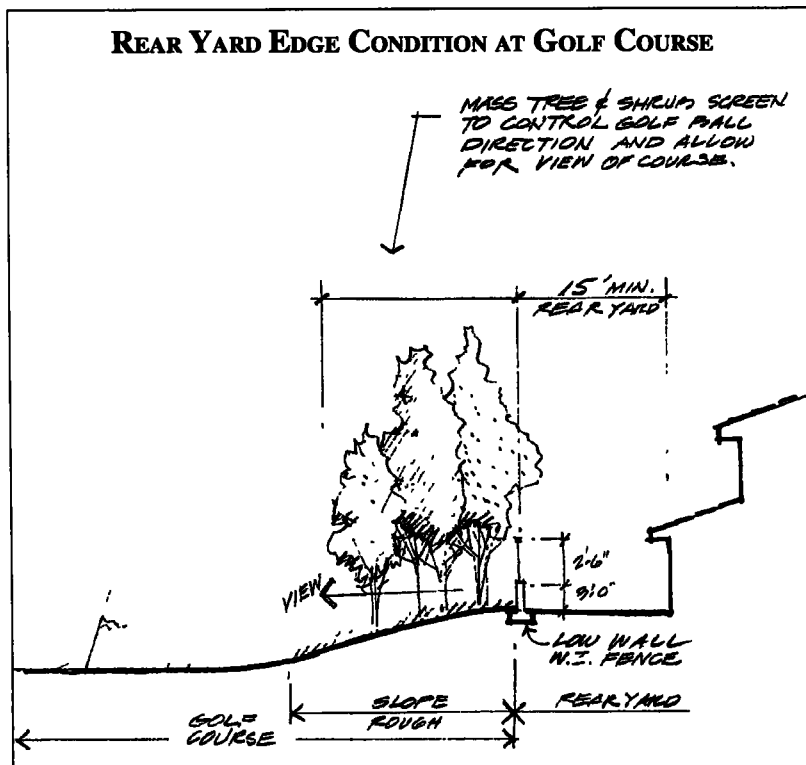
The property is owned by the State Lands Commission.



4.3.3 Development Planning Area 8 Single Family Residential

Description

Development Planning Area 8 is designated for single family residential uses. The residential project has been sited to respect the physical conditions of the property, away from existing and proposed wetlands, liquefiable soils and the Seal Beach Fault. The parcel is 14.7 acres in size and will accommodate a maximum of 70 single

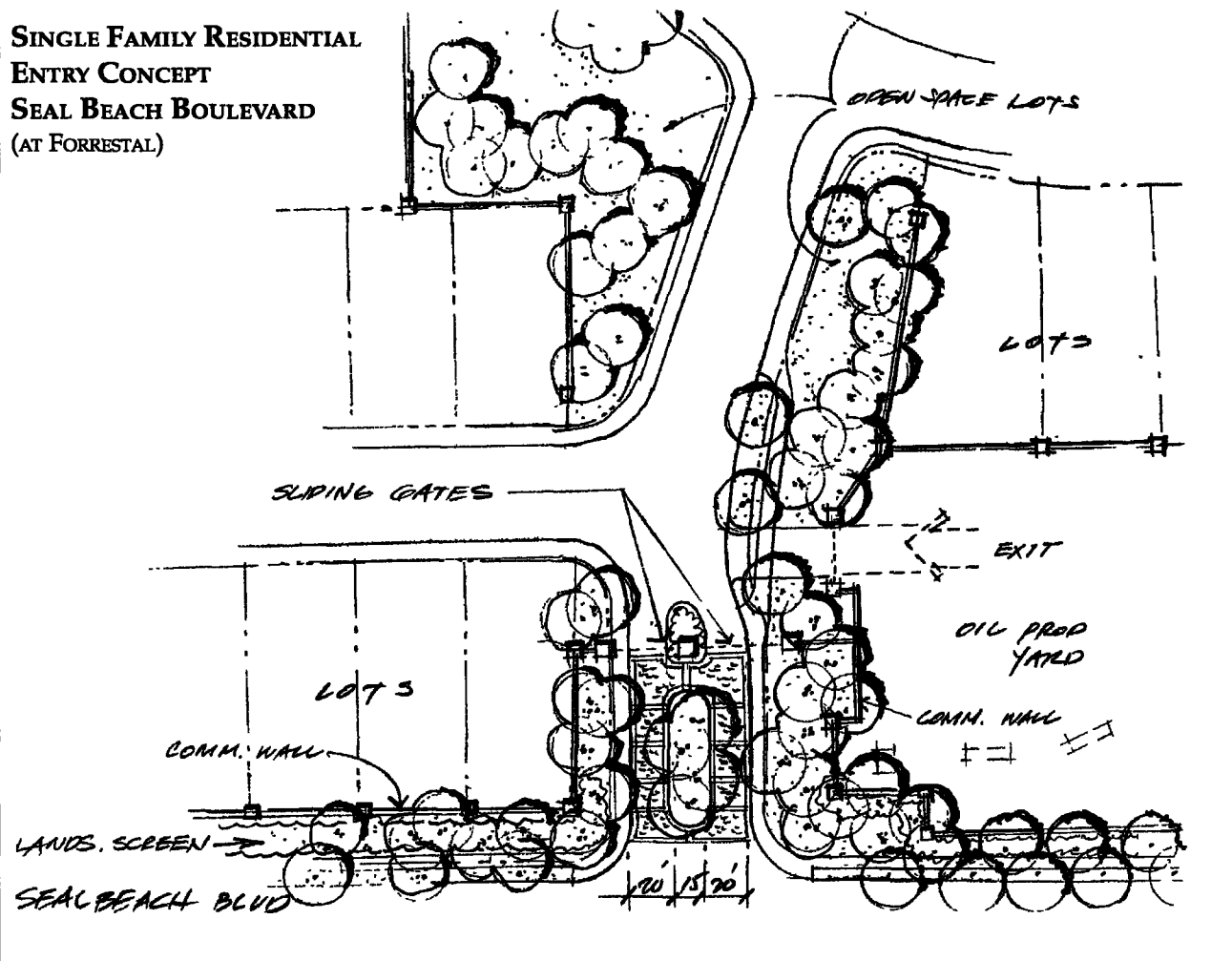


family homes with a minimum lot size of 5,000 square feet. Access to the site will be from Seal Beach Boulevard at the Forrestal intersection. The project has been designed to take advantage of the views of the golf course, wetlands and other open space. Special buffers and landscaping are proposed along the perimeter of the project. A 40 foot wide landscaped edge, which will become a part of Gum Grove Park, is proposed adjacent to the existing residences in Marina Hill. There will

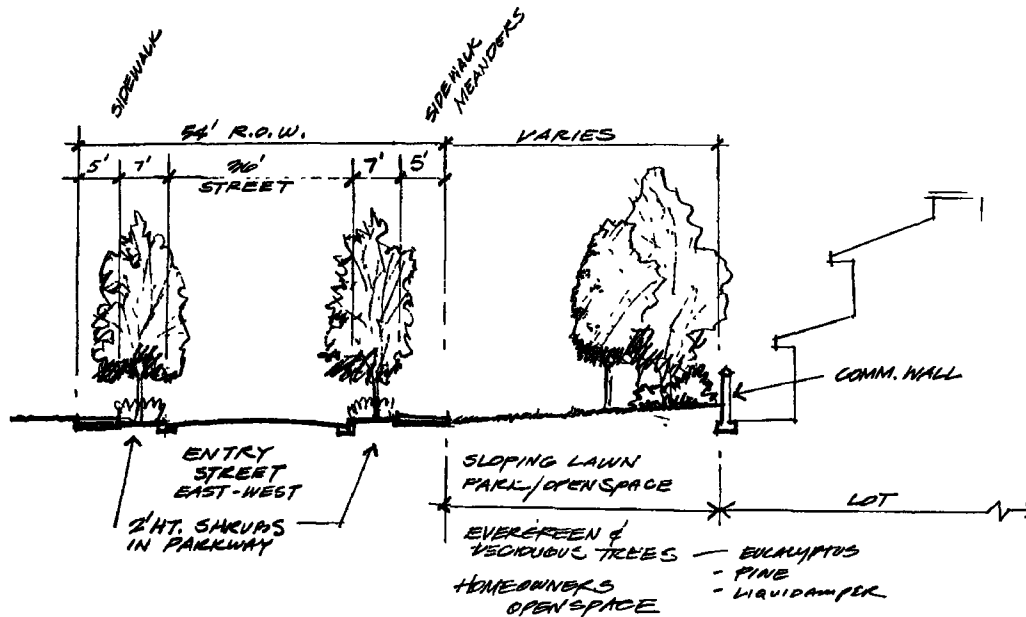
be a minimum 25 foot landscaped edge along Seal Beach Boulevard and the edge condition adjacent to the City facilities will include walls and landscaping. Streets, slopes, common areas and community open space will be maintained by the homeowners association at no cost to the City of Seal Beach.

HELLMAN RANCH SPECIFIC PLAN
CONSERVATION AND DEVELOPMENT PLAN

SINGLE FAMILY RESIDENTIAL
ENTRY CONCEPT
SEAL BEACH BOULEVARD
(AT FORRESTAL)



SINGLE FAMILY RESIDENTIAL ENTRY CONCEPT
INTERIOR STREET



4.3.4 Development Planning Area 9 (9-A, 9-B, 9-C, 9-D, 9-E, 9-F)
Mineral Production



**OIL PRODUCTION WELLS ALONG SEAL BEACH
BOULEVARD (ABOVE) WILL BE LANDSCAPED AND SCREENED**

Description

Development Planning Area 9 is reserved for the continuation of mineral production, which is considered an interim land use within the HRSP. The mineral production areas have been configured to function safely and efficiently with the surrounding HRSP land uses. Mineral production areas have been divided into sub-areas that range from less than 1 acre to more than 17 acres. Combined, these areas account for approximately 28 acres of the HRSP total of 231.

Mineral production areas include operations that consist of pumping units, drilling units, storage and separation centers, pipelines, etc. Generally, the mineral production areas involve pumping units and other facilities clustered in specific locations throughout the property.

With the implementation of the HRSP, the perimeter of the mineral production areas will be landscaped and screened from surrounding uses.

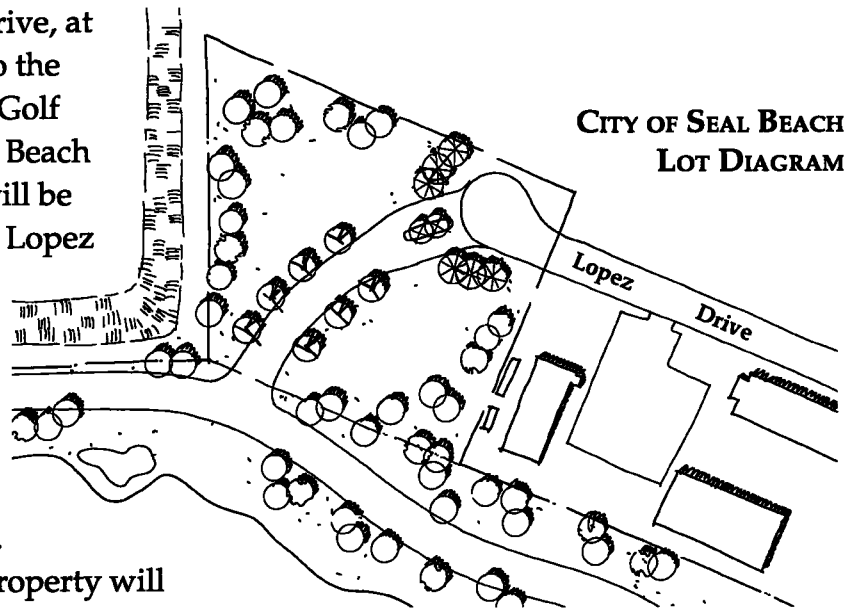
This planning area will be accessible from Lopez Drive via a private road on the property that will lead into the central and western portions of the development area. The existing field office for the mineral production operation will be relocated to accommodate the new land plan.

4.3.5 Development Planning Area 10 **Public/Civic Land Use**

Description

Development Planning Area 10 is designated for the 1.4 acre parcel of land located at the terminus of Lopez Drive, at the western entrance into the Hellman Ranch Reserve Golf Course. The City of Seal Beach owns the parcel which will be used for the extension of Lopez Drive, providing access to the HRSP area. The property is also designated for public uses, including City related uses and potential recreation uses.

The concept is that the property will be well landscaped (and screened, if necessary) to complement the entry into the golf course.

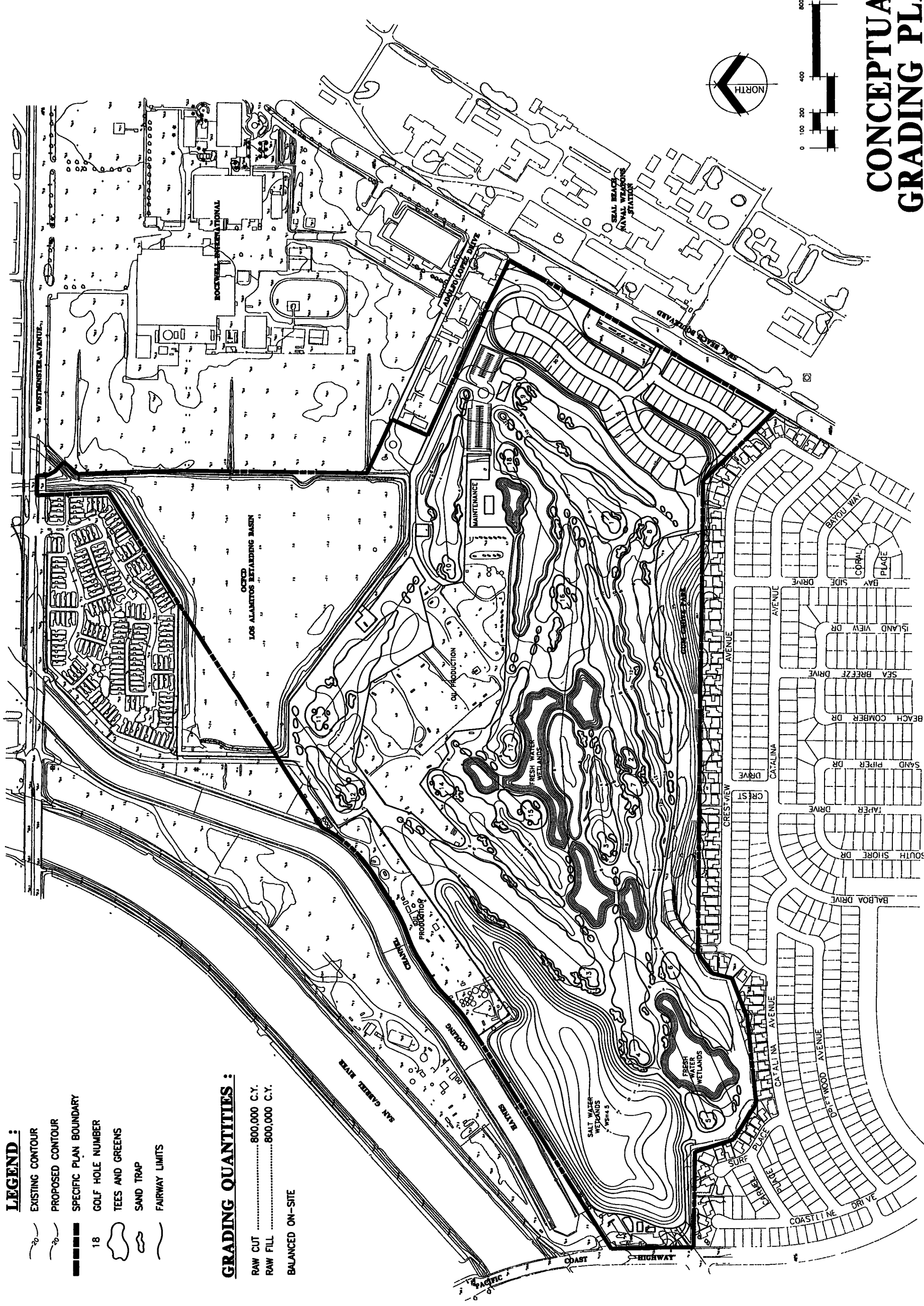


4.4 GEOTECHNICAL AND GRADING CONSIDERATIONS

The Seal Beach Fault, which is a segment of the Newport-Englewood Fault Zone, extends diagonally through the central portion of the property. Based on geotechnical analysis by Converse Consultants (1996), the surface trace of the fault has been delineated and a 60 foot wide structural setback zone has been established. No structures within the HRSP are proposed within 200 feet of the setback zone. This restriction does not apply to wetlands, golf course features such as fairways, greens and tee boxes, and other open space uses which are proposed for these areas. The HRSP also respects the areas of liquefaction potential on the site, only proposing residential development in areas where soil is suitable for development (mesa area).

The HRSP project will require approximately 800,000 cubic yards of cut and 800,000 cubic yards of fill. The cut areas are generally located in the wetland areas and elevated portions of the project. The fill areas are generally in the golf course portion of the property. Proposed elevations of the project will range from -7 feet msl in the wetlands to approximately 35 feet msl in the eastern portion of the property near Seal Beach Boulevard (Figure 3-5, Constraints Map and Figure 4-3, Grading Concept Plan).

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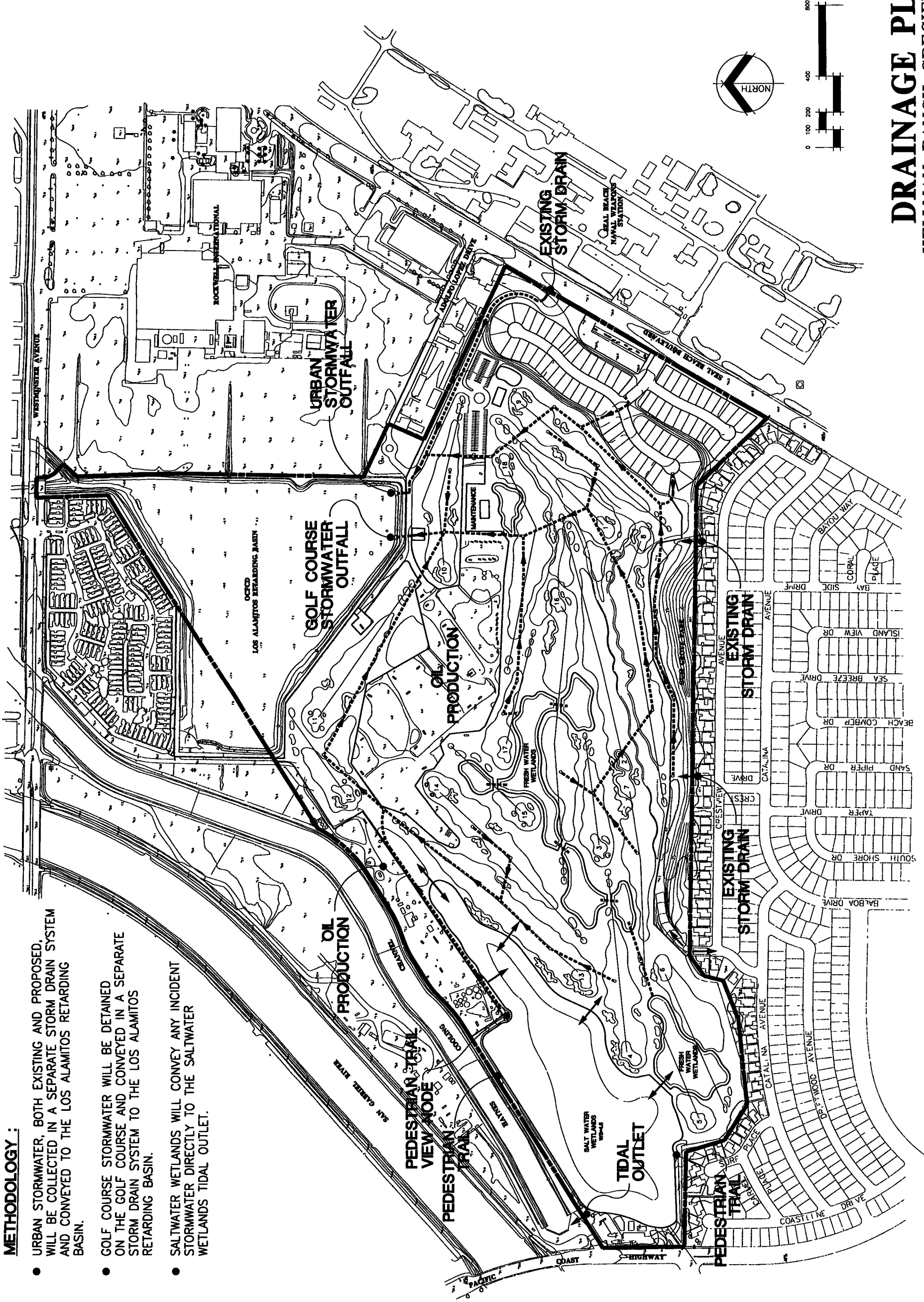


CONCEPTUAL GRADING PLAN

HELLMAN RANCH SPECIFIC PLAN

METHODOLOGY :

- URBAN STORMWATER, BOTH EXISTING AND PROPOSED, WILL BE COLLECTED IN A SEPARATE STORM DRAIN SYSTEM AND CONVEYED TO THE LOS ALAMITOS RETARDING BASIN.
- GOLF COURSE STORMWATER WILL BE DETAINED ON THE GOLF COURSE AND CONVEYED IN A SEPARATE STORM DRAIN SYSTEM TO THE LOS ALAMITOS RETARDING BASIN.
- SALTWATER WETLANDS WILL CONVEY ANY INCIDENT STORMWATER DIRECTLY TO THE SALTWATER WETLANDS TIDAL OUTLET.



DRAINAGE PLAN
HELLMAN RANCH SPECIFIC PLAN

4.5 DRAINAGE

The HRSP area is part of the Los Alamitos drainage basin located within the westernmost corner of Orange County. The existing drainage system within the HRSP is a small portion of a much larger network which includes regional flood control channels maintained by the County and tributary drainage facilities maintained by the City. The Los Alamitos Retarding Basin, Conservation Planning Area 5 of the HRSP, accepts urban runoff from a 5,000 acre watershed and this runoff eventually evaporates or is pumped into the San Gabriel River.

Urban runoff from Seal Beach Boulevard and the surrounding neighborhood of Marina Hill currently discharges onto the Hellman Ranch property. Runoff from the Hellman Ranch itself currently drains into the Los Alamitos Retarding Basin or directly into the drainage channel that was created to drain the site when the San Gabriel River was channelized. The drainage channel connects to a culvert in the southwestern portion of the property, which then extends off-site and into the San Gabriel River.

The proposed HRSP drainage program is fundamental to achieving wetland restoration goals and flood control. The objectives of the HRSP drainage system are:

- ◆ To convey the existing and proposed urban runoff away from the wetlands and golf course and into a storm water system that will connect to the Los Alamitos Retarding Basin.
- ◆ To protect the integrity of the saltwater marsh wetlands by using the golf course as a buffer from the urban environment and associated runoff.
- ◆ To drain the majority of the golf areas away from the saltwater and freshwater marshes and into a storm drain system within the golf course.
- ◆ Use the Hellman Ranch Reserve golf course as a detention area for storage and convey water from the golf course into the Los Alamitos Retention Basin.
- ◆ To convey water away from property and streets in proposed development areas.

The onsite storm drain system for the residential development is sized to prevent flooding in the streets from a 100-year frequency storm. The performance of the recommended system was tested under the 24-hour, 100-year storm runoff. Under these conditions, flood elevations will increase, but structures will be a minimum of 1 foot above flood level. Figure 4-4 illustrates the drainage system for the HRSP.

4.6 CIRCULATION

The HRSP provides a circulation system that provides convenient, safe and efficient access to and within the site. The circulation plan provides for improvements that will ultimately achieve the following objectives:

- ◆ Improve the safety and efficiency of the existing circulation system.
- ◆ Facilitate commuter traffic on Pacific Coast Highway by eliminating the arterial highway connection (1st Street extension) currently provided for in the Orange County Master Plan of Arterial Highways and the City of Seal Beach Circulation Element.
- ◆ Encourage and accommodate public transportation.
- ◆ Accommodate a bikeway system that encourages the use of bicycles.

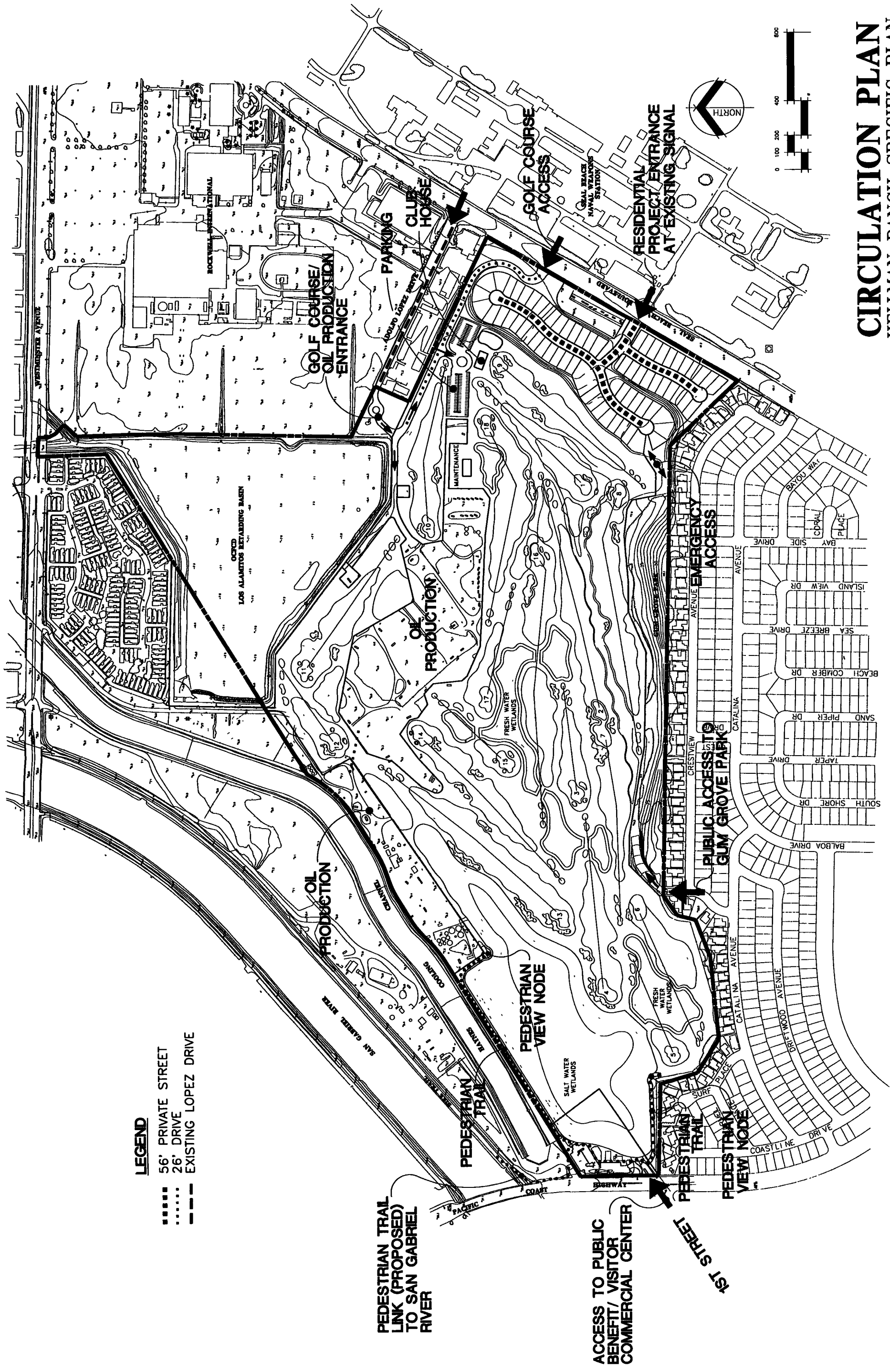
TABLE 4-3 HELLMAN RANCH SPECIFIC PLAN EXISTING AND PLANNED ROADWAY CLASSIFICATIONS			
STREET	CITY OF SEAL BEACH CLASSIFICATION	RIGHT-OF-WAY (FEET)	NOTES
First Street	Local Street	56	Will provide entrance to State Lands property and dead end
Private Street (Residential)	Local Street	56	Will provide entrance into the residential community.
Private Street (Golf Drive)	Local Street	26	Will provide entrance into golf course clubhouse and mineral production area.
Seal Beach Boulevard	Major Arterial Highway	120	Streets for golf course and residential will access from Seal Beach Blvd
Westminster Avenue	Primary Highway	100	No access from project.
Pacific Coast Highway	Primary Highway	100	Access from State Lands property only.
Aldolpho Lopez Drive	Local Street	56	Will provide access to golf course and mineral production areas.

Table 4-3 indicates the roadway classifications within and adjacent to the property and Figure 4-5, the Circulation Plan, illustrates the circulation system for the HRSP. The circulation plan components of the HRSP are described below:

Single Family Residential

The residential project will access from Seal Beach Boulevard at

Forrestal. A modification to the existing traffic signal will be required at this location. The internal streets will be private and are configured in three cul-de-sacs with a right-of-way width of 56 feet and a paved section of 36 feet. The private



CIRCULATION PLAN

HELLMAN RANCH SPECIFIC PLAN

streets will meet all public street standards. Emergency access into Gum Grove Nature Park will also be provided through the residential area.

Hellman Ranch Reserve Golf Course

Lopez Drive and a new street (Golf Course Drive) will provide the circulation to the golf course clubhouse and facilities. Golf Course Drive will enter the property approximately 600 feet south of Lopez Drive off of Seal Beach Boulevard. This private road will consist of 26 feet of pavement and will meet all public streets standards. The extension of Lopez Drive to the property line will provide a secondary access to the golf course parking area and to the mineral production area in the central portion of the property.

Elimination of First Street Extension

The HRSP eliminates the primary arterial connector (First Street extension) from Pacific Coast Highway to Seal Beach Boulevard or Lopez Drive, through the HRSP area. The reduction in proposed units from 1,000 to 70 has eliminated the need for the arterial highway connection. The elimination of this roadway will also meet restoration goals for the consolidation of the saltwater marsh in the western portion of the property.

Public Transit

The HRSP is currently served by the Orange County Transit Authority (OCTA). OCTA has routes along Pacific Coast Highway and Seal Beach Boulevard that provide service to or near the site. Long Beach Transit also has routes on Pacific Coast Highway.

Bikeways

Bikeways within the HRSP area include Pacific Coast Highway (Class II), Seal Beach Boulevard (Class II), Westminster Avenue (Class II), and the San Gabriel River regional trail. The San Gabriel River regional trail is a Class I trail, providing an off-road trail for pedestrians and bicyclists. The HRSP proposes to connect the regional trail to the State Lands property which will provide a staging area for access to wetlands, the interpretive center, the visitor commercial uses and to a future park site.

4.7 PUBLIC FACILITIES

4.7.1 Schools

The City of Seal Beach and HRSP is located within the Los Alamitos Unified School District. Students within the HRSP area will attend the following schools:

TABLE 4-4 LOS ALAMITOS SCHOOL DISTRICT		
McGaugh Elementary 1698 Bolsa Avenue Seal Beach, California	McAuliffe Middle School 4112 Cerritos Avenue Los Alamitos, California	Los Alamitos High School 3591 Cerritos Avenue Loa Alamitios, California

Based on a student generation rate between .4 , the HRSP residential component is expected to generate approximately 28 students per school. The Los Alamitos School District has capacity to accomodate the expected students.

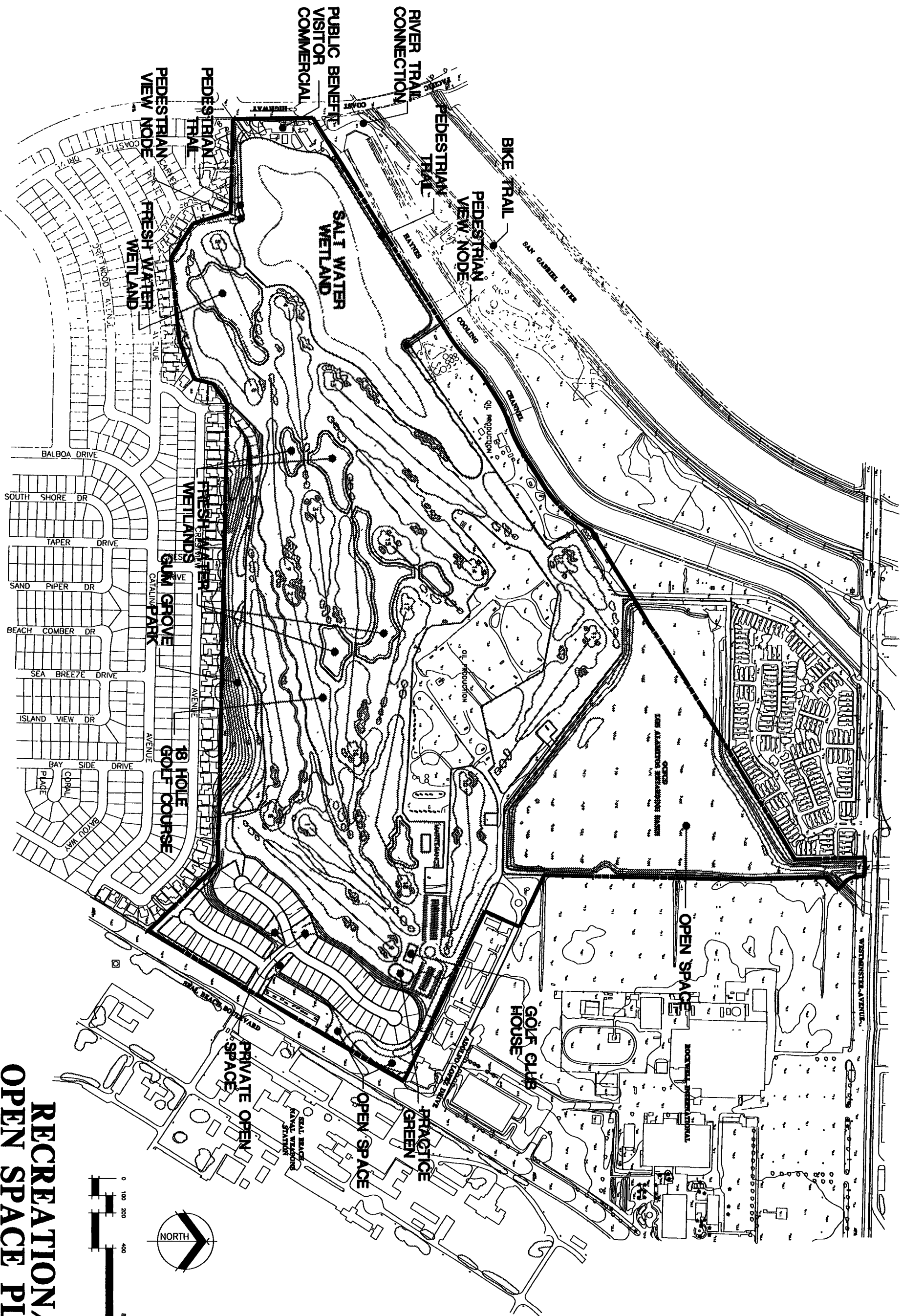
4.7.2 Recreation and Open Space

The HRSP provides a variety of recreational opportunities for specific plan residents, City of Seal Beach residents and visitors to the coastal zone. The recreational and open space opportunities are listed below and are further described earlier in this section of the document:

- ◆ Hellman Ranch Wetlands (public)
- ◆ Hellman Ranch Reserve Golf Course (public)
- ◆ Gum Grove Nature Park (public)
- ◆ Recreation areas within residential community (private)
- ◆ Future park site in mineral production area (public)
- ◆ Open space and potential recreational opportunities in retention basin (public)
- ◆ State Lands Interpretive Center (public)
- ◆ Trail access to wetlands (public)

Other recreational opportunities are in close proximity to the HRSP including the beaches and Seal Beach Pier, Electric Park, Marina and Eisenhower Parks.

These public use areas exceed the City of Seal Beach and State of California requirements for park land in conjunction with this project.



**RECREATION/
OPEN SPACE PLAN**
HELLMAN RANCH SPECIFIC PLAN

FIGURE NO. 4-6
PAGE NO. 4-35

4.7.3 Water

An adequate water supply is necessary to serve new development within the specific plan area. The water system serves the demands of residents, recreational and landscape uses, and firefighting activities, as necessary.

Water for domestic use and residential landscaped areas will be provided by the City of Seal Beach Public Works Department. Water for golf course irrigation will be provided from a well located on the property or from the City of Seal Beach. Currently, the City of Seal Beach provides water to its service area from four wells that have a total pumping capacity of 11.2 million gallons per day (mgd) or 7,800 gallons per minute (gpm). Additionally, the City of Seal Beach owns approximately 3.9 mgd (2,700 gpm) capacity in the Metropolitan Water District's Feeder No. 2. The City's combined capacity is 15.1 mgd (10,500) gpm).

The maximum daily demand, peak hour demand and fire flow requirements of the project can be met with the City's existing supply capacity.

Water service to the HRSP will be provided through a variety of water mains as shown in Figure 4-7, Utilities Plan. All water mains will be dedicated to the City through easements and will be publicly maintained.

4.7.4 Sewer

The provision of adequate sewerage facilities is an important prerequisite to development. The sewerage facilities in Seal Beach are composed of shared, public pipelines and related facilities which collect and transport water-borne wastes away from individual homes or businesses, treat the waste and then dispose of it in a manner that is not detrimental to the public health or to the environment. Collection and treatment of sewerage in Seal Beach is accomplished by a combination of City and County facilities which include pipes, pump stations and treatment plants, all of which have the capacity to serve the HRSP project. Local wastewater is collected and conveyed through Seal Beach facilities to the County Sanitation District Plant No. 2 in Huntington Beach where it is treated. The treated effluent is then disposed of through the existing ocean outfall.

The HRSP is located within District 3 of the Orange County Sanitation District. The facilities located at the State Land property will tie into existing lines within Pacific Coast Highway. The residential and golf course sewerage facilities will connect into a 16-inch force main in Seal Beach Boulevard. This will require a pump station to be constructed on the property or at or near the location of the City's existing sewer lift station in Lopez Drive (Figure 4-7, Utilities Plan). Easements for the entire sewer system will be dedicated to the City. Ownership and maintenance of the lines and pump station will be the responsibility of the City.

4.7.5 Solid Waste

Solid waste generated by the HRSP will be disposed of at county landfills. Within the City of Seal Beach, solid waste is picked up and disposed of by Briggeman Disposal Services. Materials that can be recycled through curb side service consist of the following:

TABLE 4-5 SEAL BEACH RECYCLABLE MATERIALS		
aerosol cans (empty)	juice cartons	pizza boxes
aluminum cans	junk mail	plastic bags
beverage cans	laundry bottles	plastic bottles (small mouth)
bottle caps	lids and tops (plastic or metal)	plastic containers
brochures	magazines	plastic milk jugs
cardboard	milk cartons	styrofoam cups and plates
computer paper	newspapers	tin cans
coupons	paint cans (completely empty and dry)	tissue boxes
drink boxes	paper	used envelopes (including those with windows)
egg cartons	paper tubes	wrapping paper
food cans	phone books	yogurt containers
glass jars and bottles		
glass cosmetic bottles		

4.8 ENERGY INFRASTRUCTURE

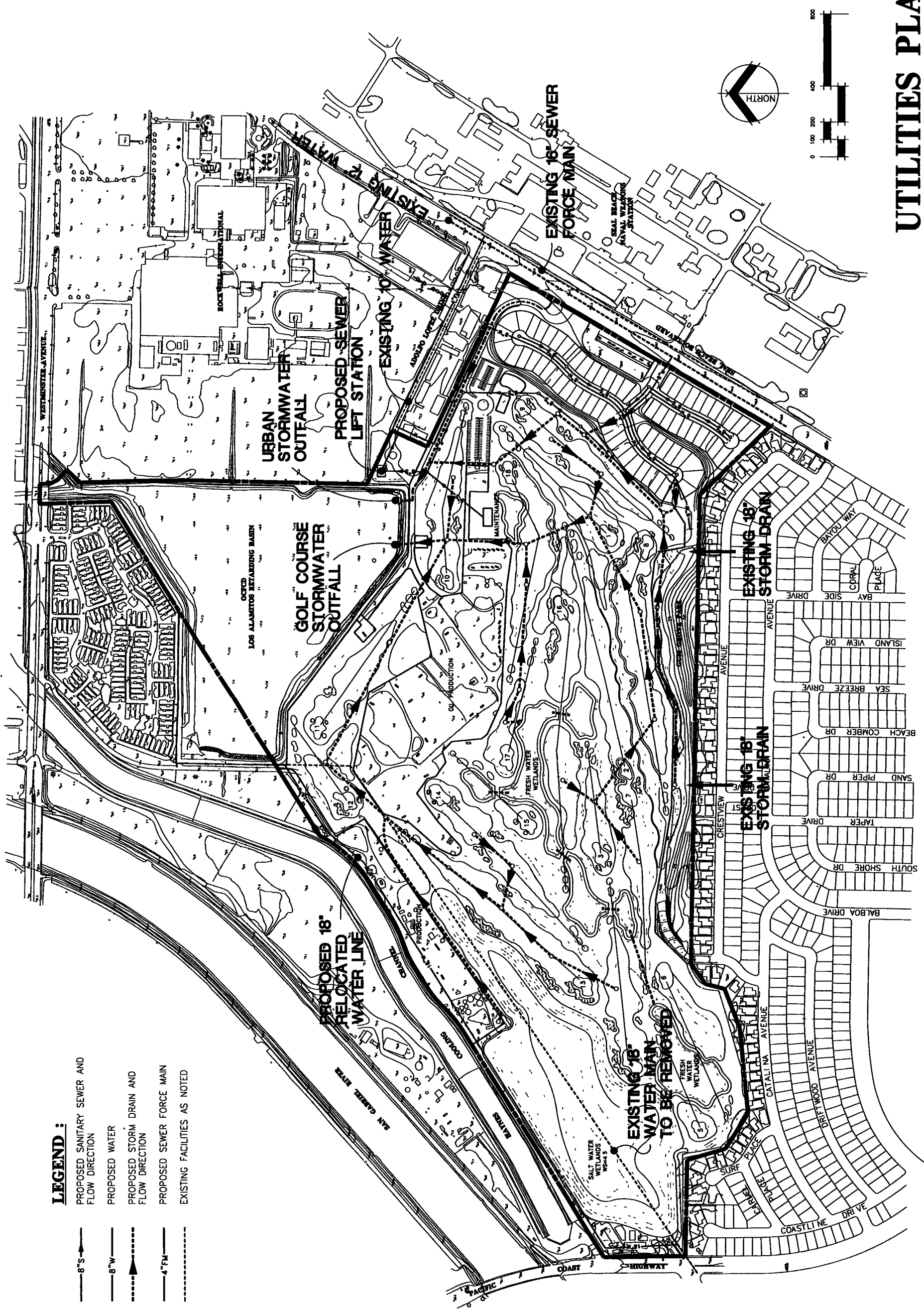
Electricity

The HRSP is located within the service area of the Southern California Edison Company (SCE). SCE has indicated that they can serve the electrical demands of the HRSP project.

Natural Gas

The HRSP is located within the service area of the Southern California Gas Company (SCGC). SCGC has indicated that they can serve the natural gas demands of the HRSP project.





UTILITIES PLAN

HELMAN RANCH SPECIFIC PLAN

HELLMAN RANCH

SECTION V

COMMUNITY DESIGN CONCEPT & GENERAL DESIGN GUIDELINES

5.1 ENVIRONMENTAL

The environmental design concept is based upon the major open space, conservation and resource enhancement areas of the Hellman Ranch, including the saltwater marsh, freshwater wetlands, Gum Grove Nature Park and the Hellman Ranch Reserve Golf Course. The conservation components of the project comprise over 70 percent of the HRSP land area with open space being the primary element in defining the environmental design concept.

The wetlands will be characterized by open space, tidal and fresh water marsh environments and significant bird and wildlife usage in and around these areas.

Gum Grove Park is a historic eucalyptus grove that will serve the community as a wilderness nature park and urban forest. Blue gum eucalyptus dominate the hillside with the grove visible from nearly every part of the HRSP area.

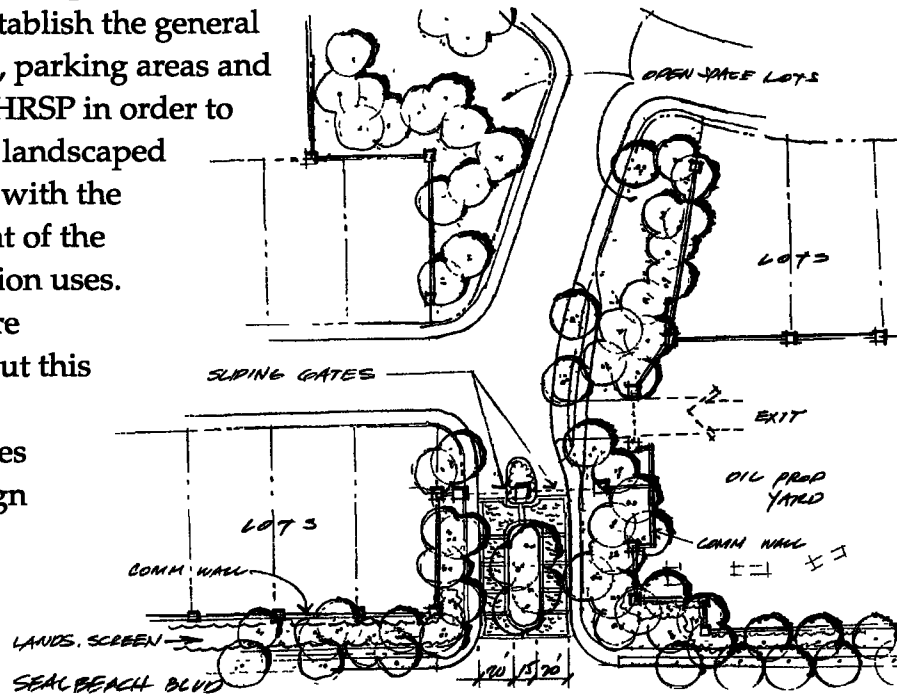


The Hellman Ranch Reserve Golf Course will preserve nearly 100 acres in open space as a modified "links" style golf course. Turf areas will be limited and native vegetation will be utilized to the greatest extent possible. Special landscaping conditions will occur along the perimeter of the course and adjacent to the wetlands to ensure compatibility and ecological equilibrium.

The mineral production areas will be screened with landscaping, fencing and trees, protecting and enhancing the viewshed.

5.2 LANDSCAPE

The landscape concepts are intended to establish the general character of streets, parking areas and entries within the HRSP in order to achieve a cohesive landscaped image, compatible with the serene environment of the adjacent conservation uses. Concept designs are included throughout this document are for illustrative purposes with the final design concept to be established during the precise plan review process and the submittal of final landscape drawings. The submitted landscape plan should reflect the following qualities:



- The landscape materials are an integral element in achieving the intended development character for the project. The material shall include, but not be limited to, enriched paving, decorative walls, custom light fixtures, community entry features, the use of trees, shrubs, and groundcover as a composition and a color palette reflecting the development's character.
- Grouped masses of plant material will complement architectural elevations and roof lines through color, texture, density and form on both the vertical and horizontal planes.
- Indigenous and drought tolerant plant materials will be emphasized and will be used to the extent feasible.
- A combination of landscaping, fences and walls will be used on the perimeter of the property to define property limits, separate use areas and provide security.

- Parking and outdoor storage areas, mineral production areas and other appurtenant items of poor visual quality shall be visually screened through landscaping, fences and/or walls.
- Preservation of views to and from the wetlands and Hellman Ranch Reserve Golf Course shall be respected.

5.3 ARCHITECTURAL

The architectural character of the HRSP will not focus on any particular architectural theme or style, although continuity and identity will be stressed. Rather than restricting architectural style, the architectural design concept will be a reference for architectural continuity and visual cohesiveness. As such, these guidelines should not be interpreted to require a stringent compliance to any particular style or vernacular of architecture. However, it is appropriate to establish a direction for the exterior of residential and nonresidential structures, including treatments, features, effects, materials, etc. that would be considered appropriate or acceptable, but not necessarily required.

Sensitivity to Relationships

The architectural styles and treatments for the HRSP should exhibit the following characteristics of sensitivity:

- Creates architectural continuity between the golf course clubhouse and residential component
- Develops compatible relationships between buildings and open space and conservation areas.
- Creates complementary relationships and appropriate orientation with adjacent land uses.
- Creates an aesthetically serene and pleasant profile for the HRSP.



Architectural Effect

The architectural styles and treatments selected for the HRSP should create the following effects:

- Establishes and enhances overall character
- Emphasize proper land use relationships
- Avoid visual repetition
- Creates a desirable visual environment
- Maintains continuity through the use of similar architectural elements

Architectural Features

The architectural styles and treatments selected for the HRSP should consider the following features:

- Articulated facades
- Horizontal building forms
- Hip roofs
- Broad rake and eave overhangs
- Covered exterior porches, patios and balconies

- Porte Cochere entrances
- Recessed entries
- Roll-up sectional garage doors
- Shutters
- Awnings
- Columns
- Grouped, vertical casement windows
- Picture windows with flanking casements
- Wood trim around windows and doors
- Single entry doors with sidelights

Materials

The materials used in construction for the major structures within the HRSP should be selected from the following listing:

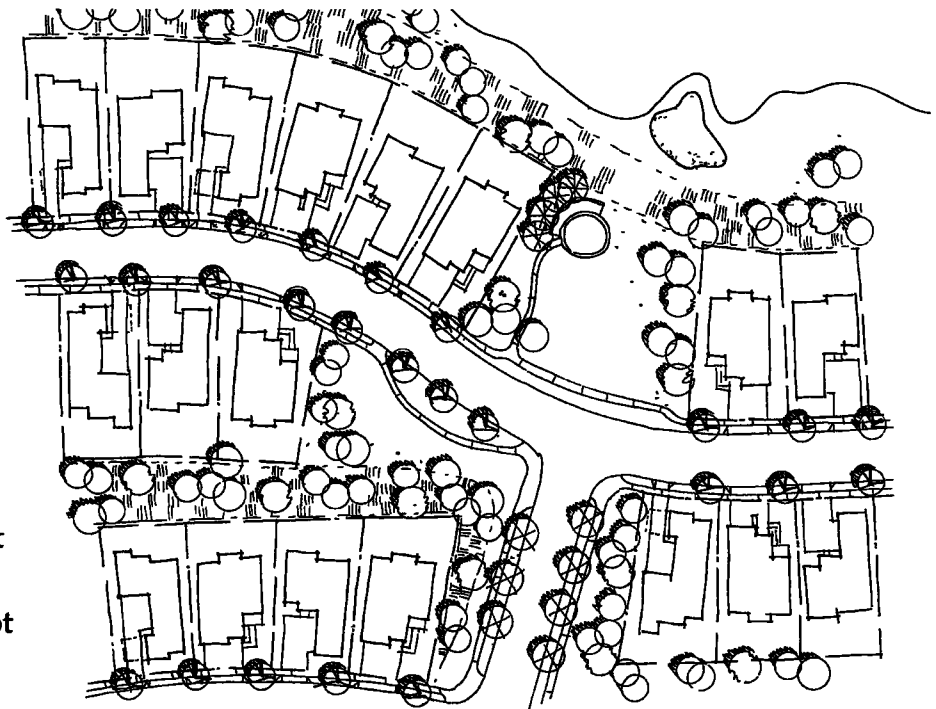
- Wood and dimensioned timber
- Stucco and plaster
- Stone or rock
- Brick
- Composition, wood or wood replica shingles

- Slate and tile
- Wood railings
- Clear/beveled/etched/frosted/tinted glass
- Glass block
- Pre-cast concrete
- Sandblasted concrete
- Split-faced block

5.4 SITE PLANNING DESIGN GUIDELINES

The site planning guidelines establish a general direction for project design at a land planning level relative to lot and street layouts, structural massing and unit siting, with the intent of achieving design continuity throughout the project.

- Random setbacks of buildings and landscaping shall be encouraged in all structural design and unit siting.
- It should be encouraged that "front in" garages shall not constitute more than 40% of the residential project.
- Garages in the rear half of lots shall be encouraged in appropriate areas of the project.



CONCEPTUAL RESIDENTIAL SITE PLANNING EXAMPLE
(AT ENTRY)

"Buildings should be designed to an appropriate human scale and should not appear to be monumental or monotonous."

The use of the following design elements will help in creating buildings properly scaled to people:

- The height and bulk of the building should be appropriate to the size, shape and topography of the site and in harmony with its setting.
- Parking areas should be designed to facilitate both vehicular and pedestrian movements.
- The siting and design of structures should consider the proper orientation to prevalent environmental conditions (e.g., terrain, views, sun, wind, vegetation).
- The siting and design of structures and landscaping should be sensitive to the modified terrain so as to not dominate the landform as seen from higher elevations.



HELLMAN RANCH

SECTION VI

REGULATORY COMPLIANCE

PURPOSE

The purpose of this section of the HRSP is to demonstrate how the project is in compliance with applicable local, state and federal requirements. The local programs reviewed include the City of Seal Beach General Plan, Draft Local Coastal Program and Riverfront Redevelopment Plan. State compliance focuses on the applicable provisions of the California Coastal Act, Coastal Guidelines, past decisions from the Coastal Commission and the Governor's and Resources Agency policy regarding wetland restoration. Federal compliance is based on the requirements of federal law as implemented by the Environmental Protection Agency and Army Corps of Engineers.

6.1 LOCAL PLANNING PROGRAMS

City of Seal Beach General Plan

GENERAL PLAN POLICY

HRSP COMPLIANCE

Open Space, Recreation and Conservation Element

To recognize and plan for the present and future recreational and open space needs of the community.

The City will strive to attain a standard of five acres of park lands for each 1,000 residents.

The HRSP is 70% open space, conservation and recreation and is designed to have a variety of leisure activities for the use and benefit of the entire community.

The project provides a public access golf course that will accommodate a variety of ages and skill levels. The project also includes preservation and permanent protection of Gum Grove Nature Park, a future park site, wetlands, nature trails, an interpretive center and other open space

GENERAL PLAN POLICY

HRSP COMPLIANCE

**Open Space, Recreation and Conservation
Element (con't)**

Provide a buffer of greenbelt between residential and other types of land uses, where feasible.

uses. The combined contribution of Gum Grove Nature Park, wetlands and trails, a public access golf course, and a future park will far exceed the general plan requirements.

To preserve that portion of Marina Hill which contains a dense grove of eucalyptus trees known as Gum Grove Park.

The HRSP provides greenbelts and special edge conditions along the perimeter of the project. Of primary importance is the golf course, which will provide a buffer between existing and proposed residential uses and the wetlands.

To encourage provisions for bicycle routes on all arterial streets and pursue a continued program for establishing an off-street bicycle trail system.

The HRSP preserves Gum Grove Nature Park. The park will be dedicated to the City of Seal Beach.

Bicycle Element

To encourage provisions for bicycle routes on all arterial streets and pursue a continued program for establishing an off-street bicycle trail system.

The HRSP is surrounded by Class II bicycle routes on surrounding arterials. Additionally, the San Gabriel River trail, a regional Class I off-street trail system is adjacent to the property. The HRSP will potentially connect into the Class I trail through the LADWP property, adjacent to the site. The project also includes hiking and biking trails on portions of the wetlands perimeter.

GENERAL PLAN POLICY

HRSP COMPLIANCE

Land Use Element

The City should maintain its own identity and seek new ways to preserve its unique character. A goal of the City should be to maintain and promote those social and physical qualities which enhance the character of the community in which we live.

Acquire and develop recreational facilities at strategic locations throughout the community. Because open land is rapidly being developed, acquisition of park sites should be accomplished at the earliest date.

To preserve the City's low and medium density residential character while still providing a wide choice of living accommodations and life styles for its residents.

To work and cooperate with public interests to ensure preservation of marshlands.

The conservation and open space nature of the project, including wetlands, parks, recreation and open space combined with limited residential development, preserves and enhances the small town character of the City.

The project includes the dedication of Gum Grove Nature Park, dedication of the wetlands to the Coastal Conservancy or other similar entity and a regulation length public access golf course that will provide recreation for people of all ages and skill levels. Additional park land will become available at the termination of the mineral production uses.

The project preserves the residential character of the community through the provision of high quality, low density housing.

Although this policy was written to apply to the Naval Weapons Station, it also is applicable to the HRSP. The project includes saltwater and freshwater marsh restoration which will be coordinated with the City, state and federal agencies.

HELLMAN RANCH SPECIFIC PLAN
REGULATORY COMPLIANCE

HOUSING ELEMENT OF THE CITY OF SEAL BEACH

Program: Conduct public hearings to determine the appropriateness and benefits of redesignating the Hellman Remainder Parcel for uses including both single family detached market rate residences and either medium or high density multifamily affordable housing units, to promote a more balanced housing inventory within the community.

Anticipated Impact: The possible redesignation of approximately 35 acres of the Hellman Remainder parcel to residential and other appropriate land uses, to permit the development of up to 200-250 units of low density housing on such parcel, and the redesignation of approximately 5 acres to medium and/or high density residential (17 to 25 units/acre). If redesignated, the 5 acre portion of the Hellman Remainder site will be developed during the first phase of the Hellman Remainder with 25 very low, 50 low and 50 moderate income dwelling units. In the event program D is implemented prior to June, 1993, and provides very low, low and moderate income dwelling units, in partial satisfaction of the needs identified in Table 15, these goals may change.

HELLMAN RANCH SPECIFIC PLAN COMPLIANCE

The HRSP includes a discussion of future planning of the "Hellman Remainder Parcel," referred to as Development Planning Area 9. Compliance includes provisions to meet the affordable requirements outlined above, at the conclusion of mineral production land uses. Other potential future uses compatible with the HRSP are may also be considered for portions of Development Planning Area 9 including, parks, golf course and facilities and recreation. If Program D is implemented (affordable housing in Leisure World), or a similar program, as outlined in the Housing Element, the affordable provision goal for the Hellman Remainder parcel may change.

GENERAL PLAN POLICY

HRSP COMPLIANCE

Housing Element

Where appropriate, encourage the redesignation of vacant or under-utilized non-residential lands to residential use, with allowable densities to facilitate the development of a variety of housing types to address the existing and projected needs of households of all economic income segments of the City.

Provide for adequate, freely accessible open space within reasonable distances of all community residences.

Encourage the infilling of vacant residential land.

The HRSP is designating 14.7 vacant acres for single-family residential at a low density of 4.8 units per acre. A portion of the interim land uses, mineral production, has been reserved for low to moderate income residential units.

The HRSP provides more than 70% of the land area as open space, recreation and conservation.

The property is vacant and is currently designated in the general plan for 42 acres of residential uses. The HRSP proposes approximately 16 acres of residential land use with this amendment.

GENERAL PLAN POLICY

Provide compatibility with residential areas with surrounding uses through the separation of incompatible uses, construction of adequate buffers and other land use controls.

Circulation Element

Link Seal Beach Boulevard and Pacific Coast Highway with a secondary highway (First Street extension), and develop a principal street from the First Street extension to Westminster.

Seismic Safety Element

Identify seismic and other geologic hazards.

Noise Element

Reduce the level of noise, so that it causes less human stress or health damage and it is not likely to interfere with human activities such as sleep, work, play or thought.

HRSP COMPLIANCE

The HRSP is surrounded by industrial, military and residential land uses. A combination of walls, landscaping and setbacks are utilized along the perimeter of the project. The Hellman Ranch Reserve golf course serves as a buffer between urban uses and the proposed wetlands.

The HRSP amends the Circulation Element to eliminate the First Street extension. Based on the reduction in the number of units in the specific plan area, the connection is no longer needed. A principal street that would connect Westminster Avenue to Lopez Drive has been dedicated by Rockwell. Implementation of this street would occur with the buildout of the Rockwell (Boeing) facilities.

The Seal Beach Fault and associated soil constraints have been located on the property. The development plan respects these conditions by using these areas as open space for the golf course.

The HRSP reduces the level of potential noise associated with the project by less intensive (open space and conservation) land uses and subsequently eliminating the arterial highway through the project. Significant setbacks, sound attenuation walls and landscaping will be provided for the units adjacent to Seal Beach Boulevard. All oil wells have been converted from diesel to electrical power.

GENERAL PLAN POLICY

HRSP COMPLIANCE

Scenic Highway Element

Establish and maintain urban scenic highways and local roadways to provide access to interesting esthetics and man-made features, historic and cultural sites, and urban open space areas.

Seal Beach Boulevard will be visually enhanced by incorporating landscaping, parkways and open space. Seal Beach Boulevard will provide access to the golf course clubhouse and facilities through an entry drive that will feature landscaping and design elements seen from Seal Beach Boulevard.

Pacific Coast Highway visual quality will be enhanced through the improvement of the project. Visual relief from urban clutter through wetlands, golf course and open space will be provided and will become visual characteristics from Pacific Coast Highway near First Street.

Remove visual pollution from designated scenic highways and local roadway corridors such as undergrounding utilities and removing billboards.

The project has already removed billboards along Pacific Coast Highway as part of the State Lands Commission property clean up. The community and City of Seal Beach have worked with SCE and Rockwell to remove the 66kv lines and towers within this project and in other areas of the community. Utilities along Seal Beach Boulevard adjacent to the property will be undergrounded.

Growth Management Element

To ensure the planning, management, and implementation of traffic improvements and public facilities are adequate to meet the current and projected needs of the City.

The HRSP will reduce potential traffic congestion by amending the General Plan to allow less acreage for residential development. The potential traffic generated from the HRSP does not reach the

GENERAL PLAN POLICY

HRSP COMPLIANCE

Growth Management Element (con't)

threshold to meet the requirement of a congestion management plan (CMP). The project will be responsible for improvements to public facilities based on impacts and will pay a traffic mitigation fee based on the trips generated from the project. These fees will be used to implement the City's traffic improvement program.

Draft Local Coastal Program

The City of Seal Beach by Resolution Number 3248, approved and adopted a Draft Local Coastal Land Use Plan on February 28, 1983, after determining it to be in accordance with the goals and objectives of the California Coastal Act. The draft LCP was conditionally approved by the California Coastal Commission in 1983, but has never been certified. When the LUP was adopted in 1983, the City incorporated the Hellman Specific Plan land use designations for the project which included no provisions for wetlands and 1,000 residential units.

In enacting the Coastal Act, the legislature established the following goals for future activity in the coastal zone:

Protect, maintain and where feasible, enhance and restore the overall quality of the coastal zone environment and its natural and man-made resources.

Assure orderly, balanced utilization and conservation of coastal zone resources taking into account social and economic needs of the people of the State.

Maximize public access to and along the coast and maximize public recreational opportunities in the coastal zone consistent with sound resource conservation principles and constitutionally protected rights of private property owners,

Assure priority of coastal dependent development over other development on the coast.

Encourage state and local incentives and cooperation in preparing procedures to implement coordinated planning and development for mutually beneficial uses, including educational uses, in the coastal zone.

The current HRSP is consistent with California Coastal Act as specified in the next chapter of this document and goals and polices of the draft LCP in that it:

- ◆ Provides for wetlands restoration.
- ◆ Preserves the open space.
- ◆ Significantly improves coastal access.
- ◆ Is a balanced plan, allowing for conservation and open space resource enhancement.
- ◆ Provides public recreational opportunities and visitor commercial uses.

Riverfront Redevelopment Plan

The Redevelopment Agency of the City of Seal Beach approved and adopted a Redevelopment Plan for the Riverfront Redevelopment Project by Ordinance Number 780 on March 3, 1969. The project area boundaries incorporate a portion of the HRSP area, designated as Area 19 (State Lands Commission) and Area's 1 and 20 (a portion of Hellman) on the official map. Land uses for Area 19 are identified for commercial. Area 1 is designated for residential and Area 20 includes designations for residential and public park uses.

Riverfront Redevelopment land use designations will be amended to be consistent with the HRSP and the City of Seal Beach General Plan. Table 6-1 indicates the existing and proposed uses for the HRSP relative to the Riverfront Redevelopment Plan. No changes in the Redevelopment project area boundary are required or are proposed.

**HELLMAN RANCH SPECIFIC PLAN
REGULATORY COMPLIANCE**

**TABLE 6-1
RIVERFRONT REDEVELOPMENT LAND USE ANALYSIS**

PROJECT AREA NO.	EXISTING REDEVELOPMENT DESIGNATION	PROPOSED HRSP LAND USE	NOTES
1	<ul style="list-style-type: none"> Residential 	<ul style="list-style-type: none"> Saltwater Marsh 	This land use was changed from commercial to residential in 1981 to allow for affordable housing as part of the 1,000 unit Ponderosa project. Current provisions for affordable housing in the HRSP are consistent with the City of Seal Beach Housing Element. The change in land use for this area is a result of the HRSP provision for wetlands and a tidal connection.
19	<ul style="list-style-type: none"> Commercial 	<ul style="list-style-type: none"> Saltwater Marsh Visitor Commercial Public Uses 	Area 19 is the State Lands property. Visitor commercial uses have been proposed along with public uses including an interpretive center, historic home and trails.
20	<ul style="list-style-type: none"> Residential Public Use 	<ul style="list-style-type: none"> Saltwater Marsh Freshwater Marsh Public Golf Course Public Use 	Residential uses have been eliminated in this area due to existing wetlands, liquefiable soils and the proximity to the Seal Beach fault. The public use refers to Gum Grove Nature Park which will be maintained.

The Riverfront Redevelopment Project Area also includes property outside the boundary of the HRSP. The Redevelopment Project Area map is on file with the City of Seal Beach.

6.2 WETLANDS REGULATORY COMPLIANCE

The regulation of wetlands in California is complex involving the overlapping jurisdiction of multiple federal, state, and local agencies. For purposes of this analysis, focus will be on the California Coastal Commission on the state side and the U.S. Army Corps of Engineers requirements on the federal side. The Army Corps works in conjunction with the federal U.S. Fish & Wildlife Service and with the National Marine Fisheries Service, as well as with the federal Environmental Protection Agency. The Coastal Commission works cooperatively with the State Department of Fish & Game, the State Lands Commission, and where applicable, with the State Department of Boating and Waterways. In turn, the federal and state agencies work cooperatively with each other. Thus, while the legal jurisdiction of the various agencies presents a complex maze, with some important exceptions, the substantive requirements applicable to projects affecting wetlands, and to wetlands restoration, are relatively consistent.

6.2.1 The California Coastal Commission

The California Coastal Act, passed in 1976, defines “wetland” as: “‘Wetland’ means lands within the Coastal Zone which may be covered periodically or permanently with shallow water and includes salt water marshes, fresh water marshes, open or closed brackish water marshes, swamp, mudflats, and fens.” Public Resources Code section 30121.

Important policies of the Coastal Act relating to wetlands include:

1. “Marine resources shall be maintained, enhanced, and where feasible, restored . . .” Public Resources Code section 30232.
2. “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 wastewater discharges and entrainment, controlling runoff, preventing depletion of groundwater supplies and substantial interference with surface water flow, encouraging wastewater reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alterations of natural streams.” Public Resources Code section 30231.

3. Perhaps most relevant, section 30233 of the Coastal Act generally prohibits diking, filling, or dredging of wetlands and estuaries, except where there is no feasible less environmentally damaging alternative, where feasible mitigation measures are imposed, and where the diking, filling, or dredging is for one of several specified purposes, one of which is restoration. Public Resources Code section 30233.

In Sierra Club v. California Coastal Commission, et al. (1993) 23 Cal.Rptr.2d 534, the Court interpreted section 30233 in the context of wetlands restoration activities. The Court upheld the interpretation of the Coastal Commission and the City of Carlsbad of section 30233 that dredging and related activities needed to restore tidal flow when undertaken as part of an overall wetlands restoration were permissible under section 30233 and the other provisions of the Coastal Act, and that such restoration activities were allowed and encouraged by the Act.

While not binding, the Coastal Commission has also promulgated "Wetlands Guidelines" providing further guidance for wetlands projects. In addition to the foregoing, Chapter 3 of the California Coastal Act, commencing at Public Resources Code section 30200, sets forth a number of policies which are to guide the Commission in issuing development permits, including policies on public access (section 30210), marine environment (section 30230), provision of visitor serving recreation (section 30220), and others, many of which will apply to the HRSP project. And, with respect to proposed wetlands developments, the Commission consults with the State Department of Fish & Game, the State Lands Commission, the State Department of Boating and Waterways, and other state and local agencies as needed to ensure that the best expertise available is utilized and that all requirements are met. See, e.g., section 30411. Overall, the Commission's policies with respect to wetlands include:

1. A "no net loss" policy.
2. Where feasible, on site wetlands should be preserved. Where not feasible, on or off site mitigation will be required.
3. In determining the benefits of a proposed restoration, the Commission will take into account an increase in quality of the wetlands, as well as an increase in acreage.
4. Monitoring and maintenance will be required to ensure that restored wetlands remain viable for the long-term.

5. Appropriate buffers will be required to separate wetlands from adjoining incompatible uses.
6. Runoff and siltation must be controlled to protect the wetlands.
7. A tidal connection, where appropriate, will be seen as an important part of the restoration for which "credit" will be given.
8. The approved project must be the environmentally least damaging feasible alternative.
9. Where wetlands are unavoidably to be filled or damaged, where allowed by the Coastal Act at all, mitigation on site or off site will be required in the form of enhancement or creation of wetlands at an appropriate replacement ratio.

The Coastal Commission has issued many permits over the years for wetland related activities, most of which were for non-restorative development activities in wetlands, and a few of which were expressly for restorations. A permit was issued for a prior development on this subject property (CDP 5-89-1014) which included a restoration component and residential development. In addition to the statutory law and the Commission's wetlands guidelines and regulations, these case histories can be looked to for precedents in interpreting a number of key policies. From a review of some of these decisions the following can be gleaned:

Mitigation Ratios

Where a non-restoration development project proposes to disturb a wetland, generally, the Commission will require a 3 to 1 ratio for mitigation for the destruction of on site riparian areas and a ratio of 4 to 1 for destruction of on site wetlands area. The Commission staff has conceded, however, that the establishment of wetland mitigation ratios is difficult to do and that the Commission has not undertaken any comprehensive scientific study to determine any fixed rule for mitigation ratios in all cases. Accordingly, the Commission will accept lesser mitigation ratios where the applicant brings forward scientific information to indicate that a lesser ratio is warranted, and that the "no net loss" overall policy will be met.

The Hellman Wetlands Restoration Meets All Coastal Act Requirements

Pre-restoration there are currently 23.2 acres on the Hellman property meeting federal wetland criteria, and 27 acres using state criteria of which only about 5 acres are viable. Post-restoration, there will be 23 acres of restored, viable saltwater marsh wetlands, including transition zones. In addition, there will be a restored and maintained tidal connection and 9 acres of freshwater wetlands, for a total of 32 acres of wetlands. It is noted that the Commission is considering giving "credit" for restoration of tidal connections in appropriate cases. With respect to the San Dieguito wetlands restoration project proposed by Southern California Edison (CDP No. 6-81-330), as well as in other wetlands restoration projects, the Commission is considering that restoration of a tidal connection, where appropriate, is sufficiently beneficial to be counted as the equivalent of wetlands acreage restoration. The amount of acreage credit given for such a restored tidal connection, of course, varies and is determined on a case by case basis. It seems appropriate, however, to conclude that if appropriate tidal restoration credit is given to the Hellman project the "no net loss" policy will be met and exceeded with respect to the Hellman wetlands restoration as to aerial extent in acres.

In addition, it is noted that the quality of the restored Hellman wetlands will be substantially improved as a result not only of the tidal connection, but of the proposed actions to consolidate wetlands, to control runoff and siltation, to impose setbacks, to control access, and to otherwise protect the wetlands that are an important part of the HRSP. The HRSP will convert approximately 5 acres of moderately viable wetlands and 17-22 acres of non-viable "technical" wetlands to 23 acres of tidally influenced, high quality restored saltwater marsh wetlands and 9 acres of new freshwater wetlands. Measured as the replacement of 5 acres of moderately viable saltwater wetlands with 23 acres of highly functioning saltwater wetlands, the mitigation ratio is more than 4:1. Viewed as the replacement of 23-27 acres of technical wetlands with 23 acres of viable saltwater wetlands, the aerial ratio is 1.0 to 0.85 :1, but taking into account the (1) restored tidal connection (2) significant increase in quality and (3) freshwater wetlands, it seems reasonable to conclude that substantial improvement over existing conditions is assured. Thus, it seems reasonable to conclude that the "no net loss" policy and applicable mitigation ratios are met in terms of both quality and quantity of wetlands.

Buffers

Generally, the Commission requires at least a 100 foot buffer/setback to separate wetlands from adjoining uses that could disturb or interfere with wetland habitat

values (See, e.g., Coastal Commission Regulations section 13577(b), which defines "wetlands" for limited purposes to include a 100 foot buffer). As with other standards, however, this "rule of thumb" is adapted to meet the needs of each particular case. In some cases greater than a 100 foot buffer may be required, and in others a lesser buffer may suffice. On the one hand, the Commission has approved private development projects with a buffer as small as 25 feet in a residential subdivision in St. Malo adjacent to the Buena Vista Lagoon, while on the other hand the 100 foot plus standard is generally incorporated into Local Coastal Programs. Generally, less than a 100 foot buffer is acceptable where it is established that fully adequate buffering can be assured.

With respect to the Hellman project, setting aside the proposed golf course which is discussed below, all residential development, streets, and related facilities are setback at least 2,500 feet from the proposed saltwater wetlands, and 1,000 feet from the freshwater wetlands, more than meeting even the strictest setback standards and keeping pets, urban runoff, lights, cars, etc., well back from the wetlands. The issue, therefore, as to setbacks is the golf course which is proposed to be integrated into and be compatible with the wetlands and will function as a buffer between the wetlands and the residential uses on site.

The Golf Course

The golf course is proposed to be a links style, designed to strict environmental standards in cooperation with the Audubon Cooperative Sanctuary Signature Program criteria for environmentally sensitive golf courses. A Conceptual Environmental Golf Course Management Plan has been developed by Audubon International and with basic concepts summarized herein in Section IV, Hellman Ranch Reserve Golf Course.

The golf course is designed in all instances to keep humans out of the wetland areas. The course will be graded so that all drainage is collected on the course and filtered through Best Management Practices without entering the wetlands, a substantial improvement over existing conditions and over typical golf course design. Strict fertilizer, pesticide, and other course management standards will be imposed to protect the wetlands. Roughs and fairways, managed correctly, are excellent vegetated buffers in and of themselves. And, there will be a controlled program for retrieval of any errant golf balls that might inadvertently enter the wetlands.

There is both sufficient scientific understanding of how to sensitively design such a course, and sufficient precedent, to comfortably conclude that a properly designed

course will be compatible with the HRSP wetlands while providing controlled opportunities for viewing, recreation, and related access activities. The activity of golfers on the golf course will be separated from nesting and foraging areas so as not to disturb habitat or wildlife. These activities will be not dissimilar to bird watching trails and other controlled access opportunities for humans in habitat areas. The Audubon Criteria, the design of the wetlands and golf course themselves, and the provisions for ongoing monitoring and maintenance should ensure that the project meets its objectives over the long-term. The Commission has approved golf courses in somewhat similar circumstances in the past. See the links at Spanish Bay (CDP 3-84-226). A bonus of the Hellman project will be a wetlands visitor and interpretive center, public access, and opportunities for research, school visits, bird watching, and related activities that will be open to the public, golfer and non-golfer alike.

Thus, overall, the combination of setting residential and related developments far back from the wetlands (keeping dogs, cats, lights, urban runoff, etc.) out of the wetlands meets the major objectives of the Commission's buffer requirements. Controlled drainage, access, lighting, etc., on the course itself will ensure that the remaining buffer objectives are met. Done right, the sensitive design of the golf course can provide a complementary use enhancing the overall product by restoring and maintaining for the long-term a viable wetland while providing compatible recreation and access. The net result will be for better separation between the wetlands and potentially harmful uses than if urban development observed the traditional 100 foot setback.

Recreational Use

The Coastal Act also has strong policies encouraging the provision of visitor serving recreational activities in the Coastal Zone. The proposed public access golf course is designed to further this Coastal Act policy by providing a much needed, affordable recreation opportunity through a golf course, possible driving range, clubhouse, visitor center, walking and bike trails, open space and related facilities. These recreational opportunities are provided in a manner such that users, whether golfers or not, can recreate in proximity to wetlands without harming them. See, sections 30220, et seq.; 30213.

Public Access

The Coastal Act also strongly encourages public access to coastal resources where access will not damage the resources. See, section 30210, et seq. The HRSP project furthers this policy by promoting controlled public access, for golfers and non-

golfers, into the visitor center, interpretive and walking areas, to bird watch and otherwise enjoy the wetlands without harming them.

Thus, the Hellman project is uniquely designed to integrate and further the three key Commission goals of (1) wetlands restoration; (2) provision of visitor serving recreation; and (3) provision of public access.

6.2.2 Federal Wetland Regulations

The U.S. Army Corps of Engineers ("Corps") has jurisdiction over the HRSP wetlands restoration pursuant to section 404 of the Federal Clean Water Act. Section 404 regulates the dredging and filling of wetlands. Similarly to the Coastal Commission process, the Army Corps imposes a "no net loss" policy and, in descending order of priority, prefers (1) avoidance of impacts to wetlands and on site preservation; (2) on site restoration and enhancement to offset unavoidable adverse impacts; and (3) on or off site mitigation. The overriding principal for the Corps is that a permit will not be issued if a practicable alternative exists that is less damaging to the wetland environment or if the nation's waters would be significantly degraded. 33 U.S.C. section 1344. The federal Environmental Protection Agency (EPA) develops and interprets environmental criteria used in evaluating section 404 permit applications and sets certain policies, although the Army Corps implements the policies and issues the permits. The Army Corps consults with the United States Fish & Wildlife Service (Fish & Wildlife) with respect to impacts to any federally endangered or threatened species and, generally, with respect to the environmental impacts of wetlands projects. Where federal fishery resources are involved, the National Marine Fisheries Service also is consulted and has jurisdiction. See, generally, Law of Wetlands Regulations Clark Boardman Callaghan, Environmental Law Series. The Corps, Fish & Wildlife, and other federal agencies have entered into a series of operating agreements to coordinate and streamline their activities. And, the Corps must find that a project is consistent with the Federal Coastal Zone Management Act, which requires that the Corps find that wetlands projects in the Coastal Zone are consistent with the California Coastal Act, and any implementing Local Coastal Program. See, 33 CFR 325.2(b)(2)(ii).

As noted supra, there are 23.2 acres of existing "federal wetlands" on site as determined using federal wetlands delineation criteria while there are 27 acres using state criteria. An explanation of the details for the difference is set forth in the CRM report dated August 1996 "Wetland Surveys on the Hellman Ranch Property."

With respect to the HRSP restoration project, application of federal wetlands

standards to determine if a section 404 permit can be issued will be substantially similar to the state analysis set out above. A "no net loss" policy will provide the overriding guidance, restoration and enhancement on site will be preferred and encouraged, a tidal connection will be encouraged and will be given "credit," appropriate buffers and other protective measures will be needed, and an ongoing monitoring and maintenance program to ensure long-term viability will be required. Accordingly, for the reasons discussed above, it appears reasonable to conclude that the HRSP proposed wetlands restoration can be found in compliance not only state requirements, but with federal requirements as well. As with the state analysis, the key will be the design of a golf course that is environmentally sensitive and that integrates with the preservation of the habitat values.

6.2.3 Federal and State Policies Encourage and Promote Wetlands Restoration

State Policy

As noted, supra, the Coastal Act itself encourages and promotes the restoration and enhancement of wetlands as proposed in the HRSP project. In addition, the Coastal Act gives priority to visitor serving recreational activities in the Coastal Zone such as the proposed public access golf course, interpretive center, walking trails, etc. Section 30213 of the Coastal Act expressly encourages lower cost visitor and recreational facilities, indicating that "developments providing public recreational opportunities are preferred." Likewise, section 30222 gives priority in the development of private lands to visitor serving commercial recreational "... designed to enhance public opportunities for coastal recreation" over other types of development. Thus, under the Coastal Act there are two equally powerful policies for (1) restoration and enhancement of wetlands and (2) providing the type of public, affordable, recreational opportunity provided by the HRSP. The HRSP project is uniquely adapted to ensure that both goals are met.

The Governor of California issued on August 23, 1993, a California State Wetlands Conservation Policy which encourages, where feasible, the restoration and enhancement of the state's wetlands resources. This Policy calls for "no net loss," and encourages land owner incentives and cooperative planning. In addition, the state policy expressly encourages regulatory flexibility and promotes wetlands creation and restoration. The HRSP project is designed to further this articulated state policy.

Federal

Recognizing that the restoration and enhancement of wetlands meets many needs the federal government has a policy of encouraging the restoration and enhancement of wetlands as well. See, generally, Federal Guidance for the Establishment, Use and Operation of Mitigation Banks 60 Fed.Reg. 58605. The President of the United States has also released a package of improvements to wetland programs which include support for mitigation banking and restoration.

Conclusions

The existing wetland resources on the HRSP property are conceded to be substantially degraded. Undoubtedly, they will continue to degrade absent significant human intervention and restoration. The Hellman restoration proposes: (1) the restoration of a tidal opening; (2) the removal of accumulated silt; (3) the maintenance of appropriate buffers; (4) control over drainage, runoff, chemicals, and access; and (5) implementation of ongoing maintenance and monitoring to ensure long-term viability. Properly designed, monitored, and implemented, the proposed environmentally sensitive "links" golf course can be made compatible with the adjacent wetland uses and can provide an important visitor serving recreational use that will further enhance the public amenities of the project. Accordingly, the HRSP can be found consistent with applicable provisions of the Coastal Act, and federal and state wetlands laws.





SECTION VII

DEVELOPMENT REGULATIONS AND SITE DEVELOPMENT STANDARDS

7.1 PURPOSE & INTENT

These regulations are the standards for development within the Hellman Ranch Specific Plan and will act as the controlling mechanism in implementing development. Implementation of the provisions set forth in this section will ensure that the project will proceed in a coordinated manner, consistent with the goals and policies of the Hellman Ranch Specific Plan and the City of Seal Beach General Plan, as amended by this document.

The regulations are pursuant to Article 8, Authority and Scope of Specific Plans of the Planning and Zoning Law of the Government Code and are in compliance with the provisions Sections 65450 of the Government Code, and Chapter 28, Article 29.5 of the Seal Beach Municipal Code.

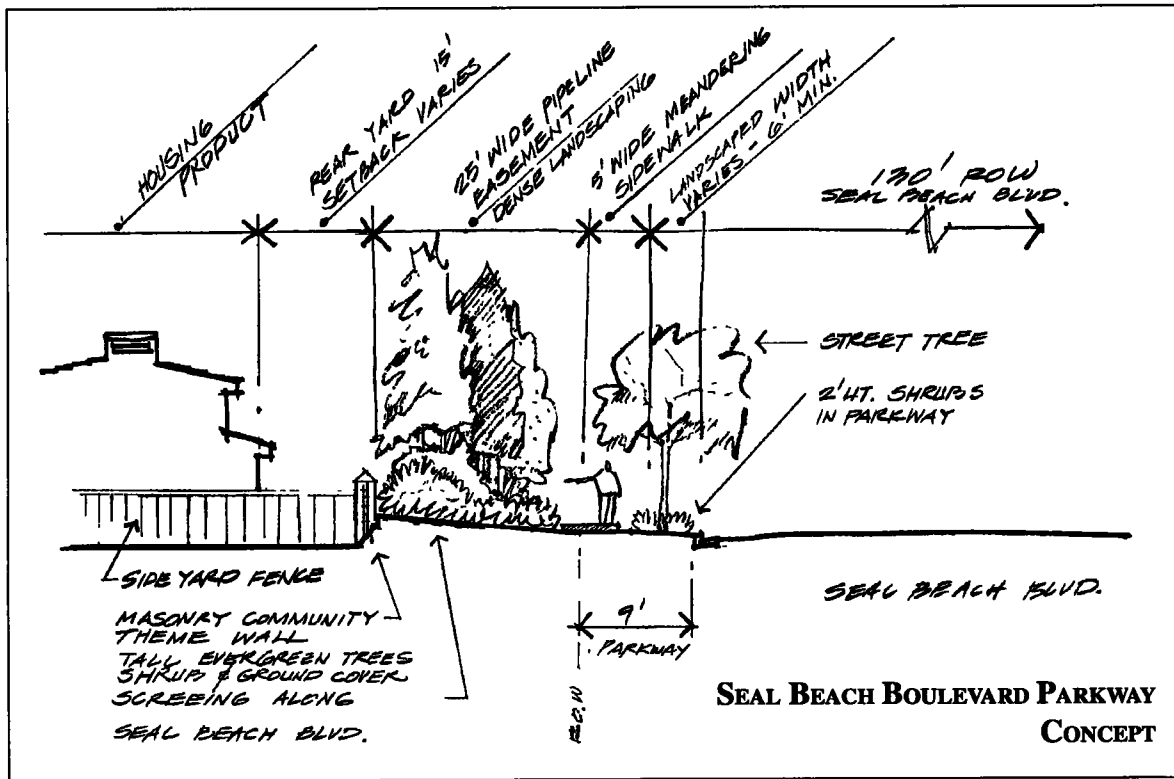
7.2 GENERAL PROVISIONS

The following provisions shall apply to all developments and land uses within the Hellman Ranch Specific Plan (HRSP).

1. Unless otherwise specified, all development within HRSP shall comply with the City of Seal Beach Municipal Code. Terms used herein shall have the same meaning as defined in the City of Seal Beach Municipal Code unless otherwise defined herein.
2. Any standards, uses, details or issues not specifically covered by the HRSP shall be subject to the regulations of the City of Seal Beach Municipal Code or Riverfront Redevelopment Plan, if applicable. Wherever there is inconsistency between the development standards of the Seal Beach Municipal Code, the Riverfront Redevelopment Plan, and the development standards of the HRSP, those in the Specific Plan shall control, pursuant to Section 28-1702 of the City of Seal Beach Municipal Code.

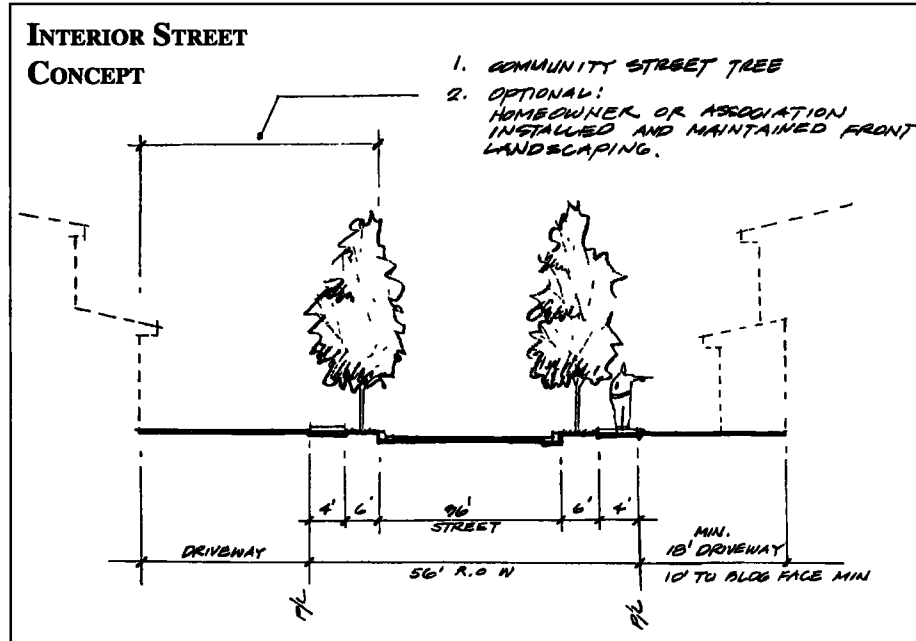
3. All construction within the boundaries of the HRSP shall comply with all provisions of the Uniform Building Code and the various mechanical, electrical and plumbing codes adopted by the City of Seal Beach, as established by Section 5 of the Seal Beach Municipal Code.
4. If any regulation, condition, program or portion thereof of this Specific Plan is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and the invalidity of such provision shall not affect the validity of the remaining provisions hereof.
5. An EIR (1997) which analyzes the worst-case situation for the cumulative impacts of physical development as proposed by the Specific Plan, has been certified by the City Council and is referenced hereby.
6. Mitigation measures adopted for this Specific Plan are adopted as conditions of approval and shall be addressed either through the specific plan process or subdivision and/or precise plan review process.
7. Satellite dish antenna may only be erected in conformance with Municipal Code Section 28-2350.
8. Roof mounted solar collector panels shall be flush mounted where possible and painted to match roof surface color. Where panels cannot effectively perform if flush mounted, justification in the form of efficiency calculations are required.
9. If during grading, abandoned oil pipelines or other similar facilities are discovered, these facilities shall be properly abandoned pursuant to the requirements of the State of California Division of Oil and Gas and Orange County Health Care Agency before grading resumes in the affected area.
10. Planning Area 9 (Mineral Production Areas) are considered interim uses. At the conclusion of mineral production uses, public hearings will be held to determine (permanent) conservation and development land uses. Future land uses have been identified for consideration (Table 4-2), but are not considered entitled land uses. The procedure for implementation shall be a Specific Plan Amendment, as detailed in Section VIII, Implementation Procedures.

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11. Seal Beach Boulevard shall have a minimum 25-foot wide landscape setback, except where adjacent to mineral production facilities.
12. Computation of acreage for determining density shall be based on gross area of the planning area.
13. Common Area Landscaping. All commonly owned property exclusive of structural improvements shall be landscaped with a combination of trees, shrubs and ground cover. Landscaping shall be provided with an automatic irrigation system. Approval of landscape plans for commonly owned property shall be obtained pursuant to Precise Plan Review, Section VIII, Implementation Procedures.
14. Large-lot subdivision, for the purpose of financing or conveyance, may be approved provided the Subdivision or Parcel Map related thereto includes a declaration that the lots created are not building sites. Installation or bonding of infrastructure improvements shall not be made a condition of approval of a large-lot subdivision.

15. Private streets serving the single family residential development will have a minimum paved width of 36 feet. A 10 foot parkway including 6 feet of landscaping and a 4 foot sidewalk shall be provided on both sides of the private street.



16. Private streets serving the golf course clubhouse area will have a minimum paved width of 26 feet.

7.3 CONSERVATION PLANNING AREAS

Purpose and Intent

The Conservation Areas of the Hellman Ranch Specific Plan are established to provide for resource enhancement, preservation of open space and visitor-serving recreational opportunities.

7.3.1 Conservation Planning Area 1

Primary Designated Use: Saltwater Marsh Wetlands

SECTIONS

1. Purpose
2. Permitted Uses
3. Conditional Uses
4. Prohibited Uses

1. **Purpose:** This Conservation Area is intended for restoration/creation of a fully functioning salt marsh wetlands environment with a tidal connection to the San Gabriel River/Haynes Channel.
2. **Permitted Uses:** The following uses shall be permitted in this Conservation Area:

Tidal wetlands and conservation corridor.

Landscaped areas, greenbelts and drainage facilities.

Wildlife preserves and sanctuaries.

Bicycle riding and hiking trails.

Scientific study areas.

Fencing.

Observation decks or platforms not to exceed 6 feet in height measured from final grade.

Easements for utility, gas/oil pipeline purposes in the areas of bicycle riding and hiking trails only.

3. **Conditional Uses:** Such other uses as the Director of Development Services may consider to be within the intent of the Specific Plan.
4. **Prohibited Uses:** No structures other than those required in conjunction with permitted uses.

7.3.2 Conservation Planning Area 2

Primary Designated Use: Freshwater Marsh Wetlands

SECTIONS

1. Purpose
2. Permitted Uses
3. Conditional Uses
4. Prohibited Uses

1. Purpose: This Conservation Area is intended for restoration/creation of a freshwater wetlands environment.
2. Permitted Uses: The following uses shall be permitted in this Conservation Area:
 - Freshwater wetlands and conservation corridor.
 - Saltwater or brackish wetlands.
 - Drainage facilities.
 - Landscaped areas and greenbelts.
 - Bridges for golf cart crossings.
3. Conditional Uses: Such other uses as the Director of Development Services may consider to be within the intent of the Specific Plan.
4. Prohibited Uses: No structures other than those noted above will be allowed.

7.3.3 Conservation Planning Area 3

Primary Designated Use: Gum Grove Nature Park

SECTIONS

1. Purpose
2. Permitted Uses
3. Conditional Uses
4. Building Height
5. Building Setbacks
6. Parking
7. Landscaping

1. Purpose: This Conservation Area is designated for Gum Grove Nature Park. This park is intended for use as a passive park/urban forest.

2. Permitted Uses: The following uses shall be permitted in this Conservation Area:

Public park and conservation corridor.

Urban forest consisting of blue and red gum eucalyptus trees; and other trees subject to the approval of the Gum Grove Nature Park Group.

Landscaped areas, greenbelts and bicycle riding and hiking trails.

Memorials and monuments.

Easements for utilities.

Fencing.

Parking lots.

Restrooms.

3. Conditional Uses: Such other uses as the Director of Development Services may consider to be within the intent of the Specific Plan.
4. Building Height: 16 feet.
5. Building Setbacks: 20 feet from all property lines and parking lots.
6. Parking: The existing parking will provide the necessary spaces to service the park.
7. Landscaping: Buildings must be well landscaped and screened from adjacent uses.

7.3.4 Conservation Planning Area 4

Primary Designated Use: Hellman Ranch Reserve Golf Course

SECTIONS

1. Purpose
2. Permitted Uses
3. Conditional Uses
4. Building Height
5. Building Setbacks
6. Landscaping
7. Hazard Fencing

1. **Purpose:** This Conservation Area is designated the Hellman Ranch Reserve Golf Course. The golf course is intended to include 18-holes of golf.

2. **Permitted Uses:** The following uses shall be permitted in this Conservation Area:

Golf Course, putting greens and driving range.

Lakes, ponds and associated drainage facilities.

Golf cart paths.

Walkways/trails, greenbelts, conservation corridors and common areas.

Nurseries for horticultural stock.

Fences and walls.

Restrooms and concession buildings.

Mineral production facilities and easements for utilities, oil and gas pipelines.

3. Conditional Uses: The following uses may be permitted subject to conditional use permits provided for in Section 28-503 of the Seal Beach Municipal Code.

Such other uses as the Director of Development Services may consider to be within the intent of the Specific Plan.

4. Building Height: 16 feet.
5. Building Setbacks: 20 feet from all property lines.
6. Landscaping: Buildings must be well landscaped and screened from adjacent uses
7. Hazard Fences: Hazard fences for golf courses may be installed where necessary to protect persons, buildings and vehicles (no height limit).

7.3.5 Conservation Planning Area 5

Primary Designated Use: Los Alamitos Retarding Basin

SECTIONS

1. Purpose
2. Permitted Uses
3. Conditional Uses
4. Building Height
5. Building Setbacks
6. Parking
7. Landscaping
8. Hazard Fencing

1. Purpose: This Conservation Area is intended for regional drainage control of the watershed.
2. Permitted Uses: The following uses shall be permitted in this Conservation Area:

Flood control basin and facilities.

Greenbelt and conservation corridors.

Landscape planting.

Walkways/trails.

Fences.

Community identification signage.

3. Conditional Uses: The following uses may be permitted subject to conditional use permits provided for in Section 28-2503 of the Seal Beach Municipal Code.

Golf practice facility.

Passive and active public park.

Such other uses as the Director of Development Services may consider to be within the intent of the Specific Plan.

4. Building Height: 20 feet, one story.
5. Building Setback: All buildings shall be setback a minimum of 15 feet from property lines.
6. Parking: In accordance with the applicable provisions of the City of Seal Beach Municipal Code.
7. Landscaping: In accordance with the applicable provisions of the City of Seal Beach Municipal Code.
8. Hazard Fences: Hazard fences for golf courses may be installed where necessary to protect persons, buildings and vehicles (no height limit).

7.4 DEVELOPMENT PLANNING AREAS

Purpose and Intent

The Development Areas of the Hellman Ranch Specific Plan are established to provide public benefit uses, visitor-serving commercial/recreational, single family residential housing, continued mineral production and public land use.

7.4.1 Development Planning Area 6

Primary Designated Use: Public Benefit and Visitor Serving Commercial

SECTIONS

1. Purpose
2. Permitted Uses
3. Conditional Uses
4. Lot Area, Lot Width, Lot Depth
5. Building Height
6. Front Yard Setbacks
7. Side Yard Setbacks
8. Rear Yard Setbacks
9. Coverage
10. Parking
11. Landscaping

1. **Purpose:** Development Planning Area 6 is intended for public benefit and visitor serving commercial uses.
2. **Permitted Uses:** The following uses shall be permitted in Development Planning Area 6:

Interpretive centers.

Museums.

Community facilities.

Walkways/trails, greenbelts, conservation corridors and common areas for public use.

Cafes, restaurants.

Visitor serving commercial businesses.

Community identification signage.

Accessory structures and uses, related to the above uses.

3. Conditional Uses: Such other uses as allowed by the State Lands Commission and determined by the Director of Development Services to be within the intent of the Specific Plan.
4. Lot Area, Lot Width and Lot Depth: There shall be no minimum lot area, lot width or lot depth.
5. Building Height: The maximum building height shall be 35 feet and shall not exceed two stories. Architectural landmark features shall not exceed 50 feet.
6. Front Yard Setback: Minimum front setback for structures shall be 25 feet.
7. Side Yard Setback: Minimum side setback shall be 10 feet.
8. Rear Yard Setbacks: Minimum rear setback shall be 10 feet.
9. Coverage: Lot area coverage by buildings or structures shall not exceed 60 percent of the total lot area.
10. Parking: Per Article 22 and Section 28-1304 of the City of Seal Beach Municipal Code.
11. Landscaping: Per Section 28-2003 of the City of Seal Beach Municipal Code.

7.4.2 Development Planning Area 7

Primary Designated Use: Golf Course Clubhouse and Facilities

SECTIONS

1. Purpose
2. Permitted Uses
3. Conditional Uses
4. Lot Area, Lot Width, Lot Depth
5. Building Height
6. Setbacks
7. Coverage
8. Parking
9. Landscaping

1. Purpose: Development Planning Area 7 is intended for the buildings and facilities necessary to operate the Hellman Ranch Reserve golf course.
2. Permitted Uses: The following uses shall be permitted in Development Planning Area 7:

Clubhouse facilities, including restaurant, cocktail lounge, meeting rooms, banquet facilities, pro shop, locker room and similar uses related to a permitted recreation use or complex.

Driving ranges and putting greens.

Maintenance facilities and structures.

Caretaker quarters.

Administrative offices

Garages, carports and storage sheds.

Swimming pools, saunas, therapy baths, water fountains and related equipment.

Public walkways/trails, greenbelts and landscaped areas.
Signs per Section 28-1800 of the Seal Beach Municipal Code.

Nurseries for horticultural stock.

Accessory structures and uses, related to the above uses

3. Conditional Uses: The following uses may be permitted subject to conditional use permits provided for in Article 25 of the Seal Beach Municipal Code:

On site sale of spirits, beer and wine.

Such other uses as the Director of Development Services may consider to be within the intent of the Specific Plan.

4. Lot Area, Lot Width and Lot Depth: There shall be no minimum lot area, lot width or lot depth.
5. Building Height: The maximum building height shall be 35 feet and shall not exceed three stories. Architectural landmark features shall not exceed 50 feet.
6. Setbacks: Minimum setback shall be 25 feet from any public or private street and 100 feet from any residential unit.
7. Coverage: Lot area coverage by buildings or structures shall not exceed 60 percent of the total lot area.
8. Parking: The following parking standards shall apply:

Restaurant and cocktail lounge: 1 parking space for each 100 square feet of gross floor area or portion thereof.

Pro Shop: 1 parking space for each 300 square feet of gross floor area or portion thereof.

Golf Course: 5 spaces for each hole

Compact parking spaces may be allowed in accordance with Section 28-2209 of the Seal Beach Municipal Code.

9. Landscaping: Per Section 28-1902 of the City of Seal Beach Municipal Code.

7.4.3 Development Planning Area 8

Primary Designated Use: Single Family Residential

SECTIONS

1. Purpose
2. Permitted Uses
3. Conditional Uses
4. Prohibited Uses
5. Lot Area, Lot Width, Lot Depth
6. Building Height
7. Front Yard Setbacks

8. Side Yard Setbacks
9. Zero Side Yards
10. Rear Yard Setbacks
11. Coverage
12. Patios
13. Projections into Setbacks

1. Purpose: Development Planning Area 8 is intended for single family homes with not more than one dwelling unit and customary accessory buildings upon one lot.
2. Permitted Uses: The following uses shall be permitted in Development Planning Area 8:

One single-family dwelling unit per lot.

Home occupations as defined in Section 28-239 of the Seal Beach Municipal Code.

Model homes and temporary real estate sales offices.

Private garages, the capacity of which shall not exceed three automobiles.

Walkways/trails, greenbelts and landscaped areas.

Swimming pools.

Covered patios and decks.

Fences and walls.

Security gates.

Entry monumentation structures.

Entry monumentation signs per Section 18-1800 of the Seal Beach Municipal Code.

Private community recreational facilities.

Animals to a maximum number as follows:

Three weaned cats.
Three weaned dogs.

Other accessory buildings, structures and uses, related to a permitted use.

Temporary uses are permitted subject to the requirements of the City of Seal Beach Municipal Code.

3. Conditional Uses: The following uses may be permitted subject to conditional use permits provided for in Section 28-2503 of the Seal Beach Municipal Code.

Provisions for day care in accordance with the California Government Code.

Such other uses as the Director of Development Services may consider to be within the intent of the Specific Plan.

4. Prohibited Uses: The following uses are prohibited in residential planning areas:

Commercial kennels

Moterhomes, boats or trailers parked or located on the street, lot or driveway for more than 24 hours.

5. Lot Area, Lot Width and Lot Depth: The minimum area for any lot intended for residential development shall be 5,000 sq. ft. The minimum lot width shall be 50 feet. The minimum lot depth shall be 90 feet.
6. Building Height: The maximum building height shall be 36 feet and shall not exceed three stories.
7. Front Yard Setback: Minimum front setback for dwellings shall be 18 feet. One story building elements may encroach into front setback 8 feet. Front on garages shall have a minimum setback of 18 feet from garage door to back of sidewalk. Side entry garages shall have a setback of 10 feet.

8. **Side Yard Setback:** Minimum side setback on interior lots shall be 5 feet, with a minimum separation of 10 feet between buildings on adjacent lots. Minimum side yard setback shall be 0 feet for garages located at the rear half of the lot, without windows, doors, or openings along interior side lot lines. Minimum side yard setback adjacent to public or private street shall be 10 feet.
9. **Zero Side Yards:** Zero side yards may be approved provided a five foot side yard access and improvement right shall be granted to an adjacent property owner. All buildings shall be separated by 10 feet.
10. **Rear Yard Setbacks:** Minimum rear setback shall be 15 feet from perimeter and interior lot lines. Minimum rear setback shall be 0 feet for garages without windows, doors or openings at interior lot lines.
11. **Coverage:** Lot area coverage by buildings or structures shall not exceed 60 percent of the total lot area.
12. **Patios:** No attached or detached covered patio shall be located closer than 5 feet to a rear property line. Patio structures on the side street property line of a corner lot, shall be setback a minimum distance of 10 feet.
13. **Projections into Setbacks:** Eaves, cornices, chimneys, balconies and other similar architectural features may project a maximum of 3 feet into any required front, rear or side setback.

7.4.4 Development Planning Area 9

Primary Designated (Interim) Use: Mineral Production

SECTIONS

1. Purpose
2. Permitted Uses
3. Conditional Uses
4. Landscaping
5. Hazard Fencing

1. Purpose: Portions of the HRSP remain in mineral production which is considered an interim use. Planning area 9 includes specific land areas required for this continued use. The duration of this activity is undetermined.
2. Permitted Uses: The following uses shall be permitted in Development Planning Area 9:

Drilling operations for the extraction, processing and transport of oil, gas or other mineral substances.

Separation centers for oil and gas.

Storage tanks and related facilities.

Maintenance and operations yards in conjunction with mineral production.

Administrative offices.

All facilities and equipment required for oil, gas and hydrocarbon production.

3. Conditional Uses: Such other uses as the Director of Development Services may consider to be within the intent of the Specific Plan.
4. Landscaping: Per Article 16, Chapter 28-1601 of the City of Seal Beach Municipal Code.
5. Hazard Fences: Hazard fences for golf course ball protection may be installed where necessary to protect persons, buildings and vehicles (no height limit).

7.4.5 Development Planning Area 10

Primary Designated Use: Public Land Use

SECTIONS

1. Purpose
2. Permitted Uses
3. Conditional Uses
4. Landscaping

1. Purpose: Development Planning Area 10 is intended for public and civic uses.
2. Permitted Uses: The following uses shall be permitted in Development Planning Area 10:

All uses as identified in Article 20, Section 28-2002 of the City of Seal Beach Municipal Code. The intensity of uses are subject to the requirements of the Seal Beach Municipal Code.

3. Conditional Uses: Such other uses as the Director of Development Services may consider to be within the intent of the Specific Plan.
4. Landscaping: Per Article 20, Chapter 28-2003 of the City of Seal Beach Municipal Code.
5. Special Conditions: Special landscaping and screening around the perimeter of the property is required.

7.5 FUTURE CONSERVATION AND DEVELOPMENT PLANNING AREAS

Purpose and Intent

Development Planning Area 9 has been established to separate mineral production areas from other Conservation and Development areas of the HRSP and will be reserved as a holding area for future development. At the conclusion of the mineral production uses, Planning Area 9 will be considered for other (permanent) development and conservation land uses. Specific future land uses, development regulations and site development standards will require:

- 1) A General Plan and Specific Plan Amendment (Section VIII, Implementation Procedures).
- 2) Compliance with the California Environmental Quality Act (CEQA).
- 3) Public hearings by the Planning Commission and City Council.

Future uses identified and considered in this HRSP are not considered entitled land uses.

The Housing Element of the City of Seal Beach General Plan refers to Development Planning Area 9, or a portion of it, as having the potential for the creation of affordable multifamily housing units. Other uses that may be considered for the property in the future could include market rate residential housing, public park, conversion to use by the Hellman Ranch Reserve Golf Course and clubhouse, and homeowner association recreation uses.

7.6 WALLS/FENCES AND STREETSCAPES

1. All walls, fences, hedges and screen plantings shall comply with Section 28-2316 of the City of Seal Beach Municipal Code.
2. Walls constructed for noise mitigation purposes may exceed the maximum height limitation if shown and required through a noise study. Walls constructed for noise mitigation shall be constructed of masonry block.
3. Screening/netting for golf course safety purposes shall be allowed where applicable (no height limitation).

7.7 REFUSE COLLECTION AREAS

1. Any refuse collection areas of a commercial nature shall consist of a wall or fence, 6 feet in height, surrounding the refuse bin and a trellis structure above. The structure shall be constructed with materials that blend architecturally and aesthetically with the main structures.

7.8 LIGHTING

1. All lighting shall be installed and maintained in such a manner to confine direct rays to the premises and prevent direct rays or glare onto neighboring properties.



HELLMAN RANCH

SECTION VIII

SPECIFIC PLAN IMPLEMENTATION PROCEDURES

8.1 PRECISE PLAN

The HRSP shall be implemented through the use of precise plans. Precise plans establish development guidelines for proposed structures or improvements and their arrangements for each planning unit within the Specific Plan areas for the following reasons:

1. To ensure consistency with the adopted HRSP.
2. To encourage continuity in design and development.
3. To promote the highest contemporary standards of site design.
4. To assure substantial long range compliance with the City of Seal Beach Local Coastal Plan, as certified by the California Coastal Commission, the Coastal Development Permit, applicable federal and state regulations and the City of Seal General Plan and Redevelopment Plan, where applicable.
5. To adapt to special or supplementary development standards that may be necessary from time to time to implement the HRSP.

Procedures for review of Precise Plans shall be in accordance with the provisions of Article 29 of Chapter 28 of the Seal Beach Municipal Code, except as noted below:

1. The fee for the precise plan review shall reflect the actual cost to review and process the project. The developer shall deposit with the City the estimated costs to process the project.
2. Along with the supplemental requirements of Article 29, Section 28-2903, the developer shall submit:
 - a) A preliminary landscape plan, addressing streetscape and project landscaping themes.

- b) Architectural elevations and floor plans drawn to scale, including samples of exterior materials and textures.
- c) Detailing of exterior hardscape materials and textures.
- d) Precise sign plan locations, size, colors and letter type of all proposed signage.
- e) Preliminary grading plan, showing areas of cut and fill, location and elevation of all pads, and height of cut and fill.
- f) Such other information as may be needed and deemed appropriate by the Development Services Department.

Precise plans shall be required prior to obtaining building permits for all planning areas within the HRSP. Precise plans shall be processed concurrent with or subsequent to tentative tract or parcel map approval (for building purposes).

Authority for approval of precise plans, shall rest with the Planning Department/ Director of Development Services pursuant to Article 29, Section 28-2904, et. seq. Precise plan approval, in accordance with this policy shall be valid for a period of two (2) years. If construction of a project does not commence within that time period and proceed with due diligence thereafter, the approval of the Precise Plan shall terminate and additional review and approval will be required. Precise plan revisions that are minor in nature or reasonable extensions other than those implied as a condition of approval, will be reviewed and approved administratively by the Director of Development Services.

8.2 CONDITIONAL USES AND VARIANCES

Applications for all conditional use permits and variances within the HRSP shall be prepared and processed in accordance with Article 25 of the City of Seal Beach Municipal Code.

8.3 SUBDIVISION MAP FILING AND REVIEW PROCEDURES

All subdivisions within the HRSP must comply with Chapter 21 of the City of Seal Beach Municipal Code and State of California Subdivision Map Act.

8.4 SPECIFIC PLAN REVISIONS, ADJUSTMENTS AND AMENDMENTS

8.4.1 Administrative Revisions

Revisions to the Specific Plan, which serve to implement the intent of the Specific Plan are permitted through the administrative revision process. This section grants authority to the Director of Development Services or designee to administratively act on requests for minor revisions in the implementation of the Specific Plan. The developer has the right to appeal the decision of the Director of Development Services to the Planning Commission within 15 days of any such action. The administrative revision process will serve both the public and Specific Plan Community in that at it will:

1. Minimize City staff, Planning Commission and Council time spent on minor technical refinements.
2. Set criteria which will clearly distinguish an administrative revision from a Specific Plan Amendment.

The following types of provisional revisions are permissible through the administrative revision process:

1. Adjustments in planning and conservation area acreage not exceeding 25 percent, provided the wetlands, conservation and open space acreage is not reduced and additional units are not proposed.

8.4.2 Administrative Adjustments

Minor adjustments to development standards which constitute a reasonable use of property and do not endanger the public health, safety or welfare are permitted through the administrative process. This section grants authority to the director of development services or designees to administratively act on request for such minor adjustments. Administrative adjustments may allow the following:

1. A decrease of not more than 10 percent of any required building setback.
2. A decrease of not more than 10 percent of the required building area.
3. An increase of not more than 10 percent of the permitted building height.
4. An increase of not more than 10 percent of the permitted height of a fence or wall, subject to City approval of structural design.
5. An increase of not more than 25 percent of the permitted projection of steps, stairways, landings, eaves, overhangs, masonry chimneys or fireplaces into any required building setback.

8.4.3 Specific Plan Amendments

The procedures for amending the HRSP will be in accordance with Government Code Section 65453 and Article 29.5 of Chapter 28 of the Seal Beach Municipal Code. Prior to approving any amendment to the HRSP, the City Council shall make the following findings:

1. The amendment is compatible with the purpose, intent, spirit and goals of the HRSP.
2. The amendment is consistent with the City of Seal Beach Local Coastal Plan, as certified by the California Coastal Commission.
3. If within the redevelopment area, the amendment is consistent with the City of Seal Beach Redevelopment Plan.
4. The amendment is consistent with the City of Seal Beach General Plan.
5. The amendment is compatible with, and will not have a negative effect on, adjacent land uses.

8.5 FINANCING

In order for the project to be fiscally self-sufficient, the following options can be considered for implementation:

- 1) A lighting and landscape district can be implemented in order to defray the costs associated with street maintenance and street light costs.

Additionally, a variety of other financing options can be considered by the City of Seal Beach for financing facilities and services to be provided within the HRSP. These include:

- 1) Establishment of a Mello-Roos Community Facilities District, which enables governmental entities to finance public infrastructure on a tax-exempt basis.
- 2) Special assessment districts
- 3) Benefit assessment financing (generally reserved for drainage, flood control and street lighting).
- 4) Integrated financing districts (i.e., landowner assessments which are contingent upon development).
- 5) Redevelopment financing

All district financing mechanisms must have approval of the City Council prior to adoption. As conceived, establishment of a district would enable the City to levy a special tax, and to issue bonds for the financing of the improvements and services. Among the facilities that potentially could be financed are recreation uses, open space, flood control, drainage and utilities, street improvements and related facilities. The district provisions for those services would cover all phases, including planning, design, acquisition, construction, operations and maintenance. These assessments would only affect the HRSP area and the debt incurred will be retired by the developer or homeowners within the project.

