

CALIFORNIA COASTAL COMMISSION

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Th15a

Prepared December 10, 2012 for December 13, 2012 Hearing

To: Commissioners and Interested Persons

From: Dan Carl, Central Coast District Director
Mike Watson, Coastal Planner

Subject: STAFF REPORT ADDENDUM for Th15a
Seaside Major Amendment Number 1-11 (Land Use Plan Update and Implementation Plan
Certification)

The staff report dated November 29, 2012 included proposed Land Use Plan (LUP) figures with notes indicating how they would be modified per the City and Staff agreed upon changes reflected in the staff recommendation. The staff report did not, however, include “clean” copies of the figures showing them in a modified form. The purpose of this addendum is to add such clean figures to the staff report, along with a brief explanation of the changes. Thus, the following Table and Figures are added to staff report Exhibit D.

SEASIDE LCP

Figure Revision Summary

Figure		Revisions
1-1 1983 Land Use Plan Boundary and Subareas		None. Note: Shows both City of Seaside and City of Monterey Coastal Zone in this area.
1-2a Coastal Zone Subareas		<ul style="list-style-type: none"> • Added “a” to figure number. • Modified boundary to reflect coastal zone changes (due to Mello Bill AB-462). • Updated all subsequent figures to reflect these changes throughout the document. Legend Modifications: <ul style="list-style-type: none"> • Changed “Coastal Zone Subareas” label to “Coastal Subarea Boundary”. • Changed “Coastal Zone Area” label to “Coastal Area within the City of Seaside”.
1-2b Coastal Zone Subareas		<ul style="list-style-type: none"> • New figure to reflect former Fort Ord land that is now located within the City’s Coastal Zone.
2-1 Natural Habitats within the Coastal Zone Area		<ul style="list-style-type: none"> • Modified boundary to reflect coastal zone changes (due to Mello Bill AB-462). • Changed Highway 1 right-of-way natural habitat designation from Ruderal to Coastal Dune Scrub. Legend Modifications: <ul style="list-style-type: none"> • Changed “Study Area” label to “Biological Study Area”. • Changed “Monterey CZB” label to “Coastal Area within the City of Monterey”.
2-2 Potential Environmentally Sensitive Habitat Area (ESHA) within the Coastal Zone Area		<ul style="list-style-type: none"> • Modified boundary to reflect coastal zone changes (due to Mello Bill AB-462).. • Modified Title to add the word “Potential”. • Changed Highway 1 right-of-way natural habitat designation from Ruderal to Coastal Dune Scrub. Legend Modifications: <ul style="list-style-type: none"> • Changed “Study Area” lable to “Biological Study Area”. • Changed “Monterey CZB” label to “Coastal Area within the City of Monterey”.
2-3 Potential Wetlands within the Coastal Zone Area		<ul style="list-style-type: none"> • Modified boundary to reflect coastal zone changes (due to Mello Bill AB-462). Legend Modifications: <ul style="list-style-type: none"> • Changed “Study Area” label to “Biological Study Area”.

Figure		Revisions
		<ul style="list-style-type: none"> • Changed “Monterey CZB” label to “Coastal Area within the City of Monterey”.
2-4 Views and Viewsheds to Visual Resources	2-4	<ul style="list-style-type: none"> • Modified boundary to reflect coastal zone changes (due to Mello Bill AB-462).
2-5 Flood Hazard Areas		<ul style="list-style-type: none"> • Modified boundary to reflect coastal zone changes (due to Mello Bill AB-462).. Legend Modifications: <ul style="list-style-type: none"> • Changed “Coastal Zone Boundary” label to “Coastal Subarea Boundary”.
2-6 Faults and Wildland Fire Threat Categories		<ul style="list-style-type: none"> • Modified boundary to reflect coastal zone changes (due to Mello Bill AB-462). Legend Modifications: <ul style="list-style-type: none"> • Changed “Coastal Zone Boundary” label to “Coastal Subarea Boundary”.
2-7 Tsunami Evacuation Areas		<ul style="list-style-type: none"> • Modified boundary to reflect coastal zone changes (due to Mello Bill AB-462). Legend Modifications: <ul style="list-style-type: none"> • Changed “Coastal Zone Boundary” label to “Coastal Subarea Boundary”.
2-8 Public Access Points and Passages		<ul style="list-style-type: none"> • Modified boundary to reflect coastal zone changes (due to Mello Bill AB-462). Legend Modifications: <ul style="list-style-type: none"> • Changed “Coastal Zone Boundary” label to “Coastal Subarea Boundary”.
2-9 Public Parking Areas		<ul style="list-style-type: none"> • Modified boundary to reflect coastal zone changes (due to Mello Bill AB-462).
2-10a Land Use Designations		<ul style="list-style-type: none"> • Added “a” to figure number. • Modified boundary to reflect coastal zone changes (due to Mello Bill AB-462). • Deleted the word “Proposed” from figure title. • Within Beach, Del Monte, and Roberts Lake subareas, designated the Highway 1 and Southern Pacific Railroad corridors as CTC. • Within Laguna Grande subarea, deleted CVSC designation northeast of Laguna Grande (adjacent to lake near Chili’s and existing Laguna Grande Park) and replaced with CPOS. • Within Roberts Lake subarea, deleted CVSR designation along Canyon Del Rey and replaced with CPOS. • Within Roberts Lake subarea, deleted CPOS designation along southwest corner of Roberts Lake and replaced with CVSR. • Updated all subsequent figures to reflect these changes throughout the document.

Figure		Revisions
		Legend Modifications: <ul style="list-style-type: none"> • Changed “Coastal Zone Boundary” label to “Coastal Subarea Boundary”. • Added “Coastal Transportation Corridor (CTC)” land use designation (brown).
2-10b Land Use Designations		<ul style="list-style-type: none"> • New figure to reflect the CTC designation within the former Fort Ord land that is now located within the City’s Coastal Zone.
Misc. Subarea Map Figures within Chapter Sidebar		<ul style="list-style-type: none"> • Laguna Grande Subarea boundary modified to reflect coastal zone changes (due to Mello Bill AB-462). • Within Laguna Grande subarea, deleted CVSC designation northeast of Laguna Grande (adjacent to lake near Chili’s and existing Laguna Grande Park) and replaced with CPOS. • Robert’s Lake Subarea Map: CZB modified to reflect coastal zone changes (due to Mello Bill AB-462). • Roberts Lake subarea, deleted CVSR designation along Canyon Del Rey and replaced with CPOS. • Roberts Lake subarea, deleted CPOS designation along southwest corner of Roberts Lake and replaced with CVSR. • Roberts Lake subarea, designated the Southern Pacific Railroad corridor as CTC. • Beach Subarea Map: CZB boundary modified to reflect coastal zone changes (due to Mello Bill AB-462). • Beach subarea, designated the Highway 1 corridor as CTC. • Del Monte Subarea boundary modified to reflect coastal zone changes (due to Mello Bill AB-462). • Within Del Monte subarea, designated the Southern Pacific Railroad corridor as CTC.

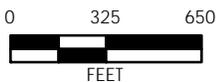
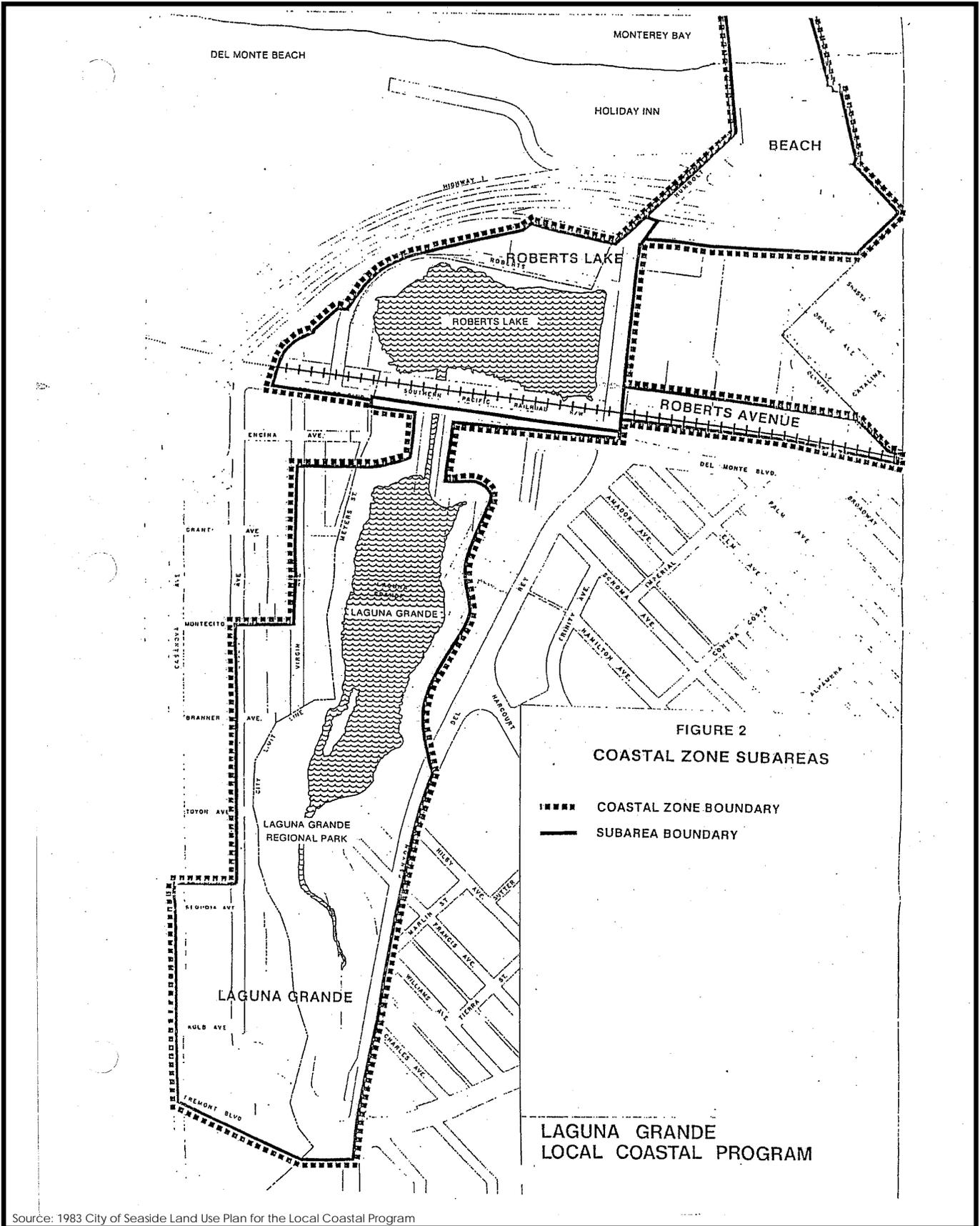


Figure 1-1
1983 Land Use Plan Boundary and Subareas

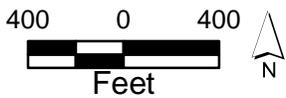
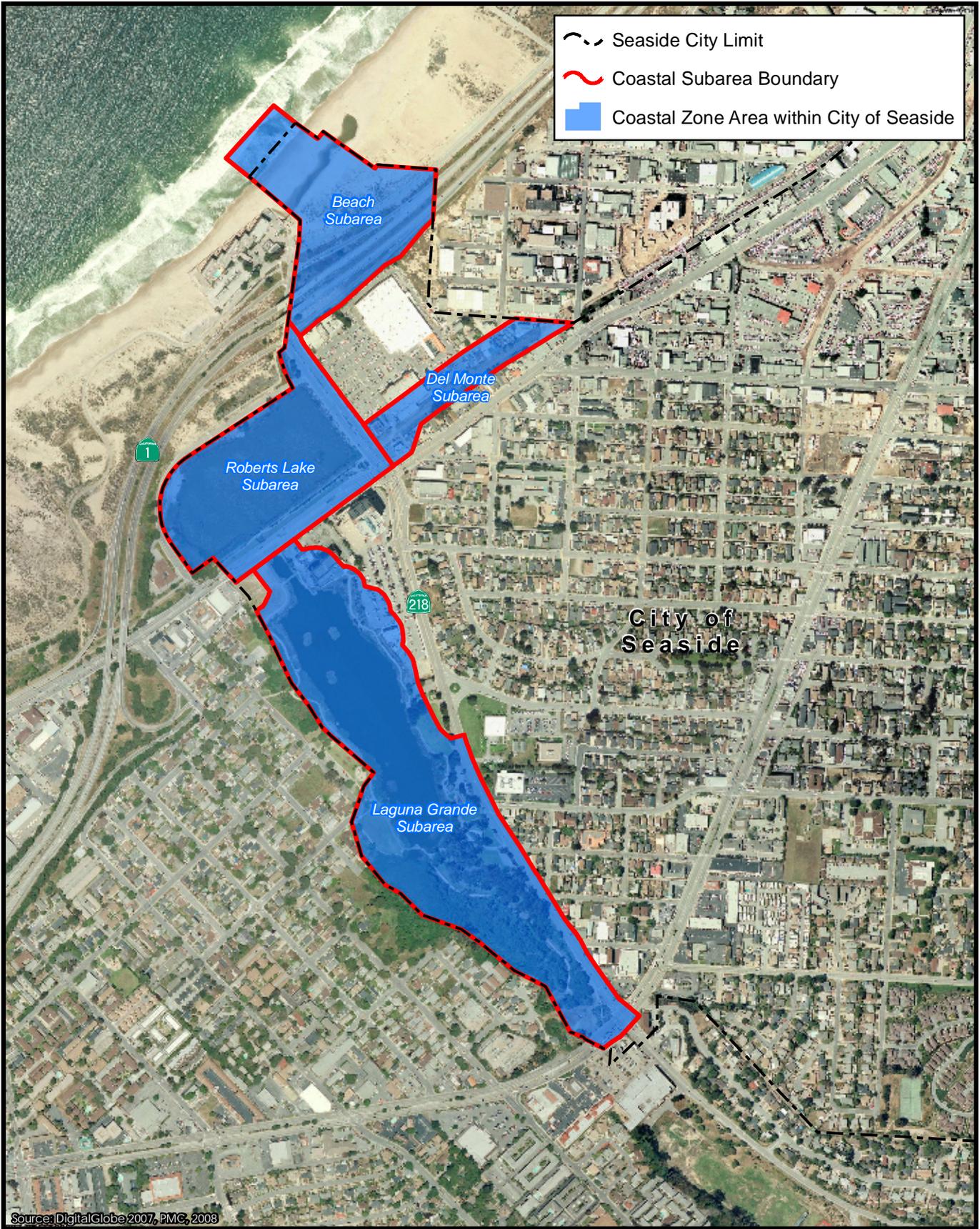


Figure 1-2a
Coastal Zone Subareas



Figure 1-2b
Coastal Zone Subareas
PMC

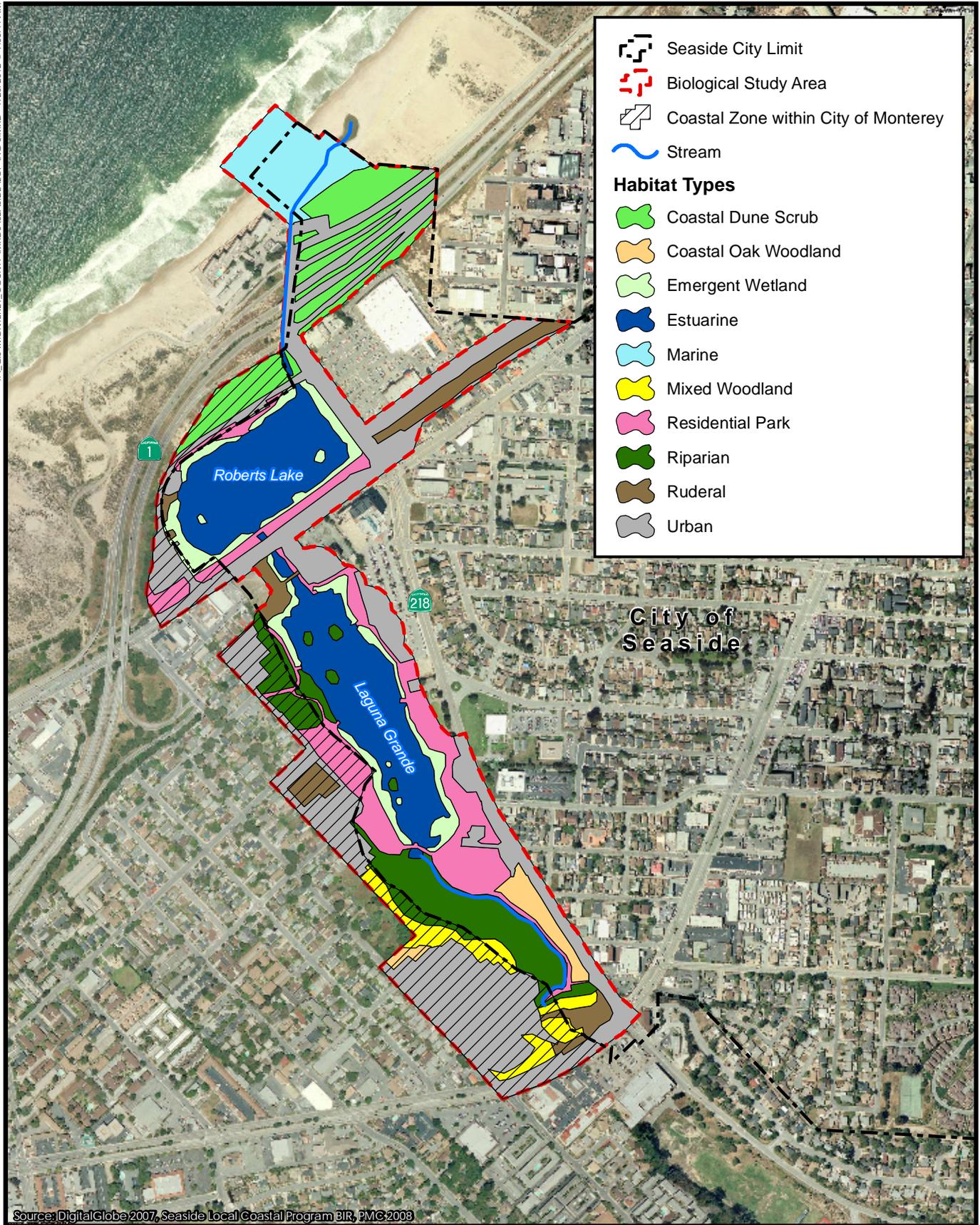


Figure 2-1
Natural Habitats within the Coastal Zone Area

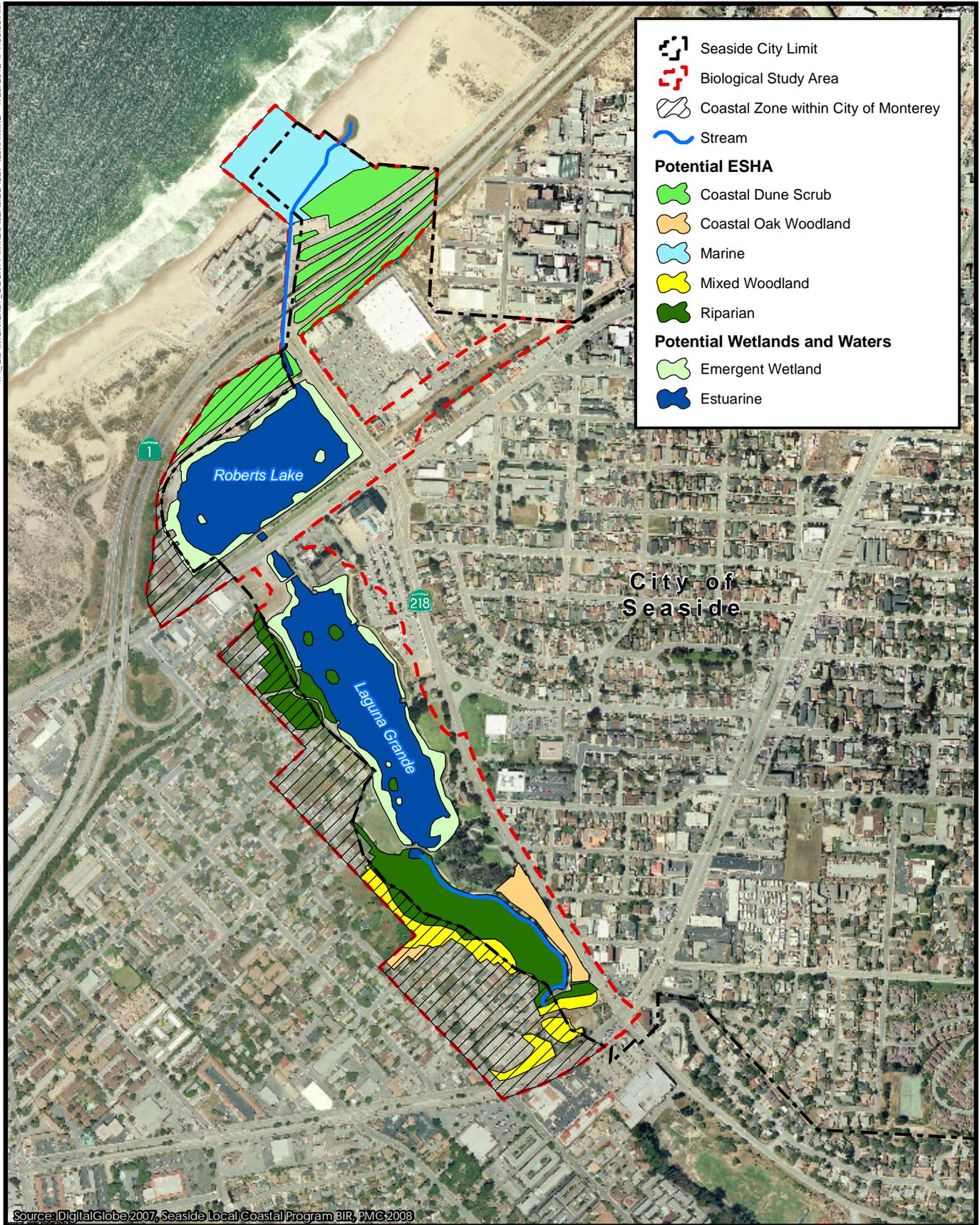


Figure 2-2
Potential Environmentally Sensitive Habitat
Area (ESHA) within the Coastal Zone

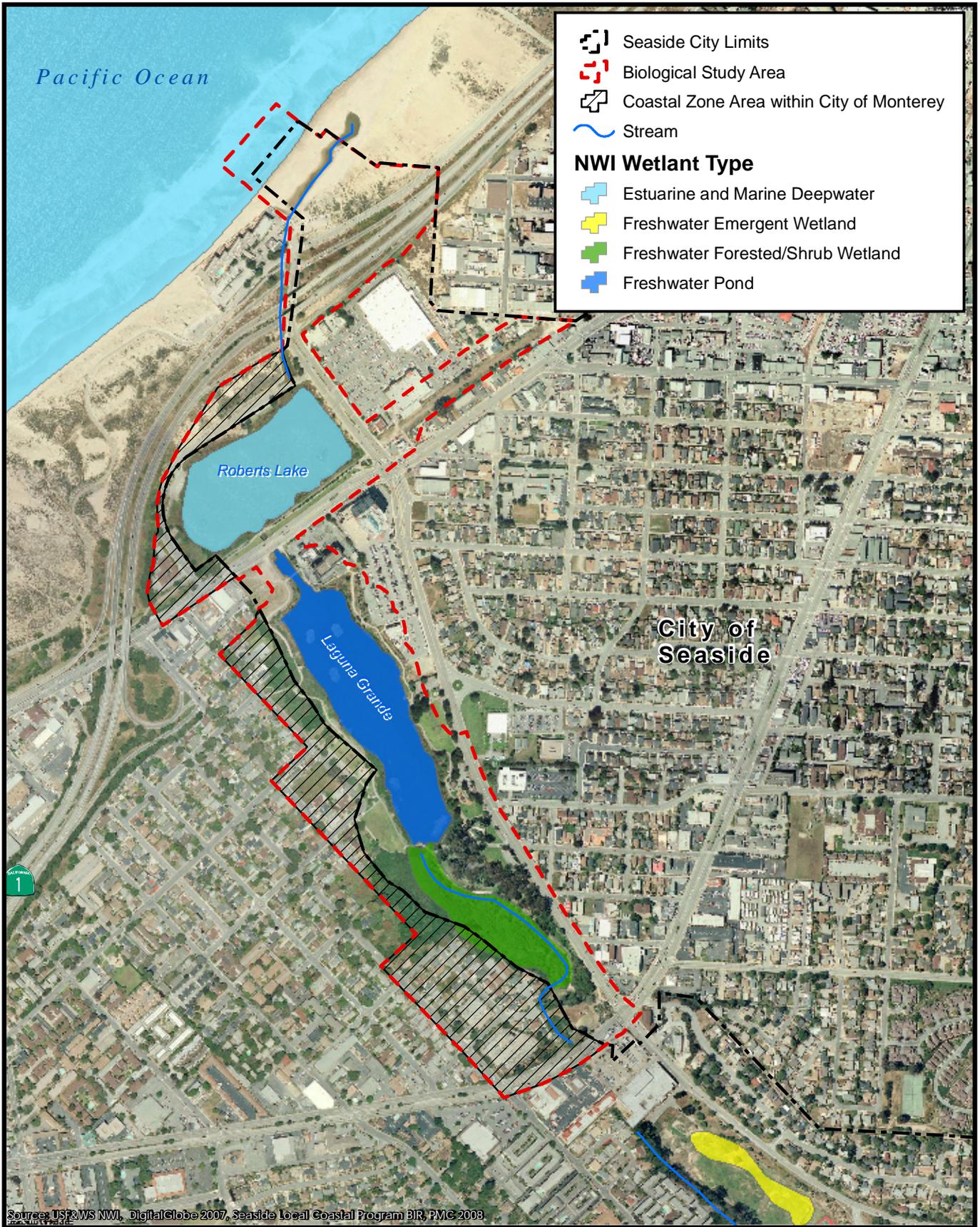
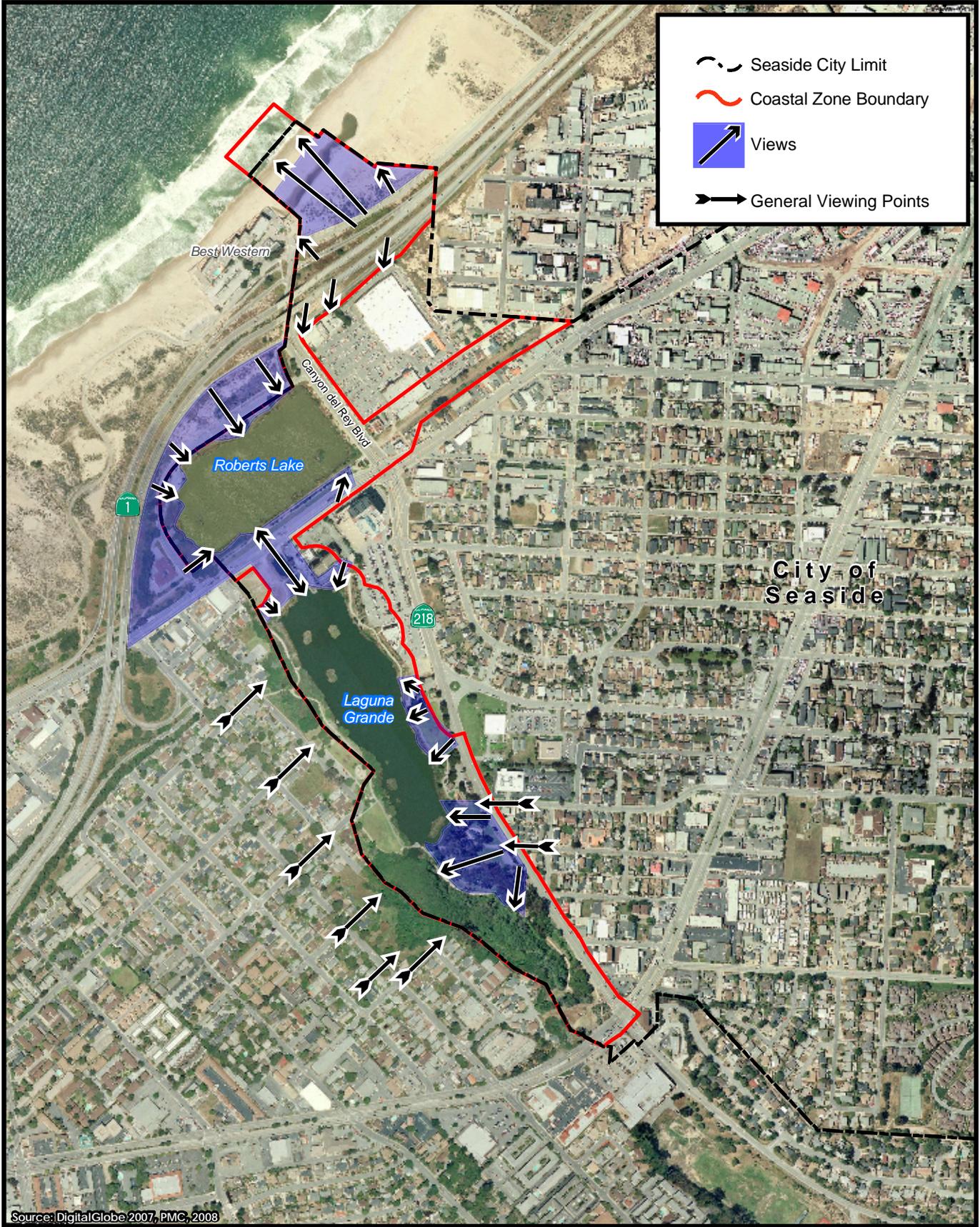


Figure 2-3
Potential Wetlands within
the Coastal Zone Area



Source: DigitalGlobe 2007, PMC, 2008



Figure 2-4
Views and Viewsheds to Visual Resources

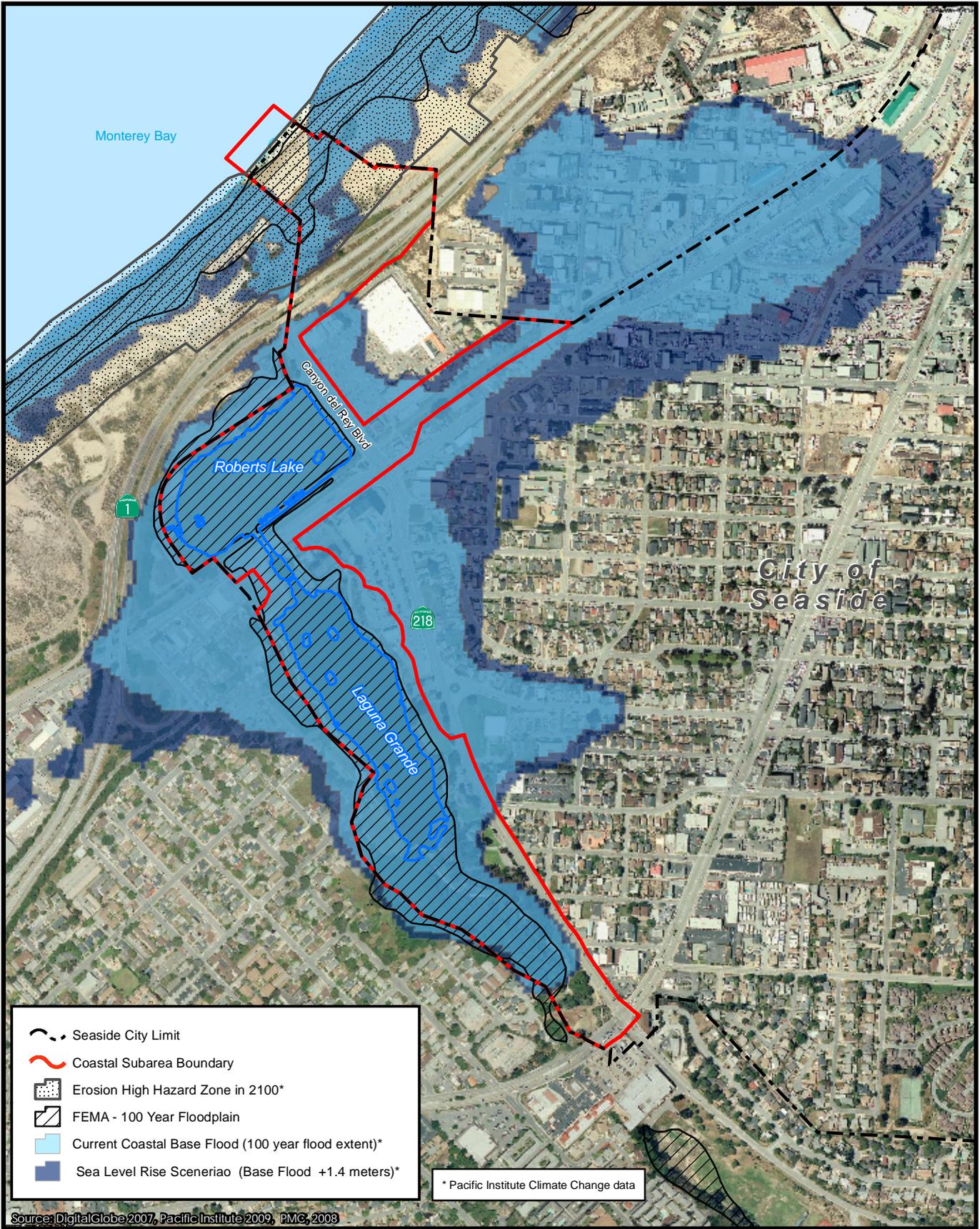


Figure 2-5
Flood Hazard Areas

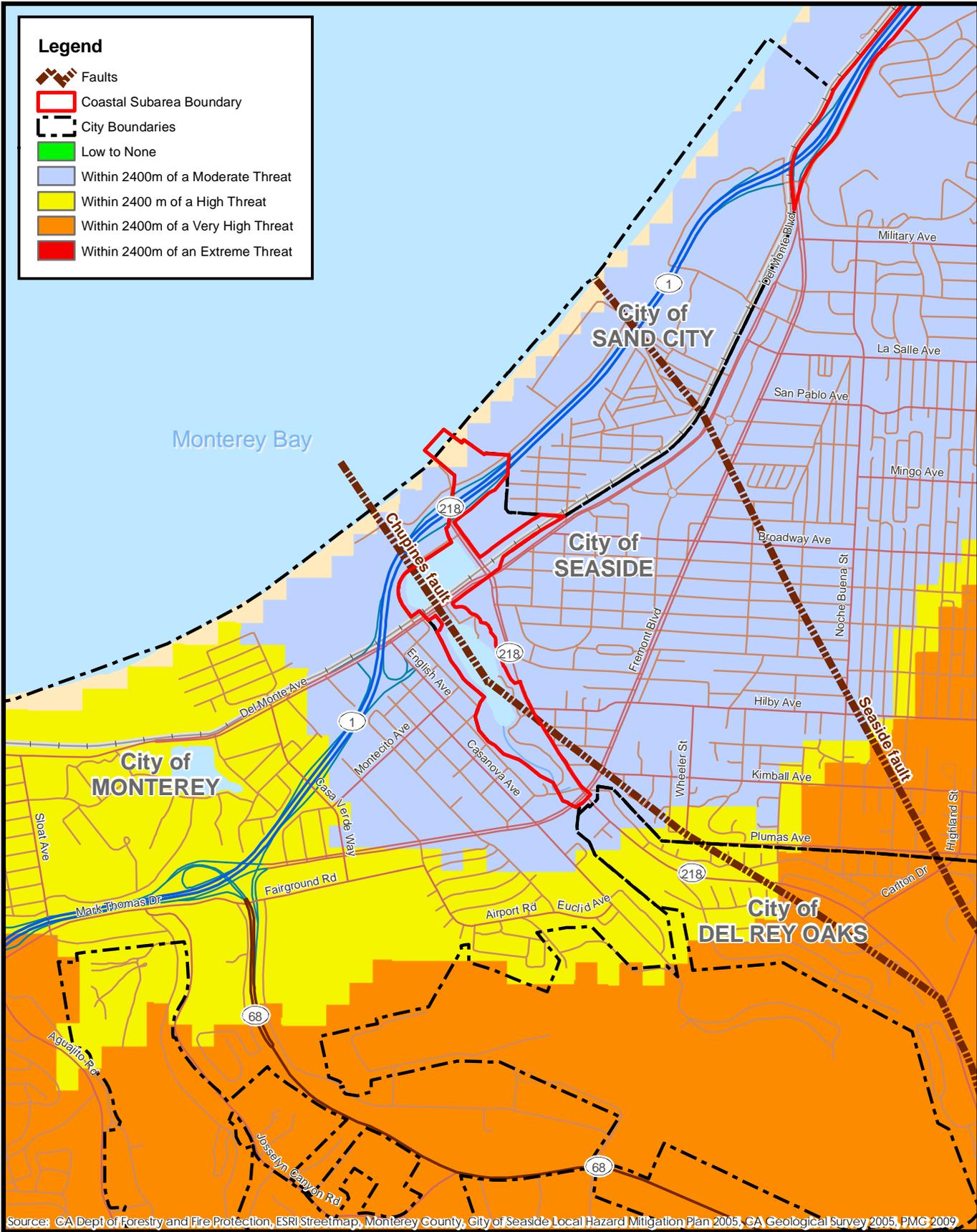


Figure 2-6
Faults and Wildland Fire Threat Categories

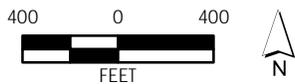
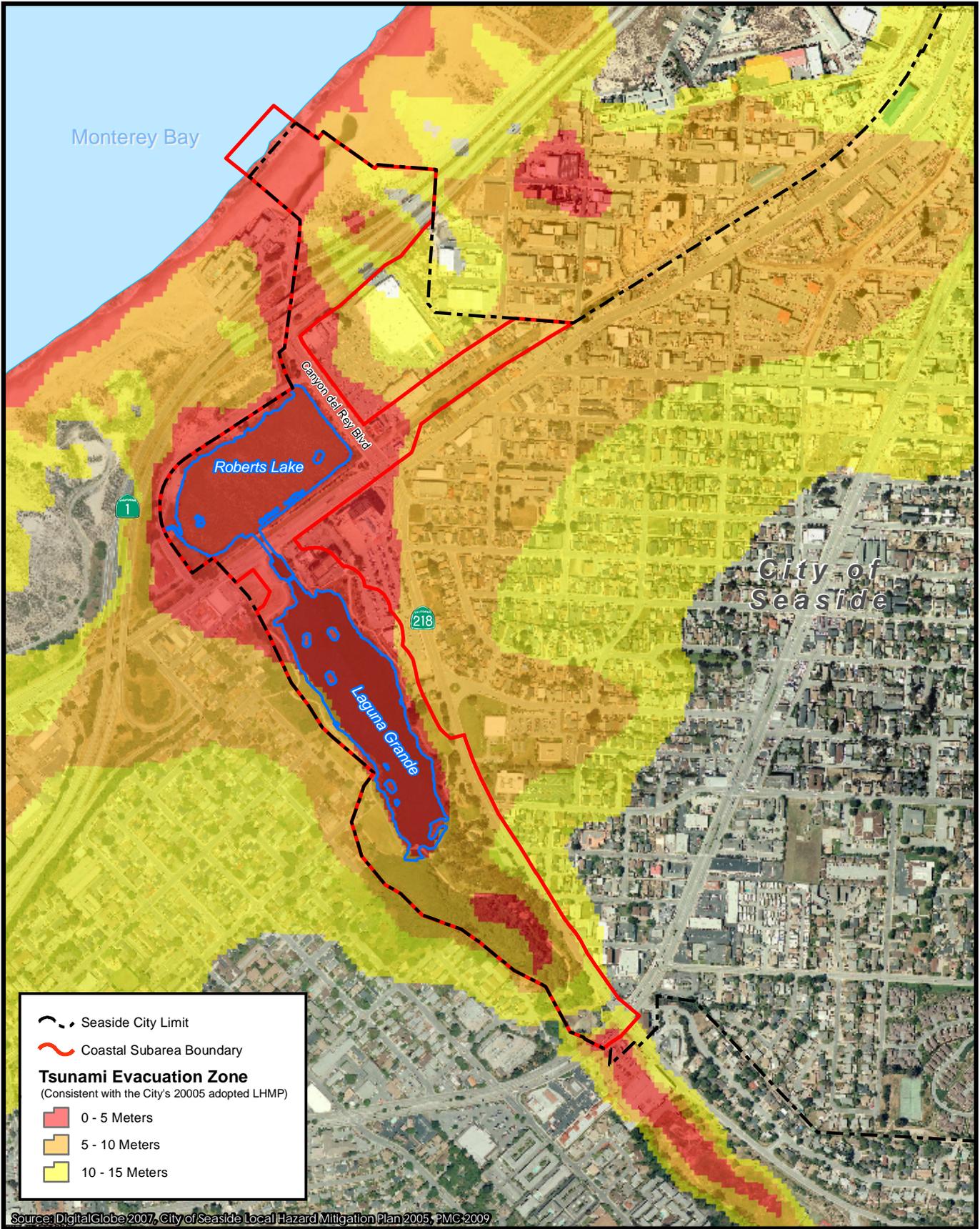


Figure 2-7
Tsunami Evacuation Areas



Figure 2-8
Public Access Points and Passages



Figure 2-9
Public Parking Areas
PMC®

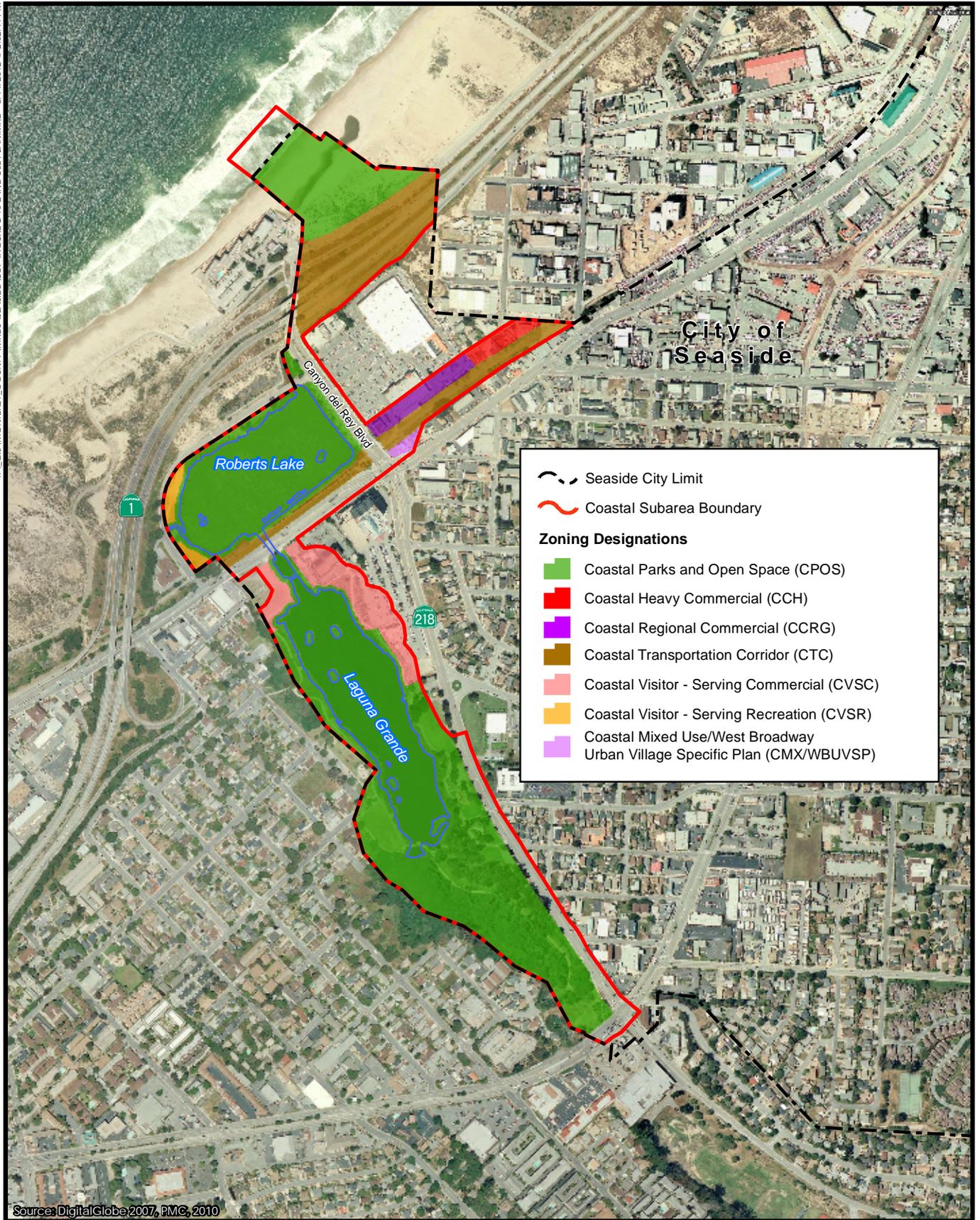


Figure 2-10a
Land Use Designations
PMC



Figure 2-10b
Land Use Designations



Beach
Subarea

Del Monte
Subarea

Roberts Lake
Subarea

City of
Seaside

Laguna Grande
Subarea

1

218





CVSC

CVSC

218

GPOS

Laguna Grande
Subarea





Beach
Subarea

Del Monte
Subarea

Roberts Lake
Subarea

Laguna Grande
Subarea

City of
Seaside

1

218





CVSR

CPOS

Roberts Lake
Subarea

CTC

CVSR

Canyon Blvd

218

1





Beach
Subarea

Del Monte
Subarea

Roberts Lake
Subarea

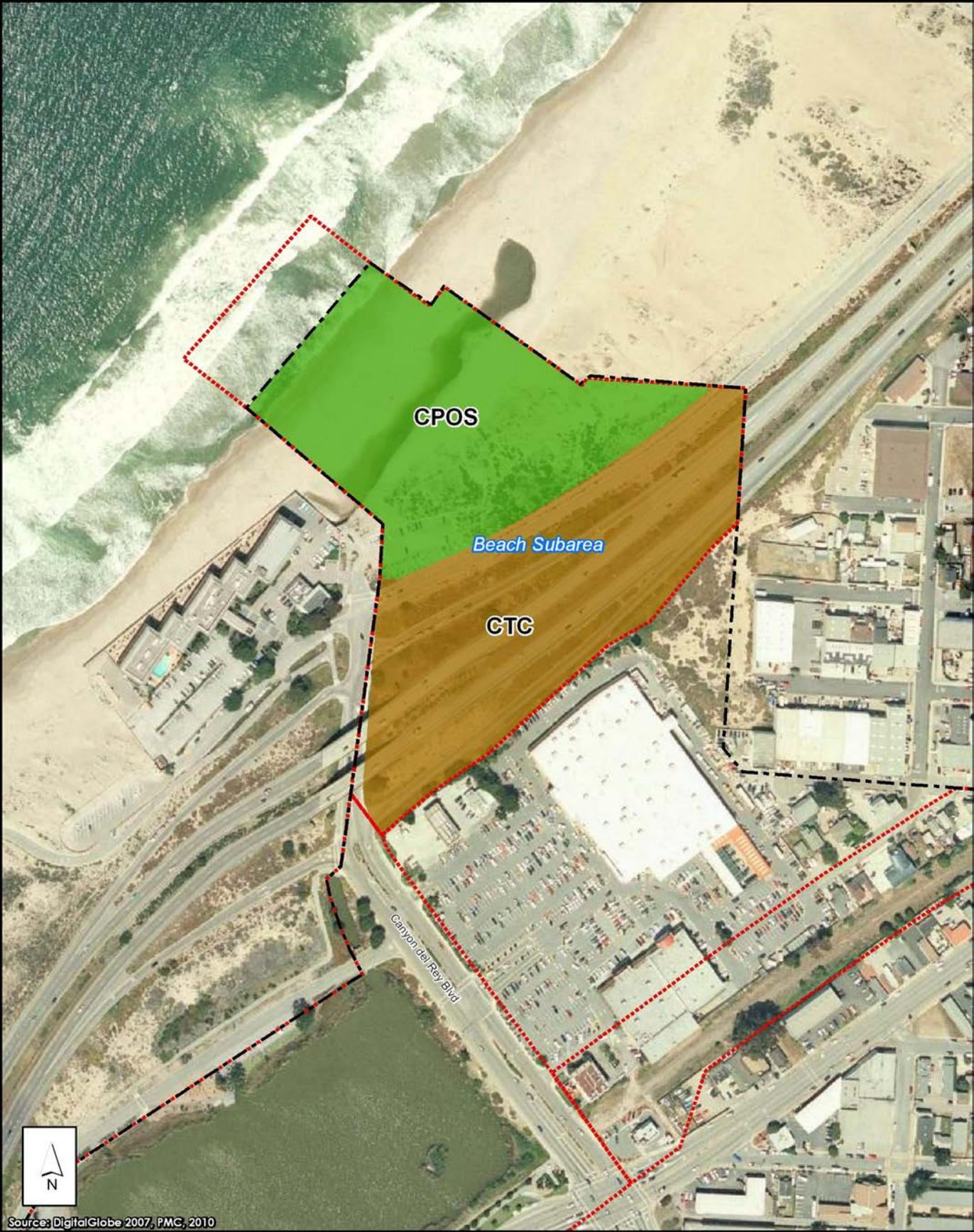
City of
Seaside

Laguna Grande
Subarea

1

218





CPOS

Beach Subarea

GTC

Canyon del Rey Blvd





Beach
Subarea

Del Monte
Subarea

Roberts Lake
Subarea

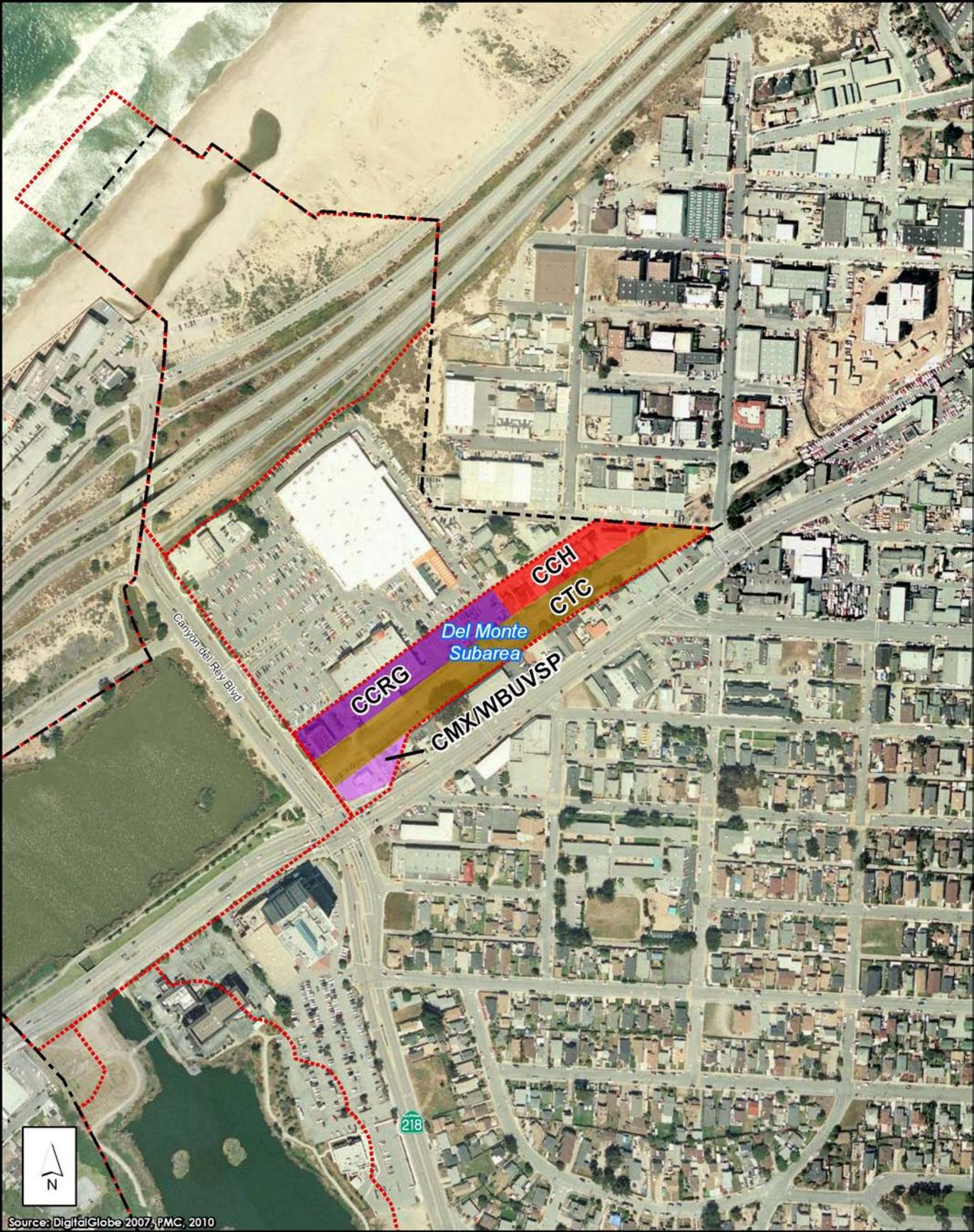
Laguna Grande
Subarea

City of
Seaside

1

218





Canyon del Rey Blvd

CCRG

Del Monte Subarea

CCH
CTC

CMX/NBUVSP

218

