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Th18a

ADDENDUM

Date: November 3, 2026

To: Commissioners and Interested Persons

From: North Coast District and Transportation Program Staff

Subject: **ADDENDUM TO ITEM TH18A, CDP NO. 1-26-0459 FOR THE COMMISSION MEETING ON FRIDAY, NOVEMBER 5, 2026.**

The purpose of this addendum is to revise Special Condition 3 and modify the Visual Resource findings on pages 12 and 13 of the October 15, 2026, staff report. Staff continue to recommend that the Commission approve the project with the special conditions included in the staff recommendation of October 15, 2026, as supplemented and modified by the revisions described below.

MODIFICATION TO SPECIAL CONDITIONS:

Deleted language is shown in ~~strikethrough~~ and new language is shown in **bold and underlined.**

3. Visual Treatment ~~Plan~~.

A. **PRIOR TO COMMENCEMENT OF CONSTRUCTION the Permittee shall submit documentation, such as the manufacturer's specification sheet, for the prefabricated modular components showing the proposed sand-colored materials in a hue that blends with the surrounding environment for the review and approval of the Executive Director.**

B. WITHIN FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS CDP (November 5, 2031), the Permittee shall submit, for the review and approval of the Executive Director, a plan to incorporate **additional proposed** visual treatment mitigation measures in the project area. The proposed visual treatments should consider ~~those described in Caltrans' Visual Impact Assessment, dated November 20, 2025, which recommends~~ aesthetic

treatments to the central island, crosswalks, and gores, low-profile planting in the middle island, and**/or** any other alternative measures identified by Caltrans. The plan shall also include an analysis of treatments considered but deemed infeasible, and a timeline for implementation of the proposed treatments. **In the event the Permittee is not able to implement a plan for permanent aesthetic improvements by December 31, 2032, the Permittee shall, by that same date, submit a CDP amendment application to authorize the retention of the development authorized here for a proposed period with evidence demonstrating that the permanent visual treatments are either infeasible or unnecessary.**

MODIFICATIONS TO FINDINGS:

The Visual Resource findings on page 13 of the staff report shall be modified as follows:

The VIA completed by Caltrans made recommendations that would minimize the permanent visual impacts of the project, including: (1) aesthetics treatments to the center island, (2) aesthetic treatments to crosswalks, (3) aesthetic treatments to gores[1], and (4) low-profile planting in the middle island. ~~However, Caltrans did not include in the current proposed project any proposed landscaping, visual screening, or design measures to soften the appearance of the modular plastic components or to ensure that the new signs, channelizers, and beacons are designed and scaled to minimize visual intrusion. While investigated early in the design process, aesthetic treatments were deemed infeasible by Caltrans due to current cost constraints and being beyond strict safety and operational criteria, as well as that their inclusion would delay implementation of the project and prevent the project from meeting deadlines.~~ **Caltrans investigated these recommendations early in the design process, but they were deemed infeasible by Caltrans due to current cost constraints, time constraints, and being beyond strict safety and operational criteria.**

However, ~~to ensure consistency with section 30251,~~ **Special Condition 3** ~~requires Caltrans to submit a Visual Treatment Plan for review and approval by the Executive Director to incorporate visual treatment mitigation measures in the project area within five years of approval of this CDP. The proposed treatments may include those described in Caltrans' Visual Impact Assessment, dated November 20, 2025, or alternative measures identified by Caltrans that are consistent with proposals in the VIA. The plan shall also include an analysis of treatments considered but deemed infeasible, and a timeline for implementation of the proposed treatments.~~ **Caltrans has modified the project description to include some initial visual treatments to minimize the impacts to surrounding dune landscape including the use of sand-colored prefabricated modular components rather than black components. Special Condition 3(A) requires Caltrans to submit documentation, such as a specification sheet, demonstrating the color of the prefabricated modular materials will blend with the surrounding landscape. Caltrans is also proposing**

[1]Small triangular piece of land separating adjacent travel lanes at the roundabout approaches.

development of an aesthetic pattern for the center island to ensure visual compatibility with the surrounding area. Caltrans has requested additional time to install further aesthetic treatment to the center island due to current cost constraints and so as not to delay implementation of the project. To ensure consistency with section 30251, Special Condition 3(B) requires Caltrans to submit a CDP amendment application to implement the proposed aesthetic treatment to the center island within 5 years from the date of CDP approval (November 5, 2031). Special Condition 3(B) further provides Caltrans with flexibility to propose additional measures including those identified in the VIA or other measures proposed following subsequent discussions with the local community or through future proposals.

As conditioned**,** the project ~~would~~ include**s** adequate measures to protect the scenic and visual qualities of the coastal area. The Commission therefore finds that the project is consistent with section 30251 of the Coastal Act.